



## **North Somerset Local Plan 2040**

# **Consultation paper on additional sites for the Regulation 19 plan**

**February 2025**



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## 1. Introduction

- 1.1 North Somerset Council is preparing a new local plan with a 15 year plan period 2025-2040. Once adopted it will replace the current development plan which currently has an end date of 2026 and comprises the Core Strategy, Site Allocations Plan and Development Management Policies.
- 1.2 The Local Plan will provide a positive vision for the future of North Somerset, a framework for addressing housing needs, employment requirements, supporting infrastructure, other priorities and a mechanism through which local communities can help shape their surroundings. The heart of the planning system is the delivery of sustainable development which comprises interdependent economic, social and environmental objectives. The local plan provides the local expression of what sustainable development means for North Somerset.
- 1.3 North Somerset Council has been progressing a new local plan since 2020 at a time of significant change and uncertainty as a result of numerous planning reforms and changing government guidance and advice.
- 1.4 The intention remains to progress as quickly as possible to a successful examination and adoption to ensure that planning decisions in North Somerset to deliver the necessary development and supporting infrastructure are taken within the framework of an up-to-date and robust local plan.

### Plan making progress

- 1.5 The initial stages of local plan consultation took place in 2020. Challenges for the Future (July 2020) sought views on the key challenges facing the district over the plan period and set out a draft vision, aims and priorities. The key challenges included the climate and nature emergencies, the scale of the government's housing requirement, improving design quality and placemaking and responding to the impact of the pandemic on society and economic growth.
- 1.6 Choices for the Future (November 2020) focused on the alternative high-level approaches for delivering the growth required. This set out four illustrative broad approaches to accommodating different scales of housing and employment in order to help inform the identification of a preferred spatial strategy for inclusion in the local plan.
- 1.7 Having considered the evidence and taken account of the initial consultation stages, in April 2021 the council approved the vision and strategic priorities for the local plan and set out the spatial strategy and sequential approach to the assessment of development opportunities to act as the framework for the preparation of the draft plan.



- 1.8 The Preferred Options (March 2022) was the draft plan which set out the council's preferred approach taking account of the evidence and the engagement undertaken to date. The spatial strategy was identified as giving priority to development at the urban areas where there are a wide range of facilities, services and jobs and good public transport opportunities with development at villages and in the countryside related to local community needs. Development in areas at risk of flooding was to be minimised outside the towns. At that stage the plan sought to address the government housing standard method target of a minimum of 20,085 dwellings 2023-2038 and proposed three strategic locations at Wolvershill (north of Banwell), Nailsea/Backwell and Yanley Lane (Woodspring golf course).
- 1.9 The government commenced consultation on national planning reforms in December 2022. This included anticipated changes to the National Planning Policy Framework (NPPF). This set out the circumstances whereby local authorities could use a locally-derived housing target and emphasised the importance of the protection of Green Belt and other significant constraints.
- 1.10 The local plan was amended in response to the emerging changes to national policy. A local housing requirement of a minimum of 14,902 dwellings 2024-2039 was identified and the proposed allocations reviewed in the light of the reduced target and advice on Green Belt protection. The Reg 19 plan published in November 2023 and consulted upon retained the proposed strategic growth location at Weston (Wolvershill) but deleted the proposed locations at Nailsea/Backwell and SW Bristol.
- 1.11 In December 2023 the government updated the NPPF. This update reflected the changes proposed as part of the consultation on national planning reforms and incorporated into the revised local plan. However, the NPPF transitional arrangements stated that plans which had reached pre-submission consultation stage before 19 March 2024 would be assessed against the previous version of the NPPF.
- 1.12 The council resolved not to submit the plan for examination but to reconult on a revised Reg 19 plan to ensure that the plan would be assessed at examination against the updated NPPF.
- 1.13 The second Reg 19 plan was approved for consultation and submission in July 2024. This version contained relatively few substantive changes from the previous document, but given the passage of time, the plan period was revised to 2025-2040.
- 1.14 Shortly after the second Reg 19 was approved, the new Labour government launched a further consultation on 30 July 2024 on proposed changes to the NPPF. This proposed increasing the standard method housing target for North Somerset and making it mandatory. In



addition, the protection of Green Belt was relaxed, particularly in circumstances where councils were unable to meet their housing needs.

- 1.15 In accordance with the new transitional arrangements, the Council decided to pause the local plan whilst identifying additional housing supply to address the shortfall. This is the subject of this consultation.
- 1.16 The following table summarises the plan making process in response to national policy changes.

| Date                            | Local Plan document                   | Formal consultation stage | National guidance                                 | Housing target                  | Comment  |
|---------------------------------|---------------------------------------|---------------------------|---|---------------------------------|--|
| July 2020                       | Challenges for the Future             | Reg 18                    | NPPF – Feb 2019                                   |                                 | Consultation on key issues including housing supply.                                   |
| November 2020                   | Choices for the Future                | Reg 18                    | NPPF – Feb 2019                                   |                                 | Consultation on spatial strategy options.  |
| March 2022                      | Preferred Options (2023-2038)         | Reg 18 draft plan         | NPPF – July 2021                                  | 20,085 (standard method)        | Draft LP confirmed spatial strategy; identified 18,046 dwellings.                      |
| 22 December 2022 – 2 March 2023 |                                       |                           | Conservative government consultation on new NPPF. |                                 | Draft NPPF - more flexibility for local housing targets and emphasis on GB protection. |
| November 2023                   | First Pre-submission Plan (2023-2038) | Reg 19                    | NPPF – Sept 2023 (Interim)                        | 14,902 (locally derived target) | Reg 19 plan anticipated NPPF changes.  |



| Date                        | Local Plan document                        | Formal consultation stage | National guidance                           | Housing target                    | Comment   |
|-----------------------------|--|---------------------------|---|-----------------------------------|---|
| 19 December 2023            |  |                           | New NPPF published.                         |                                   | Confirmed changes but transitional arrangements meant LP would be assessed against the previous NPPF. |
| July 2024                   | Second Pre-submission Plan (2024-2039)     | Reg 19                    | NPPF – Dec 2023                             | 14,902 (locally derived target)   |   |
| 30 July – 24 September 2024 |  |                           | Labour government consultation on new NPPF. | 23,805 (proposed standard method) | Draft NPPF proposed higher mandatory standard method target and flexibility in approach to GB.        |
| 12 December 2024            |  |                           | New NPPF published                          | 23,895 (standard method)          | Confirmed approach; standard method marginally increased from draft.                                  |
| February 2025               | Consultation on additional housing supply. | Reg 19                    | NPPF – Dec 2024                             | 23,895 (standard method)          | Shortfall from Reg 19 housing supply is a minimum of 8,620 dwellings.                                 |



### Scope of the consultation

- 1.17 This consultation relates to the approach to the identification of additional housing capacity in the local plan. The process of identifying housing potential draws upon information from the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA forms part of the evidence base to assist plan making and is a technical assessment that considers the potential of sites for residential development. Sites that would yield greater than 10 dwellings have been identified through SHLAA and broadly categorised in relation to the spatial strategy.
- 1.18 Sites are categorised as being either:
- **Most suitable** – located at the sustainable growth locations and identified as having most potential for further consideration.
  - **Other potential** – sites at the towns and larger, more sustainable villages consistent with the spatial strategy.
  - **Less sustainable** – sites at smaller villages and rural areas.

Several of the sites are currently being actively promoted through the planning system and where this has occurred, it has helped to inform, for example, the form of development and the dwelling capacity. As this is a high-level consultation in relation to plan making rather than detailed development management it should not be used to imply that a specific planning application is acceptable or otherwise. The suitability of any site for development will be determined through the ongoing preparation of the local plan.



## 2. The Housing Challenge

- 2.1 The NPPF paragraph 237 requires that, as is the case with the North Somerset Local Plan, where a plan has reached Reg 19 stage but the draft housing requirement meets less than 80% of the housing need identified in the new standard method, then the council has 18 months in which to identify the additional housing supply before proceeding to examination.
- 2.2 The Reg 19 plan (July 2024) identified a housing supply of 15,275 dwellings over the 15 year plan period. The mandatory standard method target is 1,593 dwellings per annum or 23,895 over the plan period. This means that the shortfall is a minimum of 8,620 dwellings.
- 2.3 This is a minimum and additional supply may need to be identified to provide flexibility and choice. There is also likely to be pressure to accommodate unmet needs from neighbouring authorities such as Bristol if their needs cannot be accommodated elsewhere in the West of England Combined Authority area.
- 2.4 This scale of growth is substantial and significantly in excess of the past annual housing completion rate in North Somerset. Average net completions over the past 43 years that we have records for is 891 dwellings per annum. The peak was 1,474 completions in 2007/08 and the lowest was 406 dwellings in 1991/92. An average of 1,593 dwellings every year is extremely unlikely to be deliverable, no matter how much land is allocated or the location and mix of sites. The additional sites consultation will focus on the quantum of housing required, but the revised local plan will need to have regard to delivery issues.





## 3. Process for identifying additional housing capacity

### Spatial strategy

- 3.1 The existing local plan spatial strategy has been developed and refined through the plan making process from the initial consultations on Challenges and Choices for the Future (2020), the draft plan (Preferred Options 2022) and the Reg 19 versions in 2023 and 2024 and tested through the Sustainability Appraisal. A strategy which focuses most new growth well-related to existing centres is more effective and efficient in terms of utilising existing services and infrastructure and supporting new provision (such as schools, transport improvements and shops) and minimising the carbon impact than a more dispersed approach. The plan's existing spatial strategy as set out in Policy SP4 remains fit for purpose.

#### Policy SP4: Spatial Strategy

*Priority will be given to locating new residential and mixed-use development in or close to urban areas where there is an existing or proposed wide range of facilities, services and jobs, and there are opportunities to encourage active travel, particularly at locations which are currently, or have the potential to be, well served by public transport. Employment opportunities will be encouraged at accessible locations well-related to the urban areas and where sustainable transport opportunities can be maximised. Residential development in areas at risk of flooding will be minimised outside the towns. The amount of development at villages and in the countryside will relate to local community needs.*

- 3.2 This reflects the requirement to deliver sustainable patterns of development by ensuring that priority is given to locations at the towns (including brownfield sites), then development well related to the urban areas and finally development at the largest, more sustainable villages. This provides the overall framework, but there will still need to be a mix of different types and sizes of sites, including some locations where new development might be needed to address specific local issues.

### Strategic Housing Land Availability Assessment (SHLAA)

- 3.3 The starting point when considering additional development sites is the Strategic Housing Land Availability Assessment (SHLAA). This contains site schedules and mapping of all sites put forward by developers and



landowners for housing, employment and other uses and is used to identify allocations in local plans, or where additional capacity is required. The SHLAA was updated following a November 2024 'call for sites' and is published alongside this consultation. Other sites can be considered, but these need to be able to demonstrate a reasonable prospect of delivery.

3.4 The government uses the term 'hard constraints' to refer to the most important constraints, including land at risk of flooding. This is consistent with the North Somerset approach of avoiding flood risk areas both in terms of addressing the implications of climate change and delivering sustainable development. Mitigations required to make the development safe are expensive, impacting on viability and the scope for full contributions to affordable housing and infrastructure, and investment in future flood defenses are often uncertain.

3.5 The primary (hard) constraints are identified as:

- Existing and future fluvial and tidal flooding (outside the main towns). Other sources of flooding including reservoir flooding are not treated as a primary constraint but will be assessed on a site by site basis.
- Mendip Hills National Landscape.
- Site of Special Scientific Interest.
- European sites – RAMSAR, SAC, SPA.
- Ancient Woodland.
- National Nature Reserve.
- Local Nature Reserve.
- Scheduled Monument.
- Registered Park and Garden.
- Regionally Important Geological Site.
- Local Green Space.

3.6 The consultation relates to the potential development sites identified in SHLAA. Those sites which are broadly compatible with the plan's spatial strategy are identified in the consultation. Sites excluded are:

- Sites, or parts of sites, which are affected by hard constraints such as land at risk of flooding.
- Sites where the dwelling capacity is expected to be less than 10 dwellings (and therefore below the threshold for the site to be allocated in the local plan).
- Sites which are already allocated for residential or employment use in the emerging local plan. Where sites are affected by other policy constraints, such as existing or proposed strategic gaps, these are identified in the schedule.



### Local plan approach

- 3.7 The local plan process to date has investigated potential opportunities for brownfield sites, urban intensification and increasing densities. These will continue to be assessed but it is not anticipated that these will deliver a significant amount of additional capacity beyond that currently identified. A review of the potential for increasing densities at appropriate locations and any additional opportunities within the urban areas will continue, but additional green field sites will still be required. These will be in addition to the housing sites identified in the current Reg 19 local plan. There may be particular opportunities to increase density at the strategic growth locations as part of the overall masterplanning.
- 3.8 The approach to identifying additional capacity must demonstrate the application of a robust methodology to site selection which can be justified at examination. Priority is given to development at the towns and then the most sustainable villages. The larger, most sustainable villages which either contain a relatively good range of facilities, services, jobs and public transport or are well-related to higher order settlements which do, are identified as Backwell, Banwell, Bleadon, Churchill/Langford, Long Ashton, Pill/Easton-in-Gordano, Sandford, Winscombe, Wrington and Yatton/Claverham.
- 3.9 The [Rural Settlements Paper](#) published at Preferred Options (Reg 18) stage (Spring 2022) set out a methodology for assessing rural settlements and identifying those that are relatively more sustainable and which could potentially accommodate additional housing growth.
- 3.10 This involved three stages. Firstly, assessing the sustainability of settlements, secondly, selecting the most sustainable settlements (this included sieving out those settlements that were in the flood zone or in Green Belt which at the time was not being considered) and thirdly, identifying potential sites.
- 3.11 The first stage categorised settlements in four categories with A being the most sustainable and D being the least sustainable.
- 3.12 Category A are villages which are considered to be relatively sustainable in their own right with a range of services and facilities which can be accessed by walking and cycling. They also have good public transport links to towns. The settlements considered to be category A villages are Backwell, Banwell, Churchill, Congresbury, Pill/Easton-in-Gordano, Long Ashton, Winscombe and Yatton.
- 3.13 Category B are villages which are considered to be relatively sustainable by virtue of their proximity to a higher order settlement which can be



accessed via sustainable modes of transport. They may have some services and facilities, but importantly are closely related to a higher order settlement which has a wider range. The settlements considered to be category B villages are Bleadon, Claverham, Cleeve, Flax Bourton, Hutton, Kenn, Kewstoke, Locking; Portbury, Sandford, Uphill and Wrington.

- 3.14 Category C are villages which have limited services and facilities and they do not have good sustainable access to higher order settlements via walking, cycling or very frequent public transport. They are considered less sustainable or suitable for new housing allocations. The settlements considered to be category C villages are Abbots Leigh, Blagdon, Clapton-in-Gordano, Dundry, Failand, Felton, Leigh Woods, Tickenham, Redhill, Weston-in-Gordano and Winford.
- 3.15 Category D are villages that have few or no services and facilities to sustain development and poor access to other higher order settlements. Many lack reasonable public transport access to other centres with limited opportunities for active travel. These are considered the least sustainable settlements and are Barrow Gurney, Burrington, Butcombe, Christon, Loxton, Puxton, Regil, Walton-in-Gordano, Wick St Lawrence, Wraxall and Kingston Seymour.
- 3.16 As part of this consultation all the category A settlements are being considered for site selection. Additionally, category B settlements which are not constrained by flood risk or Green Belt which includes Claverham, Sandford, Bleadon and Wrington, as well as Locking, Hutton and Uphill which are within the wider Weston-super-Mare area are also being assessed for suitable sites. Previously Pill/Easton-in-Gordano and Long Ashton were discounted as they were located in the Green Belt but due to the scale of the housing challenge this consultation will also be considering the most sustainable villages in the Green Belt.

### Green Belt

- 3.17 The December 2024 NPPF emphasises the importance of Green Belt but indicates that Green Belt locations should be considered when addressing housing needs. This means that sequentially it is important to continue to prioritise sustainable locations outside the Green Belt, but Green Belt should be considered if insufficient capacity can be identified at non-Green Belt locations.
- 3.18 The NPPF changes also introduce the concept of 'grey belt' which is defined as 'land in the Green Belt comprising previously developed land and any other parcels and/or any other land that, in either case, does not



strongly contribute to any of the purposes (a), (b) or (d)'. The purposes referred to are:

- (a) To check the unrestricted sprawl of large built-up areas.
- (b) To prevent neighbouring towns from merging into one another
- (d) To preserve the setting and special character of historic towns.

The NPPF states that 'where it is necessary for plans to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt land which is not previously developed, and then other Green Belt locations' (paragraph 148).

- 3.19 When considering locations through the sequential approach, priority must be given to grey belt sites in sustainable locations. The assessment of additional sites will when considering Green Belt opportunities at the towns, prioritise grey belt and again when assessing opportunities at the larger villages. Within smaller villages and the rural areas grey belt is not prioritised as these are relatively less sustainable locations for growth. The approach to grey belt will be reviewed as part of the revised Reg 19 local plan.

#### Sequential approach to identifying additional capacity

- 3.20 The local plan focuses growth at the most sustainable locations. Priority is accorded to the four towns although the scope for additional growth varies significantly. Weston has extensive areas at risk of flooding which means that Wolvershill on higher ground is identified as the strategic location well related to the principal settlement. Clevedon and Portishead are significantly affected by flood risk which means that additional growth is constrained. Nailsea (in addition to the adjacent village of Backwell) has more unconstrained potential, although here too there are flooding and highway constraints which would require infrastructure improvements to support growth. In addition, given the scale of new development required, and the direction set out in national planning policy, there is likely to be the need for strategic growth on the edge of Bristol.
- 3.21 Taking account of the local plan spatial strategy, the need to deliver sustainable patterns of development, respect the hard constraints, particularly the avoidance of flood risk areas and deliver the standard method housing requirement in a national planning context which requires Green Belt locations to be considered, this results in an approach which prioritises growth at three strategic locations; Weston-super-Mare, Nailsea and Backwell and South West Bristol. This reprises



the conclusion of the 2022 Preferred Options draft plan which, based on a higher housing target than the Reg 19 version, similarly identified the three strategic growth locations.

3.22 The Preferred Options proposed growth at Weston (primarily Wolvershill), at Nailsea and Backwell and Yanley Lane (Woodspring golf course) at SW Bristol. Given the increase in the housing target, these strategic growth locations will require additional capacity to be assessed, as well as new development elsewhere.

3.23 The exercise of identifying additional sites reflects the emerging local plan's spatial strategy and takes into account national advice on the use of Green Belt. The approach used will be through the application of the following sequential steps:

1. Sites outside the Green Belt, but well related to the towns.

This comprises sites being promoted on the edge of Weston-super-Mare, including around Hutton and Locking and sites generally to the south and west of Nailsea.

2. Sites outside the Green Belt, but well related to the larger villages.

There are a large number of sites put forward at the larger villages outside the Green Belt.

3. Sites in the Green Belt well related to the towns, including Bristol.

This includes sites proposed at Clevedon, Portishead, Nailsea and at SW Bristol.

4. Sites in the Green Belt well related to the larger villages.

The larger villages with Green Belt sites are Backwell, Congresbury, Pill/Easton-in-Gordano, Long Ashton and Wrington.

5. Elsewhere.

There are a large number of sites which have been promoted in relatively less sustainable smaller villages and rural locations, both outside and within the Green Belt. These include locations such as Failand and Flax Bourton.

3.24 In order to meet a shortfall of a minimum of 8,620 dwellings it is evident from an initial high level assessment of the SHLAA potential that numerically there is sufficient capacity to address the shortfall and that this is capable of being found in the first four sequential steps (that is without needing to consider relatively less sustainable locations such as





smaller villages or rural areas, and without using areas at risk of flooding).

- 3.25 There will still be some choice as not all sites will necessarily be suitable for development, but the broad principle is that there is a need to assess all opportunities in the first sequential step before considering the next, and so on, until sufficient capacity is identified. The assessment of individual sites will take into account factors such as access, drainage, landscape impact, land quality, heritage and ecology issues. However, there will also be a need to review the overall package of sites to consider cumulative impacts and to ensure that objectives such as in terms of delivery, providing an appropriate type and mix of sites and infrastructure provision are addressed (taking into account, for example, that the greater the number of different locations, the greater the mix and quantum of additional infrastructure likely to be required). There may be good planning reasons why relatively less sustainable sites are identified but these will need to be clearly articulated.
- 3.26 In summary, given the scale of the government's housing target there will be three strategic growth locations at Weston-super-Mare, Nailsea and Backwell and SW Bristol including, where appropriate, the use of Green Belt. The additional sites to add to the Reg 19 plan will be identified through the sequential approach set out above.

#### Categorisation of sites

- 3.27 In order to provide a framework for the additional sites consultation, the SHLAA sites are presented in a way which reflects their relative suitability for allocation.
- 3.28 The [More Sustainable Locations Map](#) identifies those sites identified as:
- Most suitable.
  - Other potential.

These are the sites which best reflect the plan's objectives and spatial strategy and where it is anticipated most of the additional allocations will be found.

- 3.29 The [Less Sustainable Locations Map](#) identifies the remaining SHLAA sites which perform less well against sustainability criteria and are less likely to be selected unless there are compelling reasons. This includes sites categorised as:
- Less sustainable.
  - Hard constraints.



### Implications for employment land and infrastructure

- 3.30 The amendments to the Reg 19 plan resulting from the government's increased housing target must also consider the implications on employment land supply resulting from an increased labour force and other infrastructure requirements. The need for additional employment land must reflect the existing scale and distribution of employment allocations set out in the emerging local plan (which identified 60.73 ha to address a need of around 50 ha), taking into account recent permissions (such as Epic Systems at Long Ashton) and growth sectors, including those identified within the revised NPPF.
- 3.31 In accordance with the spatial strategy it is anticipated that if additional employment land is required, then the priority would be for it to be located at the three strategic growth locations of Weston-super-Mare, Nailsea and Backwell, and south west Bristol.
- 3.32 Delivering the necessary infrastructure alongside housing and employment growth is also important. This will include a range of services and facilities such as highway improvements, public transport, cycle and pedestrian routes, schools, health facilities, community uses, sport and leisure, green spaces, flood resilience infrastructure and utilities.
- 3.33 Following this stage of consultation an Infrastructure Delivery Plan will be produced in parallel with an updated Reg 19 plan, identifying the infrastructure needs that arise as a result of the package of sites identified as suitable for allocation.



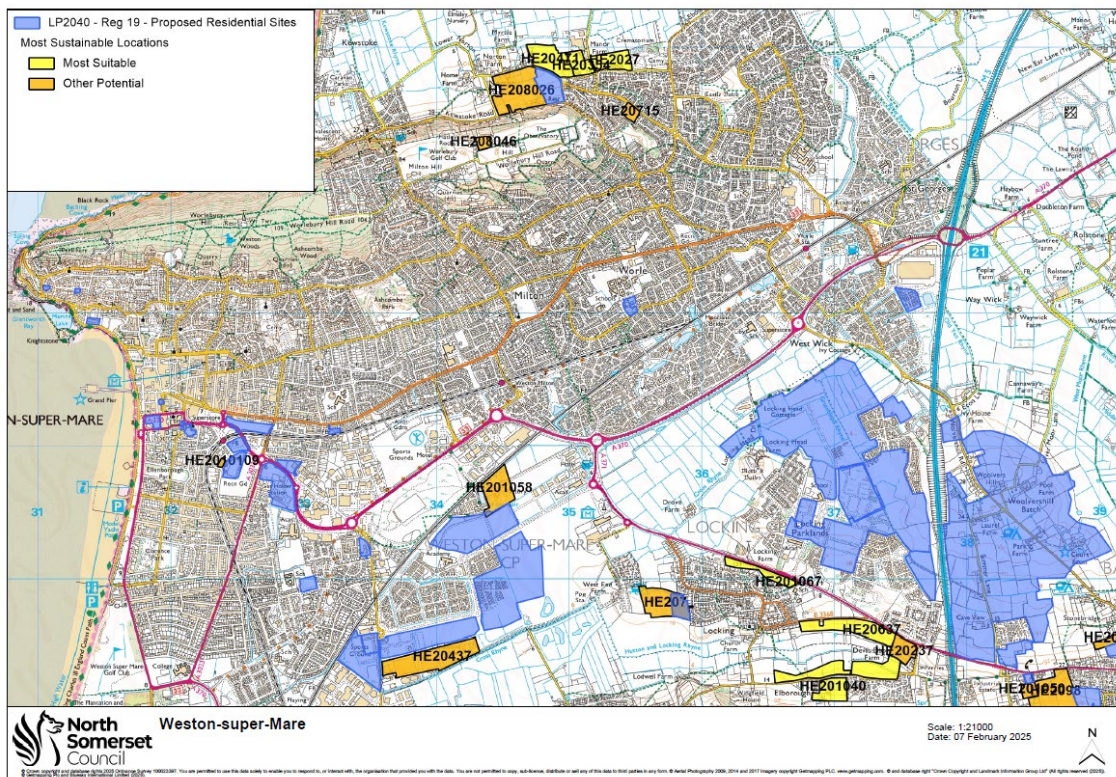


# 4. Strategic locations

## Weston-super-Mare

### Overview

- 4.1 Weston-super-Mare is the principal settlement in North Somerset and where it would be expected that most growth should be directed. However, the town is highly constrained particularly by areas at risk of flooding. The Reg 19 plan identifies a new strategic growth location at Wolvershill (north of Banwell).
- 4.2 The broad location includes well-related villages such as Uphill, Hutton and Locking which have a close relationship to the town.



### Sites identified as most suitable

- 4.3 These are the SHLAA sites which, as a result of the current assessment process, are considered most suitable to be included as additional proposed allocations in the Local Plan. Comments are invited on the suitability of these locations.



| SHLAA Reference          | Site name  | Site size (ha) | Indicative Capacity | Additional information  |
|--------------------------|--|----------------|---------------------|---|
| <a href="#">HE20354</a>  | South of Manor Farm, North of Lyefield Road              | 2.6            | 40                  | Site located on the north fringe of Weston-super-Mare. This site should be planned to coordinate with any development on adjacent sites HE20471 and HE2027.   |
| <a href="#">HE2027</a>   | Greenways Farm, Lyefield Road                            | 3.6            | 78                  | This site should be planned to coordinate with potential development of site HE20354.   |
| <a href="#">HE20471</a>  | Rose Tree Farm, North of Lower Norton Lane/Lyefield Road | 5.4            | 75                  | Planning committee resolution to grant consent.   |
| <a href="#">HE201030</a> | Leighton Crescent  | 2.7            | 81                  | Adjoining existing settlement boundary on the Bleadon Hill edge of Weston-super-Mare with existing residential development on three sides.  |
| <a href="#">HE201067</a> | North of Locking   | 2.9            | 15                  | Part of site has planning consent for 8 dwellings occupying the easternmost extent of the site. Potential is on remainder of site contained between Locking and the A371.   |
| <a href="#">HE201040</a> | Land to the west of Elborough                            | 3.8            | 70                  | This site is smaller than the original SHLAA site. The remainder of the SHLAA site, now removed is in the Mendip Hills National Landscape which is a hard constraint, and not considered suitable for development.  |
| <a href="#">HE20637</a>  | North of Banwell Road, Locking/Elborough                 | 15.5           | 315                 | This site is smaller than the original SHLAA site. The remainder of the SHLAA site, now removed is indicated to fall within an area of greater flood risk. The promoter has indicated a capacity for 315 dwellings. |



### Other potential locations

4.4 The other potential SHLAA sites within the wider Weston area are listed below. These sites include some that have previously been discounted through the SHLAA and are subject to further assessment as to whether these constraints can be addressed. Comments are invited on whether any of these are suitable for allocation.

| SHLAA Reference           | Site name                           | Site size (ha) | Indicative Capacity | Additional info   |
|---------------------------|-------------------------------------|----------------|---------------------|---|
| <a href="#">HE208026</a>  | Land north of Kewstoke Road, Norton | 9.8            | 100                 | Site bounded by Norton Lane to the west and Lower Norton Lane to the north. Site adjoining consented land at Anson Road.  |
| <a href="#">HE208046</a>  | Worlebury Hill Road                 | 1              | 10                  | Site located close to Worlebury Golf Course.  |
| <a href="#">HE20715</a>   | Midhaven Rise                       | 1.2            | 42                  | This site is located within the settlement boundary of Weston-super-Mare. It is owned by North Somerset Council and is currently used as sports pitches.  |
| <a href="#">HE2010109</a> | Sunnyside Road North                | 0.2            | 40                  | Site located within the settlement boundary of Weston-super-Mare and close to the town centre. Site subject to flood risk so would engage the sequential and exceptions test, and compatibility with adjoining business units to be confirmed. Higher density potential on this site. |
| <a href="#">HE201058</a>  | Hutton Moor Lane                    | 5.5            | 167                 | Urban site located within the settlement boundary of Weston-super-Mare. Site subject to flood risk sequential and exceptions test, and compatibility with adjoining business park designation.  |



| SHLAA Reference         | Site name                    | Site size (ha) | Indicative Capacity | Additional info  |
|-------------------------|------------------------------|----------------|---------------------|--|
| <a href="#">HE20437</a> | Westlands distribution park  | 10.5           | 400                 | Site subject to flood risk sequential and exceptions test. Site allocation for housing would also need to consider loss of existing employment land.   |
| <a href="#">HE2035</a>  | Land south of Bleadon Hill   | 1.9            | 33                  | Site previously dismissed on appeal including in relation to harm to the landscape.  |
| <a href="#">HE207</a>   | Elm Grove Nurseries, Locking | 6.8            | 75                  | Eastern part of site is already a proposed allocation for 35 units. Potential for an additional 75 dwellings on the remainder of the site. There is a Strategic Gap designation on the western part of site. |
| <a href="#">HE20237</a> | Devils Elbow Farm            | 2.8            | 40                  | This land is steeply sloping and as such the topography could act as a constraint.   |

### Employment, other uses and infrastructure

- 4.5 Weston-super-Mare is the principal settlement within North Somerset and has the greatest amount of additional employment land provision. The new strategic growth opportunity is at Wolvershill where the emerging local plan (July 2024) identifies the need for additional employment provision (6.5 ha) as well as other infrastructure such as a new local centre and schools.
- 4.6 It is not anticipated that there will be significant employment or other uses associated with the potential additional sites although this will be reviewed as part of the revised Reg 19 plan.

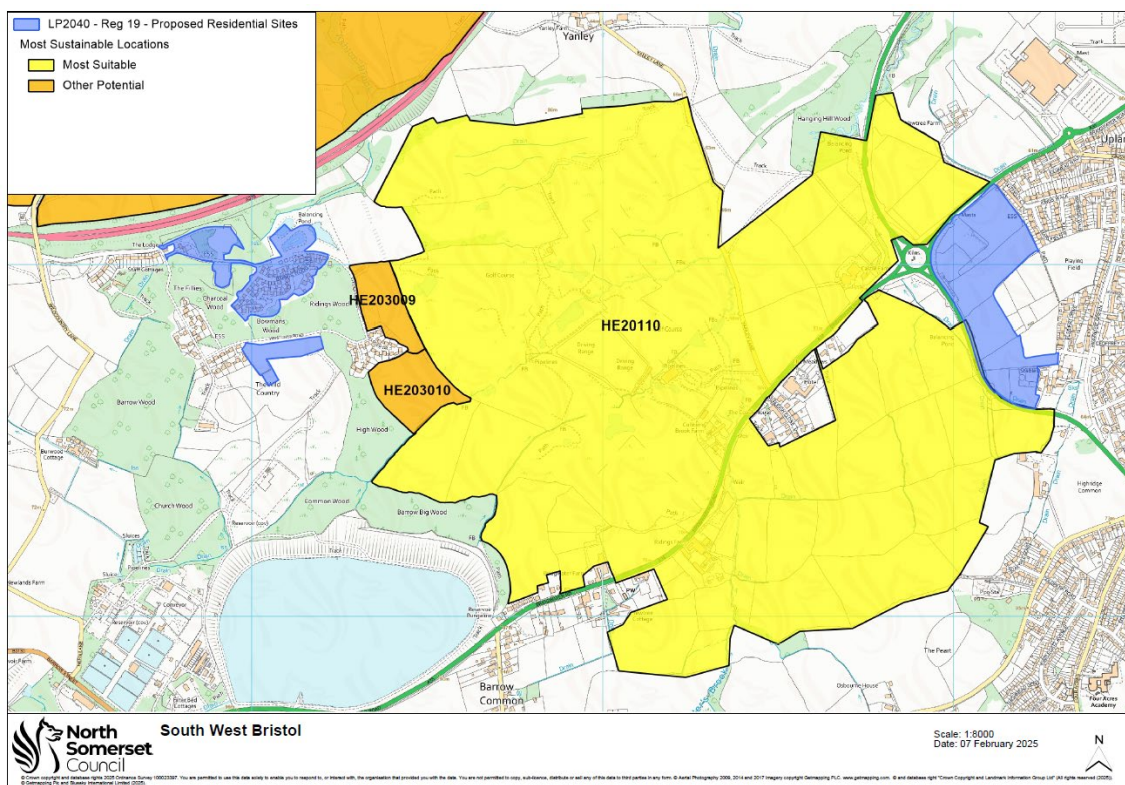




## South West Bristol

### Overview

- 4.7 This broad location comprises one of the most sensitive parts of the North Somerset Green Belt, although its location adjacent to the edge of Bristol also makes it potentially a very sustainable location in relation to accessibility to services, facilities and jobs in the Bristol urban area.
- 4.8 SHLAA identifies one very large strategic location which straddles the A38 and two smaller parcels to the west.



### Sites identified as most suitable

- 4.9 These are the SHLAA sites which, as a result of the current assessment process, are considered to be most suitable to be included as additional proposed allocations in the Local Plan. Comments are invited on the suitability of these locations.



| SHLAA Reference         | Site name  | Site size (ha) | Indicative Capacity | Additional info  |
|-------------------------|--|----------------|---------------------|--|
| <a href="#">HE20110</a> | The Vale (Woodspring Golf Course and land to south east of 38) | 205            | 4000                | This site is located in the Green Belt and includes areas at risk of flooding where built development would not be appropriate. The golf course was previously proposed at Reg 18 stage for 2500 homes and other uses. |

### Other potential locations

4.10 The table below identifies the other potential SHLAA sites within the SW Bristol broad location area. These comprise two sites adjacent to the western side of The Vale identified as Barrow Wood A and B. If allocated it is expected that these would developed as part of the strategic development location. Comments are invited on whether these are suitable for allocation.

| SHLAA Reference          | Site name             | Site size (ha) | Indicative Capacity | Additional info   |
|--------------------------|-----------------------|----------------|---------------------|---|
| <a href="#">HE203009</a> | Land at Barrow Wood A | 2.8            | 85                  | This site is located in the Green Belt. Would need to be planned with the larger HE20110 site including suitable access etc |
| <a href="#">HE203010</a> | Land at Barrow Wood B | 3.7            | 145                 | This site is located in the Green Belt. Would need to be planned with the larger HE20110 site including suitable access etc |

### Employment, other uses and infrastructure

4.11 This is a strategic site which will be comprehensively masterplanned with a local centre, employment land, supporting facilities including a new secondary school and primary schools and high quality active travel and public transport to encourage easy access into Bristol.

4.12 The granting of planning permission for the Epic Systems office campus provides employment opportunities close to the site. There is however likely to be a need for additional employment at SW Bristol, but the amount and type needs further investigation.



- 4.13 Strategic growth in this location would require a range of infrastructure to support growth including a package of transport infrastructure, green and blue infrastructure, schools, and other facilities. In addition, mitigation for any impacts on protected species may be necessary in the form of a new nature park designated in the area.

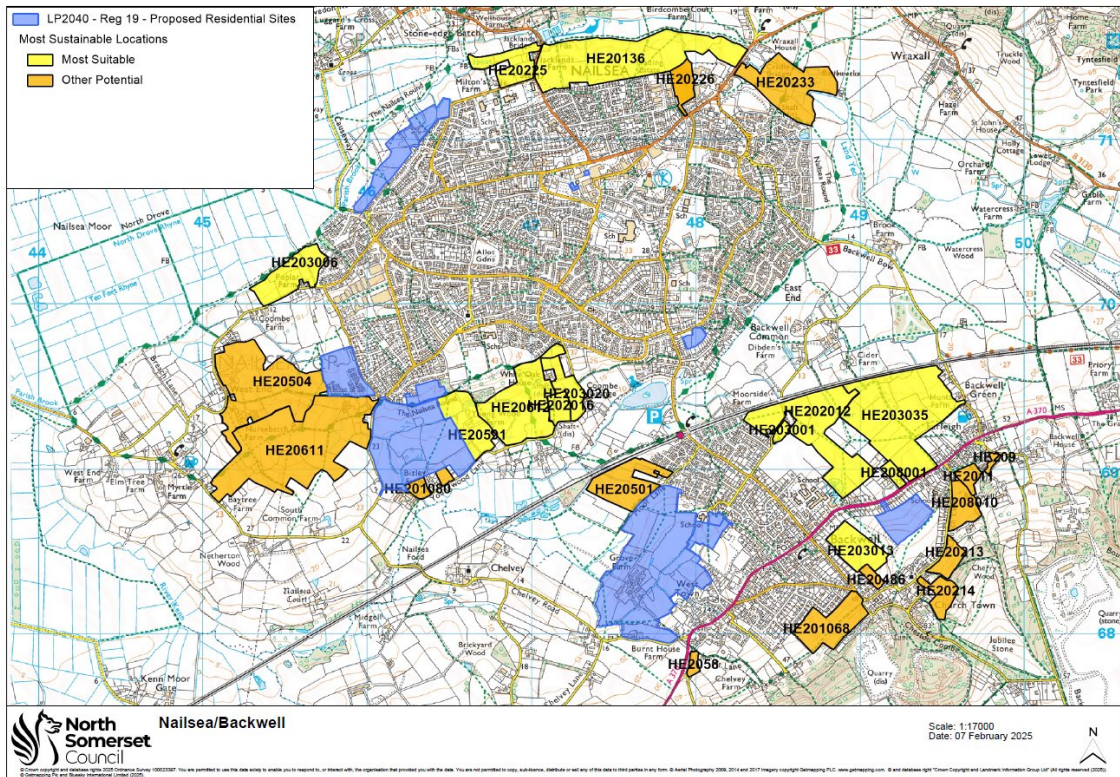




## Nailsea and Backwell

### Overview

- 4.13 The town of Nailsea taken together with the adjacent village of Backwell have been identified as a potential strategic growth location given the range of services, facilities and jobs and excellent public transport opportunities provided by the rail station and A370. Nailsea and Backwell lie on the outer edge of the Green Belt with sites to the north and east generally within the designation but not to the south and west.
- 4.14 For the purposes of this assessment, Nailsea and Backwell are treated as a single broad location with Green Belt and non-Green Belt sites considered together.
- 4.15 The potential scale if growth is dependent on addressing the strategic transport issues, particularly access between Backwell and Nailsea which is constrained by the railway and capacity issues on the network, notably Backwell crossroads on the A370.





### Sites identified as most suitable

4.16 These are the SHLAA sites which, as a result of the current assessment process, are considered to be most suitable to be included as additional proposed allocations in the Local Plan. Comments are invited on the suitability of these locations.

| SHLAA Reference          | Site name                                  | Site size (ha) | Indicative Capacity | Additional info   |
|--------------------------|--|----------------|---------------------|---|
| <a href="#">HE20136</a>  | Land north of Nailsea                      | 25             | 381                 | Site in the Green Belt adjacent to the north of Nailsea, well related to town centre. There is currently a planning application of this site for 381 dwellings.   |
| <a href="#">HE20225</a>  | Land off Pound Lane, Nailsea               | 5.6            | 100                 | This site adjoins site HE20136. It is located on the northern boundary of the town and is relatively close to the town centre.  |
| <a href="#">HE203006</a> | Poplar Farm, Nailsea                       | 7.2            | 130                 | It is suggested that half of this site is allocated for residential development. The northern part is unsuitable due to flood risk.   |
| <a href="#">HE20591</a>  | Youngwood Farm, Nailsea                    | 7.4            | 120                 | This site adjoins site HE20612 and should be designed comprehensively integrating strategic transport infrastructure.   |
| <a href="#">HE20612</a>  | North and south of Youngwood Lane, Nailsea | 15.8           | 316                 | SHLAA site HE20612 previously included land south of Youngwood Lane that is not considered suitable for residential development and is removed for the purposes of this consultation. This site was previously proposed for allocation in the Regulation 18 local plan published in the Spring of 2022. The allocation of this site would require a revision to the existing Strategic Gap as was proposed in the Regulation 18 plan. |
| <a href="#">HE202016</a> | Land at Youngwood Lane, Nailsea            | 2.22           | 66                  | Adjoins HE20612 and should be coordinated with proposed development south of Nailsea. NSC site.   |
| <a href="#">HE203020</a> | Land near the Perrings, Nailsea            | 4.1            | 80                  | Adjoins HE20612 and should be coordinated with proposed development south of Nailsea. Potential to include an additional access into Nailsea.   |



| SHLAA Reference          | Site name                                 | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|---|----------------|---------------------|--|
| <a href="#">HE203001</a> | Land near Wooleys Farm, Backwell          | 0.77           | 14                  | Adjoins HE202012 and should be coordinated with any proposed development east of Backwell.   |
| <a href="#">HE202012</a> | Land east of Backwell A                   | 18.8           | 500                 | Site has potential to provide a strategic crossing of the railway linking to Station Road to A370. This site was previously proposed for allocation in the Regulation 18 local plan published in the Spring of 2022.               |
| <a href="#">HE203035</a> | Land at east of Backwell B                | 28.5           | 450                 | Site located between Backwell and Flax Bourton and within the Green Belt. Adjoins HE202012 and should be coordinated with proposed development east of Backwell. Site has potential to provide a new highway access onto the A370. |
| <a href="#">HE208001</a> | Land off Farleigh Road, Backwell          | 1.16           | 25                  | Adjoins HE203035 and should be coordinated with any proposed development east of Backwell.   |
| <a href="#">HE203013</a> | Western part of Farleigh Fields, Backwell | 6              | 125                 | Site accessed from Dark Lane, and close to another residential development at Farleigh Fields.   |

### Other potential locations

4.17 The table below identifies the other potential SHLAA sites within the Nailsea and Backwell broad location areas. Comments are invited on whether any of these are suitable for allocation.

| SHLAA Reference          | Site name                             | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|---------------------------------------|----------------|---------------------|--|
| <a href="#">HE20504</a>  | Land at West End, Nailsea             | 22.7           | 450                 | Sites sits to the north of site HE20611. Site extends westwards into land considered to be more sensitive environmentally and in terms of character. |
| <a href="#">HE201080</a> | Land north of Youngwood Lane, Nailsea | 2              | 30                  | Site to the south of the consented Youngwood Lane development and SHLAA identifies heritage constraints.   |



| SHLAA Reference          | Site name                            | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|--------------------------------------|----------------|---------------------|--|
| <a href="#">HE20226</a>  | Southfield Estate Nailsea            | 5.9            | 118                 | Existing business site within the urban area with business adjacent. Located on the northern fringe of the town.   |
| <a href="#">HE20233</a>  | Northeast of Nailsea                 | 13.1           | 120                 | Site located to the north east of the town adjacent to the settlement boundary and within the Green Belt.  |
| <a href="#">HE20611</a>  | West of Netherton Wood Lane, Nailsea | 35.4           | 490                 | The larger site promoted to the local plan is estimated to potentially accommodate 490 dwellings overall. There is a current application for 200.  |
| <a href="#">HE20501</a>  | Land off Moor Lane, Backwell         | 8.5            | 150                 | Site to the west of Backwell, adjacent to the railway and close to Nailsea and Backwell station. Potential is indicated on parts of site at lower risk of flooding. Development not considered suitable on parts of the site at higher flood risk due to presence of sequentially preferable alternatives. |
| <a href="#">HE209</a>    | Land south of Backwell Hill Road     | 0.5            | 18                  | Site within the Green Belt and located to the south east of Backwell. Potential landscape sensitivity.   |
| <a href="#">HE2011</a>   | Land south of Uncombe Close          | 1.6            | 58                  | Site within the Green Belt and located to the south east of Backwell. Potential landscape sensitivity.   |
| <a href="#">HE208010</a> | Land adjacent Church Lane            | 3.78           | 100                 | Site within the Green Belt and located to the south east of Backwell. Potential landscape sensitivity.   |
| <a href="#">HE20213</a>  | Land off Church Lane                 | 2.7            | 50                  | Site within the Green Belt and located to the south east of Backwell. Potential landscape sensitivity.   |
| <a href="#">HE20214</a>  | Land south of Church Lane            | 3.1            | 50                  | Site within the Green Belt and located to the south east of Backwell. Potential landscape sensitivity.   |
| <a href="#">HE20486</a>  | North of Church Lane                 | 0.99           | 32                  | Potential access constraint. This site is adjacent to the Dark Lane site HE203013.   |
| <a href="#">HE201068</a> | Land south of Dark Lane              | 8.2            | 170                 | Large site on the southern edge of Backwell, within the Green Belt.  |



| SHLAA Reference        | Site name          | Site size (ha) | Indicative Capacity | Additional info  |
|------------------------|--------------------|----------------|---------------------|--|
| <a href="#">HE2058</a> | West Town Backwell | 0.8            | 15                  | Site located within the Green Belt to the west of Backwell adjacent to the A370. |

### Employment, other uses and infrastructure

- 4.18 There is an expectation that strategic growth at Nailsea and Backwell should be accompanied by additional employment provision to improve the variety and number of local jobs and reduce commuting. Given that development opportunities at the strategic location are likely to involve several sites, employment provision may be spread across a number of locations. This could include land east of Backwell and/or north of Nailsea.
- 4.19 A critical issue with growth at Nailsea and Backwell is the need for strategic transport improvements to alleviate congestion and provide better connectivity between Nailsea and the A370. The preferred solution includes the creation of a new road under the railway to the east of Backwell as well as a package of other improvements to the transport network. As development is likely to take place across a variety of sites, this will require a comprehensive approach to its delivery. As a result, the Council is preparing a Nailsea and Backwell Transport Strategy to enhance the sustainability of the area, improve transport options and to support growth.
- 4.19 The potential scale of growth in the area will have implications for other infrastructure requirements as well as new opportunities. This could relate to improved education or leisure provision or the delivery of nature parks to protect important wildlife habitats.



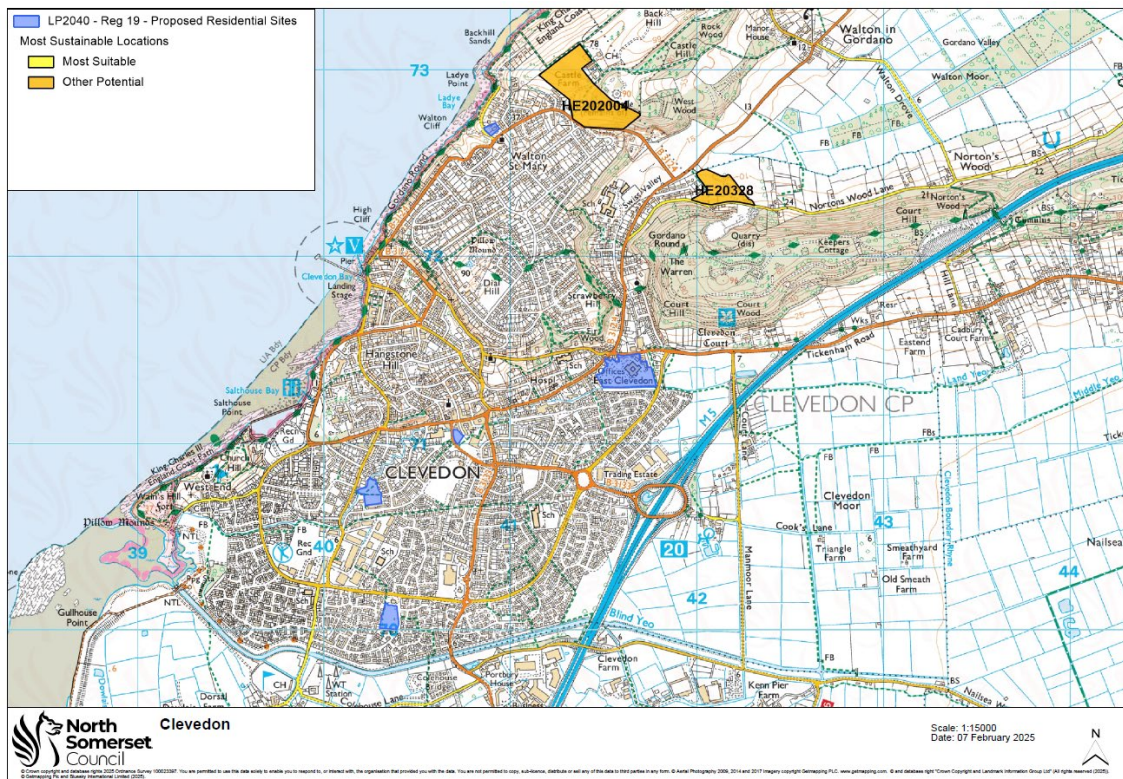
# 5. Other sustainable locations

## Towns

### Overview

5.1 The other two towns in North Somerset are relatively constrained, particularly by land at risk of flooding. This limits the potential SHLAA opportunities which might otherwise have been anticipated given their position in the sequential hierarchy.

## Clevedon



### Potential locations

5.2 The table below identifies the other potential SHLAA sites within the Clevedon broad location area. Comments are invited on whether any of these are suitable for allocation.

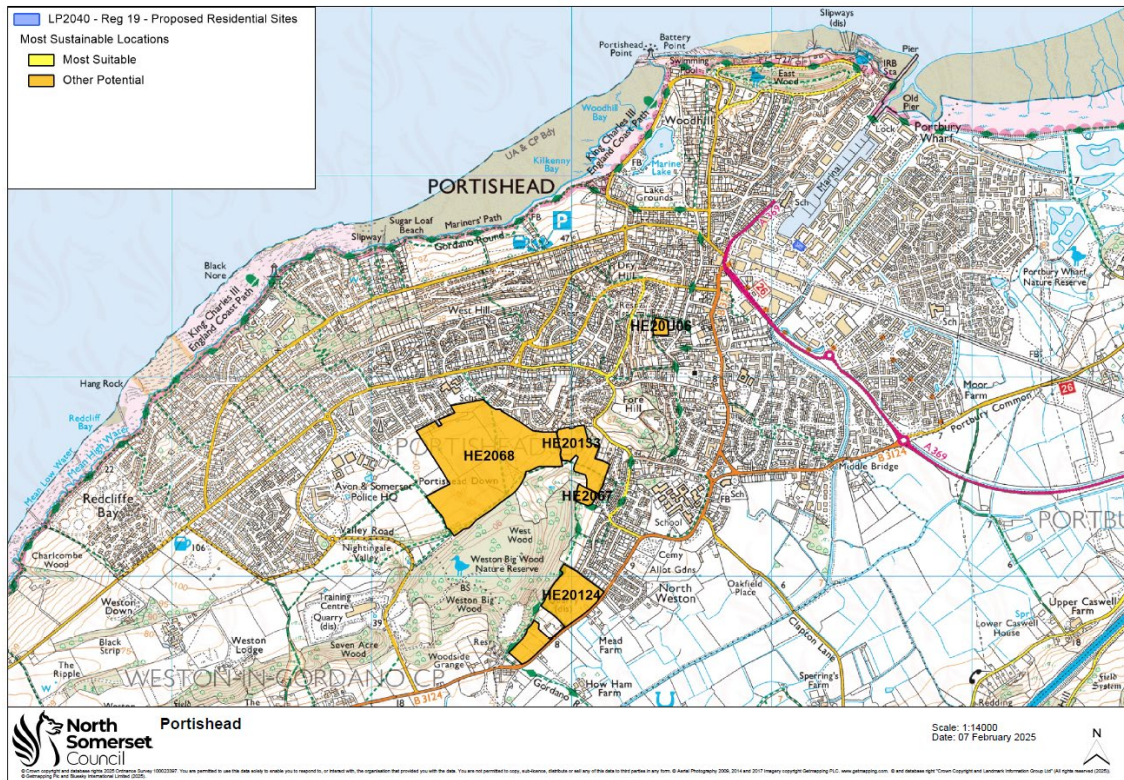




| SHLAA Reference          | Site name                  | Site size (ha) | Indicative Capacity | Additional info   |
|--------------------------|----------------------------|----------------|---------------------|---|
| <a href="#">HE202004</a> | Land off Castle Road       | 10             | 70                  | Site is located in the Green Belt, and has extensive tree coverage across site. Existing recreation use of site.          |
| <a href="#">HE20328</a>  | North of Nortons Wood Lane | 3.5            | 20                  | Site located on the north east boundary of Clevedon. Site is located in the Green Belt and adjacent to Nortons Wood Lane. |



## Portishead



### Potential locations

5.3 The table below identifies the other potential SHLAA sites within the Portishead broad location area. Comments are invited on whether any of these are suitable for allocation.

| SHLAA Reference         | Site name                          | Site size (ha) | Indicative Capacity | Additional info  |
|-------------------------|------------------------------------|----------------|---------------------|--|
| <a href="#">HE20U06</a> | Downside                           | 0.6            | 24                  | This site is located within the settlement boundary of Portishead close to the town centre. North Somerset Council owned site. Potential for residential development close to the town centre. |
| <a href="#">HE20124</a> | Black Rock, North of Clevedon Road | 7.3            | 100                 | This site is located in the Green Belt, and the field closest to the settlement being considered for development potential.  |



| SHLAA Reference         | Site name                | Site size (ha) | Indicative Capacity | Additional info  |
|-------------------------|--------------------------|----------------|---------------------|--|
| <a href="#">HE2067</a>  | West of Weston Wood Road | 0.7            | 27                  | This site is located in the Green Belt. Adjacent to ecologically sensitive site which may limit potential capacity.  |
| <a href="#">HE20133</a> | South of Cedar Way       | 4.5            | 135                 | This site is located in the Green Belt   |
| <a href="#">HE2068</a>  | Land at Tower Farm       | 28             | 400                 | This large site is located to the south of Portishead adjacent to the Recreation Ground. This site is located in the Green Belt to the north of Weston Big Wood. |





## Sustainable villages

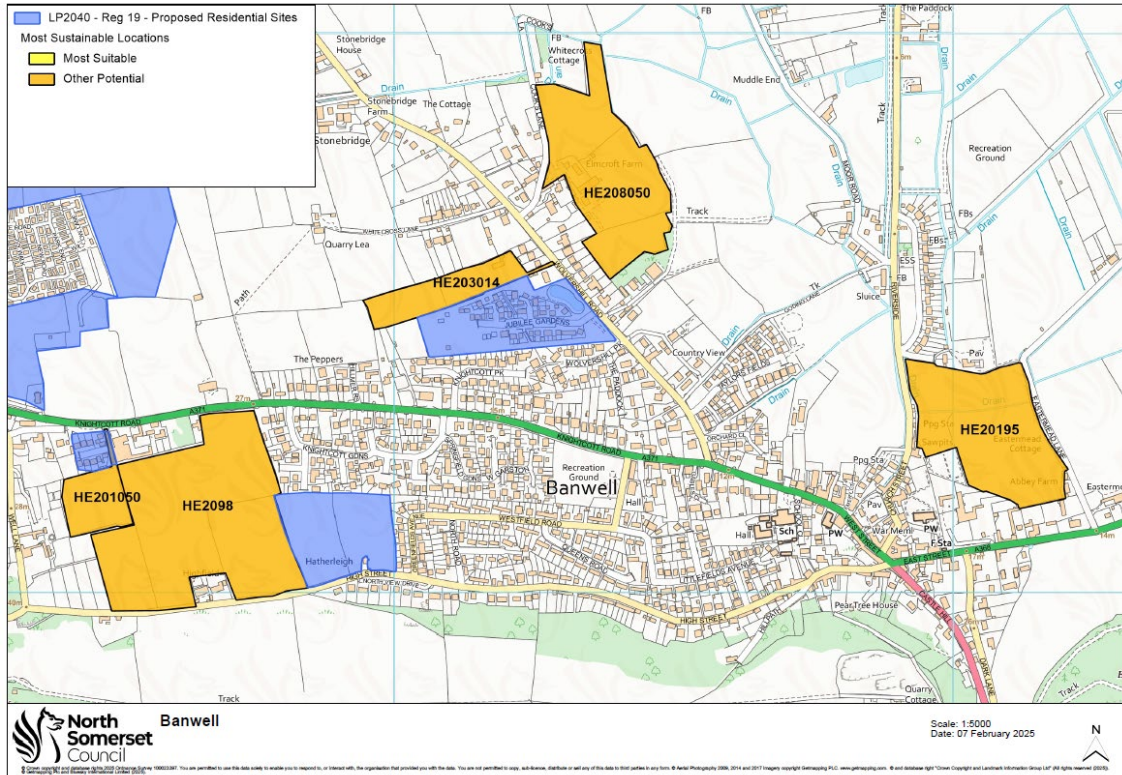
### Overview

- 5.4 The local plan process has identified those villages which, having regard to the number and range of services, facilities and jobs or with good access to public transport, are identified as reasonably sustainable locations for an appropriate scale of additional growth, or are very well related to higher order settlements.
- 5.5 While overall the plan should be allocating most growth to the towns, there is some scope for growth at the larger most sustainable villages, to provide a range of deliverable sites, particularly where new development might help address local issues.



# Banwell

## Potential locations



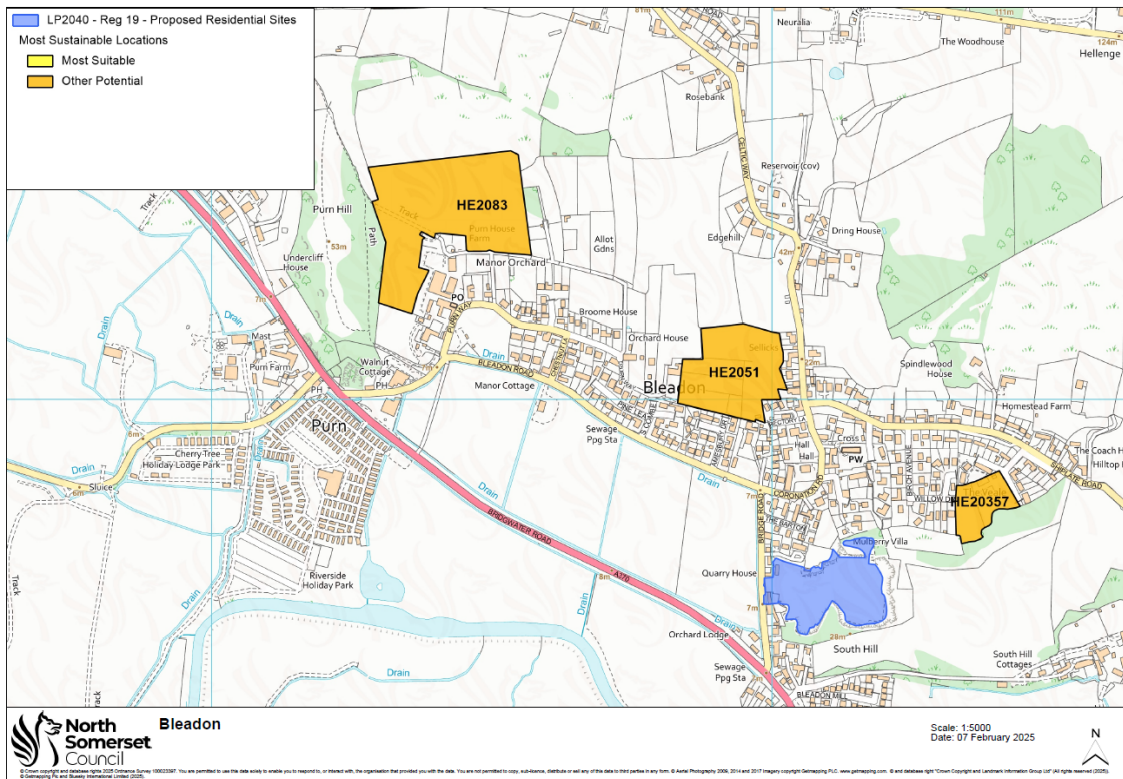
| SHLAA Reference          | Site name                | Site size (ha) | Indicative Capacity | Additional info   |
|--------------------------|--------------------------|----------------|---------------------|---|
| <a href="#">HE20195</a>  | East of Riverside        | 4.8            | 30                  | Heritage constraints close to the site and flood risk on the northern part.   |
| <a href="#">HE208050</a> | Elmcroft Farm            | 5              | 100                 | Site to north of Banwell village, and adjacent to a cluster of development.   |
| <a href="#">HE203014</a> | Land north of Banwell    | 1.6            | 58                  | Conflict with proposed Strategic Gap designation. Development of this site would reduce the gap between Banwell village and the proposed Banwell Bypass and the Wolvershill Strategic Location. |
| <a href="#">HE2098</a>   | South of Knightcott Road | 8.76           | 95                  | Previous appeal on site dismissed – impact upon National Landscape. Potential impact upon the open character and approach to the village to the west of Banwell.                                |



|                               |                             |            |           |  |
|-------------------------------|-----------------------------|------------|-----------|--|
| <p><b><u>HE201050</u></b></p> | <p>Western trade Centre</p> | <p>1.2</p> | <p>30</p> | <p>Site located to the west of Banwell and accessed from Knightcott Road. Suitability of site likely to be dependant upon the allocation of the intervening site to the east. Potential impact upon the open character and approach to the village to the west of Banwell.</p> |
|-------------------------------|-----------------------------|------------|-----------|--|



## Bleadon



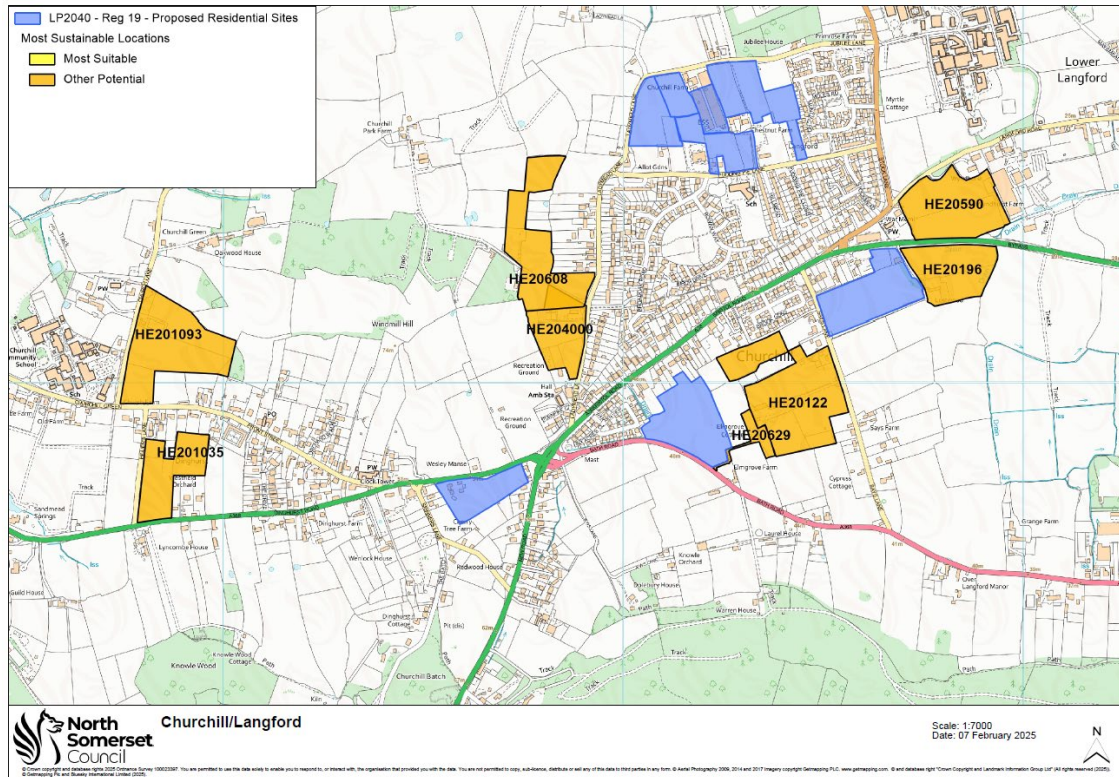
### Potential locations

| SHLAA Reference         | Site name                         | Site size (ha) | Indicative Capacity | Additional info  |
|-------------------------|-----------------------------------|----------------|---------------------|--|
| <a href="#">HE2083</a>  | Purn House Farm Industrial Estate | 4.8            | 60                  | Site located to the west of Bleadon and includes an existing developed site. |
| <a href="#">HE2051</a>  | Land north of Amesbury Drive      | 2.5            | 45                  | Site to the north of Bleadon with access from Amesbury Drive.                |
| <a href="#">HE20357</a> | West of Willow Drive              | 0.9            | 32                  | Existing wildlife site. Site to the eastern edge of Bleadon.                 |





## Churchill/Langford



### Potential locations

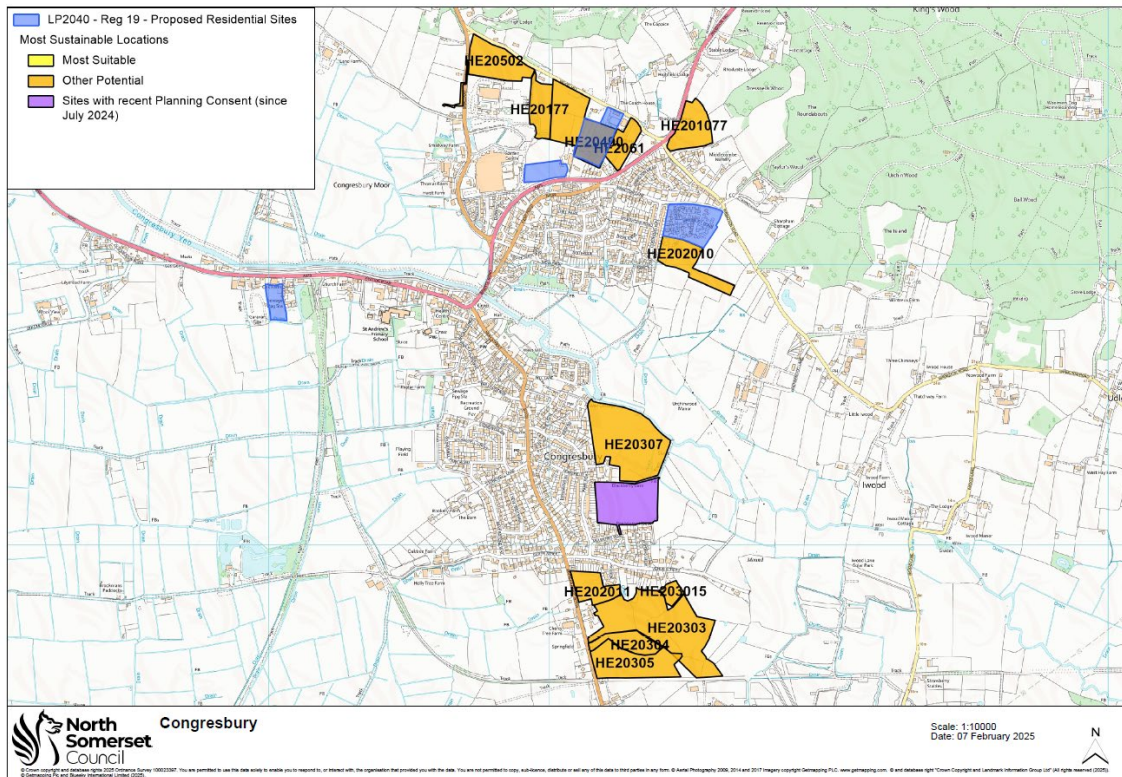
| SHLAA Reference          | Site name                     | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|-------------------------------|----------------|---------------------|--|
| <a href="#">HE201093</a> | Off Churchill Green           | 4.4            | 60                  | Heritage impact associated with previous appeal decision on site.                        |
| <a href="#">HE204000</a> | Land west of Ladymead Lane    | 2.19           | 60                  | Site adjoins HE20608 and is adjacent to the eastern edge of Landford and Ladymead Lane.  |
| <a href="#">HE20608</a>  | West of Ladymead Lane         | 3.8            | 100                 | Site adjoins HE204000 and is adjacent to the eastern edge of Landford and Ladymead Lane. |
| <a href="#">HE20629</a>  | Bath Road                     | 0.5            | 18                  | One of a cluster of sites located to the south of Churchill/ A38.                        |
| <a href="#">HE20122</a>  | Land south of A38             | 5.6            | 165                 | One of a cluster of sites located to the south of Churchill/ A38.                        |
| <a href="#">HE20196</a>  | Land to southeast of Langford | 2.6            | 78                  | One of a cluster of sites located to the south of Churchill/ A38.                        |



| SHLAA Reference          | Site name                      | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|--------------------------------|----------------|---------------------|--|
| <a href="#">HE20590</a>  | Land to west of Wyndhurst Road | 3.5            | 89                  | Site to the east of Langford, adjacent to the A38.   |
| <a href="#">HE201035</a> | Hilliers Lane                  | 2.3            | 27                  | Site adjacent to Hilliers Lane and the A368. Planning committee resolution to grant consent. |



## Congresbury



### Potential locations

| SHLAA Reference          | Site name                          | Site size (ha) | Indicative Capacity | Additional info   |
|--------------------------|------------------------------------|----------------|---------------------|---|
| <a href="#">HE20502</a>  | Land adjacent to B3133             | 2.3            | 60                  | Conflict with proposed Strategic Gap between Congresbury and Yatton.                    |
| <a href="#">HE20177</a>  | North of Greenholm Nurseries       | 1.5            | 54                  | Existing use on site.   |
| <a href="#">HE20490</a>  | Land at Woodhill                   | 2.3            | 100                 | Eastern part of the site is proposed as an allocation in the Reg 19 plan.               |
| <a href="#">HE2061</a>   | Allotments near Woodhill Nurseries | 1.2            | 43                  | Existing use on site.   |
| <a href="#">HE201077</a> | Land north of Congresbury          | 1.9            | 68                  | This site is located in the Green Belt adjacent to the A370.                            |
| <a href="#">HE202010</a> | Land at Cobthorn Farm              | 2              | 45                  | Potential to consider extending existing proposed allocation to the north of this site. |

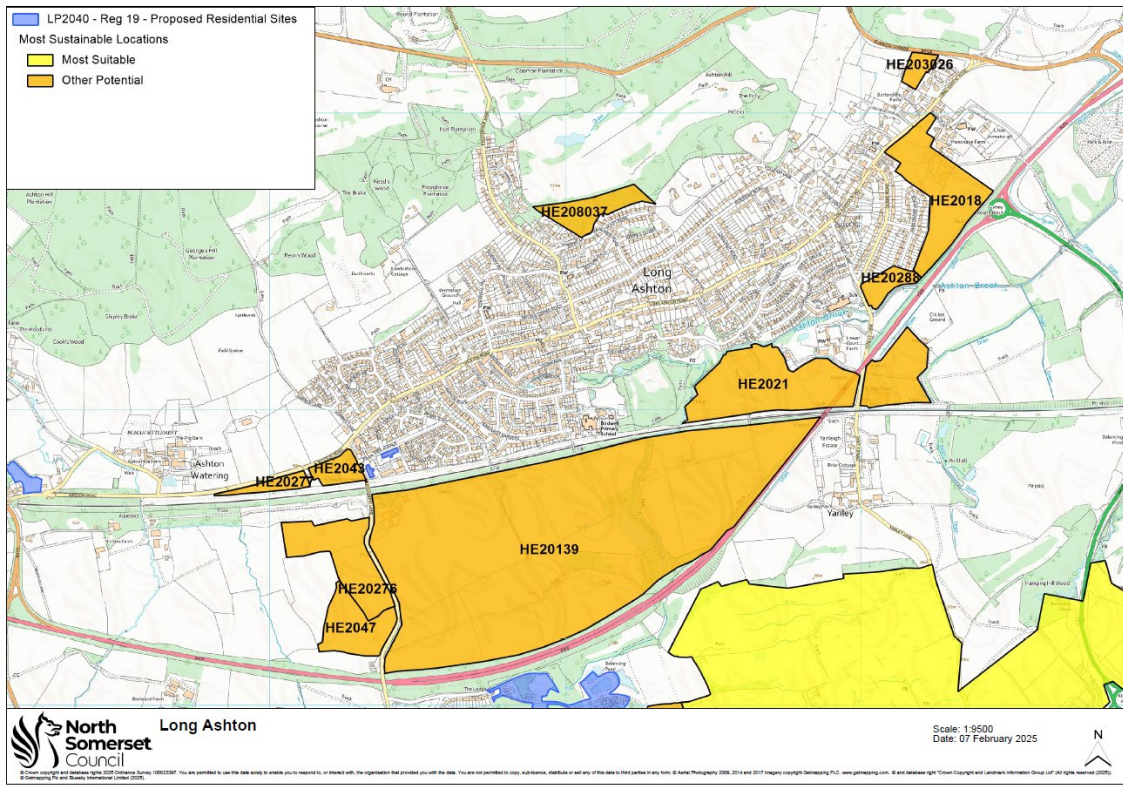


| SHLAA Reference          | Site name                     | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|-------------------------------|----------------|---------------------|--|
| <a href="#">HE20307</a>  | Park Farm                     | 5.7            | 90                  | Reservoir flood risk affecting part of site.   |
| <a href="#">HE203015</a> | Land southeast of Congresbury | 0.44           | 15                  | Landscape concern reflecting previous appeal decision on land at Brinsea Road to the south of Congresbury. |
| <a href="#">HE20303</a>  | East of Brinsea Road - A      | 6.9            | 255                 | Landscape concern reflecting previous appeal decision on land at Brinsea Road to the south of Congresbury. |
| <a href="#">HE20304</a>  | East of Brinsea Road -B       | 1.2            | 43                  | Landscape concern reflecting previous appeal decision on land at Brinsea Road to the south of Congresbury. |
| <a href="#">HE20305</a>  | East of Brinsea Road - C      | 3              | 90                  | Landscape concern reflecting previous appeal decision on land at Brinsea Road to the south of Congresbury. |
| <a href="#">HE202011</a> | Land east of Brinsea Road     | 1.4            | 24                  | Landscape concern reflecting previous appeal decision on land at Brinsea Road to the south of Congresbury. |





## Long Ashton



### Potential locations

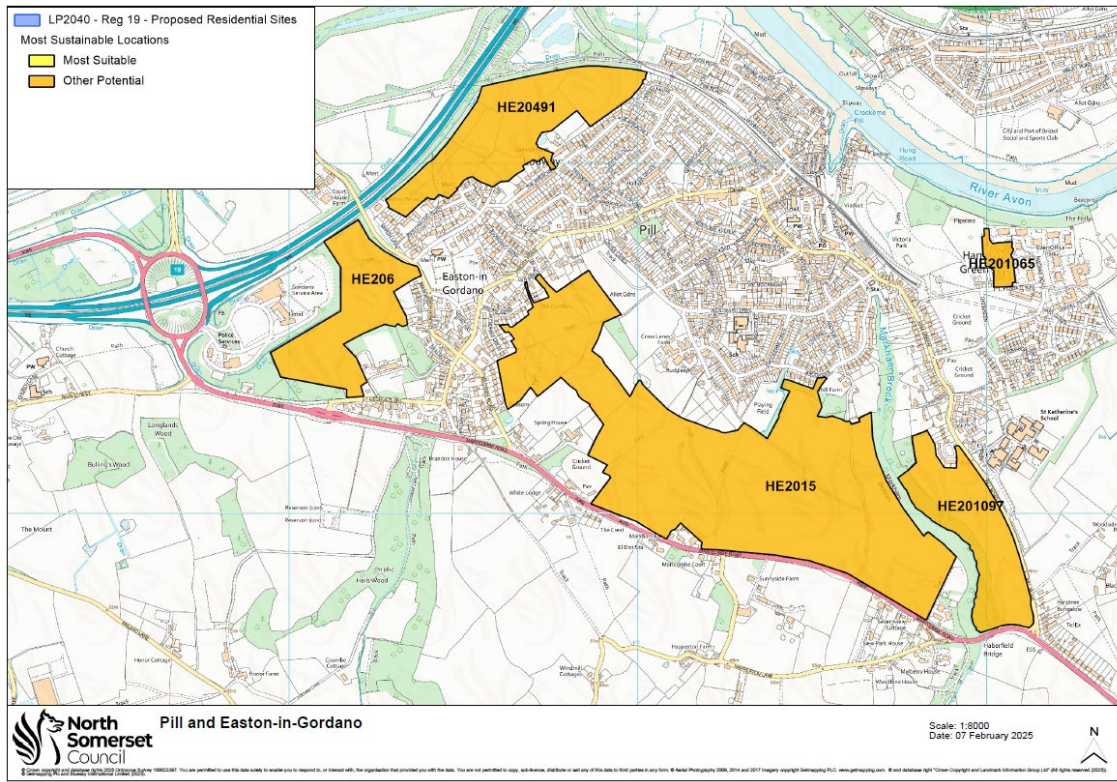
| SHLAA Reference         | Site name                    | Site size (ha) | Indicative Capacity | Additional info  |
|-------------------------|------------------------------|----------------|---------------------|--|
| <a href="#">HE2043</a>  | Weston Road                  | 1.4            | 40                  | Site to the west of Long Ashton. Recent application on part of site for residential refused and appeal ongoing so suitability not confirmed. |
| <a href="#">HE2018</a>  | Land south of Parsonage Road | 7.3            | 219                 | This site is located in the Green Belt. Landscape concerns due to the green setting of the village adjacent to the A370.                     |
| <a href="#">HE20288</a> | Land south of Parsonage Road | 1.4            | 50                  | This site is located in the Green Belt. Landscape concerns due to the green setting of the village adjacent to the A370.                     |



| SHLAA Reference          | Site name                                  | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|--|----------------|---------------------|--|
| <a href="#">HE2021</a>   | Land around Yanley Lane, South Long Ashton | 14             | 280                 | This site is in two parcels either side of Yanley Lane abutting the northern side of the railway line.<br><br>This site is located in the Green Belt. Landscape concerns due to the green setting of the village adjacent to the A370. |
| <a href="#">HE20139</a>  | Land south of Long Ashton                  | 72             | 2000                | This site is located in the Green Belt to the south of Long Ashton, between the railway and A370 Long Ashton Bypass. Higher part of site likely to restrict capacity potential on site so 2000 likely to be an upper limit.            |
| <a href="#">HE2047</a>   | Wildcountry Lane                           | 3.8            | 114                 | This site is located in the Green Belt. Detached from main settlement.   |
| <a href="#">HE20276</a>  | Land west of Wildcountry Lane              | 5.8            | 174                 | This site is located in the Green Belt. Detached from main settlement.   |
| <a href="#">HE20277</a>  | Land south of Weston Road                  | 1              | 20                  | This site is located in the Green Belt. Detached from main settlement.   |
| <a href="#">HE208037</a> | Land north of Short Lane, Long Ashton      | 2.7            | 97                  | This site is located in the Green Belt. Extensive tree coverage across site.   |
| <a href="#">HE203026</a> | Land off Clerken Coombe                    | 0.86           | 15                  | This site is located in the Green Belt to the east of Long Ashton.   |



## Pill/Easton-in-Gordano



### Potential locations

| SHLAA Reference  | Site name                     | Site size (ha) | Indicative Capacity | Additional info  |
|--|-------------------------------|----------------|---------------------|--|
| <a href="#"><u>HE20491</u></a><br><a href="#"><u>(includes HE202009)</u></a> | Land at Lodway Farm           | 12             | 160                 | This site is located within the Green Belt adjacent to the M5 motorway. Noise assessment required to inform suitability. Larger site HE20491 includes the smaller HE202009 that is located closer to the M5. |
| <a href="#"><u>HE206</u></a>   | Land east of Gordano Services | 8.6            | 200                 | This site is located within the Green Belt   |
| <a href="#"><u>HE2015</u></a>  | Pill Green                    | 45             | 600                 | This site is located within the Green Belt, and occupies a larger site between Martcombe Road (A369) and the settlement of Pill.   |
| <a href="#"><u>HE201097</u></a>  | Land at Pill Road             | 9              | 100                 | This site is located within the Green Belt, and occupies a larger site between Martcombe Road (A369) and the settlement of Pill.   |

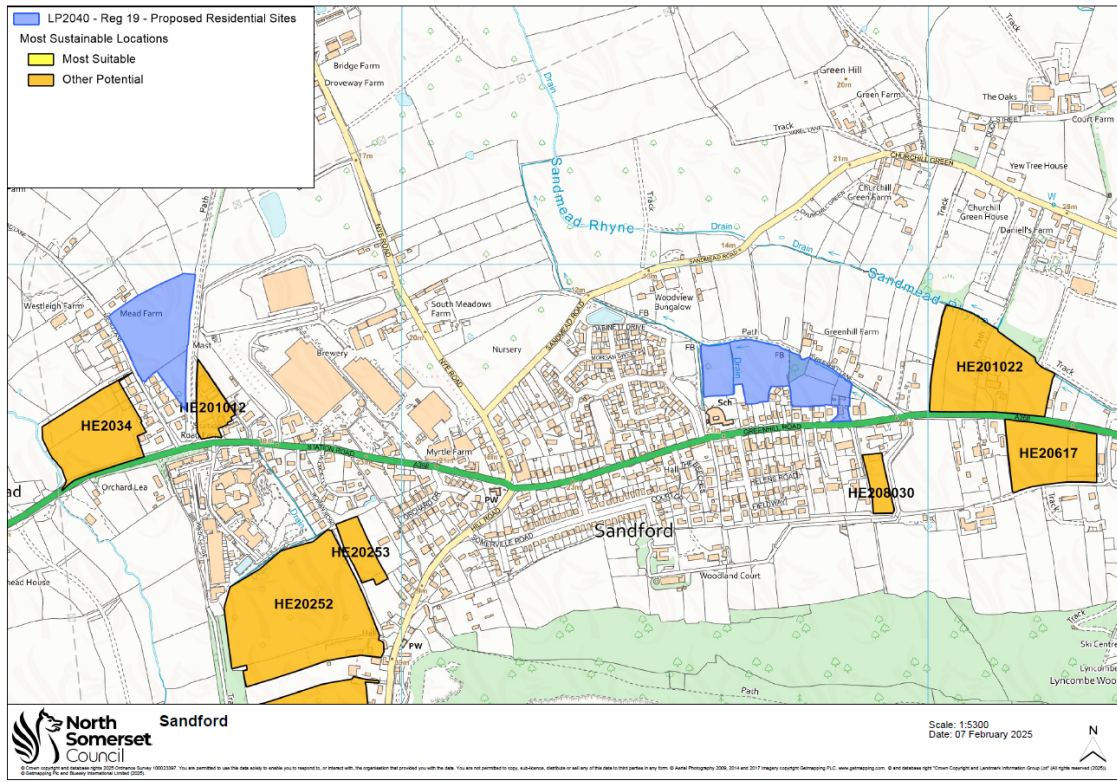


| SHLAA Reference          | Site name         | Site size (ha) | Indicative Capacity | Additional info   |
|--------------------------|-------------------|----------------|---------------------|---|
| <a href="#">HE201065</a> | Land at Ham Green | 1              | 40                  | This site is located in the Green Belt with existing buildings on the site. |





## Sandford



### Potential locations

| SHLAA Reference          | Site name                          | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|------------------------------------|----------------|---------------------|--|
| <a href="#">HE20252</a>  | Land south of Roman Road, Sandford | 5.68           | 160                 | Existing orchard on site.  |
| <a href="#">HE20253</a>  | South of Roman Road                | 0.6            | 20                  | Potential highway constraints.   |
| <a href="#">HE2034</a>   | Land at Mead Lane                  | 2.3            | 30                  | Site located to the west of Sandford   |
| <a href="#">HE201012</a> | Land west of Sandford              | 0.63           | 18                  | Site located to the west of Sandford close to the Strawberry Line.             |
| <a href="#">HE208030</a> | Land east of Sandford              | 0.4            | 12                  | Site located within the proposed Strategic Gap between Sandford and Churchill. |

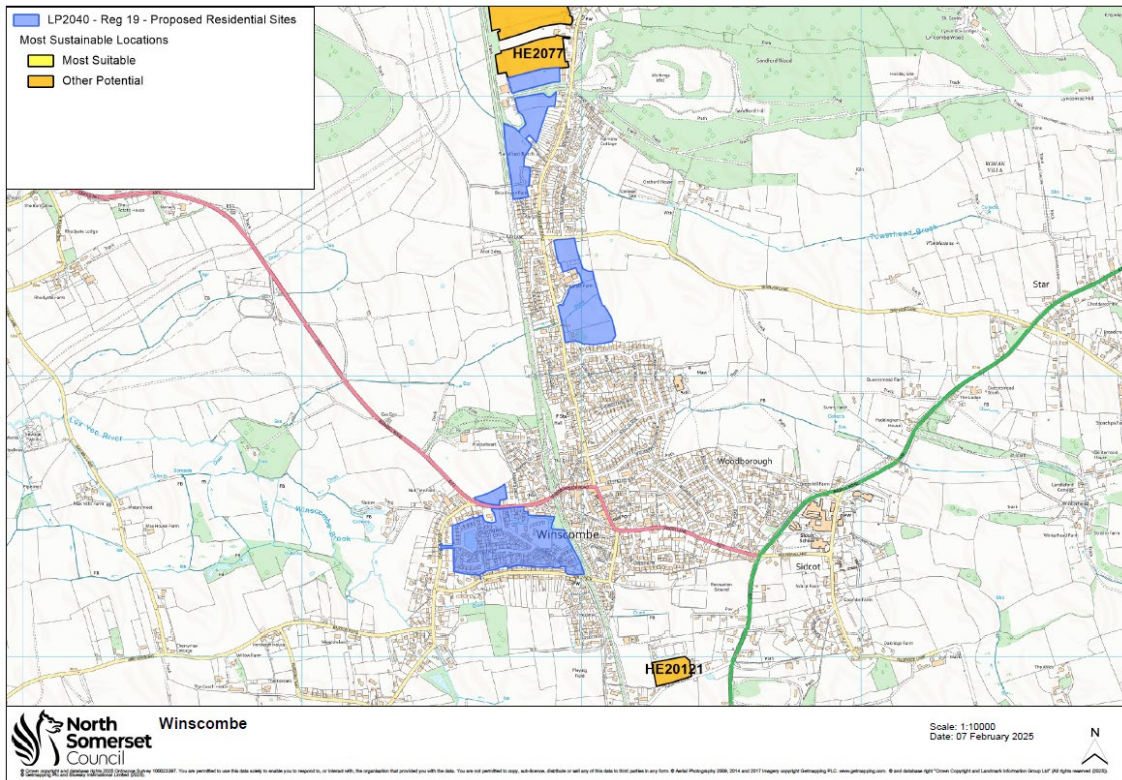




| SHLAA Reference          | Site name                    | Site size (ha) | Indicative Capacity | Additional info   |
|--------------------------|------------------------------|----------------|---------------------|---|
| <a href="#">HE201022</a> | Land north of Greenhill Road | 3.4            | 37                  | Detached location away from main area of settlement for this site. Site located within the proposed Strategic Gap between Sandford and Churchill. |
| <a href="#">HE20617</a>  | South of Greenhill Road      | 1.9            | 35                  | Detached location away from main area of settlement for this site. Site located within the proposed Strategic Gap between Sandford and Churchill. |



## Winscombe

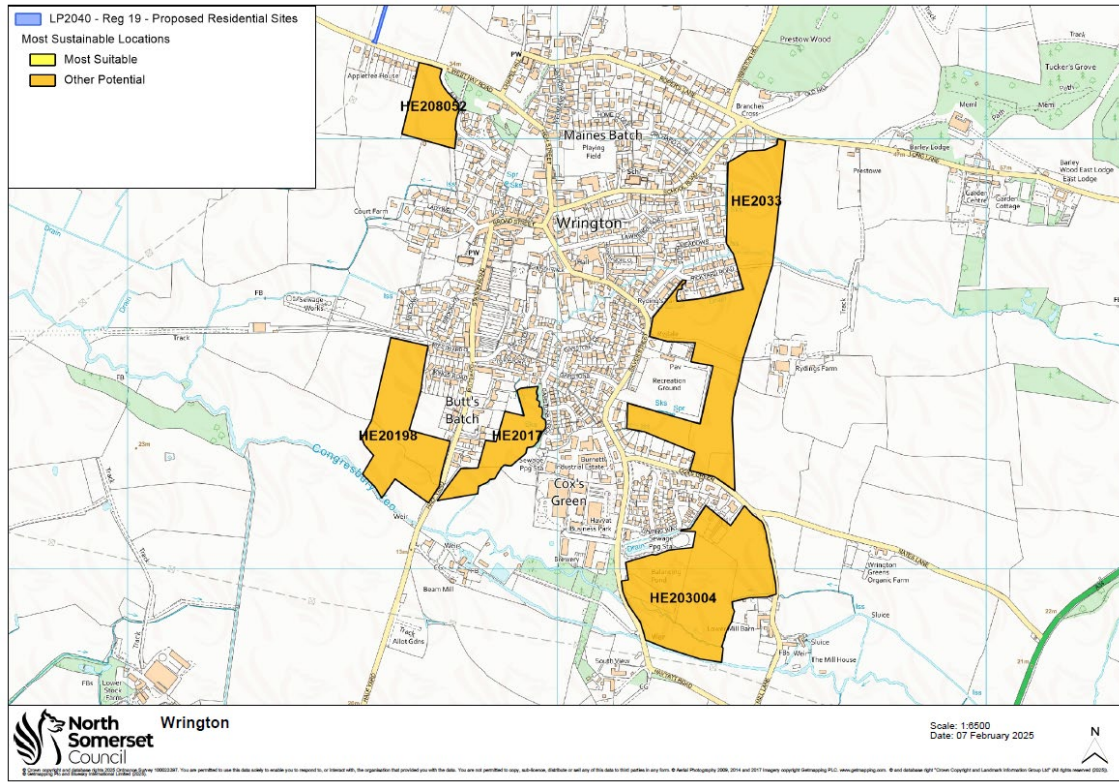


### Potential locations

| SHLAA Reference         | Site name    | Site size (ha) | Indicative Capacity | Additional info  |
|-------------------------|--------------|----------------|---------------------|--|
| <a href="#">HE2077</a>  | Hill Road    | 2.5            | 80                  | Site located to the north of Winscombe with an existing use currently on the site.   |
| <a href="#">HE20121</a> | Fullers Lane | 1.1            | 40                  | Site located to the south of Winscombe. Site close to recreation land and not immediately adjacent to the main extent of Winscombe settlement. |



## Wrington



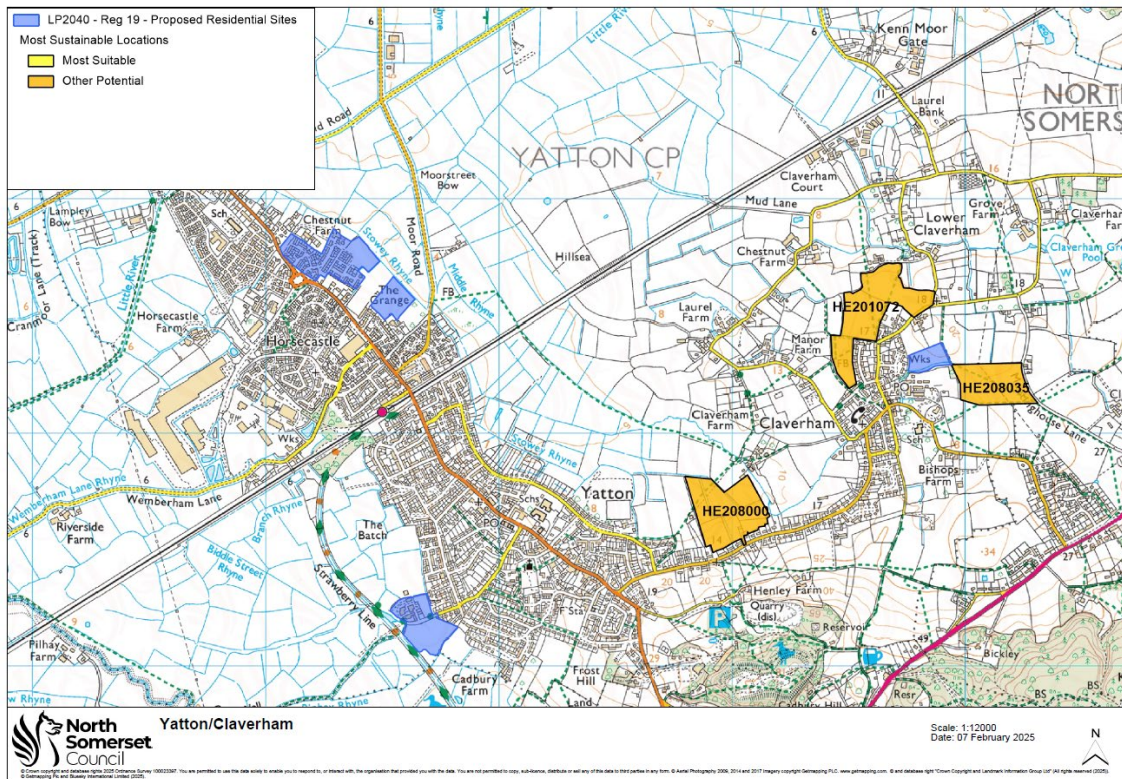
### Potential locations

| SHLAA Reference          | Site name                      | Site size (ha) | Indicative Capacity | Additional info   |
|--------------------------|--------------------------------|----------------|---------------------|---|
| <a href="#">HE2033</a>   | Land east of Wrington          | 9.8            | 180                 | Land is within the Green Belt.  |
| <a href="#">HE203004</a> | Land at Cox's Green            | 7.7            | 70                  | Reservoir flood risk.   |
| <a href="#">HE2017</a>   | Land west of Garston's Orchard | 2.1            | 63                  | Site located to the south of Wrington with frontage on Half Yard and Garstons Orchard. Reservoir flood risk.    |
| <a href="#">HE20198</a>  | West of Butts Batch            | 4.4            | 48                  | Heritage impact confirmed through previous appeal relating to site.   |
| <a href="#">HE208052</a> | The Alburys                    | 1.7            | 50                  | Site on the west side of Wrington adjacent to West Hay Road and the Alburys. Located outside of the Green Belt. |





## Yatton/Claverham



### Potential locations

| SHLAA Reference          | Site name                                  | Site size (ha) | Indicative Capacity | Additional info  |
|--------------------------|--|----------------|---------------------|--|
| <a href="#">HE208000</a> | Stowey Road Yatton                         | 7.3            | 100                 | Large site between Yatton and Claverham. Northern part of site indicated to be at greater risk of flooding in future, however southern part closest to the settlement has potential for consideration. |
| <a href="#">HE201072</a> | North of Brockley Way, Claverham           | 8.6            | 120                 | Site located to the north of Claverham.  |
| <a href="#">HE208035</a> | Meeting House Lane North, Claverham/Cleeve | 5.1            | 120                 | Large site between Meeting House Lane and the recently completed development of 77 homes related to consent 18/P3659/FUL.  |



## 6. Elsewhere

### Overview

- 6.1 Development will be limited at locations outside the towns and sustainable villages unless the site selection process has failed to identify sufficient capacity at higher order settlements or there are specific local circumstances why it is appropriate to identify growth at smaller, less sustainable villages.

### Less sustainable

- 6.2 These sites are identified as being 'less sustainable' in terms of their compatibility with the local plan spatial strategy. It is anticipated that there will be sufficient sites in sequentially preferable locations to provide additional housing to address the shortfall. Where sites are promoted in this category they will need to be accompanied by convincing reasons for inclusion.
- 6.3 The less sustainable sites can be viewed on the ['Less sustainable locations' map](#). This map also identifies the sites which have been discounted on the grounds that they are affected by hard constraints such as flood risk or Mendip Hills National Landscape.





## 7. Summary

7.1 This exercise is to identify the additional capacity to be added to the current Reg 19 version (July 2024). The following table identifies, by location, the overall capacity identified to date and those sites at the strategic growth locations which are identified as 'most suitable'. It also identifies the 'other potential' at relatively sustainable locations.

| Sequential category                             | Location               | Reg 19 capacity (July 2024) | Additional sites identified as 'most suitable' | Additional sites identified as 'other potential'. |
|---|------------------------|-----------------------------|--|---|
| Strategic growth location: Weston               | Weston-super-Mare      | 6,228                       | 674  | 907   |
|   | Wolvershill            | 2,800                       | 500  | 0   |
| Strategic growth location: Nailsea and Backwell | Nailsea                | 802                         | 1193   | 1208  |
|   | Backwell               | 669                         | 1114   | 643   |
| Strategic growth location: SW Bristol           | SW Bristol             | 215                         | 4,000  | 230   |
| Towns   | Clevedon               | 272                         | -  | 90  |
|   | Portishead             | 505                         | -  | 686   |
| Large villages                                  | Banwell                | 81                          | -  | 313   |
|   | Bleadon                | 42                          | -  | 137   |
|   | Churchill/Langford     | 284                         | -  | 597   |
|   | Congresbury            | 118                         | -  | 887   |
|   | Long Ashton            | 24                          | -  | 3009  |
|   | Pill/Easton-in-Gordano | 0                           | -  | 1100  |
|   | Sandford               | 84                          | -  | 312   |
|   | Winscombe              | 236                         | -  | 120   |
|   | Wrington               | 0                           | -  | 411   |
|   | Yatton/Claverham       | 204                         | -  | 340   |
| Elsewhere                                       | Rural areas            | 107                         | -  | 0   |
| Windfall  | District wide          | 2,604                       | -  | -   |
| Total   |                        | 15,275                      | 7,481  | 10,990  |
|   |                        |                             | 22,756   |   |



As the new housing target is 23,895 dwellings, the current shortfall is a minimum of 8,620 dwellings. If the 7,481 dwellings at the strategic growth locations identified as 'most suitable' are added, the shortfall is reduced to 1,139 dwellings. Across the 'other potential' site locations the overall capacity totals 10,990 dwellings indicating sufficient opportunity to provide options to meet the residual shortfall.



## 8. Consultation and next steps

- 8.1 Public consultation will take place between 7 February and 21 March 2025. Comments are invited on the potential opportunities identified through SHLAA. These are identified on the following maps:

[MAP 1: More sustainable locations](#). This identifies the existing commitments in terms of the proposed allocations set out in the July 2024 Reg 19 version of the local plan (coloured light blue) plus the large sites (10+ dwellings) which have been granted permission since July 2024 (coloured purple). It also identifies the pool of SHLAA sites from which the bulk of the additional capacity is likely to be identified. These comprise sites at the three strategic growth locations identified as 'most suitable' (coloured yellow), and sites at the other towns and largest villages or villages well related to higher order settlements categorised as 'other potential' (coloured orange).

[MAP 2: Less sustainable locations](#). This is a map of the other SHLAA sites which relate less well in terms of the spatial strategy as they are either located at smaller villages or in rural areas. These are defined as 'less sustainable' and are coloured brown. It also shows sites which have been discounted because that are affected by hard constraints such as being located in areas at risk of flooding or in the Mendip Hills National Landscape (coloured dark brown).

[MAP 3: Composite map](#). This is a composite map showing all the SHLAA sites.

- 8.2 Following the public consultation, potential additional sites will be assessed and new allocations added to the Reg 19 plan which, following approval by Executive Committee, would be subject to further consultation on the soundness of the plan and submission for examination.
- 8.2 The additional growth will have implications for supporting infrastructure, need for additional facilities such as schools and medical services and jobs. These will be assessed once the broad pattern of growth has been established following the consultation. The Reg 19 plan identified a surplus of employment land over identified needs of around 10ha in order to provide flexibility when responding to the market. This will be reviewed with any additional allocations anticipated to be focused at the strategic growth locations.

