



Local Plan Reg 19: Additional Sites Consultation

A Short Guide

- The government has significantly increased the amount of housing required in North Somerset.
- The government's new mandatory requirement is 23,895 over the 15 year plan period (2025 – 2040). This is an additional 8,620 dwellings above the proposed housing supply target in our Regulation 19 plan of 15,275 dwellings.
- Many more new sites will be required, including land in the Green Belt.
- The Council is consulting on the potential sites to be added to the emerging local plan.
- The use of brownfield sites and density assumptions will be reassessed, but the scale of the housing challenge means greenfield sites will be required.
- Sites at risk of flooding either now or in the future are excluded.
- It is proposed that most new development will take place at the three strategic growth locations of Weston-super-Mare, south west Bristol and Nailsea and Backwell.
- Sites within these areas which have the potential to be allocated are identified as the 'most suitable'.
- Elsewhere, preference is given to sites at the other towns and then larger villages.
- This will ensure that the new development is delivered at the most sustainable locations.
- Comments are invited on the proposed approach including:
 - Any robust reason why the sites identified as 'most suitable' at the strategic locations should not be allocated.
 - What potential additional sites and locations should be considered at the towns and larger villages to address the shortfall.
 - Whether there are any convincing reasons why other sites in less sustainable locations should be considered.

While the emphasis is on housing sites, the local plan will also consider jobs, other uses and supporting infrastructure.

The consultation will take place between **7 February and 21 March 2025**.

Information can be found on the website: www.n-somerset.gov.uk/LP2040additionalites

