



## **North Somerset Local Plan 2041**

# **Employment Land Supply Background Paper**

**Pre-submission  
(Regulation 19) plan**

**October 2025**



# Contents

1. Introduction.....	3
2. Planning policy context.....	4
3. Employment change over the plan period .....	8
4. Delivering the North Somerset employment land requirement .....	11
5. Conclusions .....	14
<b>Appendix 1: Proposed employment land schedule .....</b>	<b>15</b>
<b>Appendix 2: Sites considered for employment use .....</b>	<b>17</b>
<b>Appendix 3: NPPF guidelines and translation into Local Plan 2041.....</b>	<b>24</b>



# 1. Introduction

- 1.1 This paper summarises key evidence for the preparation of employment land policy and within the North Somerset Local Plan 2041 (hereafter the Regulation 19 Local Plan). It summarises the requirements for employment land based upon the latest economic modelling, referring back to previously published material at earlier stages of plan preparation. Then, in the context of the preferred spatial strategy for growth, the paper summarises the resulting supply of land that is proposed for allocation.
- 1.2 It also relates to a wider range of issues including deliverability of employment land and how the local plan can most effectively provide a sufficiently flexible framework to support business growth within an overall sustainable plan. There is a key link to the wider distribution of development in the plan, and the focusing of infrastructure investment to support business growth.
- 1.3 The Regulation 19 Local Plan provides the land use expression of the Economic Plan.



## 2. Planning policy context

### National context

- 1.1 Economic development is an integral part of sustainable development as set out in the NPPF, paragraph 8. Paragraph 86 of the NPPF copied below provides a number of requirements local plans need to consider. Appendix 3 summarises the relevant content or actions within the Regulation 19 Local Plan against each of these.

“Planning policies should:

- a) set out a **clear economic vision and strategy** which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy<sup>43</sup> and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;
- b) set **criteria, and identify strategic sites**, for local and inward investment to match the strategy and to **meet anticipated needs over the plan period**;
- c) pay particular regard to **facilitating development to meet the needs of a modern economy**, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;
- d) seek to **address potential barriers to investment**, such as inadequate infrastructure, services or housing, or a poor environment; and
- e) be **flexible enough to accommodate needs not anticipated in the plan**, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.

### Strategic context

- 1.2 North Somerset Council is part of the West of England sub-region, along with South Gloucestershire Council, Bath and Northeast Somerset Council, and Bristol City Council, for which a Functional Economic Market Area (FEMA) is defined. NSC jointly commissioned the [Employment Land and Spatial Needs Assessment](#) (ELSNA, 2020) with WECA and the other West of England authorities to contribute to the evidence base for employment planning across the West of England. The key outcomes of this study for North Somerset were outlined in a [Draft Employment Topic Paper](#) produced at the Regulation 18 Stage so far as they relate to requirements for employment land.



## North Somerset Local Plan 2041

- 2.3 Upon adoption, the North Somerset Local Plan 2041 will supersede employment related policy content from the North Somerset Core Strategy (2017), the Sites and Policies Plan Part 1: Development Management Policies (2016), and the Sites and Policies Plan Part 2: Site Allocations Plan (2018). The Regulation 19 Local Plan contains a Strategic Policy for employment (Policy **SP9**), detailed development management policies (including **DP21**, **DP60**, and **DP61**), and site-specific allocations for new business uses (Policy **LP5** and **Schedule 2**), the latter proposed in line with the plan's overarching spatial strategy for growth (Policy **SP3**).

### Challenges consultation

- 2.4 The Challenges for the future consultation took place from 22 July to 2 September 2020. This document identified supporting the economy as a key challenge for the new local plan. As part of this, the document set out the need for the local plan to identify the scale of jobs growth to 2038, the need to tackle inequalities through economic growth, whilst noting the uncertainty created by macroeconomic issues relating to BREXIT and the COVID-19 pandemic.
- 2.5 Drawing upon the [Employment Land and Sites Review](#) (ELR 2018)<sup>1</sup>, the consultation referred to potential jobs' growth of around 13,500 jobs across the plan period and a potential land requirement of 28.5ha, whilst referring to the need for additional work to assess replacement land needs – where employment land and space needs to be re-provided because of losses/upgrading within the existing stock. The consultation also referenced recent policy drivers at Weston-super-Mare including the employment-led strategy, the J21 Enterprise Area, and the need for the new local plan to reflect the changing nature of the economy, sector make-up, current and emerging working patterns, and the resulting implications for land allocation.

### Choices consultation

- 2.6 Following the Challenges consultation, North Somerset Council consulted upon the Choices for the future from 2 November to 14 December 2020. The Choices document identified the following within a set of Strategic Priorities for the local plan:

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<sup>1</sup> Atkins (2018) North Somerset Employment Land Review



- To increase the number and range of job opportunities across the district, particularly at the towns to give people the opportunity to work close to where they live.

2.7 The main aim of this consultation was to explore alternative approaches to the broad distribution of growth across North Somerset, illustrated with the four approaches reproduced below.

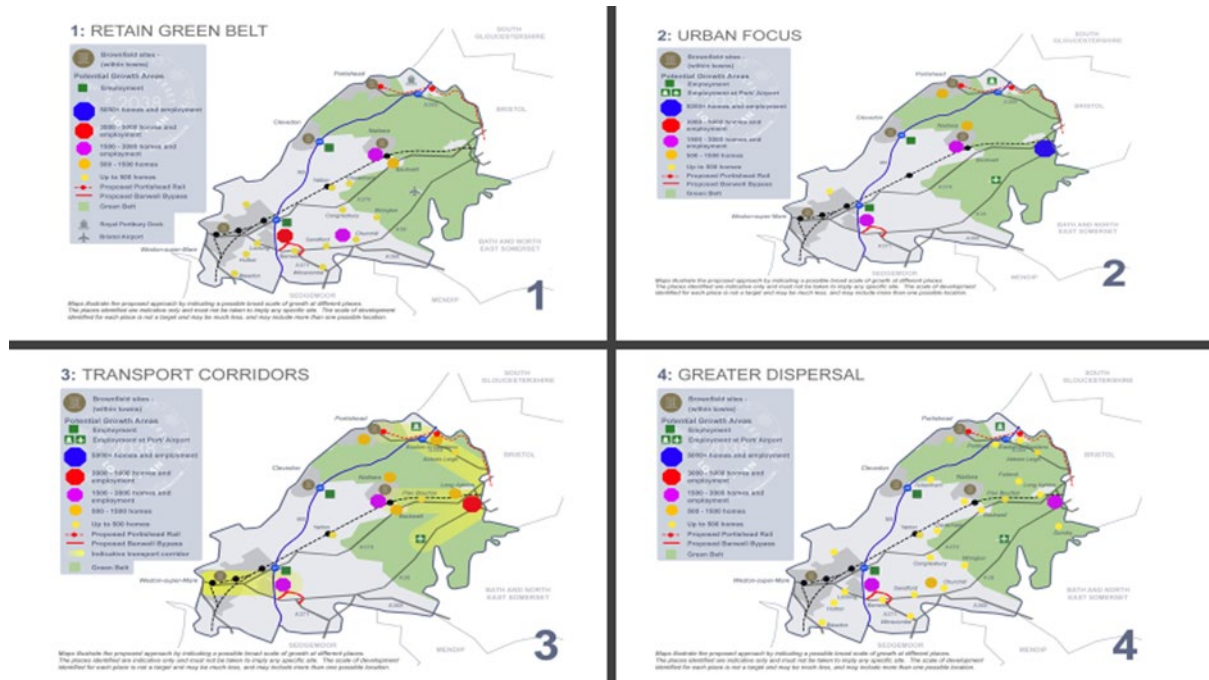


Figure 1: Alternative approaches to distribution of growth – Choices consultation

2.8 As well as new housing, these approaches included employment as an integral part of the approaches to growth, with employment provision proposed across the following three typologies:

- [Employment development delivered through] urban regeneration and re-using previously developed land, particularly at town centres.
- [Employment development delivered through] mixed use developments including housing and jobs at the larger Potential Growth Areas<sup>2</sup>.

<sup>2</sup> Potential Growth Areas was the term used at the Choices stage to refer in broad terms, to those locations where growth could be distributed.



- [Employment development delivered through] new strategic business locations.

2.9 Urban potential and opportunity for new strategic provision well-related to the main towns were common features to be investigated further as they are features that are considered potentially compatible with any selected spatial strategy. The variation across the approaches is particularly focused on the distribution of the larger scale opportunities with a working principle that new employment provision could feature as part of all the larger growth areas, with scale, type, and specific location within the growth area to be considered through further plan preparation and master planning. A general principle of the approach to employment land provision is thus reflecting existing objectives of aligning homes and jobs across the main areas of population.

### Selection of preferred spatial strategy

2.10 The selection of the preferred spatial strategy followed and was embedded within the Regulation 18 'Preferred Options' plan in 2022 and has not fundamentally changed. Policy SP3 now sets out the spatial strategy for the plan as follows:

*"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 and sustainable 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 now or in the future will be minimised outside the towns. Beyond strategic development areas the amount of development at villages and in the countryside will relate to local community needs."*

2.11 As well as providing a framework for the identification of residential sites, this provides a guide for employment site selection, prioritising sites that are within or well-related to the main urban areas. This has the added benefit of being able to utilise infrastructure investment from residential growth to unlock business development.





### 3. Employment change over the plan period

- 3.1 Forecasts of future economic growth used for planning purposes indicate future employment change across a range of economic sectors. Econometric models are used to model this and provide a starting point for consideration in plan making alongside other objectives and indicators. Forecasts provide a picture of how these sectors are likely to change considering prospects for growth and wider factors that might influence change, although the accuracy of forecasts particularly in the context of major economic uncertainty, needs to be considered and used appropriately.
- 3.2 The [Draft Employment Topic Paper](#) produced at the Regulation 18 Stage provided a summary of the evidence on economic forecasts available at that time.
- 3.3 Additional evidence has more recently been prepared by Hardisty Jones Associates in 2023 that was underpinned by a new set of Oxford and Cambridge forecasts. These forecasts indicated potential employment change over the period 2023 to 2043 of **7,100** and **10,300** jobs for North Somerset. In addition, paragraph 2.27 of the study highlights the findings of a labour market balance scenario that indicated that jobs growth of **13,000** would be required in North Somerset over the 20-year period in order to align to the housing provision planned at the 'Preferred Options' stage.
- 3.4 With the incoming of changes to the NPPF and the reemergence of the Standard Method housing requirement, the 2023 study was updated to consider the implications of the increased housing requirement for North Somerset and the revised level of job growth that would be required to maintain a balanced provision of housing and job growth.
- 3.5 The 2025 study indicated an increase of the 13,000 jobs growth, to 20,000 jobs (2023-2043) as a result of the new housing requirement for North Somerset. For the 15-year plan period of the Regulation 19 Local Plan, this translates to **15,000** jobs. In Table 4.6 of the study, the implications of this increase were presented as a revised set of employment land requirements for office, industrial, and warehousing uses of **66,000sqm**, **19ha**, and **29ha** respectively for the period 2025 to 2040. These are used as a minimum basis for the Regulation 19 Local Plan.
- 3.6 For reference and comparison, Table 1 presents a wider range of forecasts comparable by the annual average. This indicates a major difference between trend employment change to that forecast. Given the usual uncertainty across forecasts, it isn't considered prudent to align the local plan to a single forecast but to ensure sufficient land is provided to support the most likely range, and for





the benefit for ensuring sufficient land is present in line with national policy, to err on the side of caution.

Forecast scenario	Employment change	Annual average employment change (FTE) implied
Current Core Strategy (based upon economic forecasts prepared prior to 2012)	10,100 <sup>3</sup> 2006 to 2026	505
Roger Tym (2008) for SWRA – North Somerset district 'higher growth'	15,700 2006 to 2026	785
Oxford Economics (2010) central trend scenario for North Somerset	17,000 2006 to 2026	850
Atkins, ELR 2018: Scenario 1: Labour demand Experian	15,400 2016 to 2036	770
Atkins, ELR 2018: Scenario 2 – Labour demand: Experian forecast uplift	17,200 2016 to 2036	860
Trend forecast (using Experian historical data)	<b>18,000</b> 2016 to 2036	900
Experian 2022	<b>13,700 2023 to 2038</b>	913

<sup>3</sup> This was viewed as being a somewhat pessimistic forecast by some respondents to the Core Strategy influenced by the economic downturn in 2008.



Forecast scenario	Employment change	Annual average employment change (FTE) implied
West of England (2020) Employment Land and Spatial Needs Assessment		
Historic data (using Oxford Economics model data)	<b>31,853</b> 2000 to 2019	1676
Oxford Economics Short-term COVID-19 impact base	<b>3000</b> 2019 to 2025	500
Oxford Economics Short-term COVID-19 impact 'downside'	<b>900</b> 2019 to 2025	150
Oxford Economics Baseline	<b>7750</b> <u>2020</u> to 2040	388
Oxford Economics Downside	<b>5750</b> <u>2020</u> to 2040	288
Dwelling/population-led forecast based upon Standard Methodology	<b>13,800</b> <b>2019 to 2040</b>	657
HJA Study 2023 - Oxford	<b>7100</b> 2023 2043	355
HJA Study 2023 – Cambridge	<b>10,300</b> 2023 - 2043	515
HJA Study 2023 – Labour Market Balance	<b>13,200</b> 2023 - 2043	660
HJA Study 2025 – Labour Market Balance	<b>15,000</b> <u>2025 - 2040</u>	1,000
Table 1: Comparing economic forecasts		



## 4. Delivering the North Somerset employment land requirement

### Overarching spatial strategy for growth and further investigation of employment opportunity

4.1 The spatial strategy set out in Policy SP3 of the Regulation 19 Local Plan and copied above, provides a guide to the identification of land supply opportunities to meet employment land requirements, emphasising the importance of locating development within or well-connected to the main urban areas. Opportunities for employment land provision in the emerging local plan has included consideration of:

- a review of extant business allocations from the Site Allocations Plan (2018); and,
- provision of employment within the Strategic Locations proposed in the local plan including Wolvershill (Policy LP1), Woodspring (Policy LP2), and at Nailsea and Backwell (Policy LP3).
- Provision of employment growth through the town centre regeneration of Portishead, through the Wyndham Way Regeneration Area.
- Consideration of call for site submissions for employment use.

### Review of extant allocations

4.2 North Somerset currently has a number of extant sites allocated for employment use under Policy SA4 of the Site Allocations Plan. The [North Somerset Employment Land Review, \(2018\)](#) provided an assessment of each of the extant employment land allocations and the extent to which they provide a suitable opportunity for future business land supply, and this forms a key part of the evidence base for the inclusion of these sites in the new local plan. In some cases, the assessment has indicated the extant allocation to be of poorer quality (see [North Somerset Employment Land Review, \(2018\)](#) for further detail).

4.3 The extant allocations have been reviewed in the context of the emerging spatial strategy. Most of the sites are considered compatible in principle with the new local plan preferred spatial strategy due to them being largely either within or close to a main town.



4.4 In June 2025 Stantec produced a report<sup>4</sup> providing commercially informed recommendations on opportunities for new employment sites that could be considered as potential allocations in the North Somerset Local Plan (2025 to 2040). This study assumed the economic forecasts provided by HJA, outlined above, and provided site-specific analysis of different potential employment locations across North Somerset focussing on the main urban areas, airport, and port. This included the following outputs:

- Potential economic benefits of airport expansion,
- Potential for a large employment location associated with the M5 with J21 preferred over J20, and contribution from the West of Kenn Road site,
- Provision of additional employment at Nailsea could rebalance and diversify the local economy,
- Investigate opportunities to provide more local employment uses in Portishead and at Pill and support wider employment provision as part of the Wyndham Way regeneration,
- Potential to provide employment opportunities at Woodspring to support Epic, the port, and airport,
- Reconfirmed business land opportunities at Weston-super-Mare, that is preferred over Wolverhill.

### **Provision of employment land at the Strategic Locations**

- 4.5 In line with the spatial strategy, opportunities for growth have been investigated at the proposed Strategic Locations, reflecting the earlier principle of collocating employment within the major growth areas (see approaches to development distribution set out in the Choices consultation).
- 4.6 Large-scale residential growth is proposed at Wolverhill, Woodspring, Pill and Easton-in-Gordano, and at Nailsea and Backwell. In line with the spatial strategy, employment is being considered as an integral element of this potential growth except at Pill where employment is not identified due to the preference to focus employment closer to the main urban areas.
- 4.7 At the other Strategic Locations, the Regulation 19 Local Plan identifies a scale of employment land but has not identified specific sites as this will be subject to more detailed investigation including master planning. At Nailsea and Backwell, the plan does specify which of the larger residential allocations should

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<sup>4</sup> North Somerset Employment Land Evidence Report (2025)



accommodate employment (see Policy LP3: *Nailsea and Backwell* and Schedule 1 sites *North of Nailsea* and *East of Backwell*).

- 4.8 A net increase in employment provision of 867 jobs is proposed as part of the Wyndham Way Broad Location (See Policy LP20 *Wyndham Way*). This is a larger regeneration area within the centre of Portishead and will cover a range of redevelopment opportunities.

## Review of call for sites submissions

- 4.9 A range of sites submitted to the local plan call for sites<sup>5</sup> related to employment uses. The vast majority of these were also submitted for residential use. A schedule of these sites is set out in Appendix 1, and these have been reviewed to identify the potential for them to contribute to land supply, including being subject to assessment through the Sustainability Appraisal.

## Summary of supply opportunities

- 4.10 Appendix 2 sets out a schedule of proposed employment allocations that are sufficient to meet forecast requirements. This totals some 72ha of land. Whilst this exceeds the scale of land indicated through latest forecasts, it is considered to offer the flexibility and choice in line with national policy and to provide land in the event of additional demand arising.

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<sup>5</sup> summer 2020



## 5. Conclusions

### 5.1 The following conclusions are drawn:

- Planning for economic growth is inherently uncertain and caution needs to be applied when interpreting economic evidence. A range of factors have been considered in developing policy approaches in the Local Plan 2041. To ensure sustainable business growth is supported, the local plan should provide a flexible framework within an overarching strategy for growth.
- This paper summaries key evidence and drivers that have influenced the scale and distribution of employment land supply in the Regulation 19 Local Plan.
- The Regulation 19 Local Plan proposes around 72ha of land allocation for business use (set out in Appendix 1). This is based upon a review of extant allocations, and provision at some of the proposed Strategic Locations. Whilst this exceeds the minimum requirement indicated through the evidence, it would provide a choice to the market, allow some flexibility to accommodate any needs not anticipated through the plan in line with NPPF para 86(e), allow any unmet business land needs to be catered for from elsewhere across the FEMA, and provide opportunity to support sustainable patterns of growth and movement across North Somerset and the wider market area.
- Opportunities to support sustainable economic growth should be maximised including supporting growth in sectors that encourage a low carbon economy, and in terms of providing employment close to centres of population to maximise active/sustainable travel and modern working patterns.
- The Infrastructure Delivery Plan targets investment in planned infrastructure including transport infrastructure at the main urban areas where a strategic scale of growth is proposed. This investment can support new and enhanced economic growth, providing opportunities for existing businesses and unlocking new growth. Examples of this include the proposed Cross Rail Link multi-modal highway connecting Station Road to the A370 at Nailsea and Backwell, and the Banwell Bypass that is currently under construction. Both of these items, whilst unlocking development generally, also address existing issues with the transport network and also facilitate additional business development opportunities.
- The proposed employment land supply would support the delivery of at least 15,000 new jobs over the plan period - a level required to help ensure that the existing balance between jobs and homes and levels of commuting is not worsened.



**Appendix 1: Proposed employment land schedule**

Site location	Site area (hectares)	Comments
<b>Strategic Locations</b>		
Wolvershill (Policy <b>LP1</b> )	3	Proposed new allocation
Woodspring (south west of Bristol) (Policy <b>LP2</b> )	10	Proposed new allocation
Nailsea and Backwell (Policy <b>LP3</b> )	6.1	Proposed new allocation
<b>Total</b>	<b>19.1</b>	
<b>Weston-super-Mare</b>		
Haywood Village Business Quarter, Weston-super-Mare	21.5	Carried forward from Site Allocations Plan, with adjusted boundary
Parklands, Grumblepill employment site, Weston-super-Mare	0.4	Carried forward from Site Allocations Plan, with adjusted boundary
Parklands, land off Cruikshank Grove, Weston-super-Mare	0.6	Carried forward from Site Allocations Plan, with adjusted boundary
Parklands, land off McCrae Road, Weston-super-Mare	0.1	Carried forward from Site Allocations Plan, with adjusted boundary
Parklands, West Wick Roundabout, Weston-super-Mare	12.3	New allocation following review of employment land supply at Parklands Village.
West Wick Business Park, Weston-super-Mare	5.3	Carried forward from Site Allocations Plan





Site location	Site area (hectares)	Comments
Summer Lane, North of A370, Weston-super-Mare	2.2	Carried forward from Site Allocations Plan, with adjusted boundary
Moor Park, A371	1.2	Carried forward from Site Allocations Plan, with adjusted boundary
<b>Total</b>	<b>43.6</b>	
<b>Other towns</b>		
West of Kenn Road, Clevedon	9	Carried forward from Site Allocations Plan
Gordano Gate Portishead	1.1	Carried forward from Site Allocations Plan
<b>Total</b>	<b>10.1</b>	
<b>GRAND TOTAL</b>	<b>72.8</b>	



## Appendix 2: Sites considered for employment use

The 59 sites identified below include those submitted to the summer 2020 call for sites for employment (amongst other) uses. These form potential alternatives to the proposed employment allocations set out within the Regulation 19 Local Plan. These sites can be viewed within the Sustainability Appraisal sharing the Site ID listed below.

Site ID	Site name	Allocated in Pre-Submission Local Plan?	Council's summary reasons for decision-making
SA_ID_1	Land west of Kenn Road	Yes	Site is an existing business allocation. Site is located in relatively close proximity to the main town of Clevedon with good connections to J20 of the M5.
SA_ID_2	Land at Clevedon 5/20 Business Park	No	Smaller residual part of existing 5/20 business park. These smaller parts of this larger business site have not come forward for many years and it is not considered that allocation is necessary.
SA_ID_3	Gordano Gate, Portishead	Yes	Site is an existing business allocation in the centre of Portishead, and the only remaining allocation in the town for this use. This proposal is consistent with the identification of the wider Wyndham Way Broad Location.
SA_ID_4	West Wick Business Park	Yes	This is a large site adjacent to the M5 motorway at Weston-super-Mare. It sits to the south of an existing large warehouse, and is well-related to J21. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth and can help to assist with self-containment of the town.
SA_ID_5	Land adjacent Havyat Business Park, Wrington	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_6	Land at Wolvershill Strategic Location	Partly	This site forms part of the wider Wolvershill Strategic Location proposed allocation. Business use is proposed to account for 3ha of the overall allocation and land to the southwest of the allocation has been identified as a potential suitable location.
SA_ID_7	Parklands Grumblepill	Yes	Allocation as part of the committed Parklands Village. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.



Site ID	Site name	Allocated in Pre-Submission Local Plan?	Council's summary reasons for decision-making
SA_ID_8	Land at Laney's Drove	Partly	A smaller part of this site is proposed for allocation as set out under SA_ID_52.
SA_ID_9	Backwell Hill Road	No	Very small site to the east of Backwell. A larger employment provision is proposed as part of the larger East of Backwell allocation.
SA_ID_10	Land around Yanley Lane	No	A large business proposal has been recently consented to the east of this site, the Epic proposal, and the Local Plan 2041 proposes a designation to reflect this ( <b>LP22: Epic employment campus</b> ). It is not considered necessary to allocate this additional site that would extend to the southeastern fringe of Long Ashton.
SA_ID_11	West of Hill Road, Sandford	No	Site is proposed for residential allocation in the Regulation 19 Local Plan 2041.
SA_ID_12	Hill Road, Sandford	No	Site is an existing orchard.
SA_ID_13	East of Riverside, Banwell	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_14	Moor Farm, Portishead	No	Very large site identified to the east of Portishead that is also being promoted for residential development. Employment development is preferred in the centre of Portishead as part of the wider Wyndham Way Broad Location.
SA_ID_15	East of Brinsea Road	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_16	Land east of J21	No	This is a very large site promoted for residential and business use to the east of J21, Weston-super-Mare. Allocation of this site is not considered a necessity for the plan as employment needs are met on sites elsewhere, including as part of the mixed use Strategic Location at Wolvershill, and on sites in Weston-super-Mare itself.



Site ID	Site name	Allocated in Pre-Submission Local Plan?	Council's summary reasons for decision-making
SA_ID_17	Old Mill Road	Yes, as part of wider Wyndham Way Broad Location	Old Mill Road is an existing business site in the centre of Portishead. The wider Wyndham Way Broad Location includes the Old Mill Way site but allocates a wider range of uses including 785 new homes and an additional 867 jobs.
SA_ID_18	Goding Lane, Banwell	No	This site is close to Banwell and the proposed Wolvershill Strategic Location. A preferred location for employment in this area is as part of the Wolvershill Strategic Location on land at lower risk of flooding.
SA_ID_19	Land off Says Lane, Langford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_20	Land off Bridge Road, Bleadon	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_21	Land off Stock Lane, Langford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_22	Leighton Crescent	No	Site is proposed for residential development in the Regulation 19 Local Plan 2041.
SA_ID_23	West Hewish	No	Whilst this site is relatively close to Weston-super-Mare, being on the A370 and close to J21 of the M5, it is located within the countryside and the preference is to accommodate business growth within the town and the proposed Wolvershill Strategic Location.
SA_ID_24	Woodview Terrace, WSM	No	Very small site backing on to residential properties. Current use of B8 with associated vehicle parking.
SA_ID_25	Eastermead Lane, Banwell	No	Part of site is utilised for the construction of the Banwell Bypass. Employment in the vicinity of Banwell is allocated to the Wolvershill Strategic Location.
SA_ID_26	Goding Lane, Banwell	No	This site is close to Banwell and the proposed Wolvershill Strategic Site. A preferred location for employment in this area is as part of the Wolvershill Strategic Location on land at lower risk of flooding.



Site ID	Site name	Allocated in Pre-Submission Local Plan?	Council's summary reasons for decision-making
SA_ID_27	North of Locking	No	Site is allocated for residential development in the Regulation 19 Local Plan 2041.
SA_ID_28	Land off Moor Lane, Backwell	No	Land is allocated for business use to the east of Backwell. This location is considered to be preferred in comparison to this site to the west of Backwell, including due to it benefitting from new transport infrastructure to the east of Backwell, notably the Cross Rail Link.
SA_ID_29	North of Brockley Way, Claverham	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_30	North of New Road	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_31	East of Lye Cross Farm	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_32	Bakers Land, Langford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_33	Land east of Clevedon	No	Business in this location was proposed as part of the Regulation 19 plan in 2023, however has since been removed due to concerns on its impact and deliverability of associated infrastructure. The allocation of this site is not considered a necessity within the plan as the plan is meeting business needs identified through the evidence on alternative sites.
SA_ID_34	Chapel Pill	No	Whilst Pill and Easton-in-Gordano is identified as a Strategic Location with a number of residential allocations, it is not considered a preferred location for business allocation.
SA_ID_35	Land around Failand	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.



Site ID	Site name	Allocated in Pre-Submission Local Plan?	Council's summary reasons for decision-making
SA_ID_36	Downs Farm, Dundry	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_37	Middle Elm, Weston Road, Hewish	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_38	Land north of Hewish	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_39	Land north of Nailsea	Partly	1.1ha of employment is proposed as part of this site through Policy LP3 <i>Nailsea and Backwell Strategic Location</i> . Employment would be well-related to the main town of Nailsea providing an opportunity for new business space in the town.
SA_ID_40	Western Trade Centre, Banwell	No	Considered a sensitive area of landscape to the west of Banwell. It is preferred to allocate employment development as part of the wider proposed Wolverhill Strategic Location.
SA_ID_41	Land at Downside Road	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_42	Tyntsfield Springs	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_43	Riverside, Banwell	No	Site is detached from any settlement and within the countryside. Allocation would not be in conformity with Policy SP9.
SA_ID_44	North of Pudding Pie Lane, Langford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.



Site ID	Site name	Allocated in Pre-Submission Local Plan?	Council's summary reasons for decision-making
SA_ID_45	Land south of Parsonage Road	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_46	Land north of Congresbury	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_47	Land off Purn Way, Bleadon	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_48	Birds Farm, Winford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_49	Weston Business Quarter	Yes	This is a committed site within the employment land supply located at the Weston Villages, the large-scale regeneration area at Weston-super-Mare. Parts of the wider site have already had significant business development and this proposed allocation would enable the wider site to build out as part of the employment-led approach to development in this area. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_50	Westlands Distribution Park	No	This is an existing operational business park. Its redevelopment for employment purposes would be acceptable in principle without the need for allocation.
SA_ID_51	Summer Lane, north of A370, WSM	Partly	Remaining part of this site are allocated for business use, following exiting business development on the site. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_52	Land at Laney's Drove	Yes	This is an extant allocation for business use with large parts of the wider site already built out with business uses.





Site ID	Site name	Allocated in Pre-Submission Local Plan?	Council's summary reasons for decision-making
SA_ID_53	West Wick Roundabout, Parklands Village	Yes	Employment uses form a key element of the committed Parklands development site. The proposed allocation of this site follows reconsideration of business space in the wider Parklands Village and this site is considered to be more commercially attractive. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_54	Land east of Backwell	Partly	Land east of Backwell is a larger proposed residential allocation in the Regulation 19 Local Plan 2041. Policy LP3 <i>Nailsea and Backwell Strategic Location</i> identifies 5ha of business space to form part of this wider allocation with location to be confirmed through masterplanning. This provision would be well related to planned strategic transport infrastructure, notably the Cross Rail Link, well-related to Nailsea, and close to the Nailsea and Backwell train station, giving links to Weston-super-Mare, Bristol and beyond.
SA_ID_55	Land south of Nailsea	No	This site is allocated for residential in the Regulation 19 Local Plan 2041. Other sites within the Nailsea and Backwell Strategic Location are identified for new employment provision.
SA_ID_56	Woodspring Strategic Location	Partly	Ten hectares of employment is proposed as part of the wider Woodspring Strategic Location. As a large strategic location under Policy LP2, it is considered appropriate for the allocation of an employment element that may be complimentary to recently consented employment to the north of the site – the Epic proposal (See Policy <b>LP22</b> ).
SA_ID_57	Land off Cruikshank Grove, Parklands	Yes	Allocation as part of the committed Parklands Village. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_58	Land off Mcrae Road, Parklands	Yes	Allocation as part of the committed Parklands Village. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_59	Knightcott Industrial	No	Considered a sensitive area of landscape to the west of Banwell. It is preferred to allocate employment development as part of the wider proposed Wolverhill Strategic Location.



### Appendix 3: NPPF and translation into Local Plan 2041

NPPF para. 86 objective	<ul style="list-style-type: none"> <li>• <b>North Somerset Reg 19 Local Plan policy response</b></li> </ul>
<p>a) set out a <b>clear economic vision and strategy</b> which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy<sup>43</sup> and any relevant Local Industrial Strategies and other local policies for economic development and regeneration;</p>	<ul style="list-style-type: none"> <li>• The overarching Vision for the local plan highlights the creation of jobs as being a central aspiration alongside a wider placemaking vision.</li> <li>• This is supported by a Strategic Priority dedicated to increasing the number and range of jobs.</li> <li>• Strategic Policy SP9 <i>Employment</i> sets out an overarching policy strategy for delivering employment land including its distribution and scale.</li> <li>• This is realised through the allocation of business land in key locations aligned to the spatial strategy, including at the key Strategic Locations.</li> </ul>
<p>b) set <b>criteria, and identify strategic sites</b>, for local and inward investment to match the strategy and to <b>meet anticipated needs over the plan period</b>;</p>	<ul style="list-style-type: none"> <li>• New sites identified in line with spatial strategy – see local plan Policy LP5 and Schedule 2</li> <li>• Extant allocations proposed retention</li> <li>• Strategic Locations identified at Wolvershill, Woodspring, and Nailsea and Backwell with provision of employment, housing, other uses and infrastructure.</li> <li>• Supply sufficient to meet anticipated needs over plan period.</li> </ul>



NPPF para. 86 objective	<ul style="list-style-type: none"> <li>• <b>North Somerset Reg 19 Local Plan policy response</b></li> </ul>
<p>c) pay particular regard to <b>facilitating development to meet the needs of a modern economy</b>, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics;</p>	<ul style="list-style-type: none"> <li>• This objective is noted as requiring cross-boundary engagement through the creation of a new sub-regional plan for the West of England, yet to commence.</li> <li>• However, sites proposed in Local Plan 2041 are considered suitable to accommodate some of these uses.</li> </ul>
<p>d) seek to <b>address potential barriers to investment</b>, such as inadequate infrastructure, services or housing, or a poor environment; and</p>	<ul style="list-style-type: none"> <li>• Locational policies in plan set out specific requirements for infrastructure investment, particularly in the Strategic Locations. This includes transport infrastructure that is a known barrier to investment.</li> <li>• Coupling employment land supply with housing through the spatial strategy also addresses labour supply issues through the provision of modern, high-quality places and homes.</li> <li>• Various environmental policies seek to enhance the natural environment and key assets in North Somerset to provide an attractive setting for commercial investment.</li> </ul>



NPPF para. 86 objective	North Somerset Reg 19 Local Plan policy response
<p>e) be <b>flexible enough to accommodate needs not anticipated in the plan</b>, and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.</p>	<ul style="list-style-type: none"><li>• The plan provides a buffer land supply in the event that economic growth is stronger than anticipated.</li><li>• New and flexible working practices often take place within the existing building stock with a good example being home/ remote working. Evidence indicates that buildings are being used more flexibly and not necessarily reflecting the traditional distinction between office, industrial and warehousing. Again, the flexibility and range of sites allocated should allow for modern typologies to be delivered, and flexibility around land use in existing town centres should enabled innovation in floor space delivery.</li></ul>

