



TOWN AND COUNTRY PLANNING ACT 1990

(As Amended)

Appeal by Persimmon Homes Severn Valley against the non-determination of the outline planning application for up to 190no. homes (including 50% affordable homes) to include flats and semi-detached, detached and terraced houses with a maximum height of 3 storeys at an average density of no more than 20 dwellings per net acre, 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, orchards, open space comprising circa 70% of the gross area including children's play with a minimum of 1no. LEAP and 2no. LAPS, bio-diversity net gain of a minimum of 20% in habitat units and 40% in hedgerow units, and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, layout, appearance and landscaping) reserved for subsequent approval.

**Land at Rectory Farm (north), Chescombe Road, Yatton, North Somerset
Marcus Hewlett BA (Hons)**

**North Somerset Council, Planning Policy Team Lead – Delivery,
addressing the Flood Risk Sequential Test**

PROOF of EVIDENCE – Appendix MH2

Planning Inspectorate reference: APP/D0121/W/24/3343144

Local Planning Authority reference: 23/P/0664/OUT

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Entries in '**uses**' column draws upon information from planning applications, consents, and site submissions to the emerging local plan.

'**Capacity**' is of residential units and draws upon the consented capacity, capacity applied for, allocation capacity, or site submission to local plan.

This appendix may be read in conjunction with Appendix MH3 that provides a plan for each of the sites. In the '**Site number**' column I have included a page reference to MH3 to assist easy navigation of the documents.

Weston-super-Mare/ Elborough													
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	Legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter
HE2027	F	125 (See MH3, pg 6)	24.66	Four adjoining sites on the northern fringe of Weston-super-Mare (not including Lynchmead Farm - the subject of previous appeal)	Flood zone 1	Residential including 30% AH, public open space including retention of trees on site, community orchard and attenuation pond.	285	Anson Road consented for 70 dwellings and adjacent Rose Tree Farm has an application for an additional 75 dwellings. All four sites identified as potential in SHLAA and the larger of the other two sites is submitted to the recent Reg 19.	None identified	Site sequentially preferable and 'reasonably available'	Yes	Yes, the consented Anson Rd site and Rose Tree Farm	Groupwest
HE20354			2.57										
HE20471			5.44										M7
HE20495			3.95										Mead Realisations Ltd
HE20U20	C	133 (See MH3, pg 10)	2.2	Rugby Club, WsM	The vast majority of the site is located within flood zone 1.	Mixed-use redevelopment comprising residential dwellings (Class C3), flexible Class E uses, a new clubhouse and changing facilities, along with associated infrastructure and works, including landscaping, servicing, parking and new accesses	182	Site has planning permission under (21/P/3368/OUT)	None identified	Site sequentially preferable and 'reasonably available'			Studio HIVE/ Atlas Land
HE20U10	C	134 (See MH3, pg 11)	0.83	Dolphin Square	The vast majority of the site is located within flood zone 1.	Residential (flatted accommodation), including affordable homes (67%), and small commercial	126	Site owned by NSC and being brought forward for development. Current pre-application on site for 126 dwellings, mix of market and affordable and a small commercial unit.	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the WsM area	Yes		NSC
HE20U23	E	143 (See MH3, pg 8)	148.89	Phases of Parklands Village	Flood zone 1	Residential, E class, including local centre uses, and business space, and public open space.	896	Site has outline planning permission (13/P/0997/OT2) and is controlled by a developer.	None identified	Site sequentially preferable and 'reasonably available'			St Modwen
	C	147 (See MH3, pg 12)	6.04	Trenchard Rd WsM	Flood zone 1	Residential and landscaping	75	Site has planning consent for 75 dwellings (18/P/3038/OUT)	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the WsM area	Yes		

HE201030	C	150 (See MH3, pg 13)	2.69	Leighton Crescent, WsM	Flood zone 1	Potential for residential, business, sport and retail	81	Site submitted to the local plan 2040 process for residential use, and identified as potential	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the WsM area	Yes	
HE20U25	C	167 (See MH3, pg 14)	0.13	TJ Hughes, WsM	Flood zone 1	Residential	40	Site currently allocated for residential development and proposed for allocation in the emerging local plan 2040.	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the WsM area	Yes	
HE20U18	C	180 (See MH3, pg 15)	0.7	Walliscote Place, WsM	Flood zone 1	Residential	19	Site owned by NSC and being brought forward for development. Current pre-application on site for dwellings.	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the WsM area	Yes	NSC
HE20U22	C	194 (See MH3, pg 16)	0.91	Former police depo, Winterstoke Rd, WsM	Part of the site is flood zone 3 and part zone 1	Residential	36	Site is a proposed allocation for 36 dwellings and there is a current application on the site for 39 units (24/P/0865/FUL)	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the WsM area		Stonewater
HE20637	F	140 (See MH3, pg 7)	22.08	Two sites adjacent to Elborough	Development capacity potential within flood zone 1	Residential including affordable homes; orchards and allotments, 22.5ha of green space; community and mixed-use hub, elderly living	385 homes comprising 315 homes as set out in Vision document for northern site and 70 units on southern site.	Yes, promoter Mactaggart and Mickel control the northernmost site and have made representations to the latest stage of the local plan promoting the site. The site boundary is expanded compared to that previously presented in the SHLAA Autumn 2023.	None identified	Site is sequentially preferable and 'reasonably available'	Yes	Mactaggart and Mickel Group
HE201040			22.86									

Nailsea														
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter	
HE203006	C	100 (See MH3, pg 17)	7.95	Poplar Farm, Nailsea	Flood zone 1	Residential, extensive GI/open space including suds attenuation, play area, ecological features, allotment, orchard, and trim trail	180	Site promoted by a developer for residential development, and identified as a potential site in the SHLAA	None identified	Site sequentially preferable and 'reasonably available'			Crest Nicholson Partnership and Strategic Land	
HE2065	E	90 (See MH3, pg 18)	0.23	Youngwood Lane, Nailsea, not including Gleeson application site or land in control of TW	Flood zone 1	Residential including affordable provision. Green infrastructure including orchards, allotments, suds, existing vegetation retained and proposed open space. Overall GI accounts for c.42% of gross site area.	282	Larger site has outline planning permission (16/P/1677/OT2) for 450 dwellings with a first phase commenced under RM 20/P/2347/RM. Second phase consented under 22/P/1558/RM for a further 282 dwellings with application submitted to modify house types.	None identified	Site sequentially preferable and 'reasonably available'			Taylor Wimpey/ Crest Nicholson	
			24.3											
HE20591	E	91 (See MH3, pg 19)	4.68	Six sites to the south of Nailsea including Gleeson	Flood zone 1. Part of site HE20612 contains land in zone 3 however the SHLAA does not assume potential on this part.	Residential, open space, ecological enhancement	622 dwellings	All sites are promoted to the local plan process,, and identified as potential in the SHLAA. Site HE20612 has a current application (23/P/1145/OUT) for 400 dwellings, public open space, ecological enhancements, landscape planting and associated infrastructure. Appellant controls 1.19ha of land in this cluster.	None identified	Site sequentially preferable and 'reasonably available'				Taylor Wimpey
HE20612			38.39											Gleeson
HE202016			2.22											NSC
HE203020			1.19											Persimmon Homes Severn Valley
HE203007			2.61											
HE203016			1.8											
HE20504	F	92 (See MH3, pg 20)	22.69	Two sites SW of Nailsea	Flood zone 1	Residential, open space, ecological enhancement	575 dwellings	Both sites promoted to the emerging local plan for consideration. The southern site also has a current outline application (23/P/2325/OUT) by St Modwen for 200 dwellings, and both sites identified as potential in the SHLAA	None identified	Site sequentially preferable and 'reasonably available'	Yes		St Modwen	
HE20611			45.66											

HE20273	E	93 (See MH3, pg 21)	17.96	Northwest Nailsea	Flood zone 1	Residential, open space, ecological enhancement	225 dwellings	Site currently allocated for 450 dwellings but proposed reduction in scale of development to 225 dwellings in the emerging local plan. Current application on the southern part of the site for 150 dwellings.	None identified	Site sequentially preferable and 'reasonably available'	Yes	Vistry
HE20U05	C	97 (See MH3, pg 22)	0.15	Weston College Site, Nailsea Town Centre	Flood zone 1	Residential apartments including affordable and a commercial unit	38 dwellings	Site allocated for residential development in the current Development Plan and proposed to be rolled into the new plan. Application in progress (15/P/0977/O)	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the Nailsea area	Yes	

South West Bristol													
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter
HE20286	D	198 (See MH3, pg 23)	2.7	Two sites at SW Bristol	Flood zone 1	Residential, open space provision as required and as part of an appropriate design response to the site.	215 dwellings proposed for allocation	Yes, the Wring Family Trust own and promote the northern part of the proposed allocation. Barratt Homes control the remainder of the proposed site in North Somerset and have promoted the site through the emerging local plan.	None identified	Site is sequentially preferable and 'reasonably available'.			Barratt (Pegasus Group)
HE20615			7.05										

Wolvershill Strategic Location													
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter
HE201086	D	136 (See MH3, pg 9)	43.17	Wolvershill Strategic Location	Flood zone 1	Residential including affordable, E class, education, open space including ecological enhancement, mobility hub	2800 homes, 6.5 ha of employment, and mixed use centre	Yes, developer controlled, and promoters. Mixed delivery vehicles. See proof of evidence for summary of development proposal. Wolvershill Strategic Location also includes land controlled by Vistry Homes	None identified	Site is sequential preferable, 'reasonably available'			Ainscough Strategic Land
HE20500			41.42										Wain Estates
HE20592			2.91										St Phillips
HE20607			99.17										Bloor Homes
HE203003			3.26										Vistry Homes
			6.12										
HE203003	D	137 (See MH3, pg 9)	3.26	A site within the Wolvershill Strategic Location						Site no. 137 is considered reasonably available as part of the wider Wolvershill allocation			

Yatton and Congresbury													
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter
HE20529	E/ G	112 (See MH3, pg 39)	1.87	Moor Road, Yatton	Majority flood zone 1	Residential	60 dwellings	Site owned by the appellant with planning consent under 19/P/3197/FUL	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the Yatton area		Yes	Persimmon Homes Severn Valley
HE2010112	E/ G	113 (See MH3, pg 40)	3.85	Rectory Farm, Yatton	Majority flood zone 1	Residential, open space, and landscaping. 29 affordable homes with a mix of dwelling types	98 dwellings	Site has planning consent and controlled by a developer. Reserved Matters application in progress for 98 dwellings (23/P/0238/RM).	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the Yatton area		Yes	St Modwen Homes
HE201072	G/C	52 (See MH3, pg 41)	8.52	Land north of Claverham	Flood zone 1	Residential with a minimum of 40% affordable, public open space including equipped play area, GI including ecological enhancement and suds.	120 dwellings	Site is promoted to the emerging Local Plan 2040, most recently to the Autumn 2023 Reg 19 consultation.	None identified	Site sequentially preferable and 'reasonably available' as part of contribution to other supply in the Yatton area			Latimer Developments Ltd
HE20178	C	74 (See MH3, pg 24)	2	Land off Wood Hill	Flood zone 1	Residential	60	Site submitted to plan making process (JSP). Site is a proposed allocation in the emerging local plan 2040.	None identified	Site sequentially preferable and 'reasonably available' as part of wider supply in Congresbury/Yatton area			

Not in SHLAA	C	87 (See MH3, pg 24)	0.9	North of Bristol Rd, Congresbury	Flood zone 1	Residential	20	Proposed allocation in the emerging local plan 2040 and an existing allocation in the Congresbury Neighbourhood Plan.	None identified	Site sequentially preferable and 'reasonably available' as part of wider supply in Congresbury/Yatton area		
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Banwell													
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter
HE20195			4.81										
HE201055	C	138 (See MH3, pg 31)	10.74	Two sites to the east of Banwell	Flood zone affects the northern part of the site, however the capacity assumes this would be avoided, with development directed to FZ1.	Residential and open space as required.	165 residential units across the two sites. Submissions to the local plan suggested scope for 445 dwellings across these two sites however the SHLAA assessment process has reduced the potential to 165.	Sites identified as having potential for further consideration in the SHLAA and promoted for development through the emerging local plan. Both of the sites were submitted to a call for sites exercise early in the local plan production process.	None identified	Site is sequentially preferable and 'reasonably available'.			

Backwell													
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter
HE201071	C	15 (See MH3, pg 32)	2.21	Three sites adjacent to Moor Lane, Backwell	Flood zone 1	Residential including affordable housing, open space	Site considered potential for consideration equate to around 3.2ha. Indicative capacity of 65 dwellings.	All sites submitted to the local plan for consideration, and in the latest review identified as potential. Nb. The easternmost parcel was recently refused as part of a larger proposed development to the east of the three sites including due to failure of the sequential test (22/P/0252/OUT). This is because surface water flooding risk is extensive across the part of the site to the east.	None identified	Site is sequentially preferable and 'reasonably available' as part of wider supply in the Backwell area			
HE201042			0.51										
HE201014			0.51										
HE202008	F	16 (See MH3, pg 33)	0.64	Three sites to the west of Backwell, including Grove Farm	Flood zone 1	Residential, community hub, education, and open space including ecological enhancement	515 dwellings	The largest of the sites is controlled by Taylor Wimpey and there is a current planning application being considered (23/P/2618/OU2). All other sites have been submitted to the local plan 2040 plan making process. All three sites are included in the proposed residential allocation in the emerging local plan 2040.	None identified	Site is sequentially preferable and 'reasonably available'	Yes		Taylor Wimpey
HE203034			0.61										
HE20595			45.67										
HE20212	E	17 (See MH3, pg 34)	20.66	Two sites at Farleigh Fields, Backwell	Flood zone 1	Residential, open space	213 dwellings	Farleigh Fields (east) has planning consent ((23/P/2508/RM) obtained by the appellant) for a net 88 dwellings, and the site is now a proposed allocation in the emerging local plan 2040. Farleigh Fields (west) is a potential site identified in the SHLAA and has recently been submitted for a further 125 dwellings on the site, taking the overall provision to 250 dwellings across Farleigh Fields.	None identified	Site is sequentially preferable and 'reasonably available'		Yes, the consented Farleigh Fields (east)	Persimmon Homes Severn Valley
HE203013			6.09										Persimmon Homes Severn Valley

Langford and Churchill													
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter
HE20196	F	25 (See MH3, pg 35)	2.61	Cluster of sites to the south of Langford, A38	Flood zone 1	Residential, including affordable, and potential to include business, sport and retail. Open space and ecological enhancement.	419 dwellings	Cluster of sites submitted to the plan making process and identified as potential though SHLAA. Western site has resolution to grant 68 dwellings (22/P/0564/OUT) and is a proposed allocation.	None identified	Site is sequentially preferable and 'reasonably available'	Yes		
HE201013			2.94										
HE20122			5.56										Edward Ware Homes
HE20629			0.49										
HE2010105			0.91										Vistry
HE2023			3.45										
HE201074	2.41												
	C	26 (See MH3, pg 36)	1.53	Three sites to the north of Langford	Flood zone 1	Residential, including affordable, and potential to include business, sport, retail, and open space.	190 dwellings	Yes, the two largest sites have been submitted to the local plan process, and the smaller site has planning consent for 35 dwellings (15/P/2521/O)	None identified	Site is sequentially preferable and 'reasonably available'		Yes, Pudding Pie (west)	
HE20590	C	30 (See MH3, pg 37)	3.54	Wyndhurst Farm, Langford	Flood zone 1	Residential	89 dwellings	Site submitted to Autumn 2023 stage of local plan 2040 for consideration and subject to a pre-application.	None identified	Site is sequentially preferable and 'reasonably available' as part of wider supply in the Langford area			University of Bristol
HE20608	C	31 (See MH3, pg 38)	3.84	Land off Ladymead Lane, Langford	Flood zone 1	Residential, including affordable housing and self build, incl. units from 2bed, 3bed, 4bed and possibly 5bed units in detached, semi-detached and terraced typologies	Up to 114 dwellings	Site submitted to local plan process		Site is sequentially preferable and 'reasonably available' as part of wider supply in the Langford area			

Sandford and Winscombe													
SHLAA ref	Appellants FRST appendix	Site number	Site area (ha)	Site name	Flood zone	Uses	Capacity	Positive indication	legal/ ownership impediments	Conclusion	Appellants Appendix F site	Supported at Lynchmead Inquiry	Promoter
HE2075	C	36 (See MH3, pg 25)	4.3	Four sites to the west of Sandford	Flood zone 1	Residential	93	All four sites been made available to emerging local plan 2040 process with all but the smallest site reconfirming availability at the Autumn 2023 Reg 19 stage. Site HE2075 proposed for allocation for 35 units. Strongvox promoting land at Mead Lane (HE2075)		Site sequentially preferable and 'reasonably available'			Strongvox Homes (Pegasus Group)
HE2034			2.34										
HE201012			0.63										
HE203008			0.66										
HE201015	C	37 (See MH3, pg 26)	0.97	Land adjacent to Hill Rd, Sandford	Flood zone 1	Residential	35	Land submitted to emerging local plan process.	None identified	Site sequentially preferable and 'reasonably available' as part of wider supply in Sandford Winscombe area			
HE20344	C	39 (See MH3, pg 27)	2.74	Land at GreenHill Rd, Sandford	Flood zone 1	Residential, education, and landscaping	49	Site has planning permission (22/P/0227/OUT)	None identified	Site sequentially preferable and 'reasonably available' as part of wider supply in Sandford Winscombe area		Yes	Stonewood Partnerships
HE20187	C	43 (See MH3, pg 28)	3.17	Broadleaze Farm	Flood zone 1, with a narrow band of land in zone 3 to be avoided	Residential	74	Site allocated for development and had application submitted by Mead Realisations Ltd that was subsequently withdrawn. Site was submitted to the 'Choices' stage local plan 2040 consultation.	None identified	Site sequentially preferable and 'reasonably available' as part of wider supply in Sandford Winscombe area		Yes	Mead Realisations Ltd
HE20716	C		0.81				68		None identified			Yes	

HE20717		45 (See MH3, pg 29)	3.3	Two sites at Winscombe	Flood zone 1	Mix of 1,2,3, and 4 bed homes, and open space		Site has planning application in progress for 68 dwellings (22/P/2105/FUL)		Site sequentially preferable and 'reasonably available' as part of wider supply in Sandford Winscombe area			Woodstock Homes
HE2076	C	46 (See MH3, pg 30)	0.9	Land adjacent to Quarry Lane, north of Winscombe	Flood zone 1	Residential including affordable homes and potential to include sport, leisure and business use	30	Site is a proposed allocation for 30 dwellings and submitted to local plan 2040 process.	None identified	Site sequentially preferable and 'reasonably available' as part of wider supply in the Sandford and Winscombe area			