

APP/P4605/W/24/3343144
Land at Rectory Farm (North), Yatton
Housing Land Supply - List of Disputed Sites - Scott Schedule

The table below sets out a schedule of disputed sites and a breakdown of each parties' housing supply position. It is intended to summarise the position of the parties as set out in the proofs of evidence and rebuttals but not to substitute for them.

Status	RLS Ref	Location	Planning Reference	Proposal	Council Comments	Appellant Comments	Council Position	Appellant Position	Difference
Large Sites with Outline Permission	4/715	Land at Weston Rugby Club, Drove Road, Weston-super-Mare	21/P/3368/OUT 23/P/2712/NMA	Hybrid application. Outline application for demolition and redevelopment comprising residential dwellings and flexible Class E uses. Full application for offices, medical services, a clubhouse and changing facilities.	Site benefits from a hybrid consent granted in November 2022. Residential element benefits from outline permission. Email correspondence from the applicant's agent confirms the trajectory I have set out in my evidence – submission of a reserved matters application by November 2025, detailed consent secured in 2026, three-year build programme at c60 apartments per annum, resulting in final completions by 2029. 182 dwellings deliverable within 5 years.	Category B Site. Outline granted 14th November 2022. The residential element is in outline and no reserved matters application has been submitted. Phase 1 for the sports and medical facilities will be in place prior to the residential. Several pre-commencement conditions to be addressed. The site is in multiple ownerships, and there is no evidence of residential land developer involvement.	182	0	182

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						No clear evidence of delivery within 5 years. Remove 182 dwellings.			
Large Sites with Outline Permission	4/602	Mead Vale Shopping Centre, Nightingale Close, Worle, Weston-super-Mare	20/P/2446/OUT	Outline planning permission for redevelopment of site to create up to 29. residential units and retail unit accommodation.	Outline consent for modest redevelopment scheme on under-utilised car park granted in 2022. Legal agreement subsequently signed, at time and cost to the applicant, securing contributions to fire hydrants and bus stop improvements. This demonstrates clear progress towards delivery since site first allocated in 2018. 29 units deliverable within 5 years.	Outline granted 13 th December 2022. No reserved matters application has been submitted. Detailed design, approval of reserved matters and discharge conditions required prior to implementation. No clear evidence of delivery within 5 years. Remove 29 dwellings.	29	0	29
Large Sites with Outline Permission	4/720	Land off Anson Road, Kewstoke	21/P/3529/OUT	Outline planning application for a residential development of up to 70 dwellings and associated infrastructure and landscaping	Site in ownership of local housebuilder Mead Realisations. Resolution to	Outline granted on 18th October 2023. No planning conditions have been	70	0	70

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					<p>grant outline consent granted by planning committee in December 2022 subject to completion of a legal agreement. Subsequently, at the applicants cost, the S106 was completed in October 2023.</p> <p>This represents significant progress towards delivery, at the rate envisaged by the planning application submitted documents. 70 units deliverable supply, completions anticipated in years 4 and 5 of trajectory.</p>	<p>discharged and no reserved matters application has been submitted.</p> <p>No clear evidence of delivery within 5 years.</p>			
Large Sites with Outline Permission	4/717	Land at Farleigh Farm, Backwell	21/P/1766/OUT 23/P/2508/REM	<p>Outline planning application for demolition of 54 and 56 Farleigh Road and residential development of up to 125 dwellings.</p> <p>(dispute relates to self build element included in large sites</p>	The wider site that this phase sits within is under construction and agreed as deliverable between the	Outline granted on appeal on 22 nd June 2022. Reserved matters granted for 90 dwellings however no reserved	6	0	6

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				with outline permission, not element with RM in place which is included separately in the detailed consent category)	parties. Given the scale of this phase – 6 units – it should be considered deliverable in the terms of the framework.	matters application has been submitted for the six self-build properties. Six dwellings should be removed from the supply.			
Weston Villages	4/558a-c	Weston Villages - Locking Parklands	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	Full application for innovation centre, office accommodation and 100 dwellings. Full application for the erection of 150 dwellings, Outline application mixed use development to include up to 1200. residential dwellings	This parcel of the wider strategic development area has a capacity of 1,450 dwellings in total and is in the control of St Modwen and Homes England. In addition to St Modwen developing phases themselves, Curo are delivering an affordable housing phase and Vistry have submitted two reserved matters applications for the next two phases. The appellant agrees that the phases with RM consent or a RM	The two full permissions for 250 dwellings have been completed. In relation to the outline, five reserved matters applications have been approved totalling 433 dwellings. There are 117 dwellings that have not been completed with reserved matters approval. The Council's evidence indicates that a reserved matters application for	555	346	209

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					<p>application are deliverable.</p> <p>On a site of this scale there are clear phasing plans – build out will not simply stop – reserved matters applications will continue to be submitted.</p> <p>Significant infrastructure delivery has taken place – including a major new spine road, primary school, secondary school and medical centre.</p> <p>The 555 dwellings included within the trajectory are evidence based, supported by St Modwen, and were agreed at a recent public inquiry by an expert witness on housing land</p>	<p>229 dwellings was submitted on 15th August 2024.</p> <p>Sufficient evidence for delivery of 346 dwellings.</p> <p>No clear evidence of delivery of the further 209 dwellings included within the supply.</p> <p>Remove 209 dwellings.</p>			

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					supply from Lichfields.				
Weston Villages	4/558d	Weston Villages - Land south of Churchland Way	12/P/1266/OT2 17/P/5586/RM 18/P/5209/RM 18/P/5231/RM 20/P/3081/RM 23/P/1376/RM	Outline application for a mixed-use development including 1,150 residential dwellings.	The outline consent covering this parcel of the strategic development granted outline permission for 1,150 homes in total, along with care facilities, hotel, employment, primary and nursery school facilities, public open space and leisure/community facilities to Mead Realisations Ltd. Mead Realisations have since sold parcels on to Bellway and Taylor Wimpey. The first completions were recorded in 2020, and by April 2024 370 dwellings had been built, at an average rate of 93 per annum.	There are 311 dwellings with reserved matters approval that had not been completed. There are no other reserved matters applications or permissions. Sufficient evidence for delivery of 311 dwellings. No clear evidence of delivery of the further 154 dwellings included within the supply. Remove 154 dwellings.	465	311	154

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					<p>Given the significant ongoing progress with delivery of the housing and infrastructure it is concluded that the build rate will continue at 93dpa, and that the development will deliver 465 more units within the next five years.</p> <p>This quantum was agreed as deliverable at a recent public inquiry by an expert witness on housing land supply from Lichfields.</p>				
Weston Villages	4/568	Weston Villages - Winterstoke, Haywood Village	<p>10/P/0756/OT2 13/P/0834/RM 14/P/2723/RM 15/P/2437/RM 15/P/2570/RM 16/P/1842/RM</p> <p>12/P/1510/OT2 18/P/2337/RM 18/P/2867/RM 20/P/2026/RM</p>	<p>Outline application for mixed use development including 900 dwellings.</p> <p>Outline application for mixed use development including 1,650 dwellings.</p>	Strategic site wholly within control of Persimmon Homes. First parcel of 898 dwellings and significant supporting infrastructure delivered within 5	The residual capacity is 714 dwellings, of which 620 dwellings have detailed consent and 55 of these were under construction at April 2024.	800	428	372

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			22/P/2427/RM		<p>years, at an average rate of 180 completions per annum.</p> <p>Second outline consent for 1,650 homes and further infrastructure granted in 2018. Four reserved matters consents to date totalling 936 units. 316 have been completed leaving 620 with full permission and 714 with outline consent.</p> <p>Cautious approach taken to trajectory, figures lower than previous completion rates incorporated on the basis of evidence supplied by Persimmon in relation to correspondence relating to phasing with the planning officer.</p>	<p>Expected delivery (across Persimmon and Charles Church outlets) of 428 dwellings in the 5-year period at an average of 86dpa which is reflective of past average delivery rates. Detailed explanation of this in the evidence.</p> <p>Remove 372 dwellings.</p>			

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					<p>The appellant's position reduces deliverable supply from this site to a level well below the 620 units that benefit from detailed consent.</p> <p>160 dwellings per annum – 800 over 5 years – evidenced deliverable supply.</p>				
Site Allocations	4/605	Millcross Site, Clevedon	N/A	Allocated site for residential development	<p>Site first allocated in Site Allocations Plan in 2018. Subsequently acquired by a housing association with a strong local track record, Alliance Homes.</p> <p>Favourable pre-application advice has been given.</p> <p>Timeline and trajectory provided by Alliance Head of Development.</p>	<p>No planning application has been made for this allocated site. Evidence from Council indicates that proposal is still in early stages. No clear evidence of progress towards submission or delivery within 5 years. Remove 50 dwellings.</p>	50	0	50

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					Clear evidence to support inclusion of 50 dwellings.				
Site Allocations	4/596	North West Nailsea	23/P/2322/OUT	Outline planning permission for residential development for up to 150 dwellings.	<p>Site allocated in 2018. Significant progress made since, with favourable pre-application advice given and an application for 150 dwellings subsequently submitted by Boyer Planning on behalf of Vistry Group.</p> <p>I have attended meetings where consultee comments on the application have been discussed and addressed – amended plans have been submitted to overcome any concerns. Delivery has been discussed and Vistry confirm that this site is within their short-term</p>	<p>The outline planning application was validated on 17 November 2023.</p> <p>Consultation responses to date indicate that there are a range of matters to be resolved relating to ecology, highways, trees, flood risk/drainage. Amended plans were submitted in May 2024 and a Transport Technical Note in August 2024. Further responses are awaited from consultees.</p> <p>It will be some time until the outline</p>	150	0	150

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					<p>delivery programme.</p> <p>Mr Paterson-Neild's evidence to a planning inquiry in 2022 demonstrated that this site was deliverable within 5 years. Significant progress has been made since then.</p> <p>150 dwellings deliverable.</p>	<p>application is determined, and reserved matters and discharge of conditions will need to follow.</p> <p>No clear evidence of delivery within 5 years. Remove 150 dwellings.</p>			
Site Allocations	4/647	Former Bournville School site, Selworthy Road, Weston-super-Mare	N/A	Allocated site for residential development	<p>Site first allocated in Site Allocations Plan in 2018. Subsequently acquired by Alliance Homes housing association.</p> <p>Significant progress made towards delivery since allocation as set out in email correspondence confirming trajectory from</p>	<p>No planning application has been submitted for the site.</p> <p>Emails provided by Council do not confirm sequential test has been addressed.</p> <p>No clear evidence of delivery within 5 years.</p>	28	0	28

