



North Somerset Local Plan 2041

North Somerset SHLAA 2025

Appendix 2: Further Site Assessment

October 2025



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1. Overview

1.1 This document sets out the individual site assessments completed as part of the further assessment of the North Somerset Strategic Housing Land Availability Assessment 2025. Sites have been assessed against secondary constraints, these are:

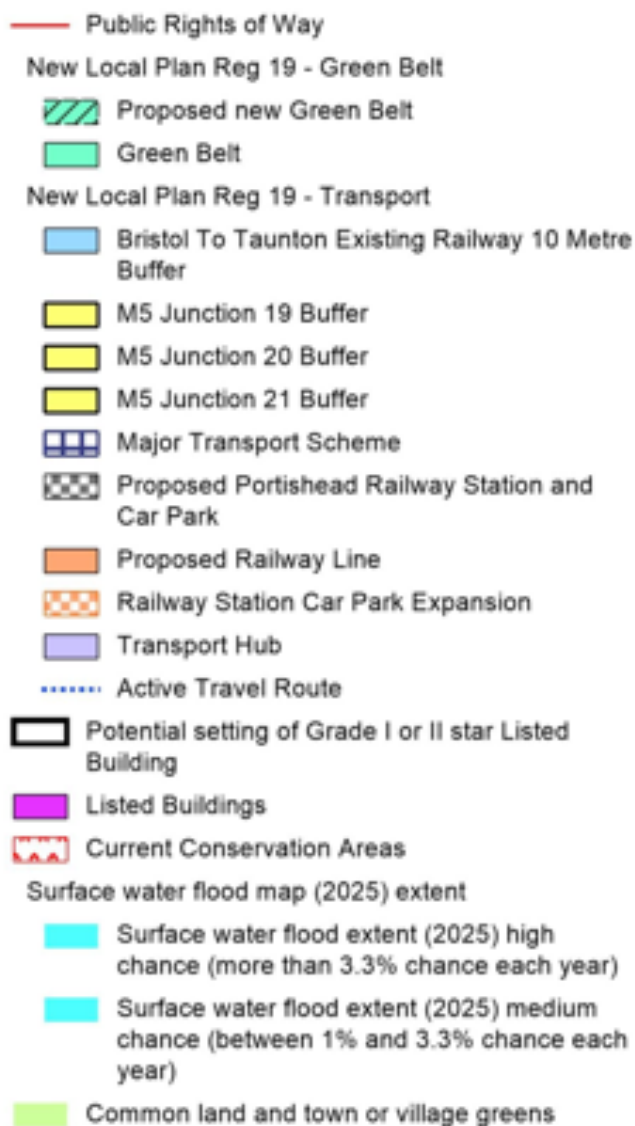
1. Landscape Sensitivity
2. Listed Buildings
3. Potential Setting of a Grade I or II Listed Building
4. Green Belt
5. Common Land and Town and Village Green
6. Proposed Local Plan 2041 Transport designations
7. Current Conservation Areas
8. Surface Water Flood Risk
9. Heritage Impact
10. Public Right of Way (PROW)
11. Ecological Constraints

1.2 Of the secondary constraints listed above, landscape sensitivity, heritage impact and ecology are not represented on the accompanying maps. Landscape sensitivity has been considered through GIS-based review and reference to previous landscape assessments, while heritage impact has been addressed through a Red/Amber/Green RAG rating process and site-based judgements. Sites where significant adverse effects were identified through either of these considerations have been excluded from the assessment. Ecology was assessed separately, with each site that passed the baseline assessment reviewed individually to identify ecological constraints, including relationships with local nature reserves, designated habitats, and ecological networks.

1.3 The key below illustrates the constraints shown on the maps accompanying the tables that follow.



Secondary Constraints



- 1.4 Where a site is subject to a hard constraint, as set out in the *North Somerset Strategic Housing Land Availability Assessment Main Report 2025*, the area affected by that constraint has been removed from the site to determine a new, robust capacity. This is recorded as the site's 'Assessed Capacity'. A full breakdown of sites taken forward through the Further Assessment is provided in Table 1 and 2 below.
- 1.5 Sites where development potential was found to be severely limited by hard constraints have been discounted at this stage and therefore do not have individual site assessment tables. Similarly, sites significantly affected by secondary constraints have also been discounted. The following sites have been excluded as part of the Further Assessment:

- HE2010131 Land north of Backwell Hill Road
- HE20214 Land south of Church Lane



- HE209 Land south of Backwell Hill Road
- HE2010 Backwell Hill Rd
- HE208017 Land off Backwell Hill Road
- HE201055 Eastermead Lane
- HE20195 East of Riverside
- HE201050 Western trade Centre
- HE20357 West of Willow Drive
- HE201093 Off Churchill Green
- HE202010 Land at Cobthorn Farm
- HE202011 Land east of Brinsea Road
- HE20303 East of Brinsea Road
- HE20304 East of Brinsea Road
- HE20305 East of Brinsea Rd
- HE2043 Weston Rd Long Ashton
- HE2018 Land south of Parsonage Road
- HE20277 Land south of Weson Road
- HE203026 Land off Clarken Coombe
- HE201080 Land north of Youngwood Lane
- HE20233 Northeast of Nailsea
- HE201095 Land off of Brookside
- HE2067 West of Weston Wood Road
- HE20198 West of Butts Batch
- HE208052 The Alburys
- HE2010123 Land to the north of Celtic Way
- HE2010115 Land off of Banwell Road
- HE2010116 Lodwell Farm
- HE201094 Manor Farm Crescent Wsm
- HE2035 Land south of Bleadon Hill
- HE2057 East of Frost Hill

- 1.6 It is important to recognise that whilst the SHLAA assesses the suitability of sites on an individual basis, it does not consider the cumulative impact of multiple sites coming forward in the same locality. This broader assessment of combined effects, such as on infrastructure, landscape character, or settlement form, is undertaken as part of the plan-making process. As a result, some sites which are not discounted through the SHLAA may ultimately be considered unsuitable for allocation due to the combination effects of growth within a particular area.



- 1.7 The sites assessed through the SHLAA share a combined capacity of approximately 20,254 dwellings following completion of the Sifting Assessment, Baseline Assessment, and Further Assessment stages.
- 1.8 The overall housing supply position, incorporating planning permissions, allocations, broad locations, and windfall allowances — is set out within the main report, which includes a housing trajectory showing indicative anticipated potential delivery across the plan period.

Table 1 Site that passed the Further Assessment (no flood risk)

Site Reference	Site Name	Area(HA)	Assessed Capacity
HE202008	Land off Rushmoor Lane	1.86	67
HE203001	Land near Wooleys Farm	0.78	14
HE20501	Land off Moor Lane	8.52	150
HE201014	Land off Moor Lane	0.51	10
HE203034	Land off Westfield Drive	0.61	15
HE203035	Land east of Backwell B	28.59	450
HE201068	Land south of Dark Lane	8.27	170
HE2011	Land south of Uncombe Close	1.64	58
HE20213	Land off Church Lane	2.67	50
HE2058	West Town Backwell	0.82	15
HE208001	Land off Farleigh Road	1.16	25
HE208010	Land adjacent Church Lane	3.78	100
HE208015	Land off Kellways	0.88	8
HE202012	Land east of Backwell A	22.18	500
HE2098	South of Knightcott Road	8.77	95
HE203014	Land north of Banwell	1.59	58
HE208050A	Elmcroft Farm	5.12	64
HE2051	Land north of Amesbury Drive	2.49	45
HE2083	Purn House Farm Industrial Estate	4.88	60
HE20122	Land south of A38	5.56	85
HE201013	Land off Says Lane	2.94	87
HE20629	Bath Road	0.49	18
HE20590	Land to west of Wyndhurst Road	3.54	89
HE20608	West of Ladymead Lane	3.84	100
HE201074	North of Pudding Pie Lane	3.64	65
HE204000	Land west of Ladymead Lane	2.19	60
HE2023	Land east of Ladymead Lane	3.45	90
HE20328	North of Nortons Wood Lane	1.63	20
HE20315	Land southeast of Congresbury	0.72	26
HE20307	Park Farm	5.69	90
HE20490	Land at Woodhill	4.04	100
HE20306	Land west of Brinsea Road	3.79	65
HE201077	Land north of Congresbury	1.87	68
HE2042	Land at Middlecombe Nursery	0.26	10



Site Reference	Site Name	Area(HA)	Assessed Capacity
HE20500	Land adjacent to M5 and Summer Lane	41.42	400
HE20592	Summer Lane	6.12	250
HE203002	Land north of Summer Lane	4.43	10
HE203003	Land north of Wolvershill	3.26	100
HE203005	Land adjacent Summer Lane bridge	4.86	30
HE201016	Myrtle Farm	1.28	30
HE20607	Land east of Wolvershill Road	99.17	1001
HE201034	Land east of Wolvershill Road	2.79	130
HE201086	Land at East of M5	43.17	560
HE20594	Park Farm	1.29	30
HE202000	Land off Summer Lane	0.94	20
HE20498	Land adjacent to Summer Lane and Knightcott Road	2.48	78
HE20286	South east of A38/A4174 roundabout, Dundry	2.7	80
HE203009	Land at Barrow Wood a	2.82	85
HE203010	Land at Barrow Wood b	3.69	145
HE20615	Land north of Colliters Way	7.05	135
HE20110	Yanley Lane South West Bristol	204.89	3500
HE20139	Land south of Long Ashton	71.76	1394
HE2021	Land around Yanley Lane, South Long Ashton	13.93	280
HE20288	Land south of Parsonage Road, Long Ashton	1.36	50
HE20276	Land west of Wildcountry Lane	5.85	174
HE2047	Wildcountry Lane	3.82	114
HE208037	Land north of Short Lane, Long Ashton	2.73	97
HE20225	Land off Pound Lane	5.3	100
HE20611	West of Netherton Wood Lane	35.34	290
HE20136	Land north of Nailsea	27.1	381
HE20273	Land at northwest Nailsea	17.96	225
HE20504	Land at West End	22.69	450
HE20591	Land south of Nailsea	7.37	120
HE203006	Poplar Farm	7.95	130
HE20612	North and south of Youngwood Lane	38.4	316
HE202016	Land at Youngwood Lane	2.22	66
HE203020	Land near the Perrings	4.08	80
HE20U05	Weston College Site	0.15	38
HE20226	Southfield Estate Nailsea	5.91	177
HE201006	Clevedon Rd Nailsea	0.27	11
HE2038	Station Rd Nailsea	0.43	10
HE20318	Southfield Rd Nailsea	0.17	7
HE2010140	Site South of Nailsea	0.65	14
HE2010117	Groves Nursery	2.05	61
HE2015	Pill Green	44.99	600
HE206	Land east of Gordano Services	8.63	200
HE201097	Land at Pill Road	9	100
HE20491	Land at Lodway Farm	12.05	160



Site Reference	Site Name	Area(HA)	Assessed Capacity
HE201065	Land at Ham Green	0.98	40
HE2010137	Land off of St Katherine's School	20.81	416
HE2010138	Brookside Open Space	1.29	46
HE2068	Land at Tower Farm	26.71	400
HE20124	Black Rock, North of Clevedon Road	7.26	100
HE20U06	Downside	0.58	24
HE208049	Land off St Peters Road	0.01	1
HE20133	South of Cedar Way	4.19	126
HE2034	Land at Mead Lane	2.34	30
HE20253	South of Roman Rd	0.59	21
HE203008	Land near Mead Lane	0.66	7
HE203036	Land north of Sandford	0.55	2
HE2076	West of Hill Road	0.9	30
HE20187	Broadleaze Farm, Winscombe	3.14	74
HE20717	Land at Coombe Farm, Winscombe	3.3	34
HE20716	Land at Shipham Lane, Winscombe	0.81	34
HE20121	Fullers Lane	1.07	40
HE203004	Land at Cox's Green	7.72	70
HE2017	Land west of Garstons Orchard	2.09	51
HE2033	Land east of Writington	9.75	180
HE2010135	Land south of Old Banwell Road	0.82	14
HE2010133	Land south of Winterstoke Hundred Academy	0.83	50
HE207	Elm Grove Nurseries	6.8	110
HE2027	Greenways Farm, Lyefield Road	3.61	78
HE20354	South of Manor Farm, North of Lyefield Road	2.57	40
HE20637	North of Banwell Road, Elborough	31.8	315
HE201040	Land south of Elborough	22.86	70
HE201030	Leighton Crescent	2.69	81
HE202017	Grange Farm, Hutton	4.38	40
HE201067	North of Locking	2.89	15
HE201052	Claremont Crescent	0.04	2
HE20715	Midhaven Rise	1.18	32
HE208046	Worlebury Hill Road	0.93	10
HE208026	Land north of Kewstoke Road, Norton	9.81	100
HE201072	North of Brockley Way	8.52	120
HE208035	Meeting House Lane North, Claverham/Cleeve	5.08	120
HE2010125	Oxford Plasma Technology North End Road	1.4	19
HE208000	Stowey Road Yatton	7.36	130
HE2010148	Inn at Yanley	1.15	21
		TOTAL:	18,267



Table 2 Sites subject to existing or future fluvial and tidal flood risk that passed the Further Assessment

Site Reference	Site Name	Area(HA)	Assessed Capacity
HE20U01	Land off Millcross	1.09	50
HE20U02	Land north of Churchill Avenua	1.11	44
HE20U26	Castlewood	4.23	120
HE20702	Yeolands Farm Clevedon	0.58	21
HE2031	Old St Clevedon	0.41	15
HE20U07	Old Mill Road	5.19	350*
HE2039	Westhay Farm	2.08	8
HE20U08	Sunnyside Road	1.18	120
HE20U09	Locking Road car park	2.34	230
HE20U10	Dolphin Square	0.83	126
HE20U11	Gas Works	5.65	95
HE20U12	Former Bourneville School Site	1.17	28
HE20U14	Rear of Locking Road	0.32	12
HE20U17	Hotels off Knightstone Road	0.43	40
HE20U18	Former Police Station	0.7	19
HE20U19	Sweat FA site	0.4	37
HE20U21	Woodspring Stadium	1.64	97
HE20U22	Former Police Depot	0.91	39
HE20U23	Leisuredomesite	9.74	420
HE20U24	Land to the West of Winterstoke Rd	5.46	134
HE20U25	Former TJ Hughes store	0.12	40
HE2010111	Sites at Parklands Village	7.97	250
HE201008	Land south of Southern Chord	5.79	15
HE201053	Woodview Terrace Wsm	0.19	8
HE208003	Alma Street	0	1
HE208045	Land to the west of Warley's Lane, W-s-M	0.06	3
HE2010147	Grand Central	0.12	33
		TOTAL:	2,005

- 1.9 *The starred site falls within the Wyndham Way broad location, as identified in the emerging Local Plan. While it has been assessed through the SHLAA for completeness and consistency, its capacity is incorporated within the overall Wyndham Way figure and is therefore not included within the total SHLAA capacity shown above to avoid double counting.

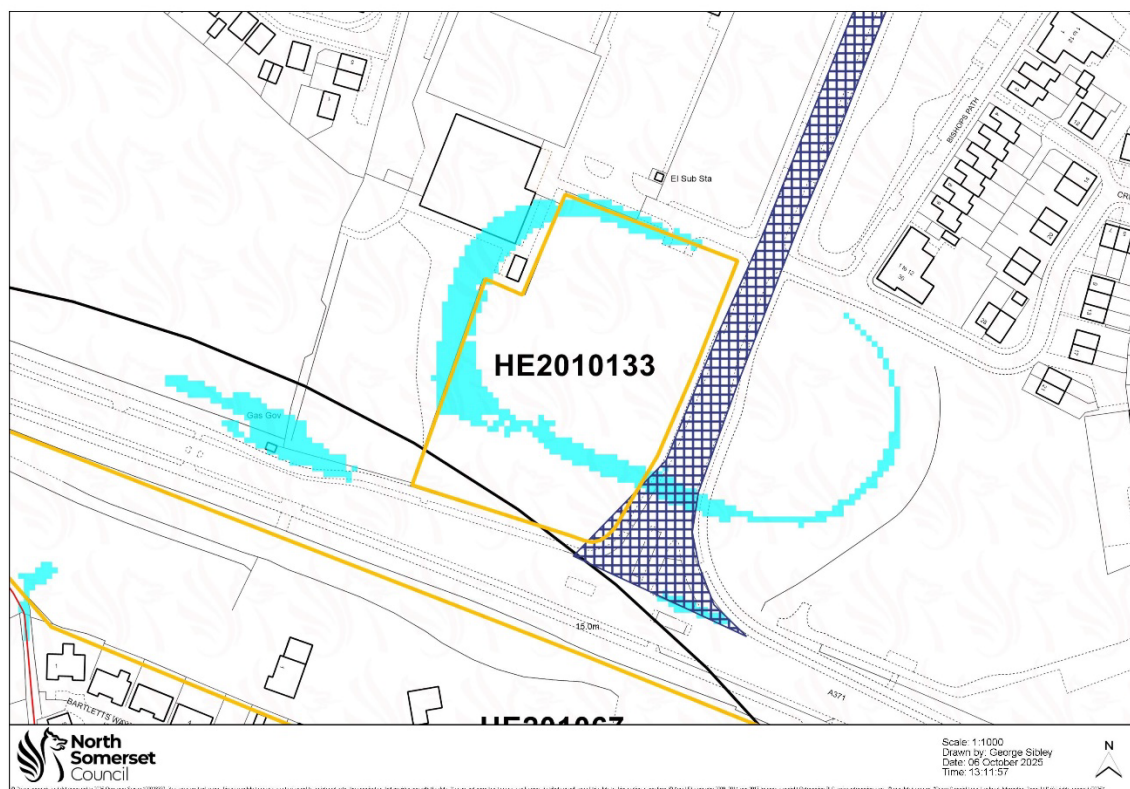


Section1: Site Assessments



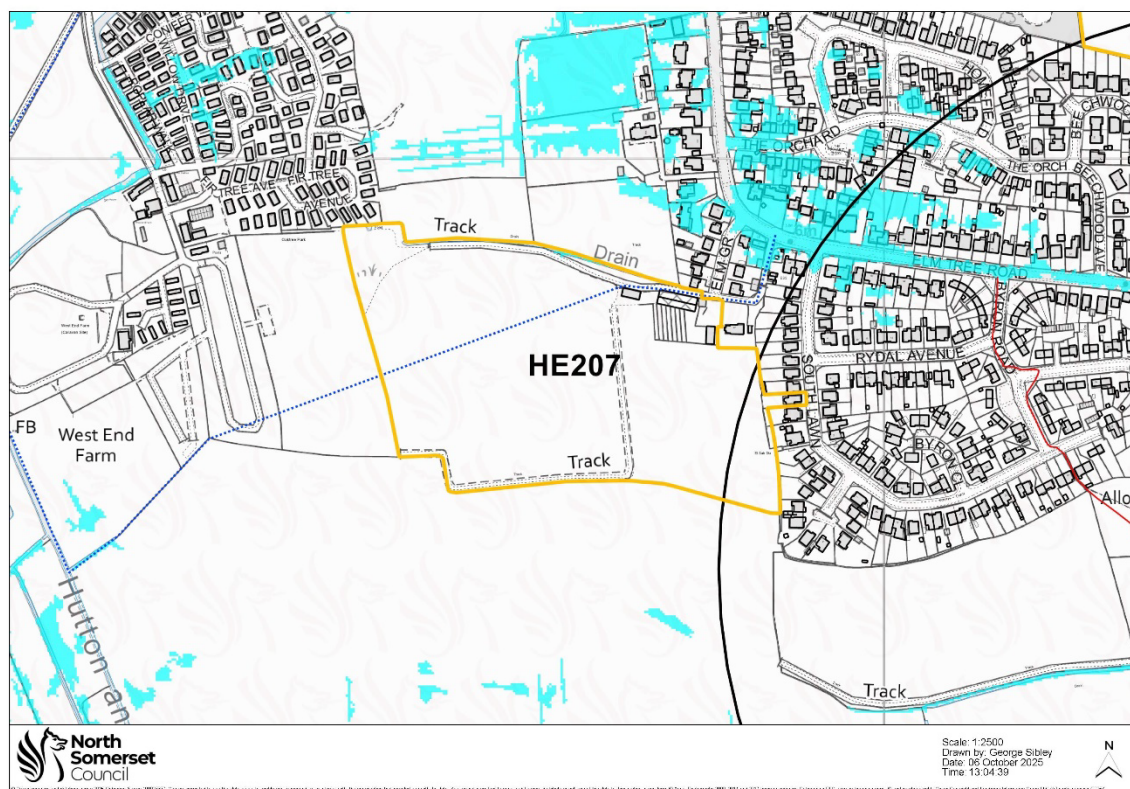
Weston Super Mare





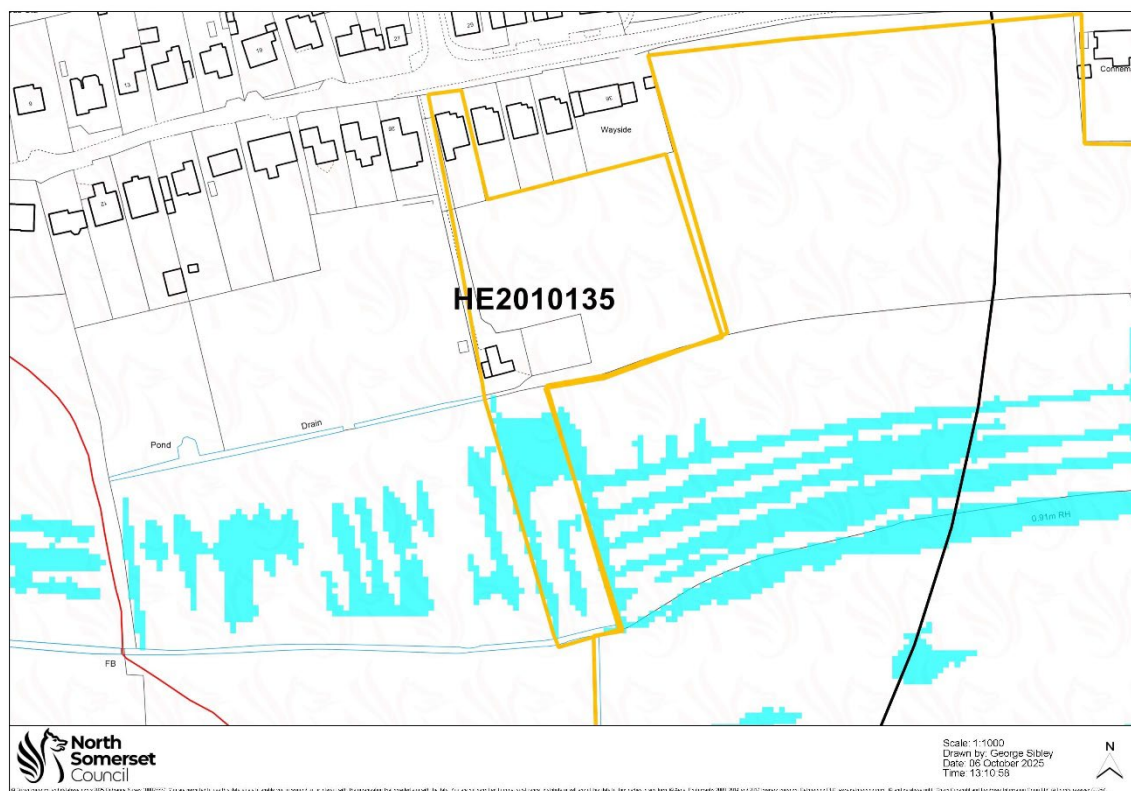
SHLAA Reference	
Site Name	Land south of Winterstoke Hundred Academy
Broad Location Area	WSM
Theoretical Capacity	50
Assessed Capacity	50
Area (HA)	0.83
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building
Additional Comment	





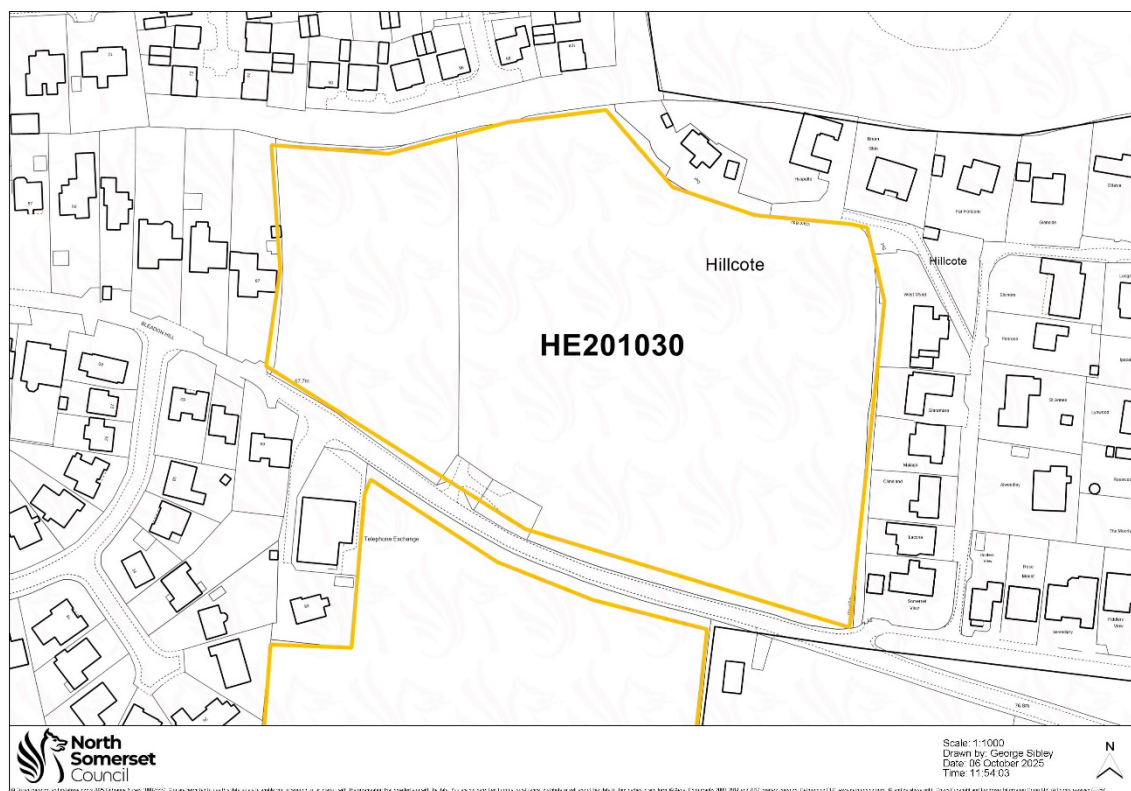
SHLAA Reference	HE207
Site Name	Elm Grove Nurseries
Broad Location Area	WSM
Theoretical Capacity	110
Assessed Capacity	110
Area (HA)	6.8
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • Strategic Gap
Additional Comment	The site is partially within a proposed Strategic Gap development within this area should be in line with Policy LP10: Strategic Gaps.





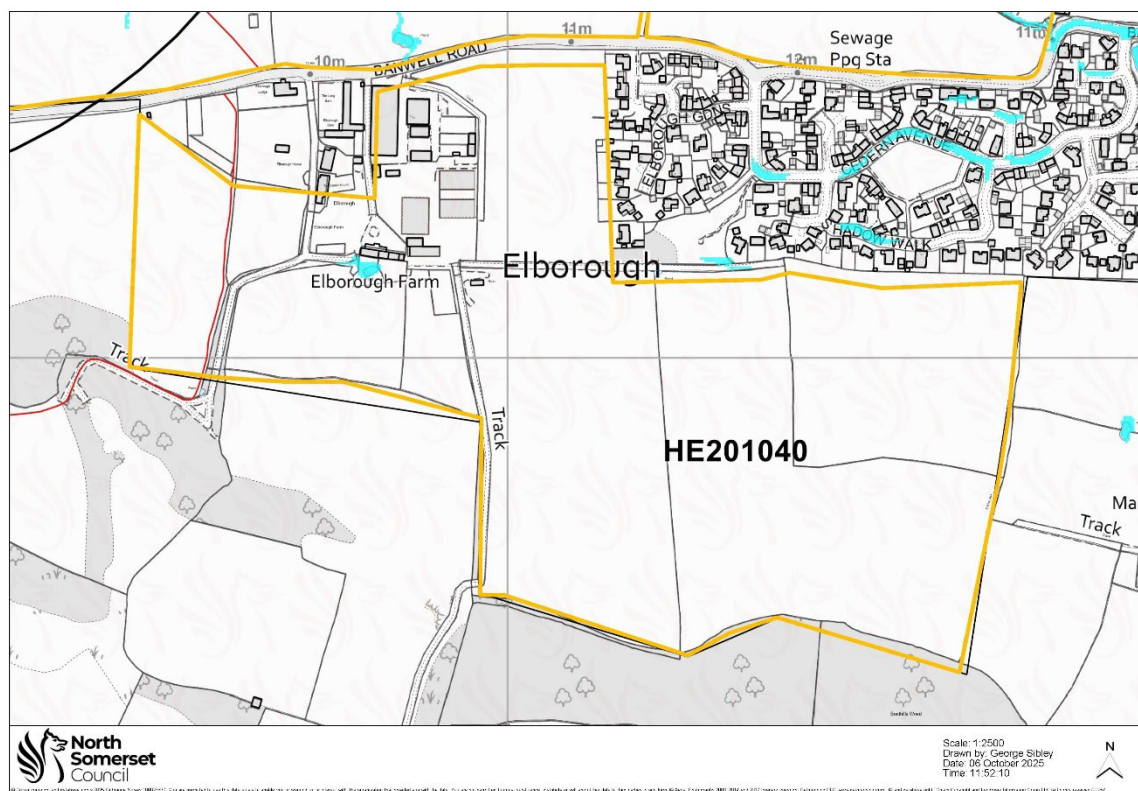
SHLAA Reference	HE2010135
Site Name	Land south of Old Banwell Road
Broad Location Area	WSM
Theoretical Capacity	30
Assessed Capacity	14
Area (HA)	0.82
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • Flood Zone 3 and future flood risk
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





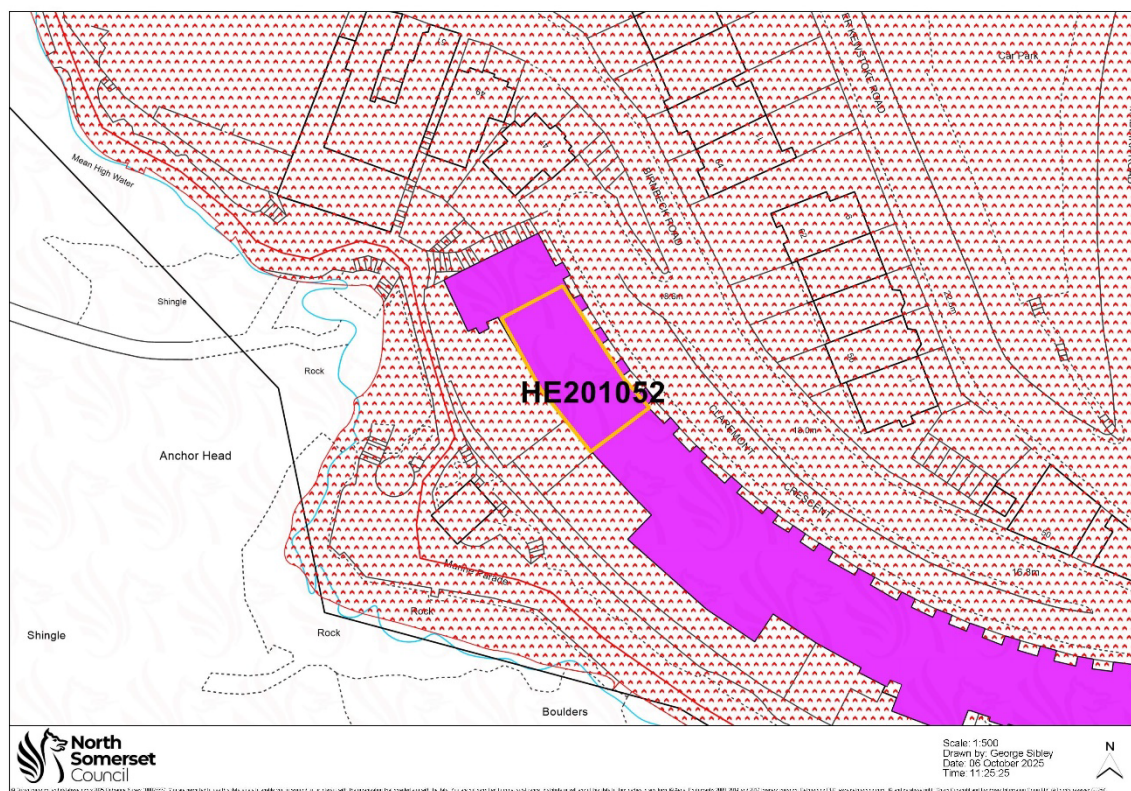
SHLAA Reference	HE201030
Site Name	Leighton Crescent
Broad Location Area	WSM
Theoretical Capacity	81
Assessed Capacity	81
Area (HA)	2.69
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	





SHLAA Reference	HE201040
Site Name	Land south of Elborough
Broad Location Area	WSM
Theoretical Capacity	70
Assessed Capacity	70
Area (HA)	22.86
Known Constraints	<ul style="list-style-type: none"> National Landscape (Hard Constraint)
Additional Comment	The site borders the Mendip Hills National Landscape, development must be mindful about how the design may impact the National Landscape.



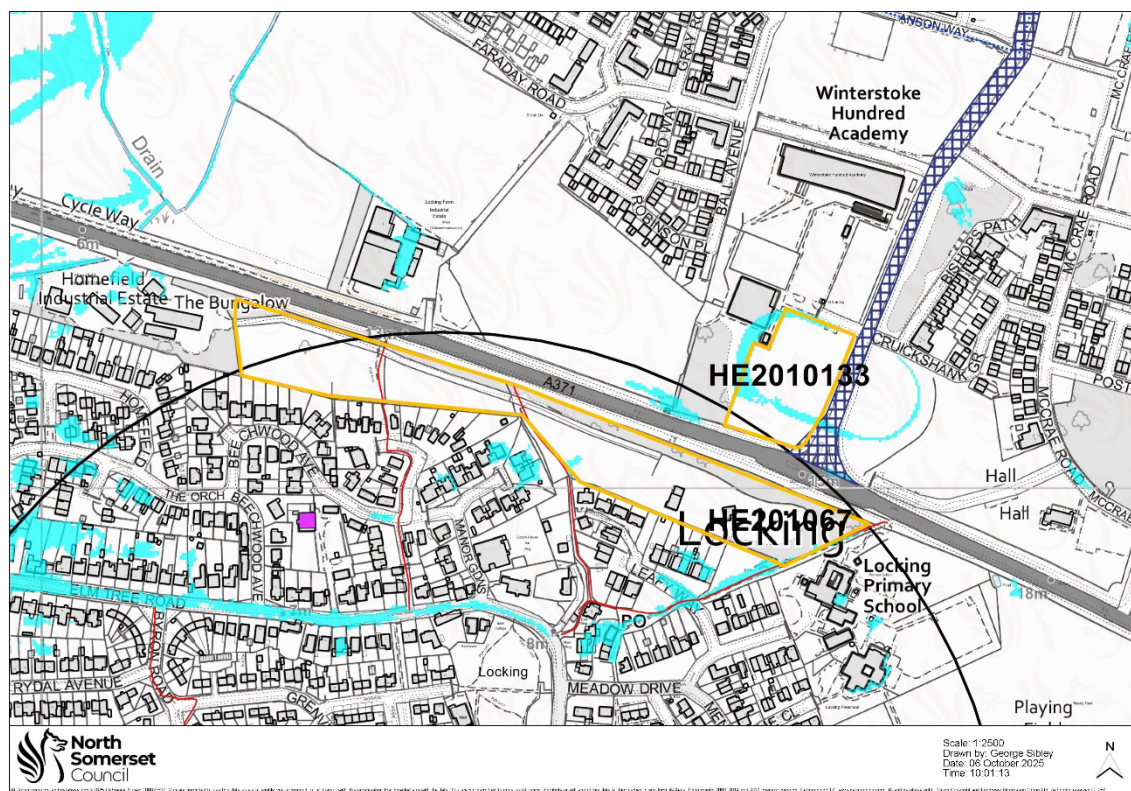


SHLAA Reference	HE201052
Site Name	Claremont Crescent
Broad Location Area	WSM
Theoretical Capacity	2
Assessed Capacity	2
Area (HA)	0.04
Known Constraints	<ul style="list-style-type: none"> • Conservation Area • Listed Buildings • Potential Setting of Grade I or II star Listed Building
Additional Comment	The site forms part of the Grade II Listed Claremont Crescent. As such, any proposals must preserve the special architectural and historic interest of the listed building. Alterations or development will need to be of a high design quality and demonstrate a clear



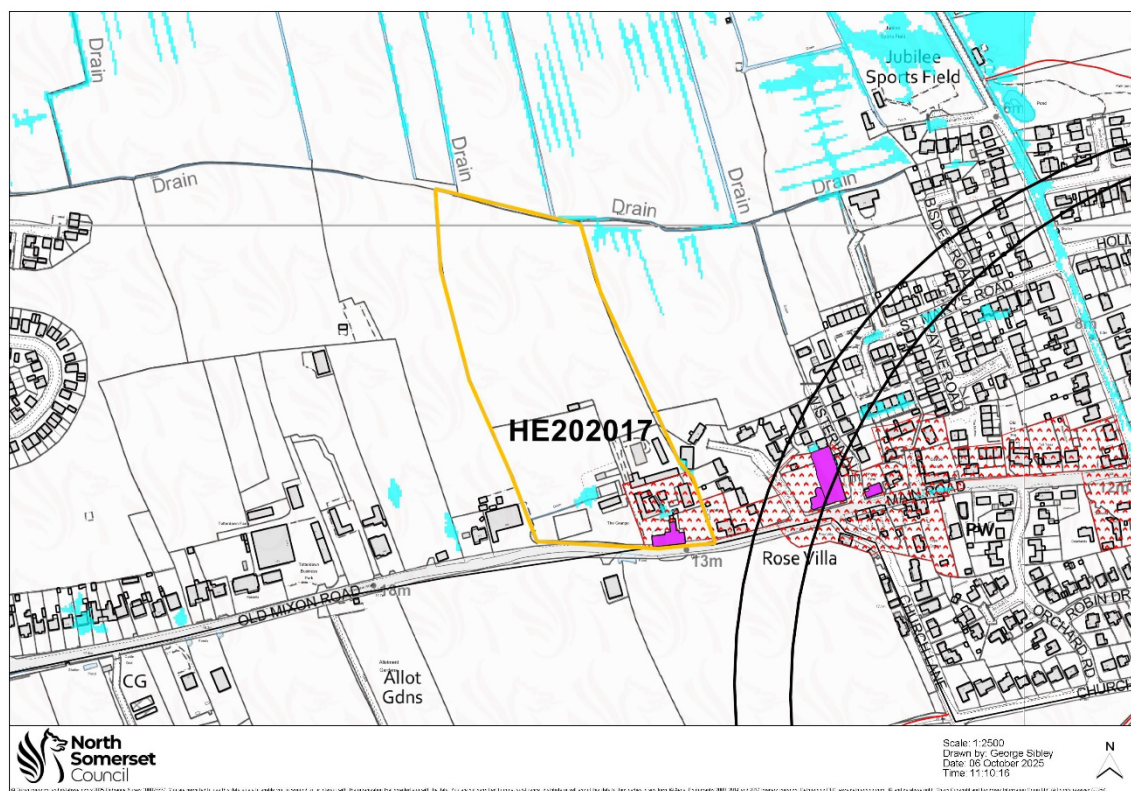
	understanding of the heritage significance of the site.
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SHLAA Reference	HE201067
Site Name	North of Locking
Broad Location Area	WSM
Theoretical Capacity	15
Assessed Capacity	15
Area (HA)	2.89
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • Public Right of Way (PROW)
Additional Comment	



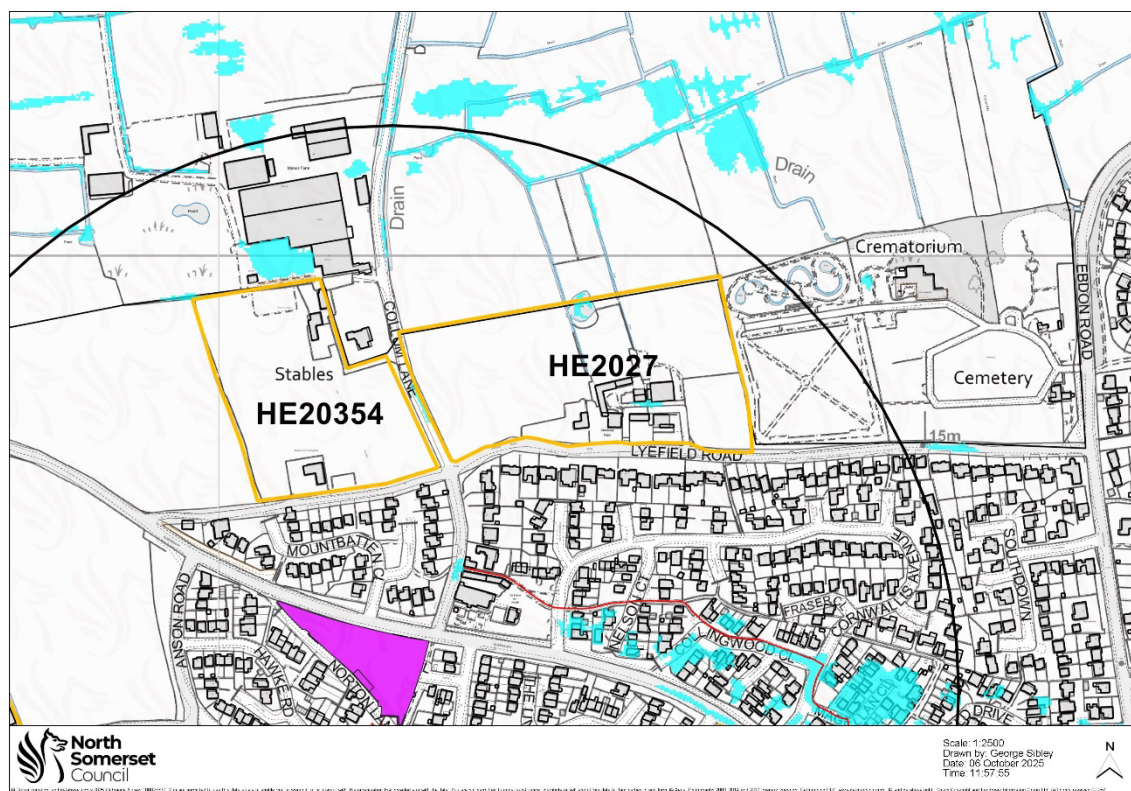


SHLAA Reference	HE202017
Site Name	Grange Farm, Hutton
Broad Location Area	WSM
Theoretical Capacity	40
Assessed Capacity	40
Area (HA)	4.38
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Conservation Area • Listed Buildings • Strategic Gap (Hard Constraint) • Flood Zone 3 and future flood risk (Hard Constraint) • National Landscape (Hard Constraint)



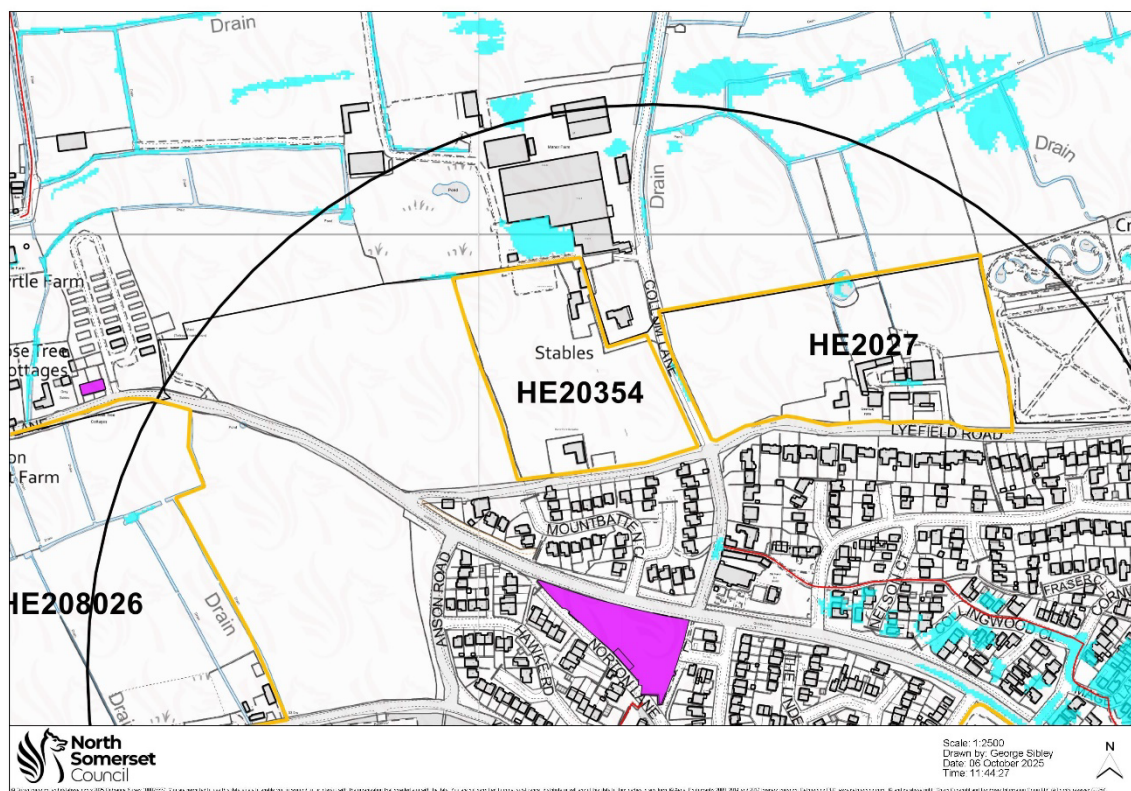
Additional Comment	<p>The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.</p> <p>The site borders the Mendip Hills National Landscape, development must be mindful about how the design may impact the National Landscape.</p> <p>The site is partially within a proposed Strategic Gap development within this area should be in line with Policy LP10: Strategic Gaps.</p>
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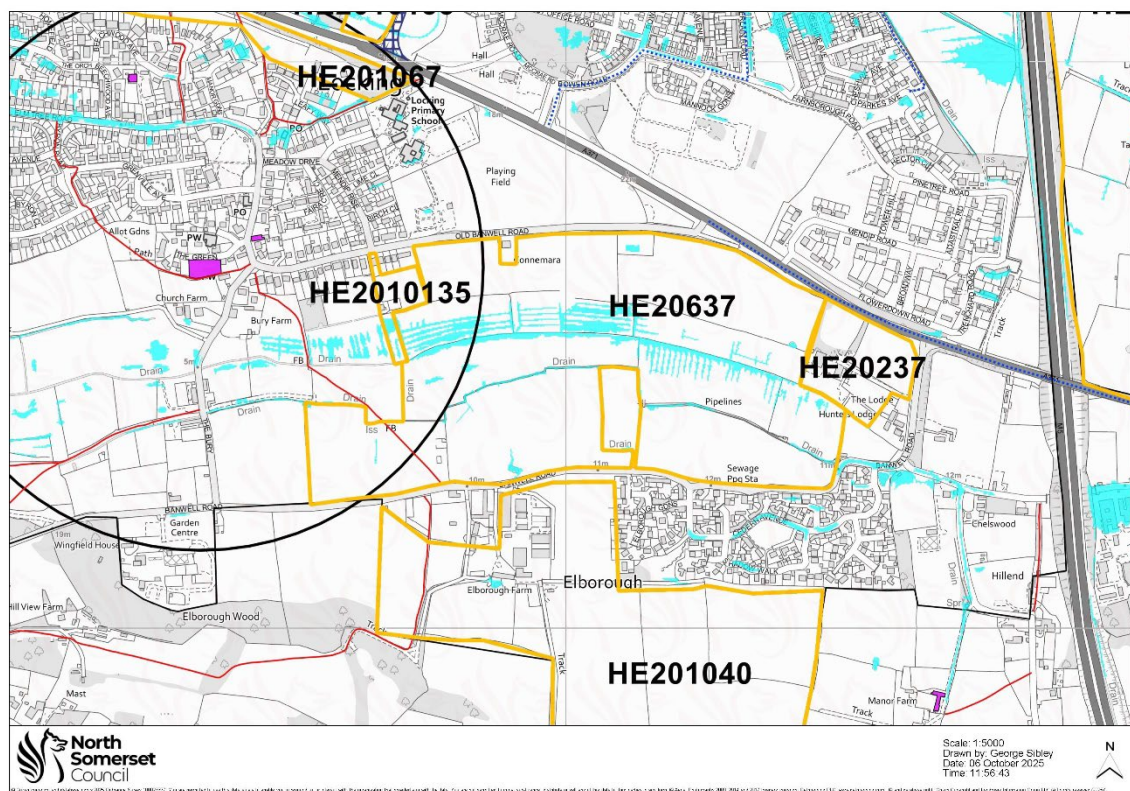
SHLAA Reference	HE2027
Site Name	Greenways Farm, Lyefield Road
Broad Location Area	WSM
Theoretical Capacity	78
Assessed Capacity	78
Area (HA)	3.61
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





SHLAA Reference	HE20354
Site Name	South of Manor Farm, North of Lyefield Road
Broad Location Area	WSM
Theoretical Capacity	40
Assessed Capacity	40
Area (HA)	2.57
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Potential Setting of Grade I or II star Listed Building • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.



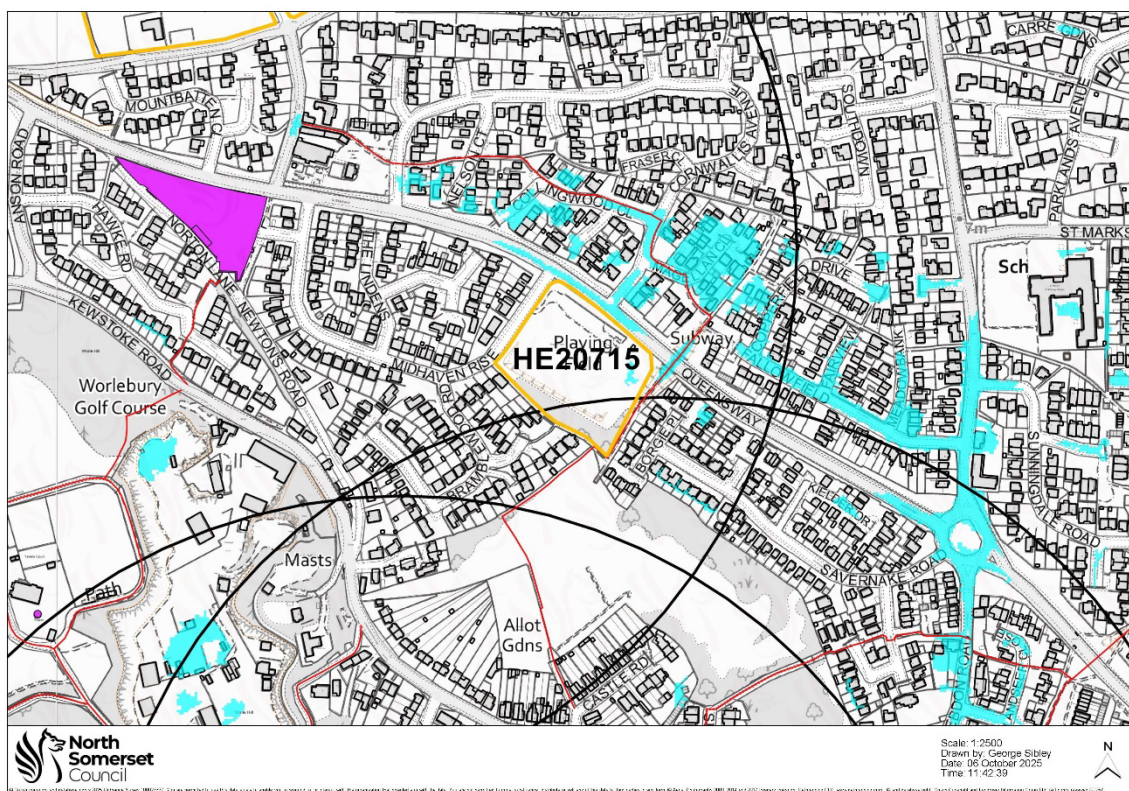


SHLAA Reference	HE20637
Site Name	North of Banwell Road, Elborough
Broad Location Area	WSM
Theoretical Capacity	315
Assessed Capacity	315
Area (HA)	31.8
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • National Landscape (Hard Constraint)
Additional Comment	A large proportion of the site is within the Mendip Hills National Landscape, development must avoid these areas and be mindful about how the design any proposals in the remaining section may



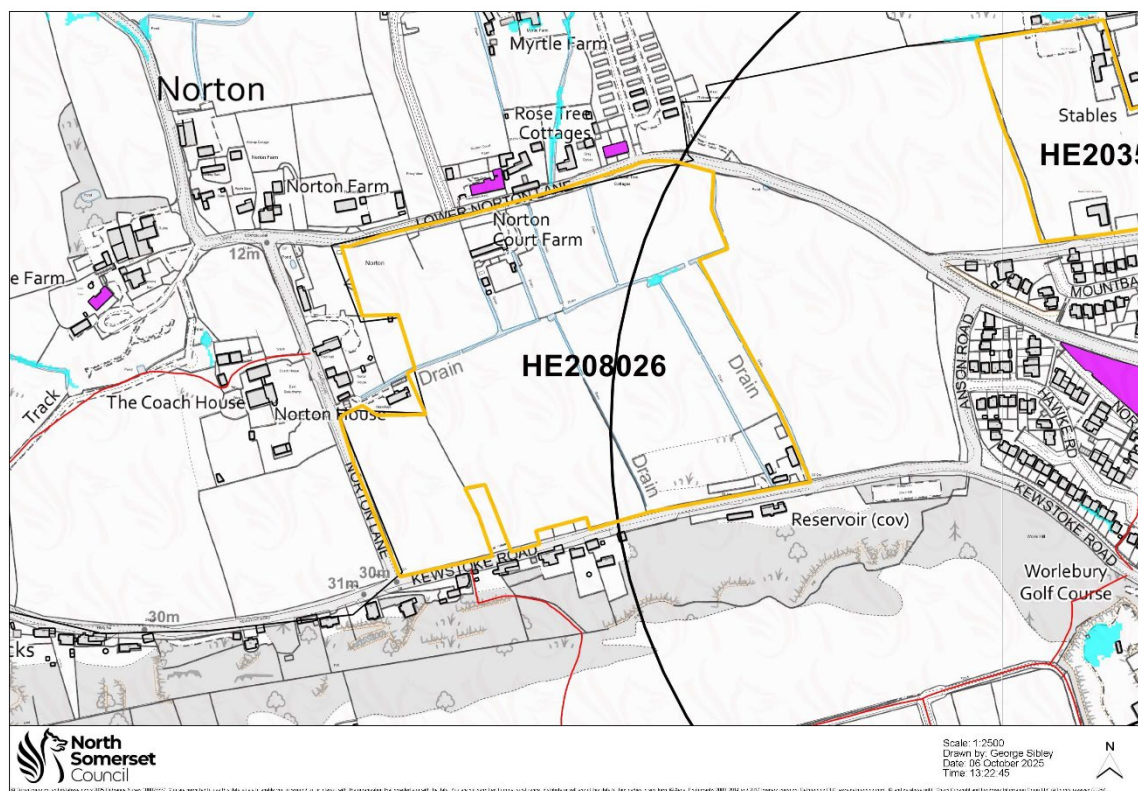
	<p>impact the National Landscape.</p> <p>The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.</p>
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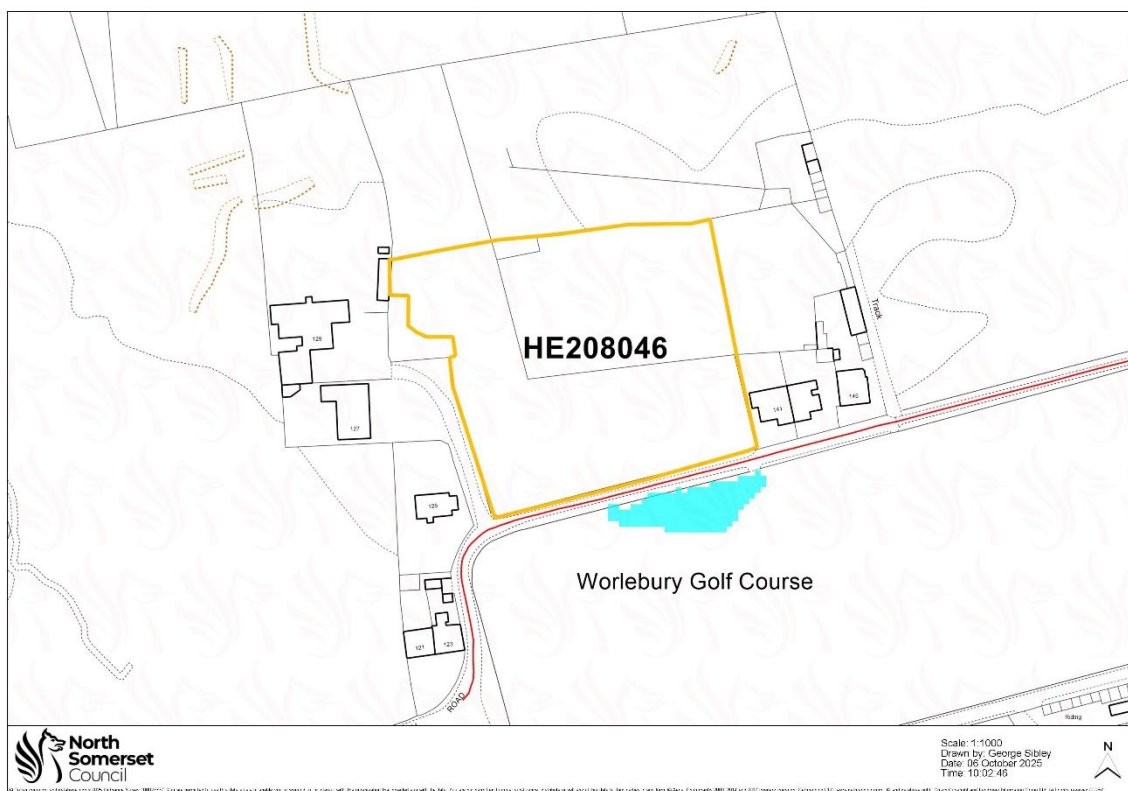
SHLAA Reference	HE20715
Site Name	Midhaven Rise
Broad Location Area	WSM
Theoretical Capacity	42
Assessed Capacity	32
Area (HA)	1.18
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Potential Setting of Grade I or II star Listed Building • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





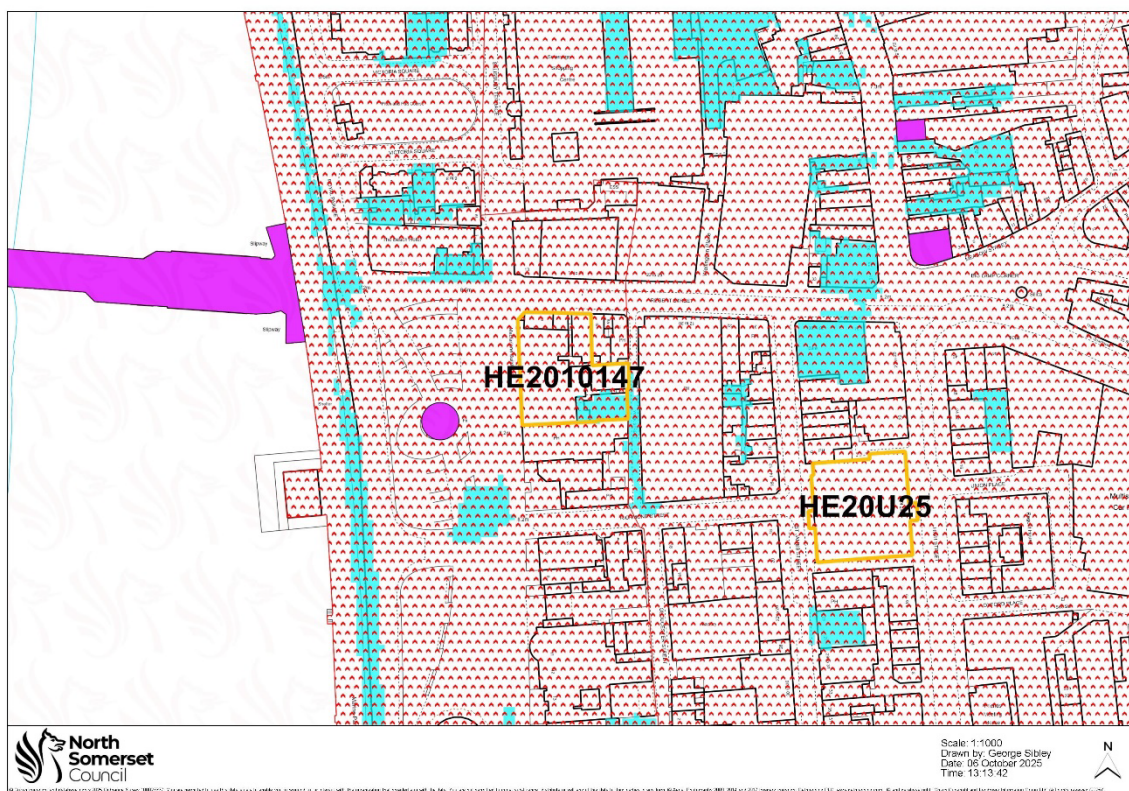
SHLAA Reference	HE208026
Site Name	Land north of Kewstoke Road, Norton
Broad Location Area	WSM
Theoretical Capacity	100
Assessed Capacity	100
Area (HA)	9.81
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Potential Setting of Grade I or II star Listed Building
Additional Comment	





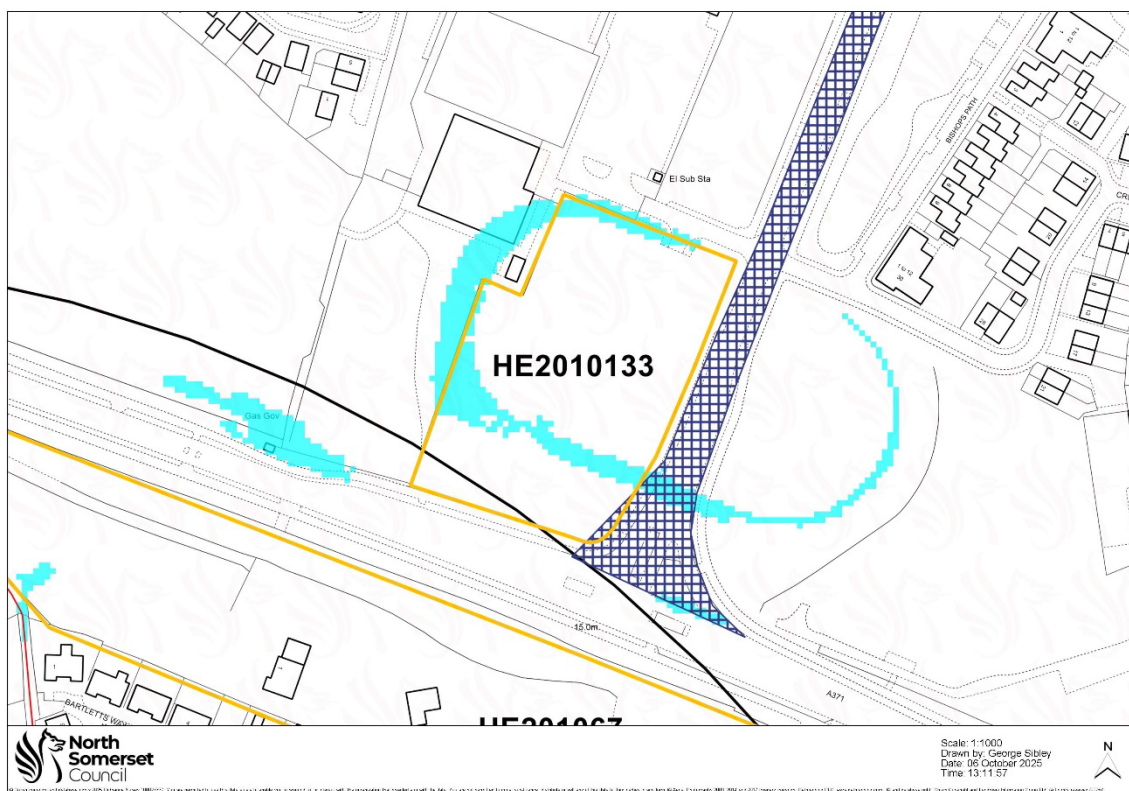
SHLAA Reference	HE208046
Site Name	Worlebury Hill Road
Broad Location Area	WSM
Theoretical Capacity	10
Assessed Capacity	10
Area (HA)	0.93
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	





SHLAA Reference	HE2010147
Site Name	Grand Central
Broad Location Area	WSM
Theoretical Capacity	33
Assessed Capacity	33
Area (HA)	0.1
Known Constraints	<ul style="list-style-type: none"> Conservation Area
Additional Comment	



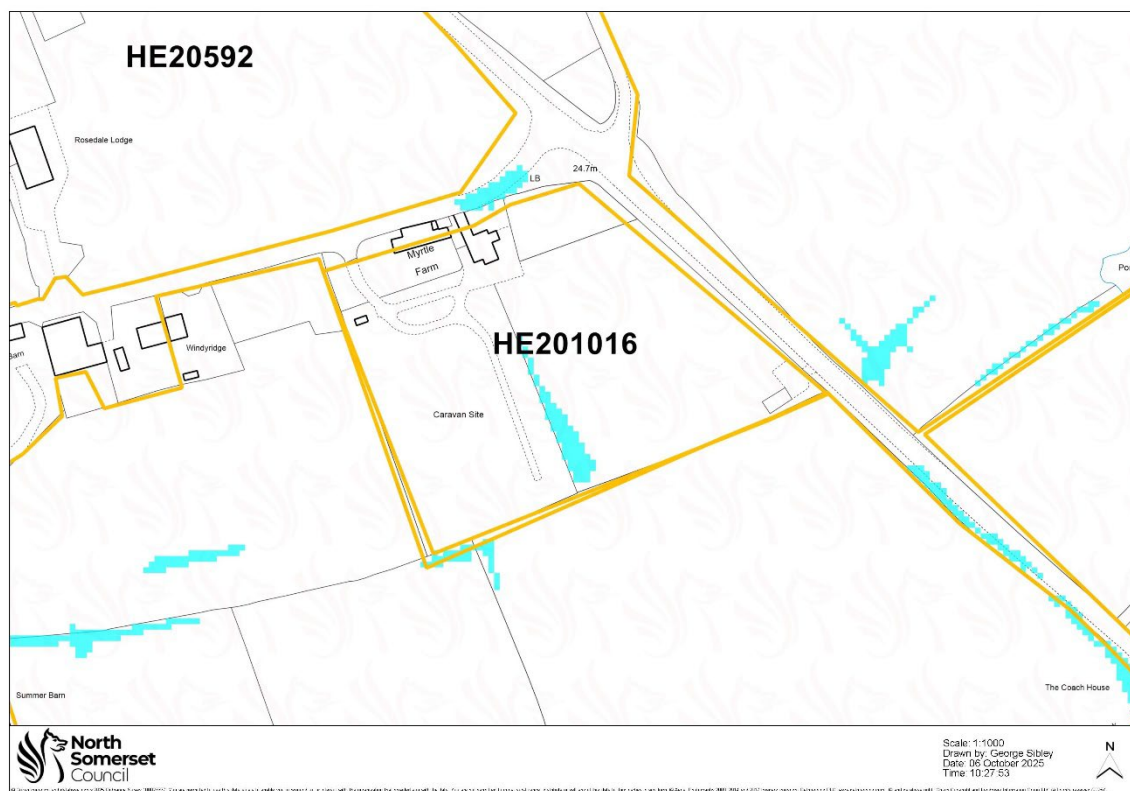


SHLAA Reference	HE2010133
Site Name	Land south of Winterstoke Hundred Academy
Broad Location Area	WSM
Theoretical Capacity	50
Assessed Capacity	50
Area (HA)	0.1
Known Constraints	<ul style="list-style-type: none"> • Potential Setting of Grade I or II star Listed Building • High Value Landscape • Surface Water Flood Risk
Additional Comment	



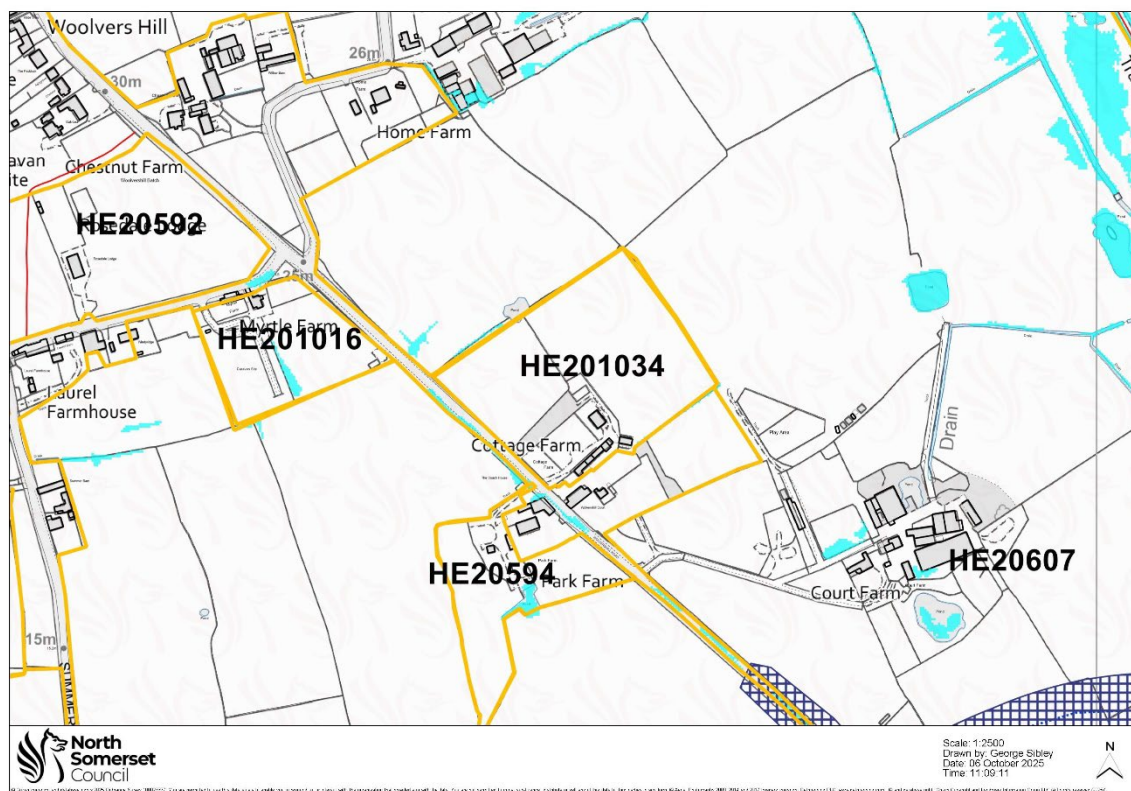
East of WSM





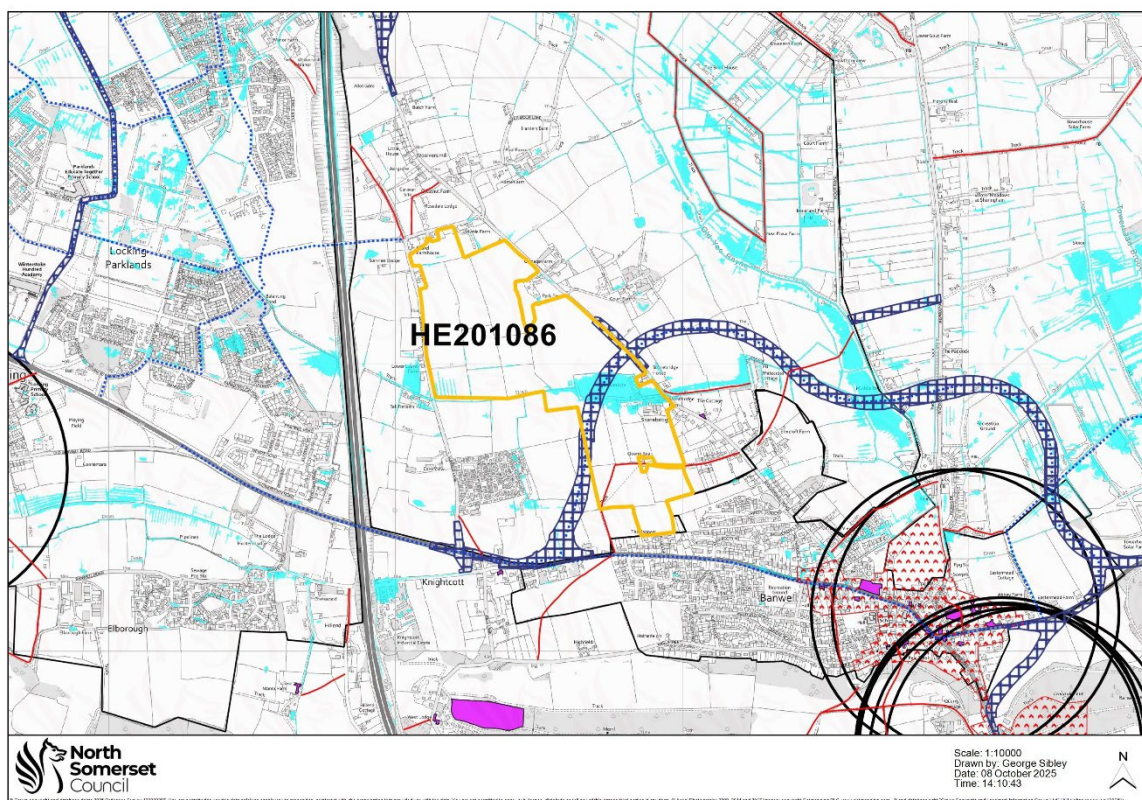
SHLAA Reference	HE201016
Site Name	Myrtle Farm
Broad Location Area	East of WSM
Theoretical Capacity	30
Assessed Capacity	30
Area (HA)	1.28
Known Constraints	<ul style="list-style-type: none"> Surface water flooding
Additional Comment	





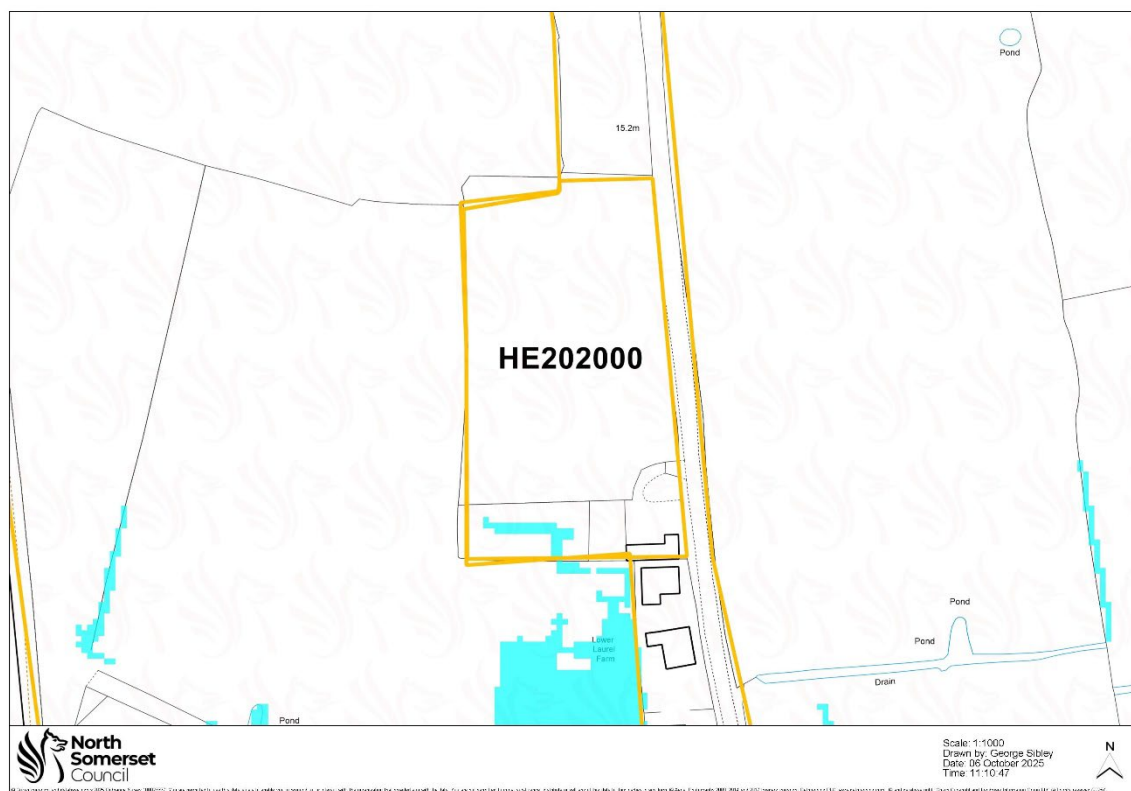
SHLAA Reference	HE201034
Site Name	Land east of Wolvershill Road
Broad Location Area	East of WSM
Theoretical Capacity	130
Assessed Capacity	130
Area (HA)	2.79
Known Constraints	
Additional Comment	





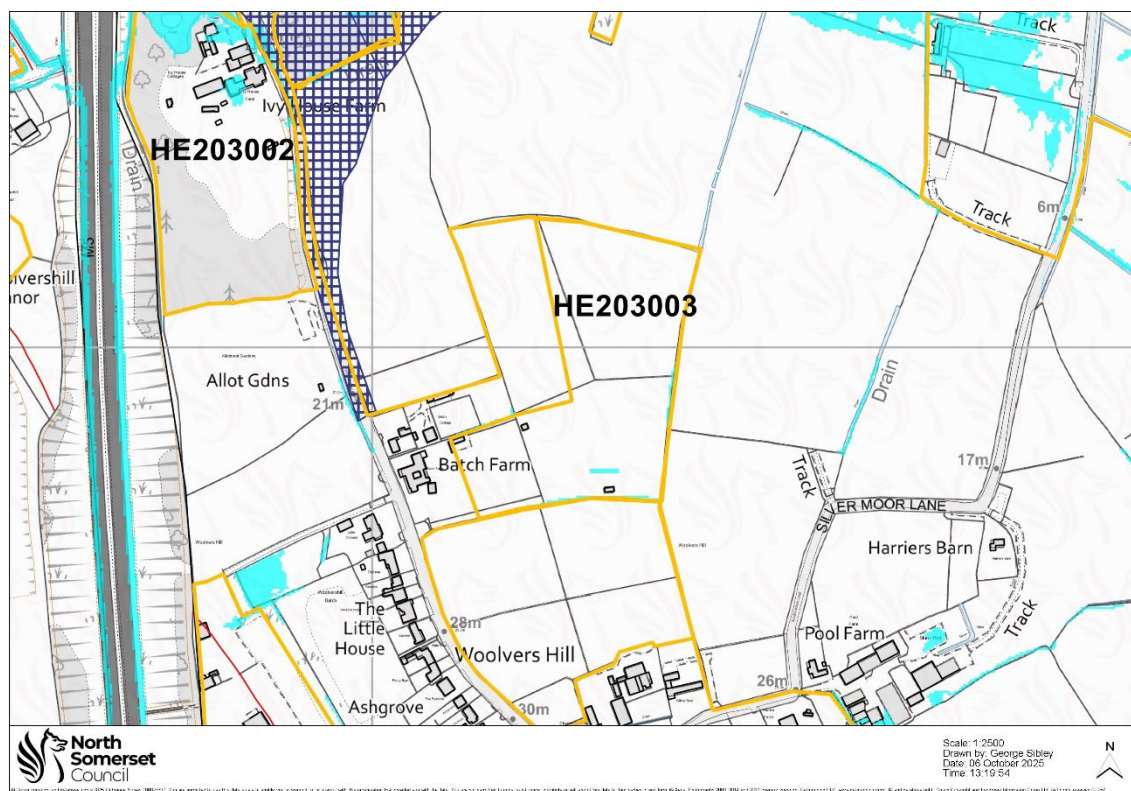
SHLAA Reference	HE201086
Site Name	Land at East of M5
Broad Location Area	East of WSM
Theoretical Capacity	560
Assessed Capacity	560
Area (HA)	43.17
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW • Strategic Gap (Hard Constraint) • Transport
Additional Comment	The site is partially within a proposed Strategic Gap development within this area should be in line with Policy LP10: Strategic Gaps.





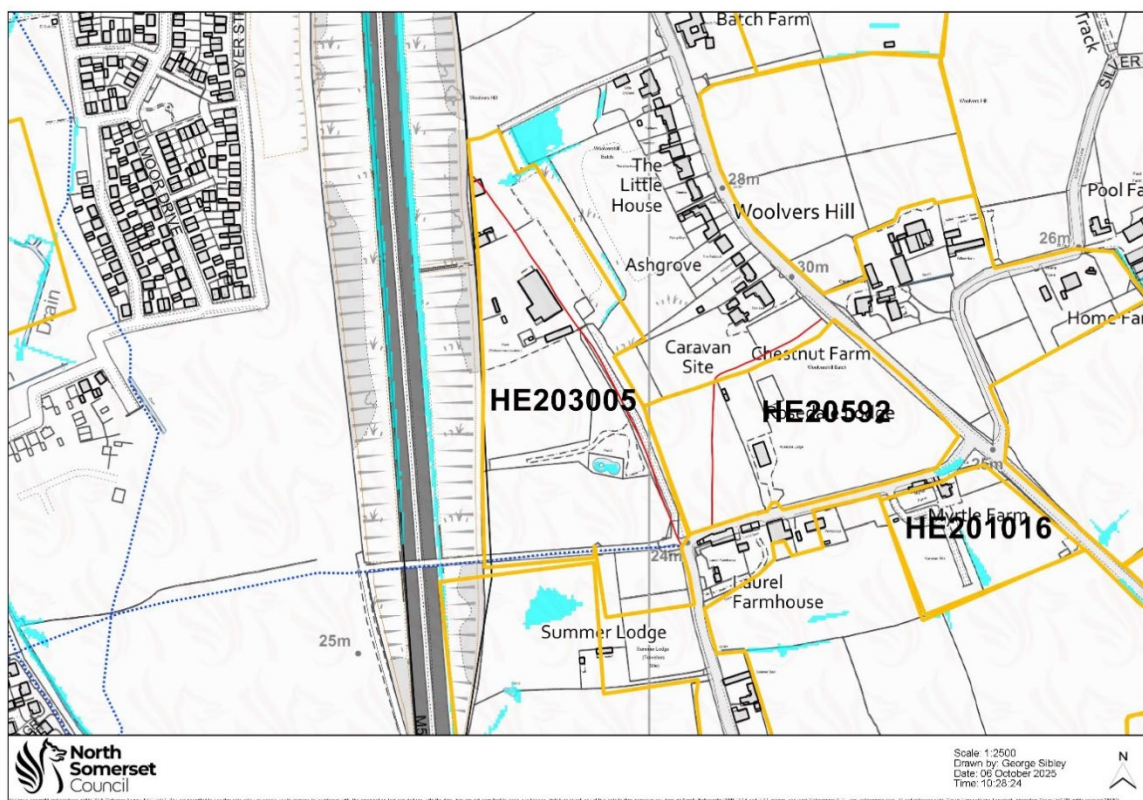
SHLAA Reference	HE202000
Site Name	Land off Summer Lane
Broad Location Area	East of WSM
Theoretical Capacity	20
Assessed Capacity	20
Area (HA)	0.94
Known Constraints	<ul style="list-style-type: none"> Surface water flooding
Additional Comment	





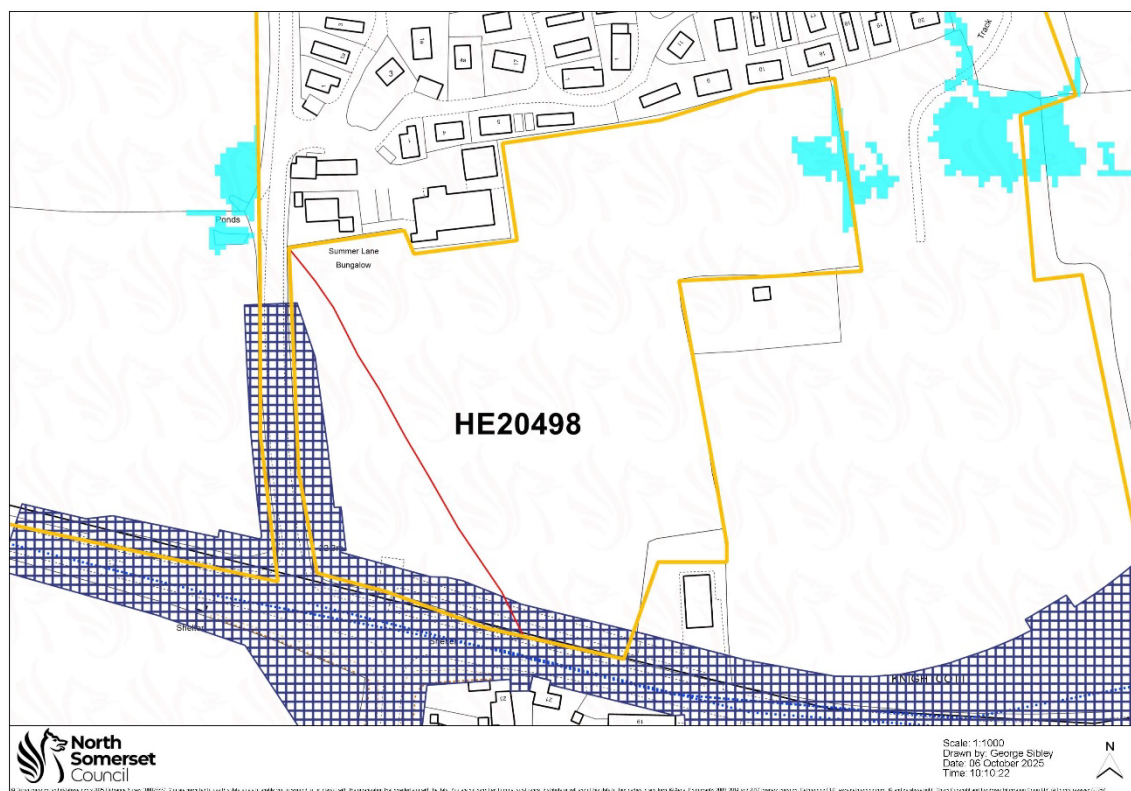
SHLAA Reference	HE203003
Site Name	Land north of Wolvershill
Broad Location Area	East of WSM
Theoretical Capacity	100
Assessed Capacity	100
Area (HA)	3.26
Known Constraints	<ul style="list-style-type: none"> Surface water flooding
Additional Comment	





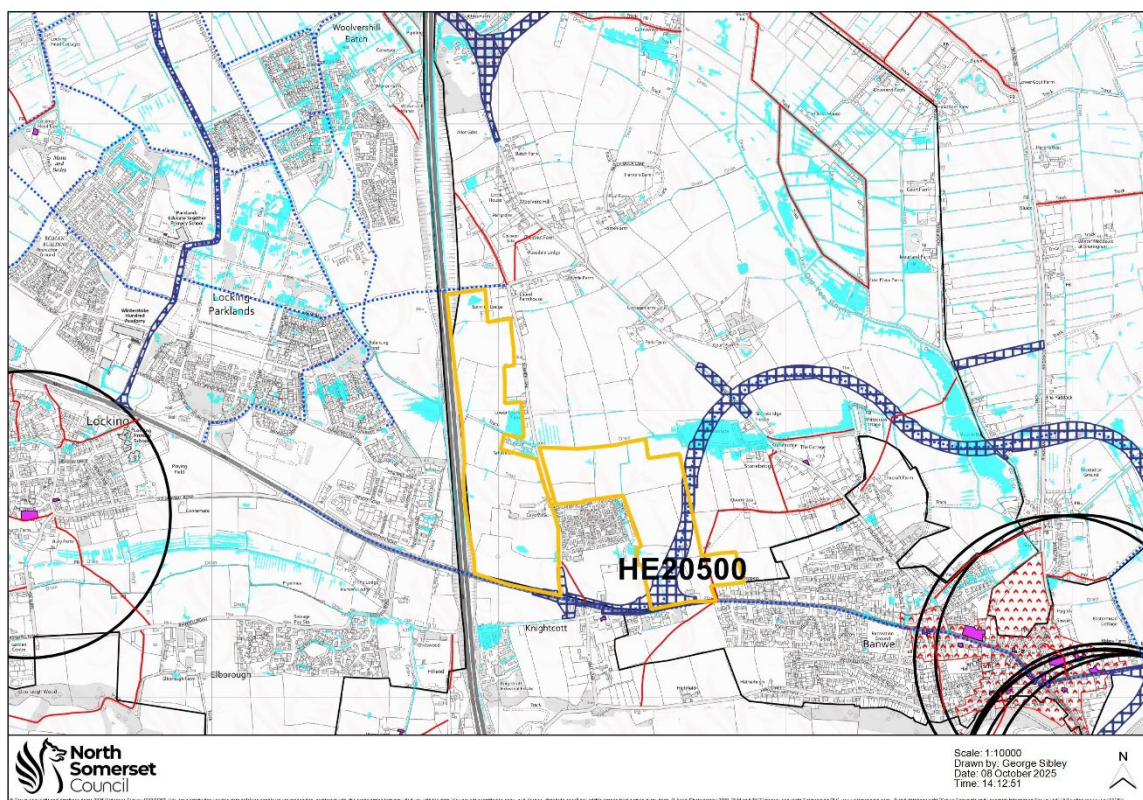
SHLAA Reference	HE203005
Site Name	Land adjacent Summer Lane bridge
Broad Location Area	East of WSM
Theoretical Capacity	30
Assessed Capacity	30
Area (HA)	4.86
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • PROW • Transport
Additional Comment	





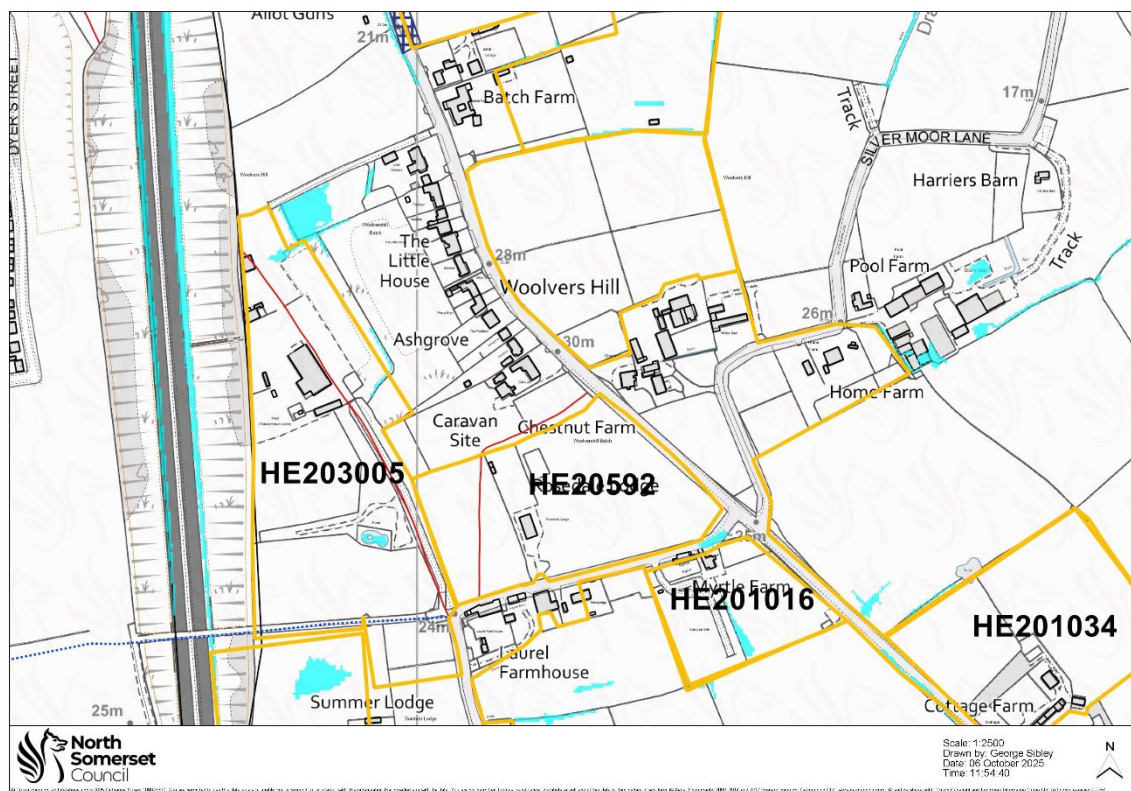
SHLAA Reference	HE20498
Site Name	Land adjacent to Summer Lane and Knightcott Road
Broad Location Area	East of WSM
Theoretical Capacity	78
Assessed Capacity	78
Area (HA)	2.48
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • PROW • Transport
Additional Comment	





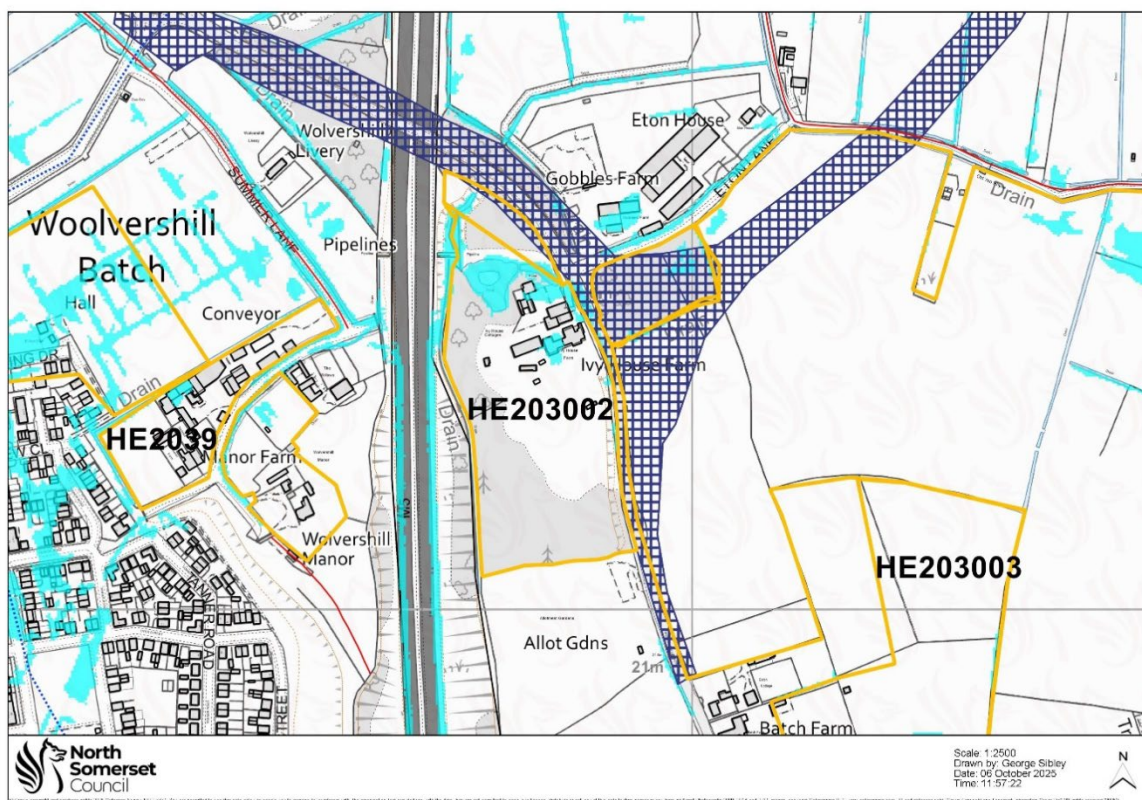
SHLAA Reference	HE20500
Site Name	Land adjacent to M5 and Summer Lane
Broad Location Area	East of WSM
Theoretical Capacity	400
Assessed Capacity	400
Area (HA)	41.42
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Strategic Gap (Hard Constraint) • Transport
Additional Comment	The site is partially within a proposed Strategic Gap development within this area should be in line with Policy LP10: Strategic Gaps.





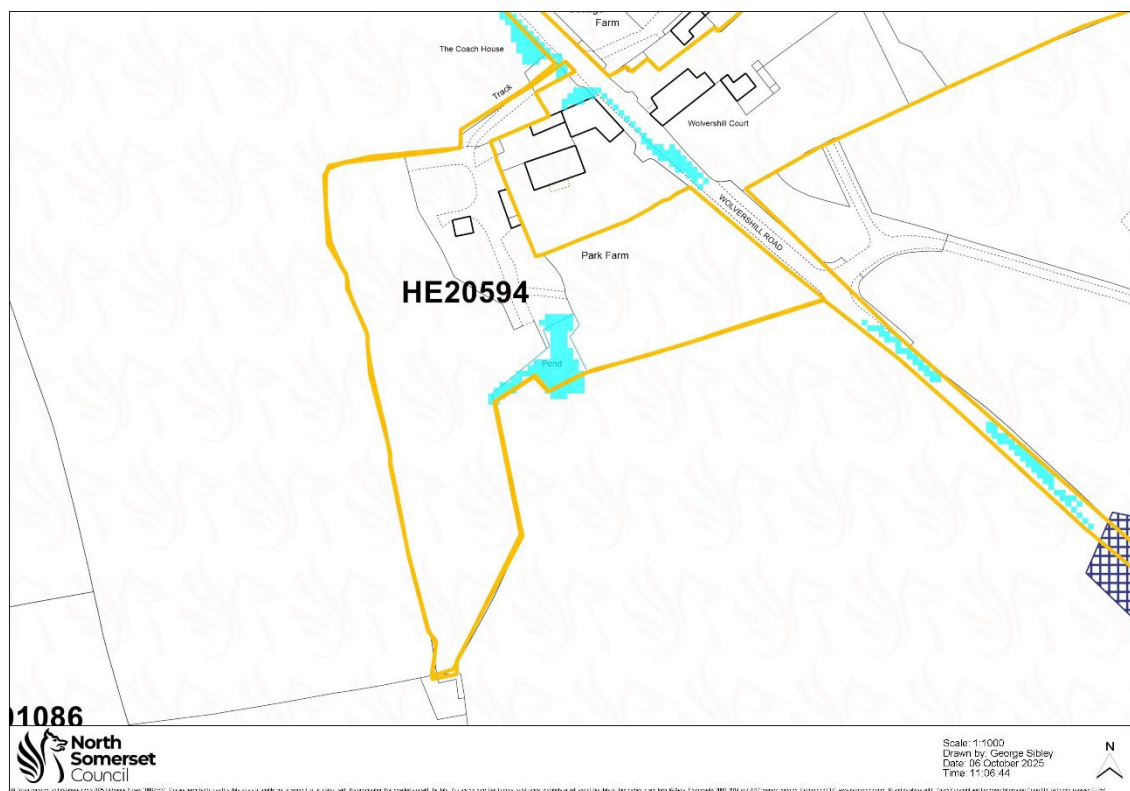
SHLAA Reference	HE20592
Site Name	Summer Lane
Broad Location Area	East of WSM
Theoretical Capacity	250
Assessed Capacity	250
Area (HA)	6.12
Known Constraints	<ul style="list-style-type: none"> • PROW
Additional Comment	





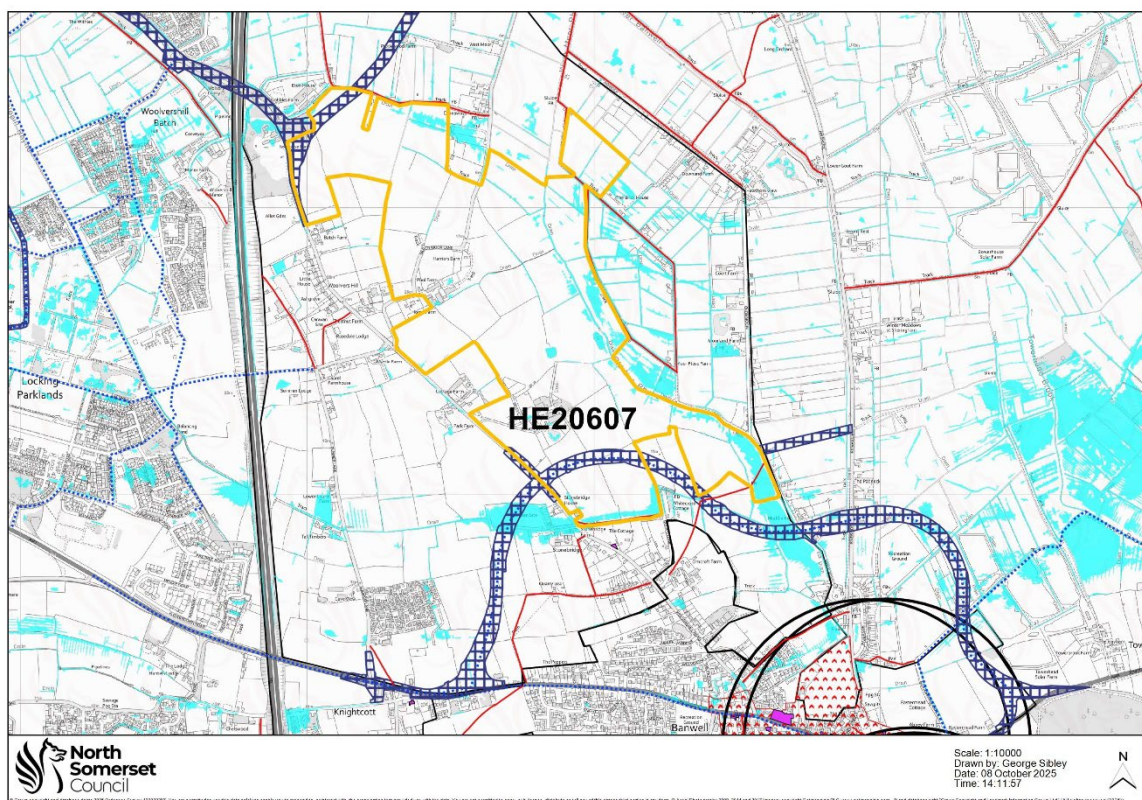
SHLAA Reference	HE203002
Site Name	Land north of Summer Lane
Broad Location Area	East of WSM
Theoretical Capacity	10
Assessed Capacity	10
Area (HA)	4.43
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Priority Habitat • Transport
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





SHLAA Reference	HE20594
Site Name	Park Farm
Broad Location Area	East of WSM
Theoretical Capacity	30
Assessed Capacity	30
Area (HA)	1.29
Known Constraints	<ul style="list-style-type: none"> Surface water flooding
Additional Comment	





SHLAA Reference	HE20607
Site Name	Land east of Wolverhill Road
Broad Location Area	East of WSM
Theoretical Capacity	1300
Assessed Capacity	1001
Area (HA)	99.17
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Priority Habitat • PROW • Strategic Gap (Hard Constraint) • Transport • Flood Zone 3 and future flood risk (Hard Constraint)

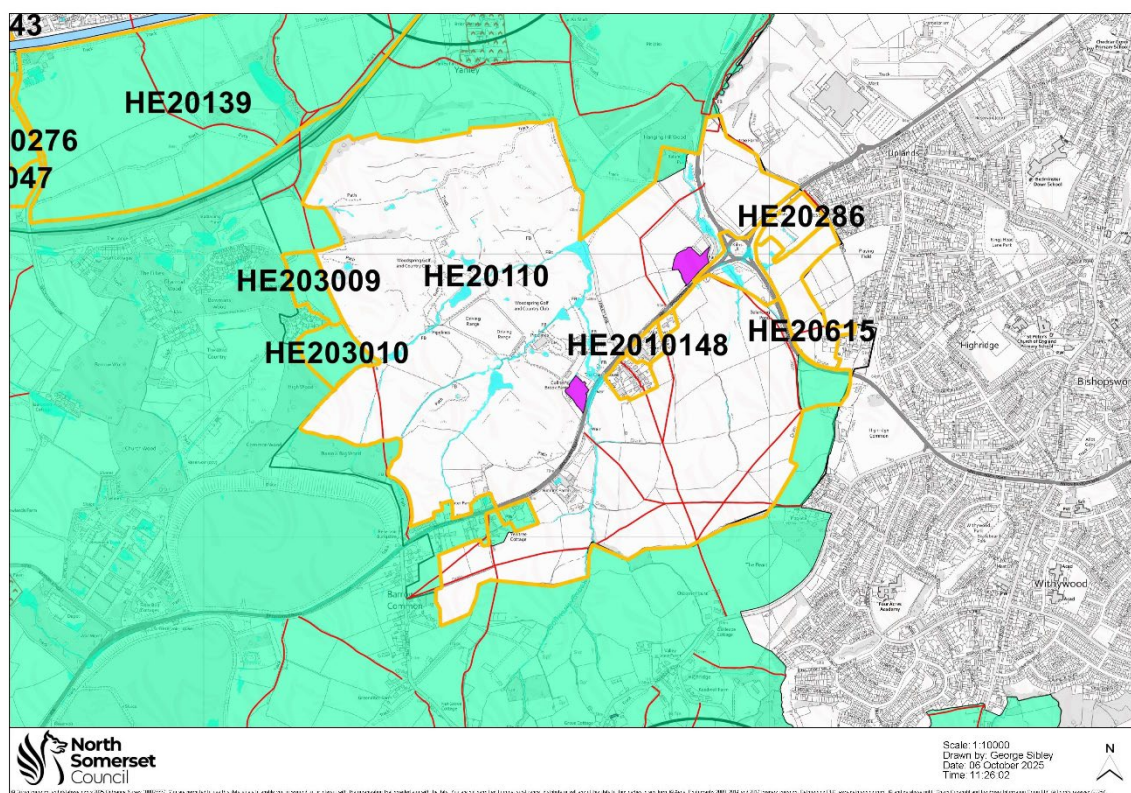


Additional Comment	<p>The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.</p> <p>The site is partially within a proposed Strategic Gap development within this area should be in line with Policy LP10: Strategic Gaps.</p>
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Edge of Bristol



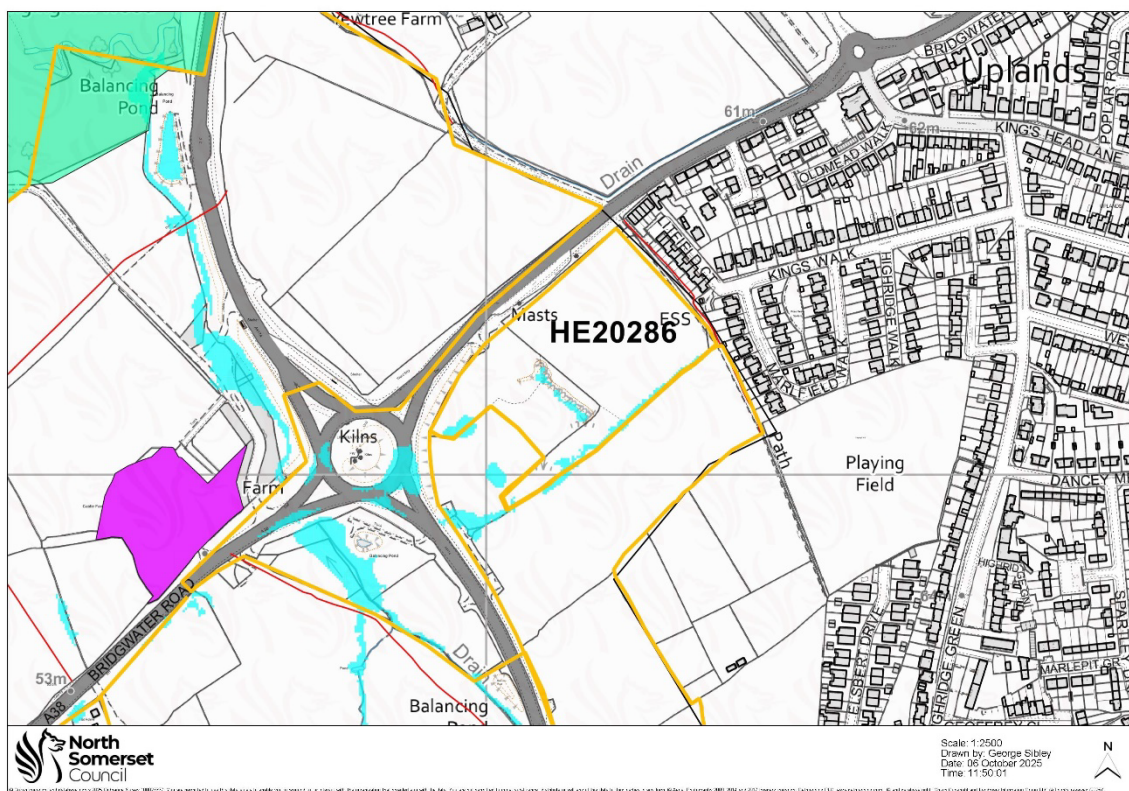


SHLAA Reference	HE20110
Site Name	Yanley Lane South West Bristol
Broad Location Area	Edge of Bristol
Theoretical Capacity	3500
Assessed Capacity	3500
Area (HA)	204.89
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Listed Buildings • PROW • Ancient Woodland (Hard Constraint) • Local Green Space (Hard Constraint)
Additional Comment	The site contains two Grade II Listed Buildings. Any development proposals must be sensitively designed to preserve



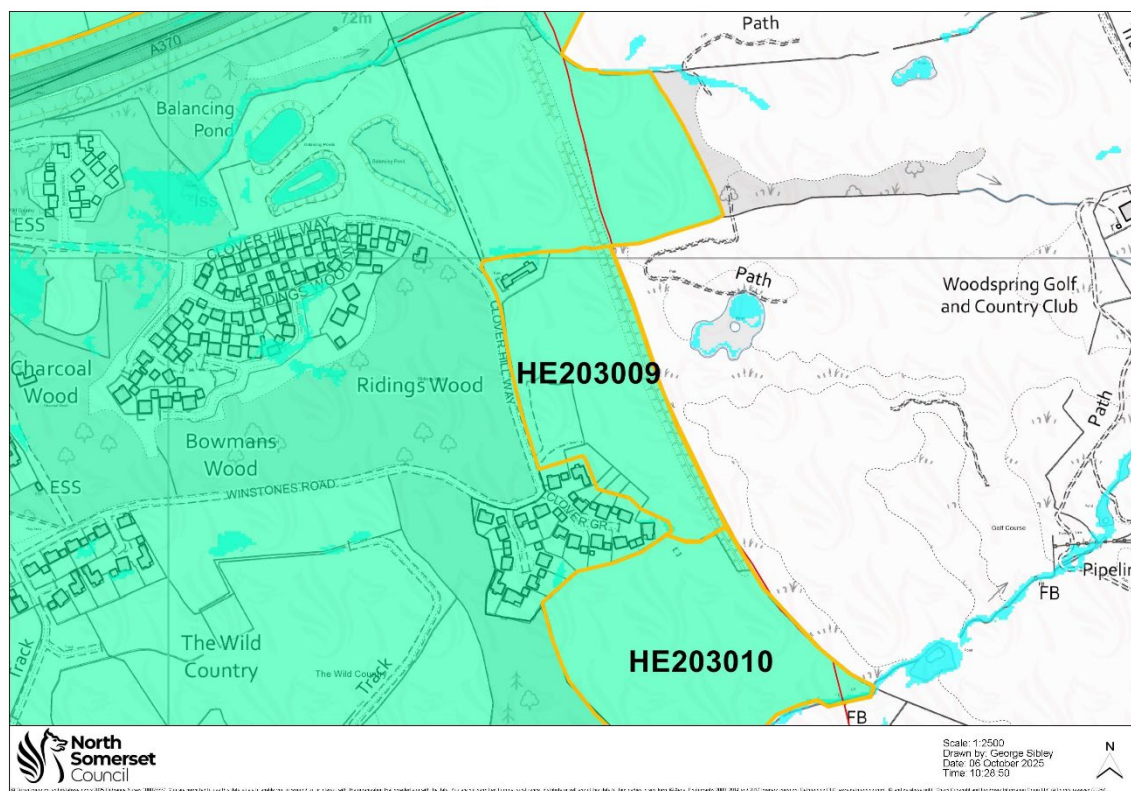
	<p>the significance, character, and setting of these heritage assets, in accordance with national and local heritage policies.</p> <p>Ancient Woodland, Hanging Hill Wood and Barrow Big Wood, borders the site's boundaries, development must avoid this and be mindful of any impact development elsewhere may have on the Ancient Woodland.</p> <p>The site contains Local Green Space, Hanging Hill Wood and fields west, south of Long Ashton, development should avoid this area.</p> <p>This area also is constrained with Reservoir Flood Risk.</p>
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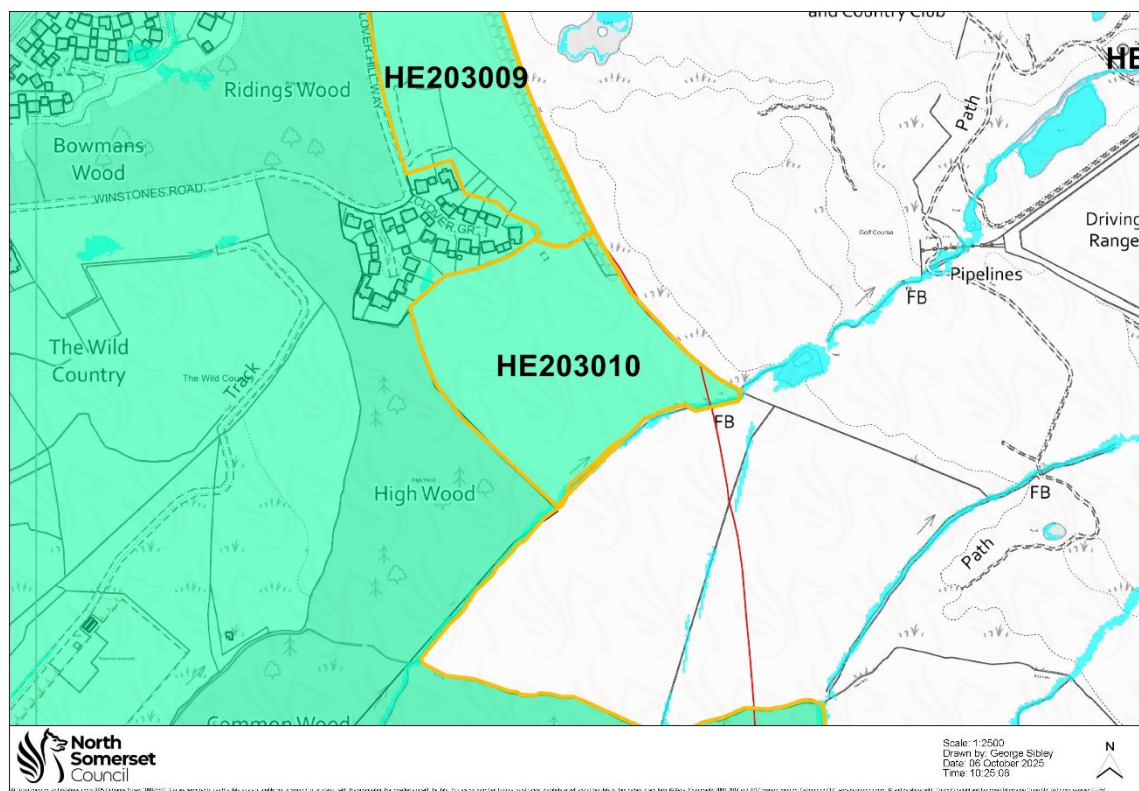
SHLAA Reference	HE20286
Site Name	South east of A38/A4174 roundabout, Dundry
Broad Location Area	Edge of Bristol
Theoretical Capacity	80
Assessed Capacity	80
Area (HA)	2.7
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding
Additional Comment	





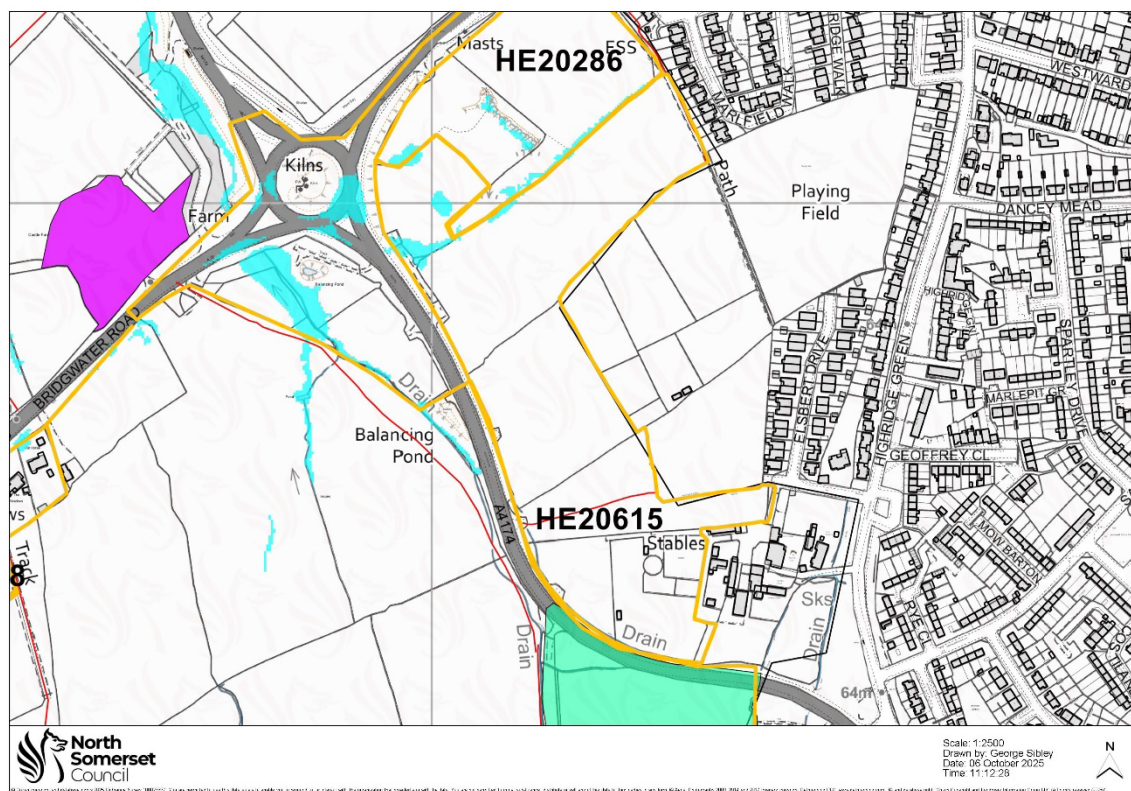
SHLAA Reference	HE203009
Site Name	Land at Barrow Wood a
Broad Location Area	Edge of Bristol
Theoretical Capacity	85
Assessed Capacity	85
Area (HA)	2.82
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Green Belt • PROW
Additional Comment	





SHLAA Reference	HE203010
Site Name	Land at Barrow Wood b
Broad Location Area	Edge of Bristol
Theoretical Capacity	145
Assessed Capacity	145
Area (HA)	3.69
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Green Belt • PROW
Additional Comment	





SHLAA Reference	HE20615
Site Name	Land north of Colliters Way
Broad Location Area	Edge of Bristol
Theoretical Capacity	135
Assessed Capacity	135
Area (HA)	7.05
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW
Additional Comment	



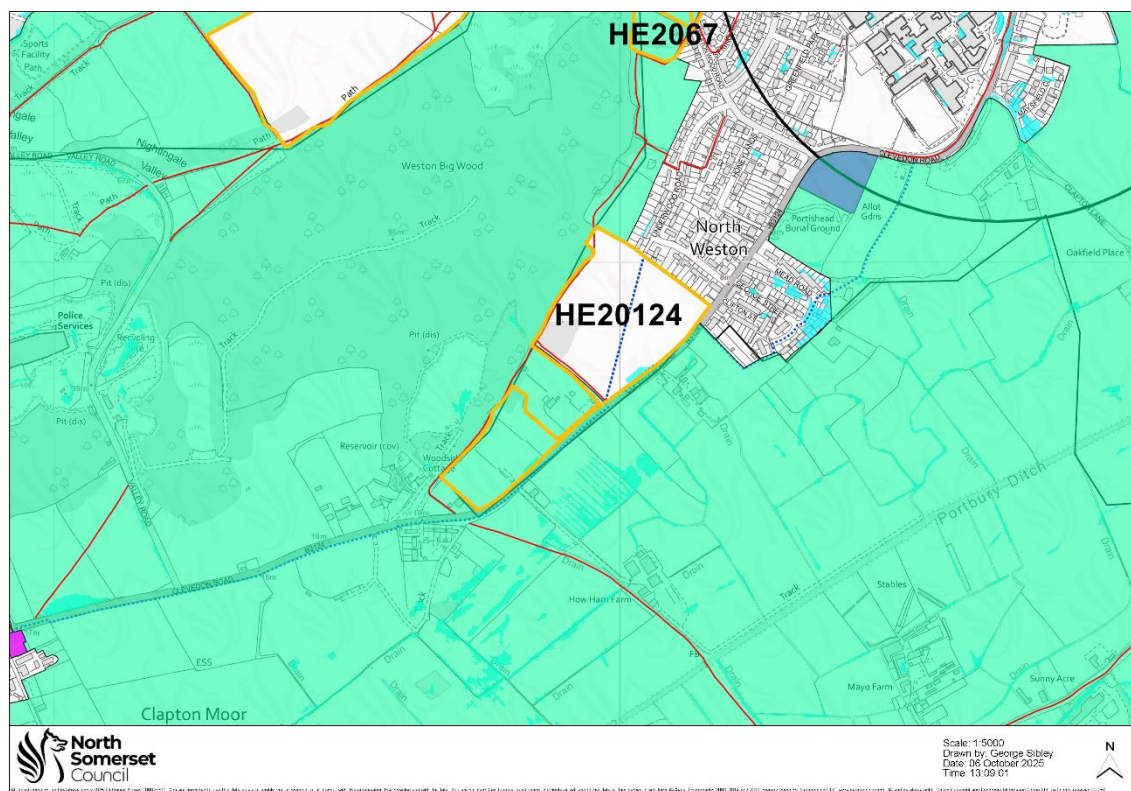


SHLAA Reference	HE2010148
Site Name	Inn at Yanley
Broad Location Area	Edge of Bristol
Theoretical Capacity	21
Assessed Capacity	21
Area (HA)	1.2
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	



Portishead



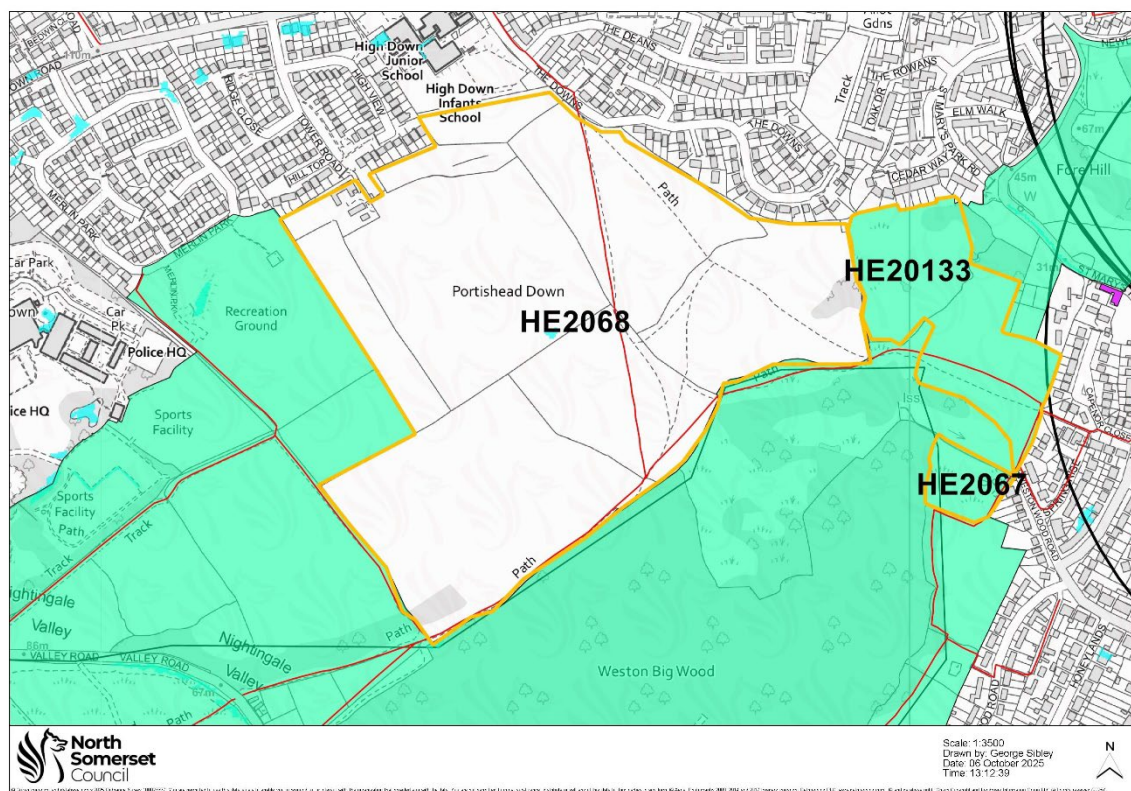


SHLAA Reference	HE20124
Site Name	Black Rock, North of Clevedon Road
Broad Location Area	Portishead
Theoretical Capacity	100
Assessed Capacity	100
Area (HA)	7.26
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW • Transport • Flood Zone 3 and future flood risk (Hard Constraint) • Ancient Woodland (Hard Constraint)



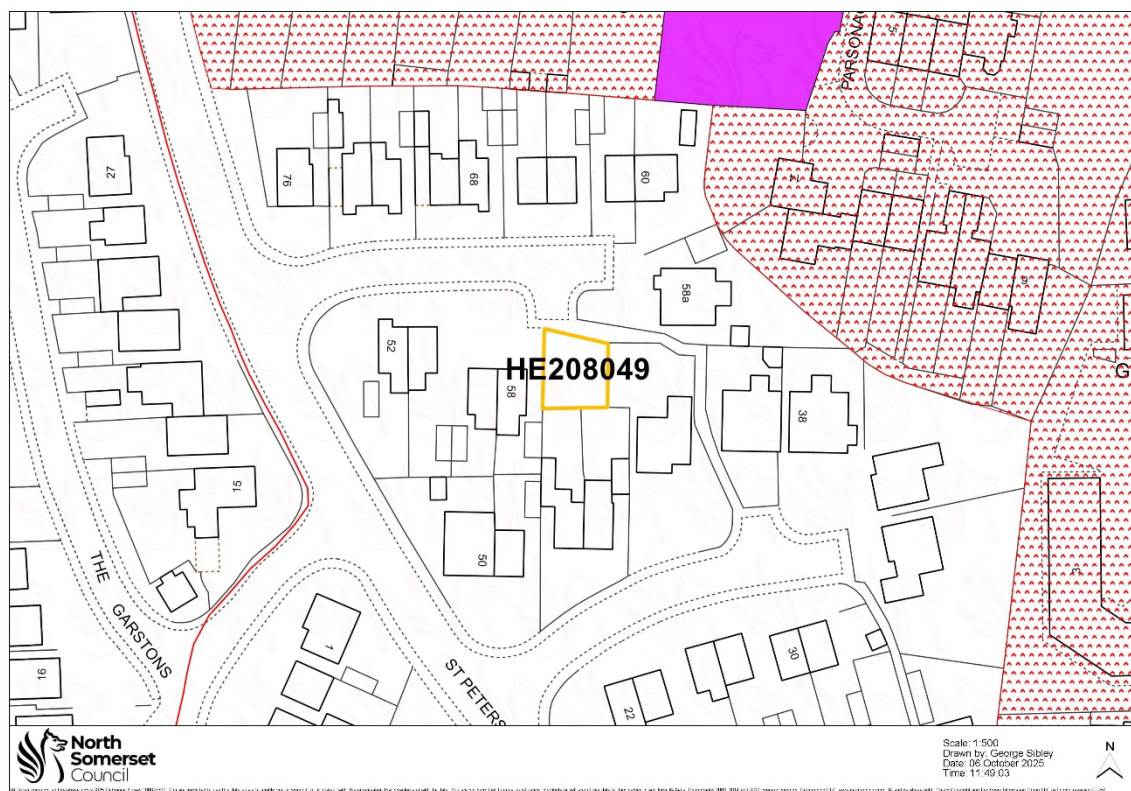
Additional Comment	<p>The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.</p> <p>Ancient Woodland, Weston Big Wood, borders the site's boundaries, development must avoid this and be mindful of any impact development elsewhere may have on the Ancient Woodland.</p>
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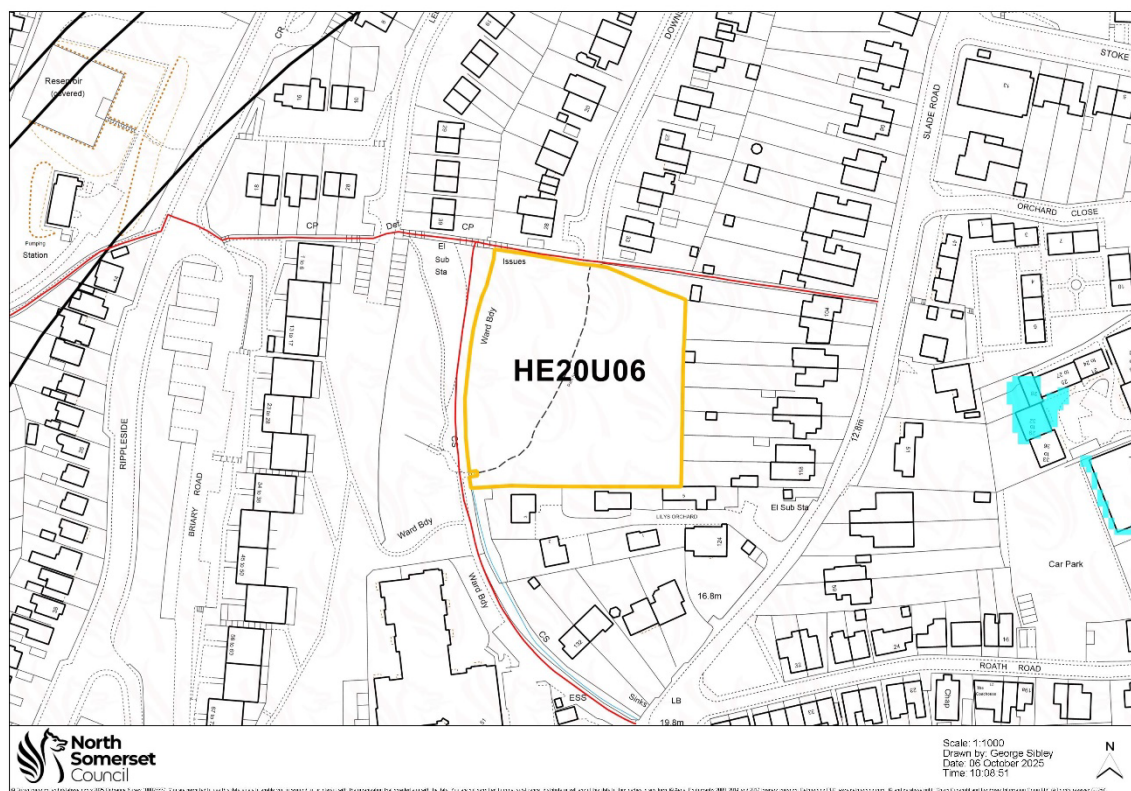
SHLAA Reference	HE2068
Site Name	Land at Tower Farm
Broad Location Area	Portishead
Theoretical Capacity	400
Assessed Capacity	400
Area (HA)	26.71
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW • Ancient Woodland (Hard Constraint)
Additional Comment	Ancient Woodland, Weston Big Wood, borders the site's boundaries, development must avoid this and be mindful of any impact development elsewhere may have on the Ancient Woodland.





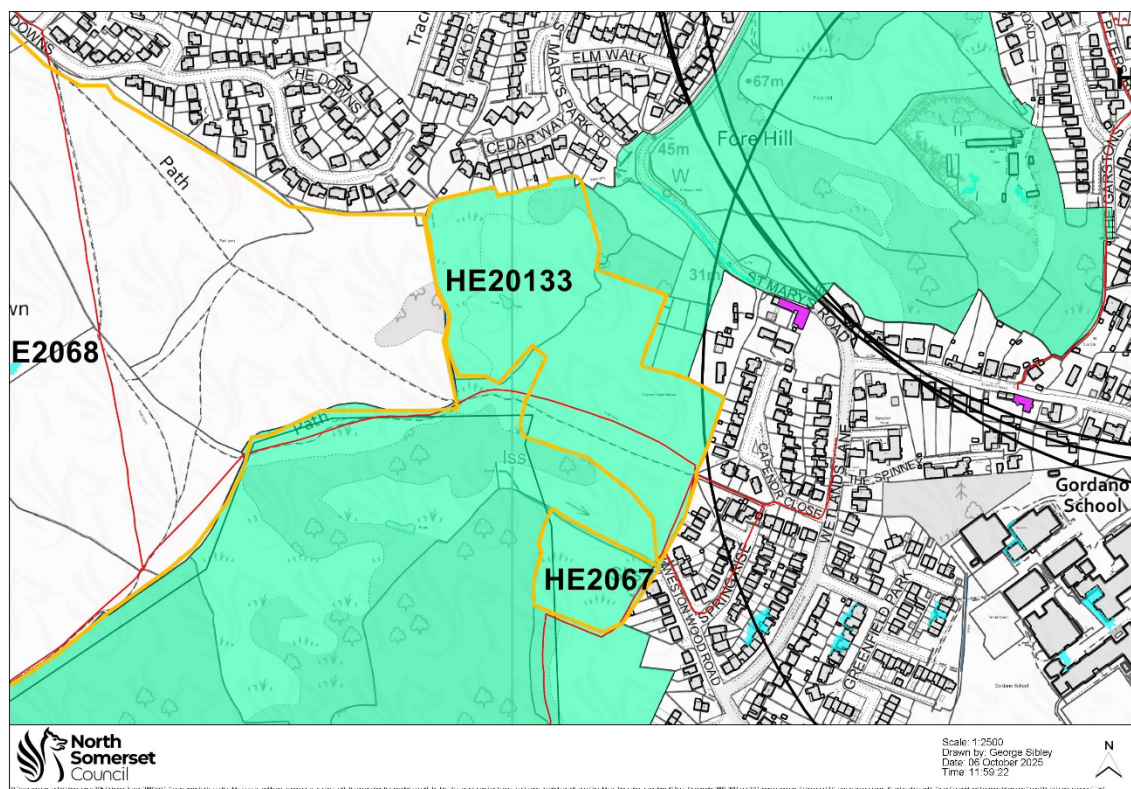
SHLAA Reference	HE208049
Site Name	Land off St Peters Road
Broad Location Area	Portishead
Theoretical Capacity	1
Assessed Capacity	1
Area (HA)	0.01
Known Constraints	<ul style="list-style-type: none"> Potential Setting of Grade I or II star Listed Building
Additional Comment	





SHLAA Reference	HE20U06
Site Name	Downside
Broad Location Area	Portishead
Theoretical Capacity	24
Assessed Capacity	24
Area (HA)	0.58
Known Constraints	<ul style="list-style-type: none"> Potential Setting of Grade I or II star Listed Building
Additional Comment	



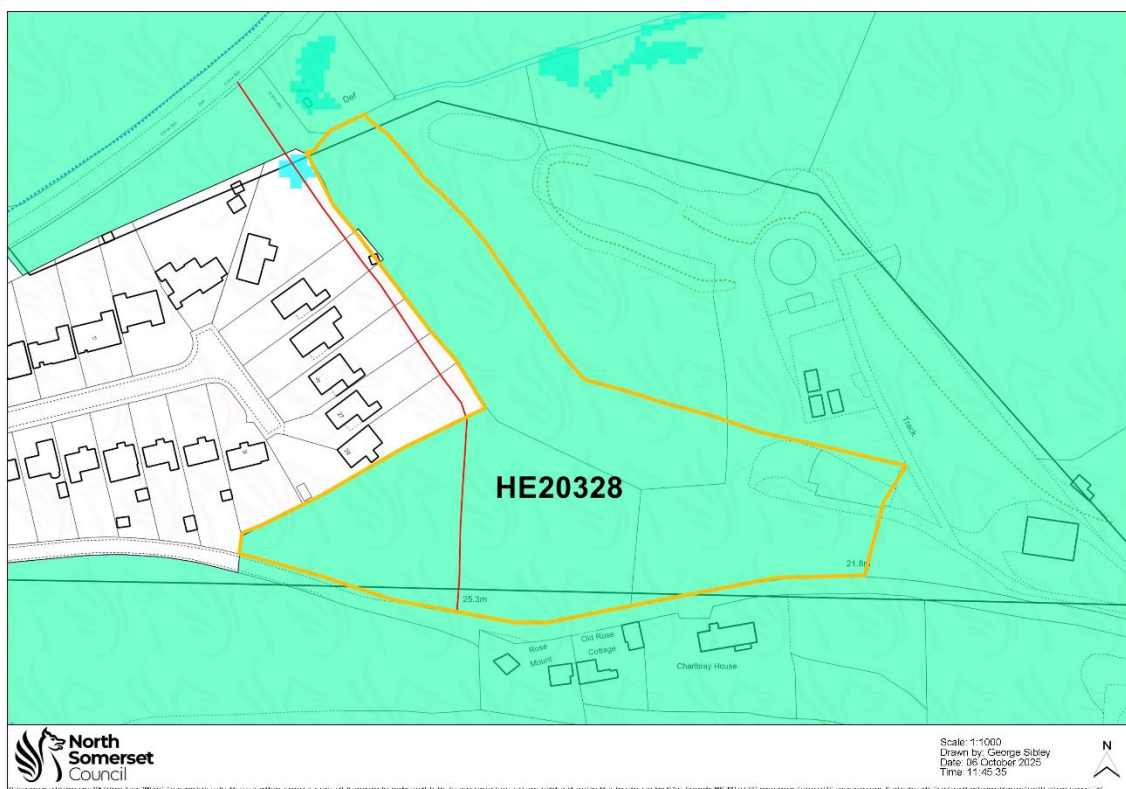


SHLAA Reference	HE20133
Site Name	Downside
Broad Location Area	Portishead
Theoretical Capacity	126
Assessed Capacity	126
Area (HA)	0.58
Known Constraints	<ul style="list-style-type: none"> • Potential Setting of Grade I or II star Listed Building • PROW • Green Belt • High Value Landscape
Additional Comment	



Clevedon



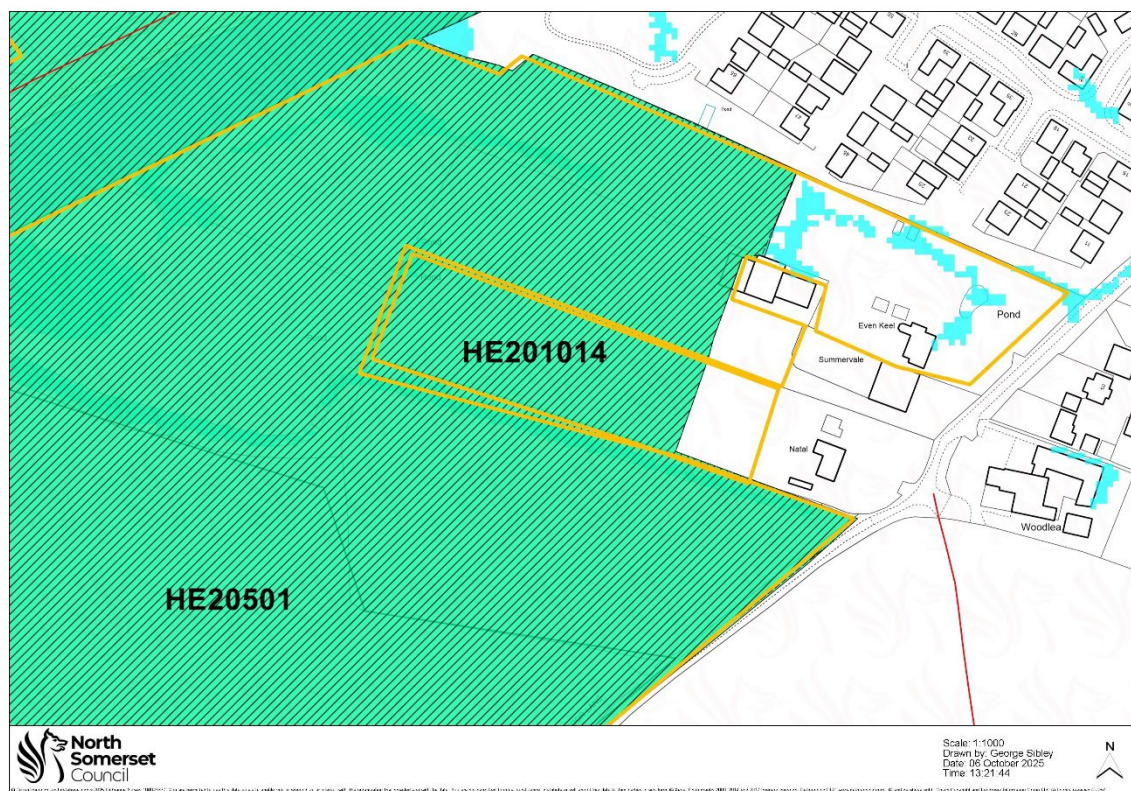


SHLAA Reference	HE20328
Site Name	North of Nortons Wood Lane
Broad Location Area	Clevedon
Theoretical Capacity	20
Assessed Capacity	20
Area (HA)	2.63
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW • Green Belt
Additional Comment	



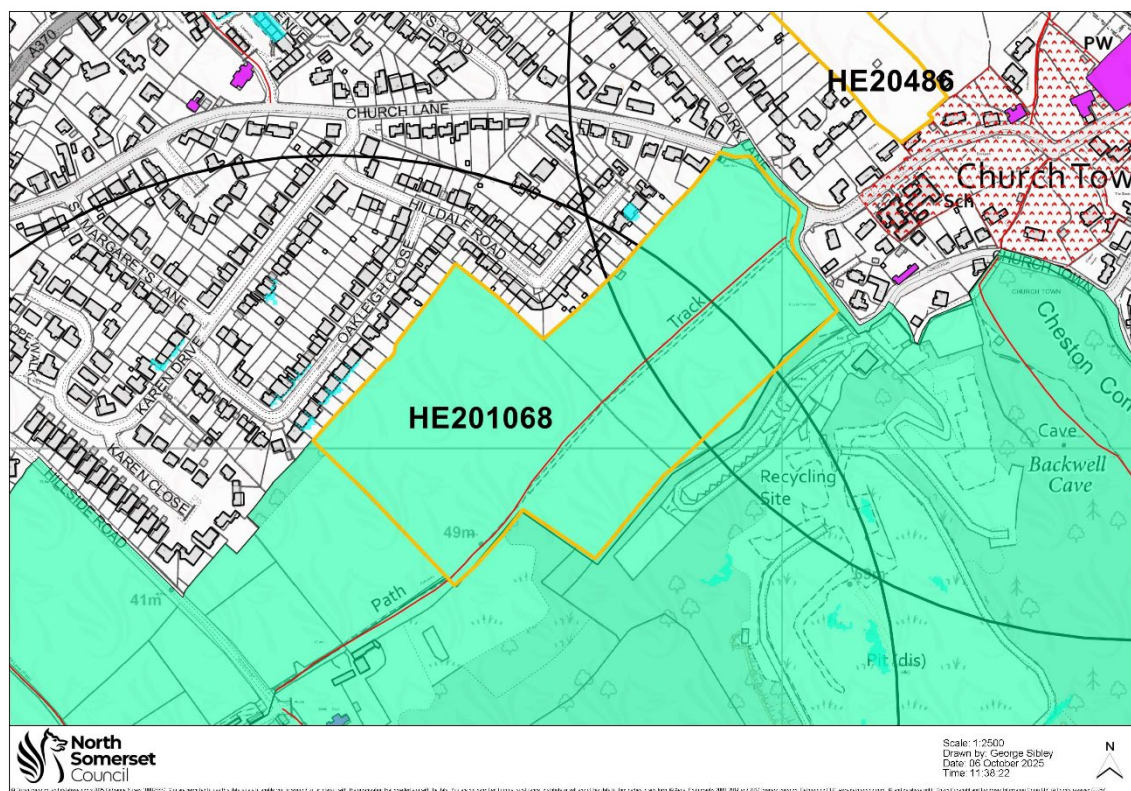
Nailsea and Backwell





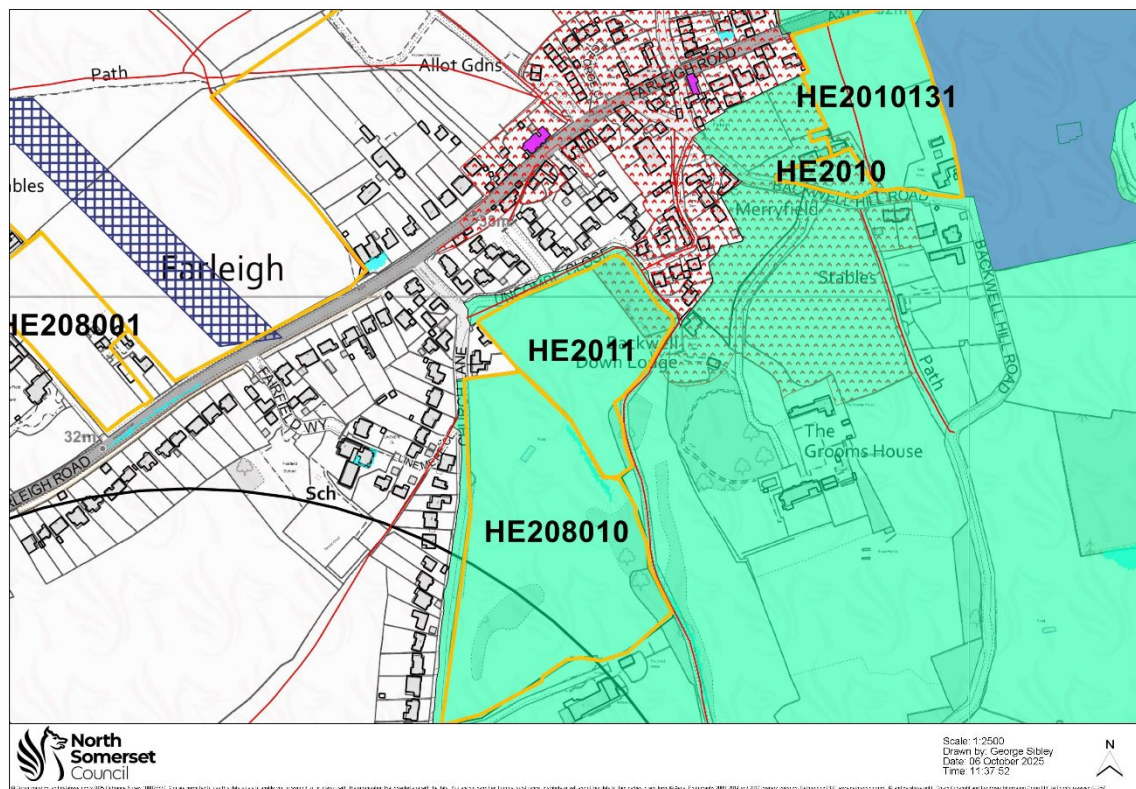
SHLAA Reference	HE201014
Site Name	Land off Moor Lane
Broad Location Area	Backwell
Theoretical Capacity	10
Assessed Capacity	10
Area (HA)	0.51
Known Constraints	<ul style="list-style-type: none"> Surface water flooding
Additional Comment	





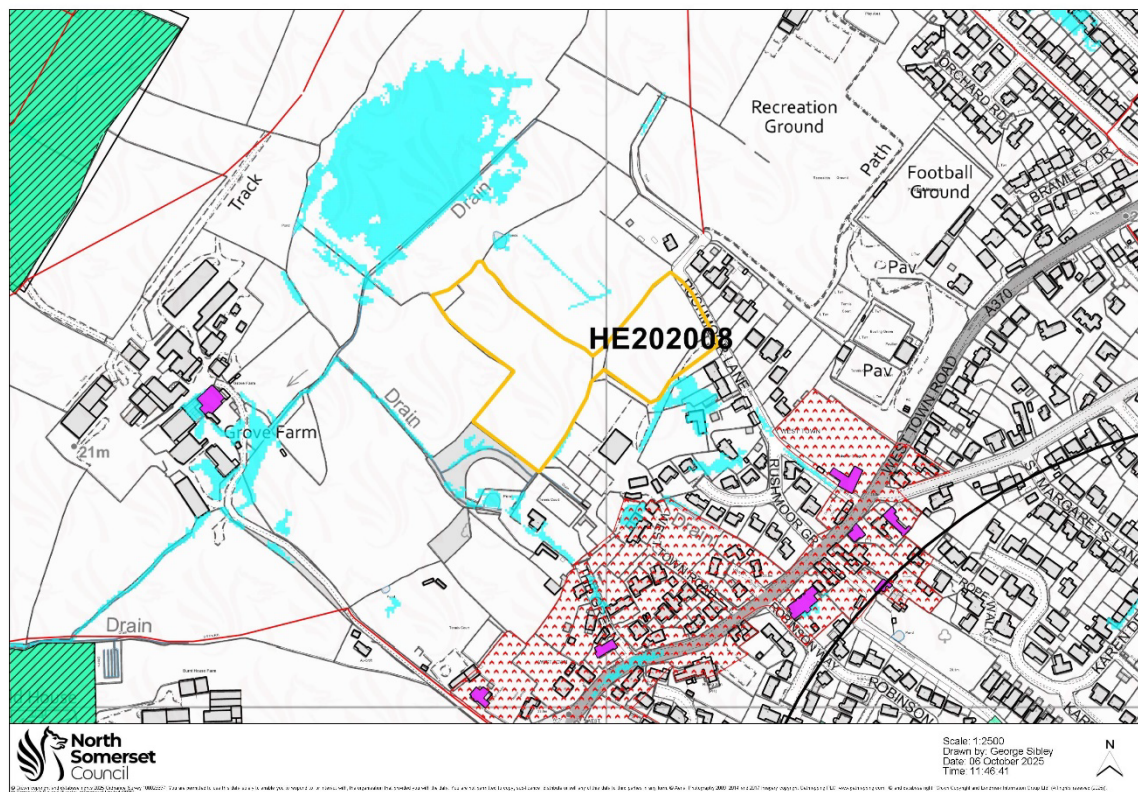
SHLAA Reference	HE201068
Site Name	Land south of Dark Lane
Broad Location Area	Backwell
Theoretical Capacity	170
Assessed Capacity	170
Area (HA)	8.27
Known Constraints	<ul style="list-style-type: none"> Green Belt Potential Setting of Grade I or II star Listed Building PROW
Additional Comment	





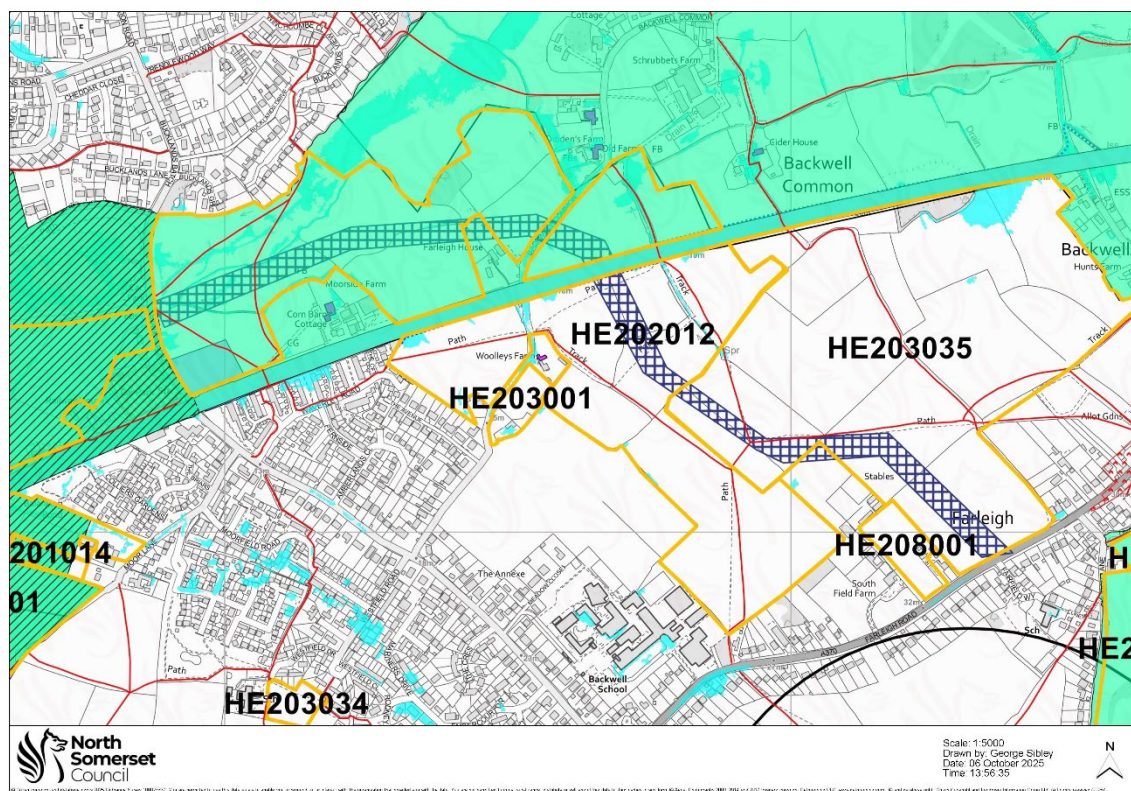
SHLAA Reference	HE2011
Site Name	Land south of Uncombe Close
Broad Location Area	Backwell
Theoretical Capacity	58
Assessed Capacity	58
Area (HA)	1.64
Known Constraints	<ul style="list-style-type: none"> Conservation Area Green Belt
Additional Comment	





SHLAA Reference	HE202008
Site Name	Land off Rushmoor Lane
Broad Location Area	Backwell
Theoretical Capacity	67
Assessed Capacity	67
Area (HA)	1.86
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	



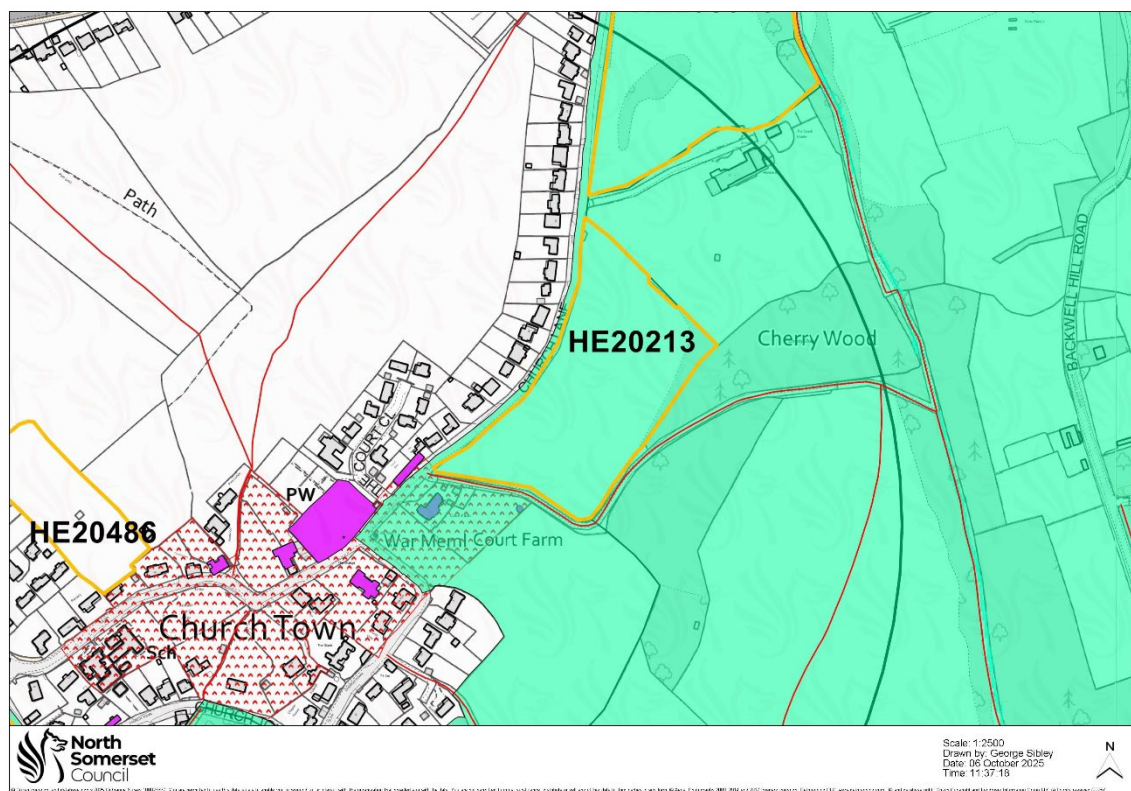


SHLAA Reference	HE202012
Site Name	Land east of Backwell A
Broad Location Area	Backwell
Theoretical Capacity	500
Assessed Capacity	500
Area (HA)	44.09
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Priority Habitat • PROW • Transport • Flood Zone 3 and future flood risk (Hard Constraint)



Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.
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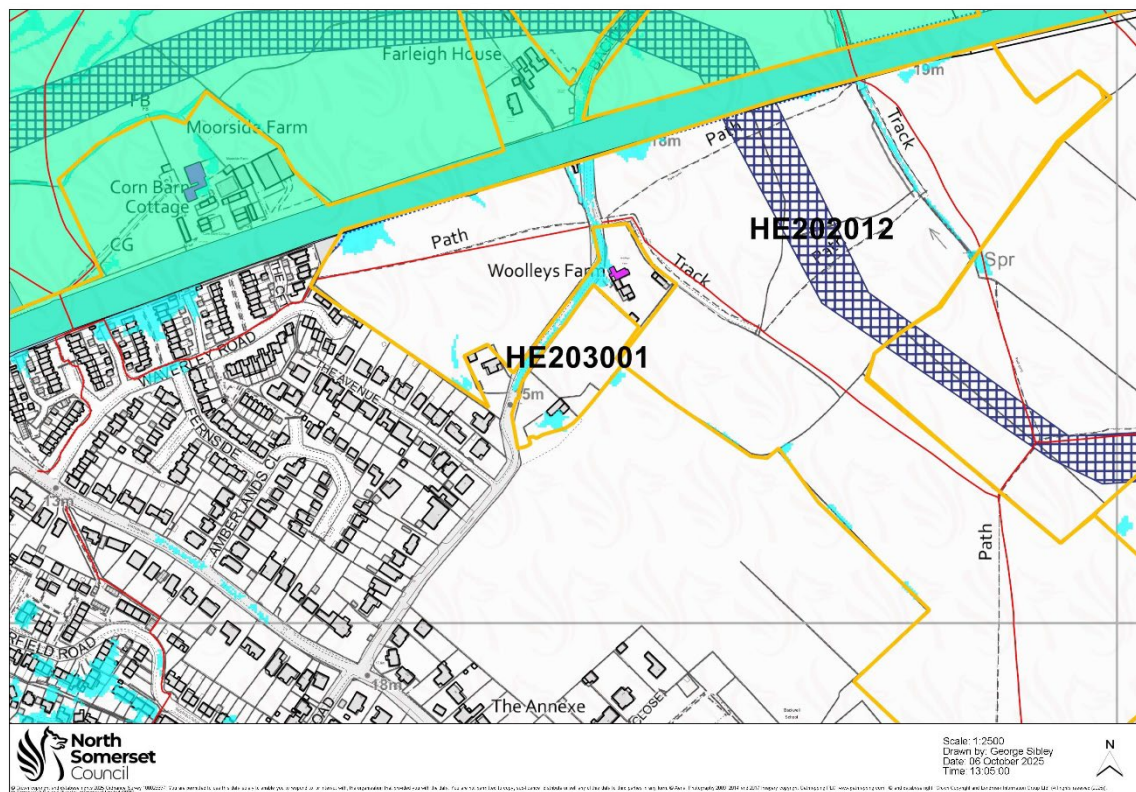


SHLAA Reference	HE20213
Site Name	Land off Church Lane
Broad Location Area	Backwell
Theoretical Capacity	50
Assessed Capacity	50
Area (HA)	2.67
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Green Belt • Potential Setting of Grade I or II star Listed Building • Ancient Woodland (Hard Constraint)
Additional Comment	Ancient Woodland, Cherry Wood, borders the site's boundaries, development must avoid this and be mindful of any impact development



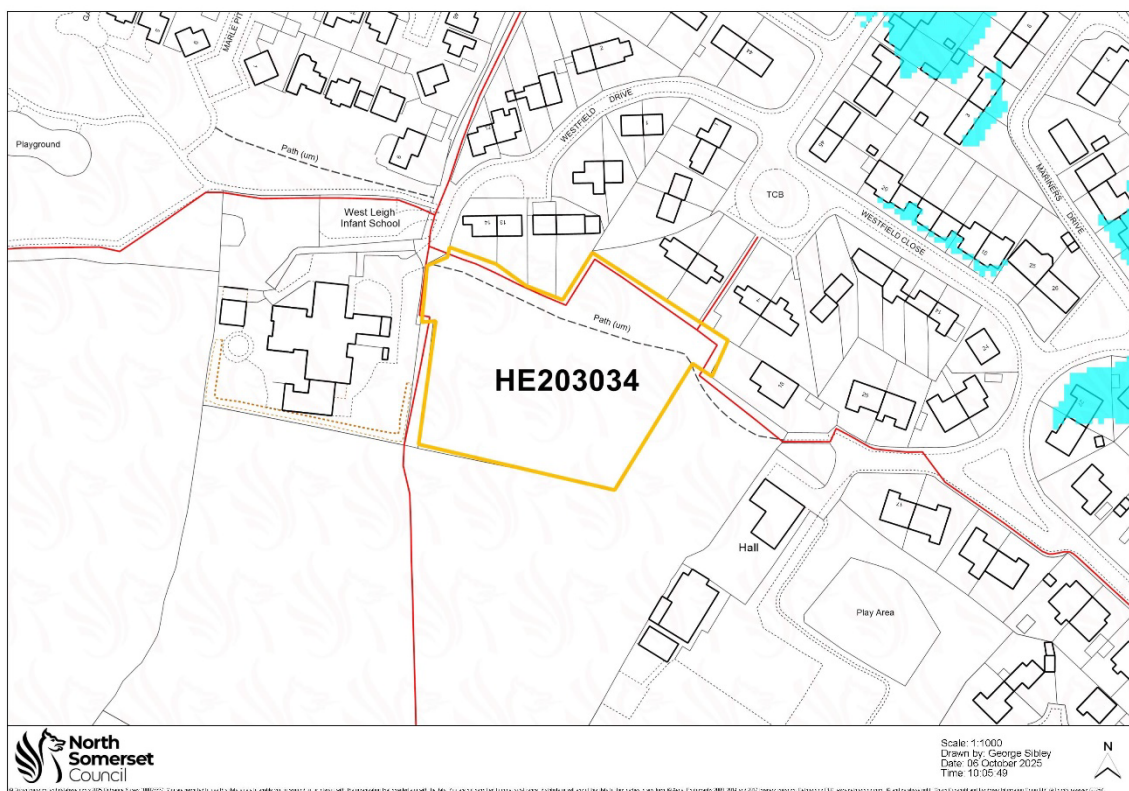
	elsewhere may have on the Ancient Woodland.
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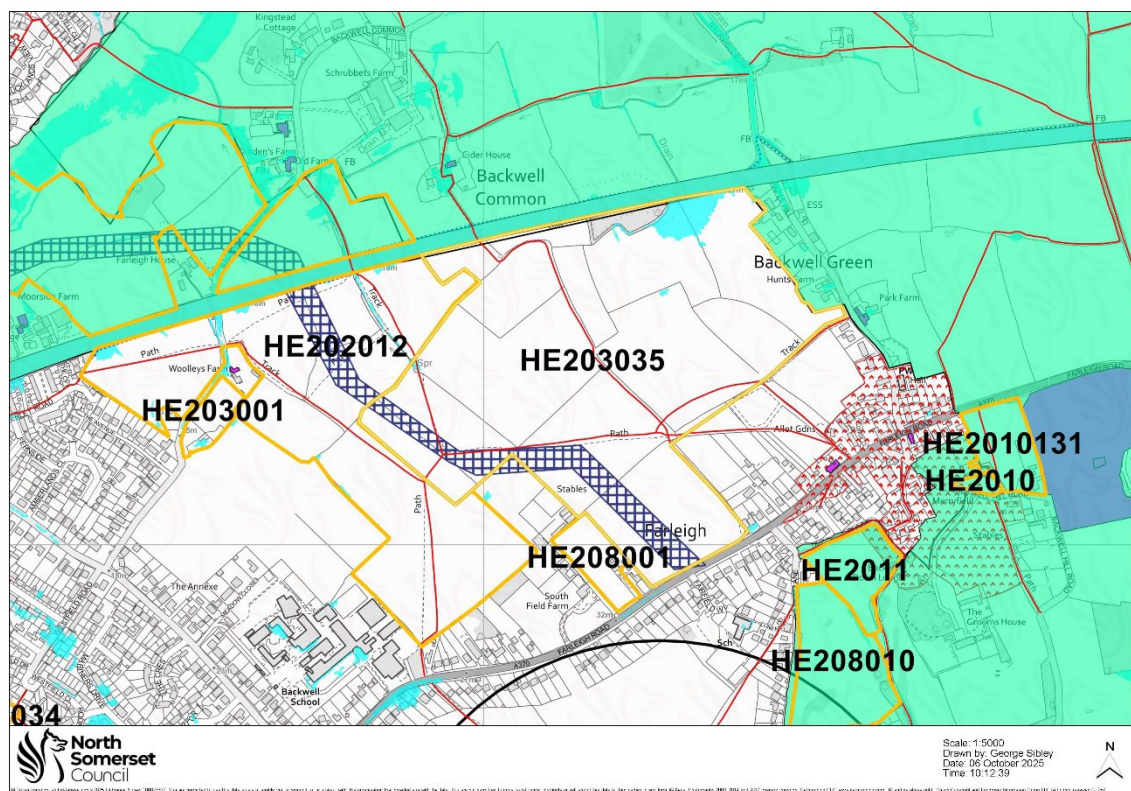
SHLAA Reference	HE203001
Site Name	Land near Wooleys Farm
Broad Location Area	Backwell
Theoretical Capacity	14
Assessed Capacity	14
Area (HA)	0.78
Known Constraints	<ul style="list-style-type: none"> High Value Landscape Surface water flooding
Additional Comment	





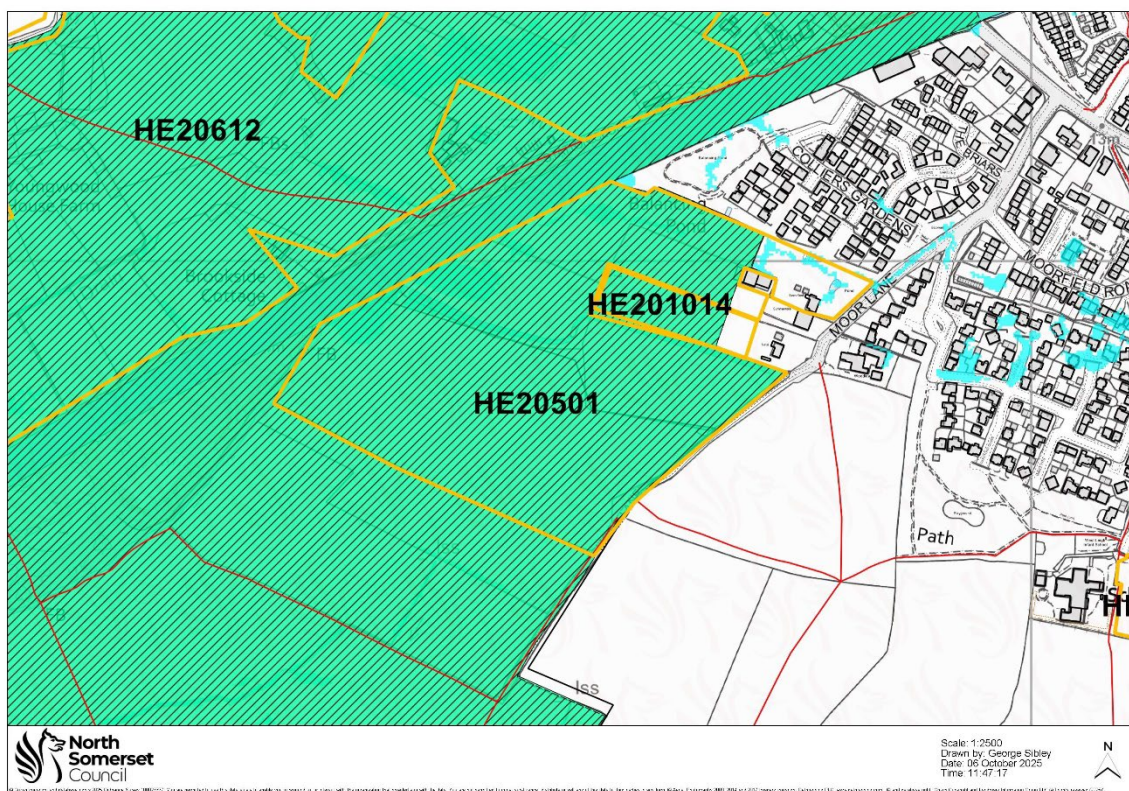
SHLAA Reference	HE203034
Site Name	Land off Westfield Drive
Broad Location Area	Backwell
Theoretical Capacity	15
Assessed Capacity	15
Area (HA)	0.61
Known Constraints	<ul style="list-style-type: none"> • PROW
Additional Comment	





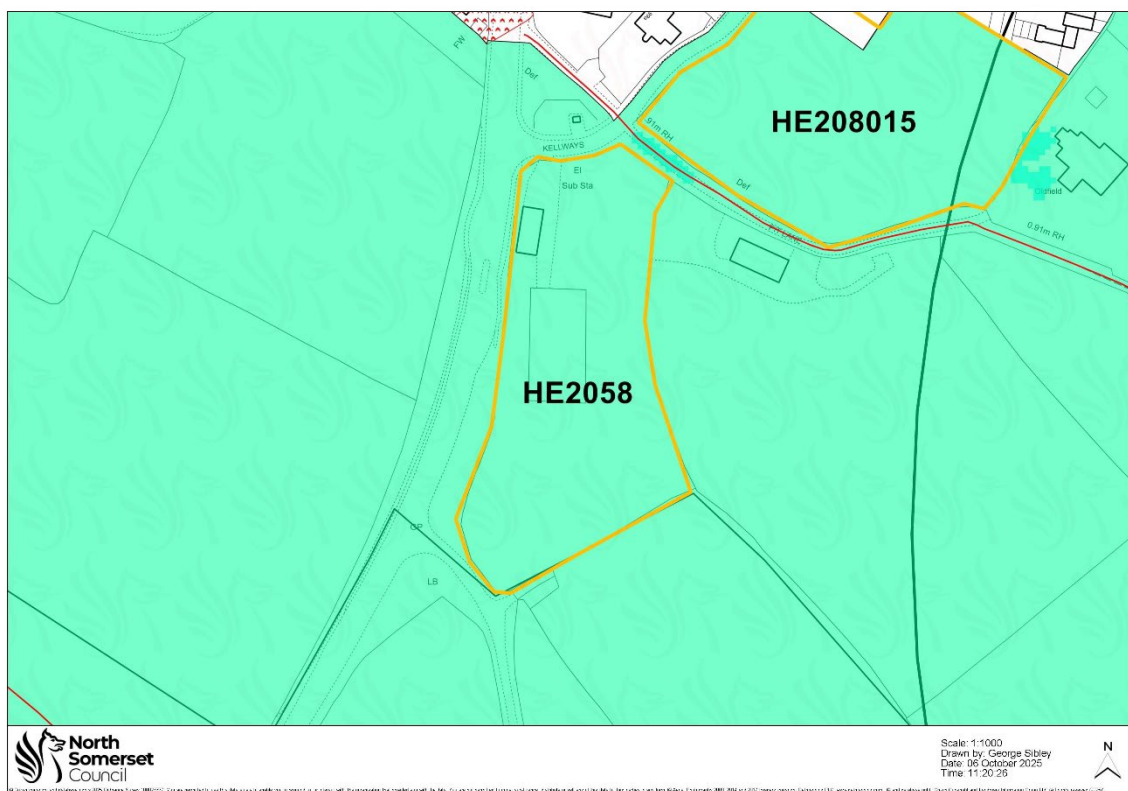
SHLAA Reference	HE203035
Site Name	Land east of Backwell B
Broad Location Area	Backwell
Theoretical Capacity	450
Assessed Capacity	450
Area (HA)	28.59
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW
Additional Comment	





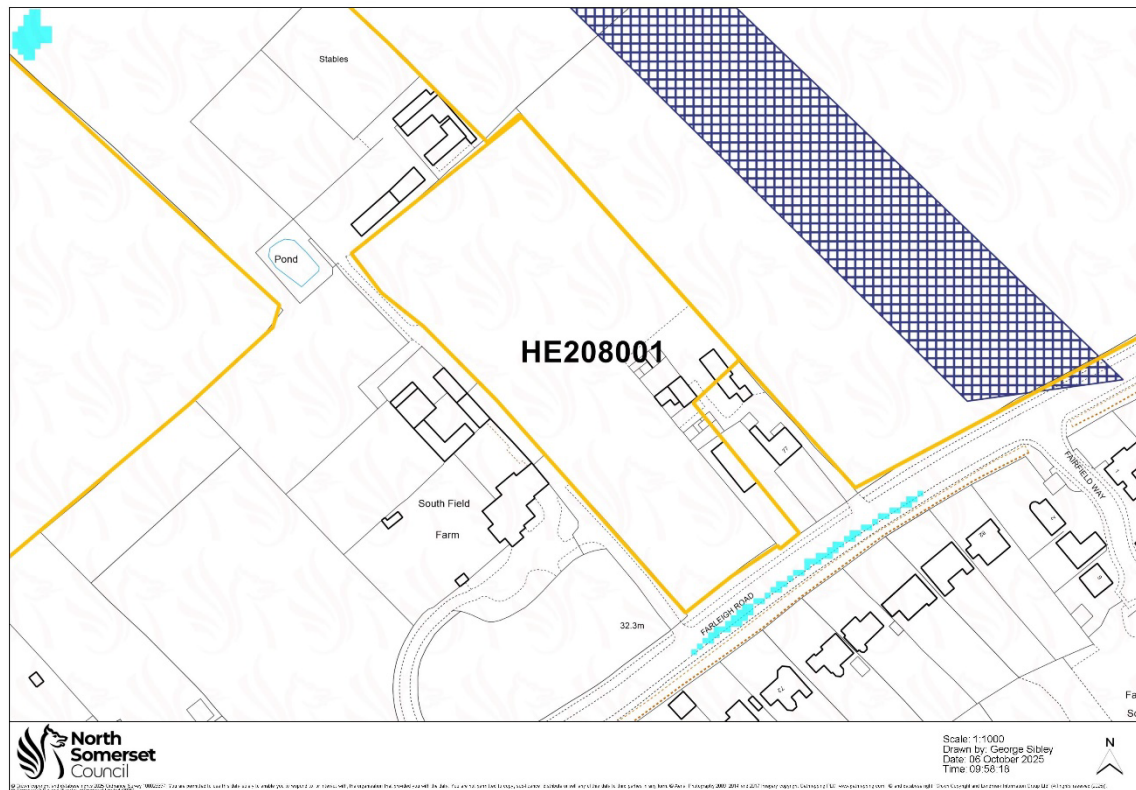
SHLAA Reference	HE20501
Site Name	Land off Moor Lane
Broad Location Area	Backwell
Theoretical Capacity	150
Assessed Capacity	150
Area (HA)	8.52
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW • Green Belt
Additional Comment	





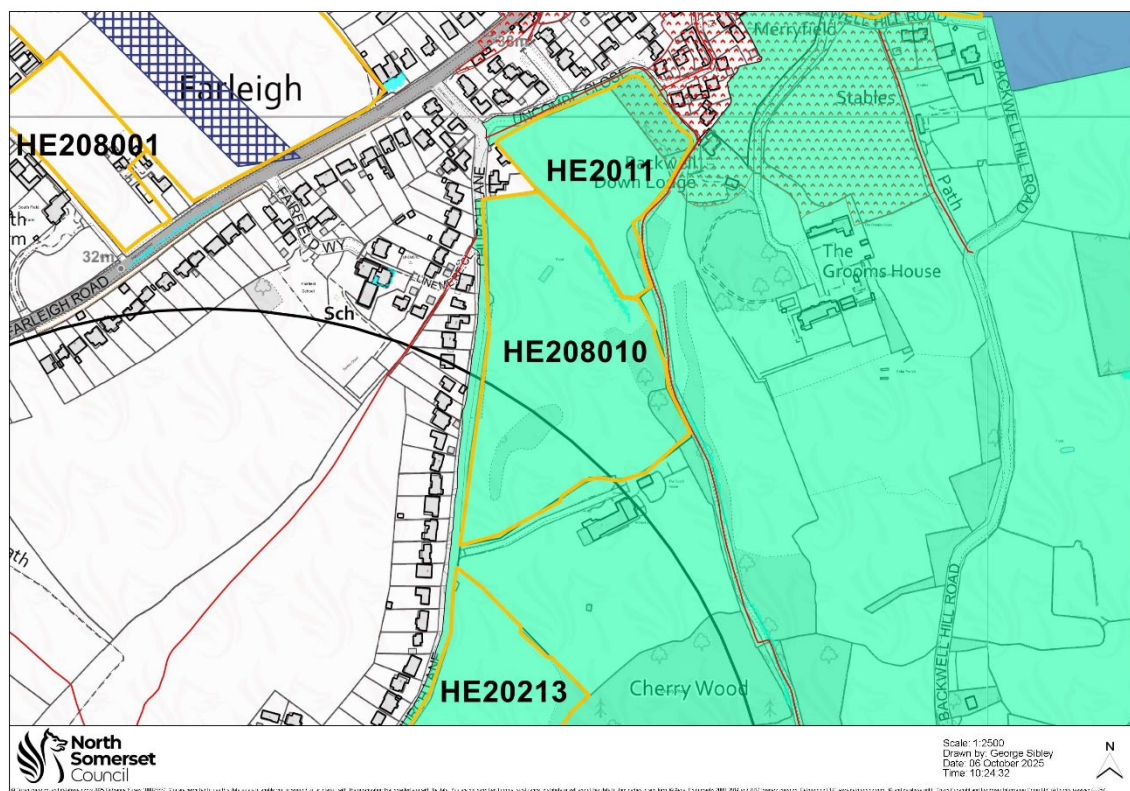
SHLAA Reference	HE2058
Site Name	West Town Backwell
Broad Location Area	Backwell
Theoretical Capacity	15
Assessed Capacity	15
Area (HA)	0.82
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Green Belt
Additional Comment	





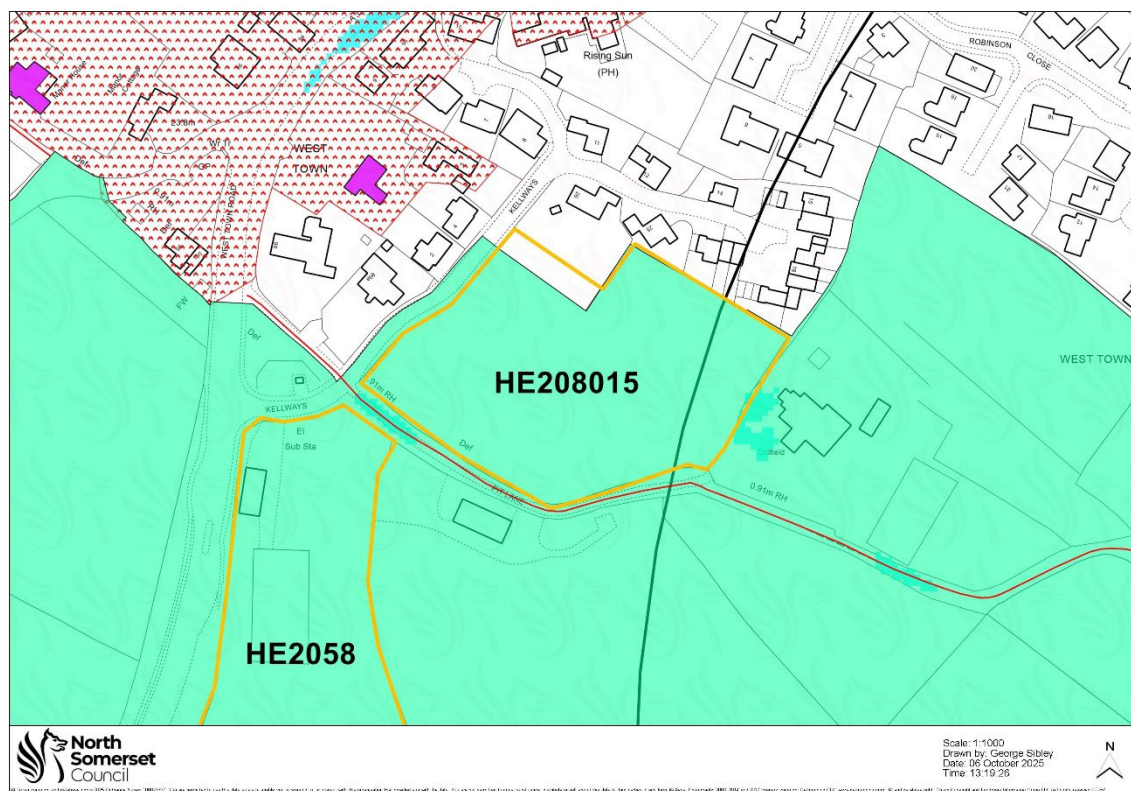
SHLAA Reference	HE208001
Site Name	Land off Farleigh Road
Broad Location Area	Backwell
Theoretical Capacity	25
Assessed Capacity	25
Area (HA)	1.16
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	





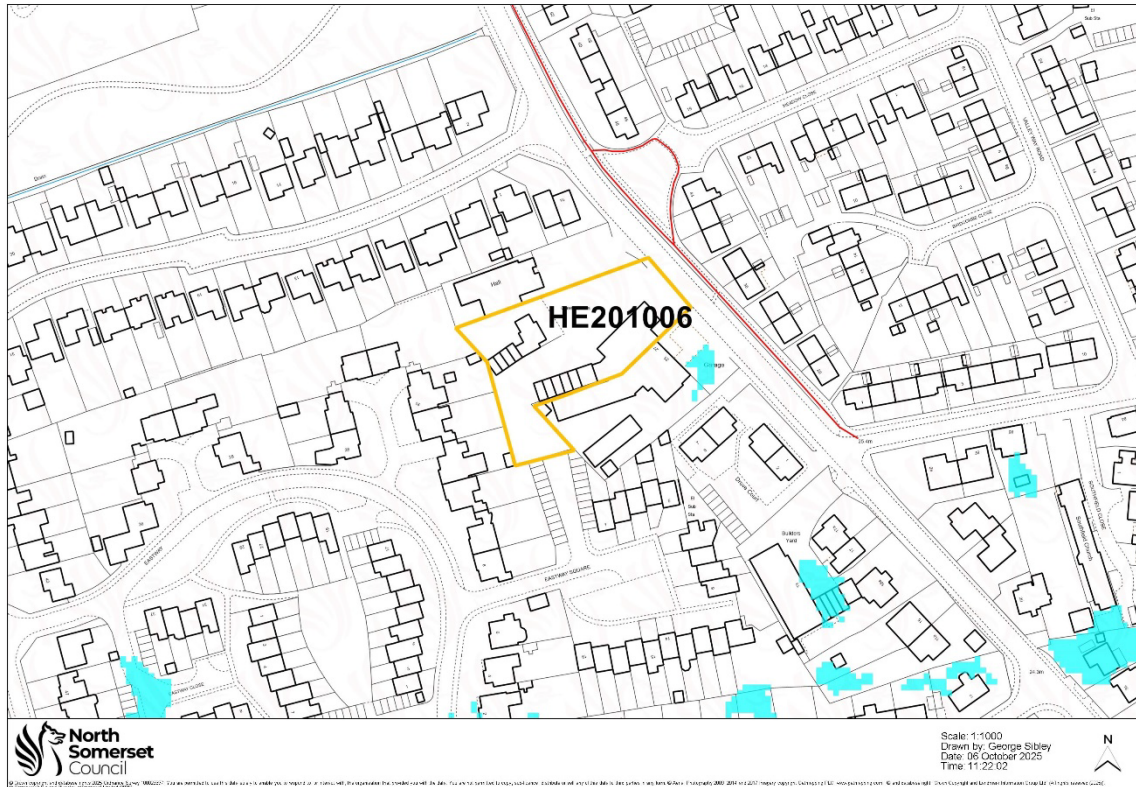
SHLAA Reference	HE208010
Site Name	Land adjacent Church Lane
Broad Location Area	Backwell
Theoretical Capacity	100
Assessed Capacity	100
Area (HA)	3.78
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Green Belt • Potential Setting of Grade I or II star Listed Building
Additional Comment	





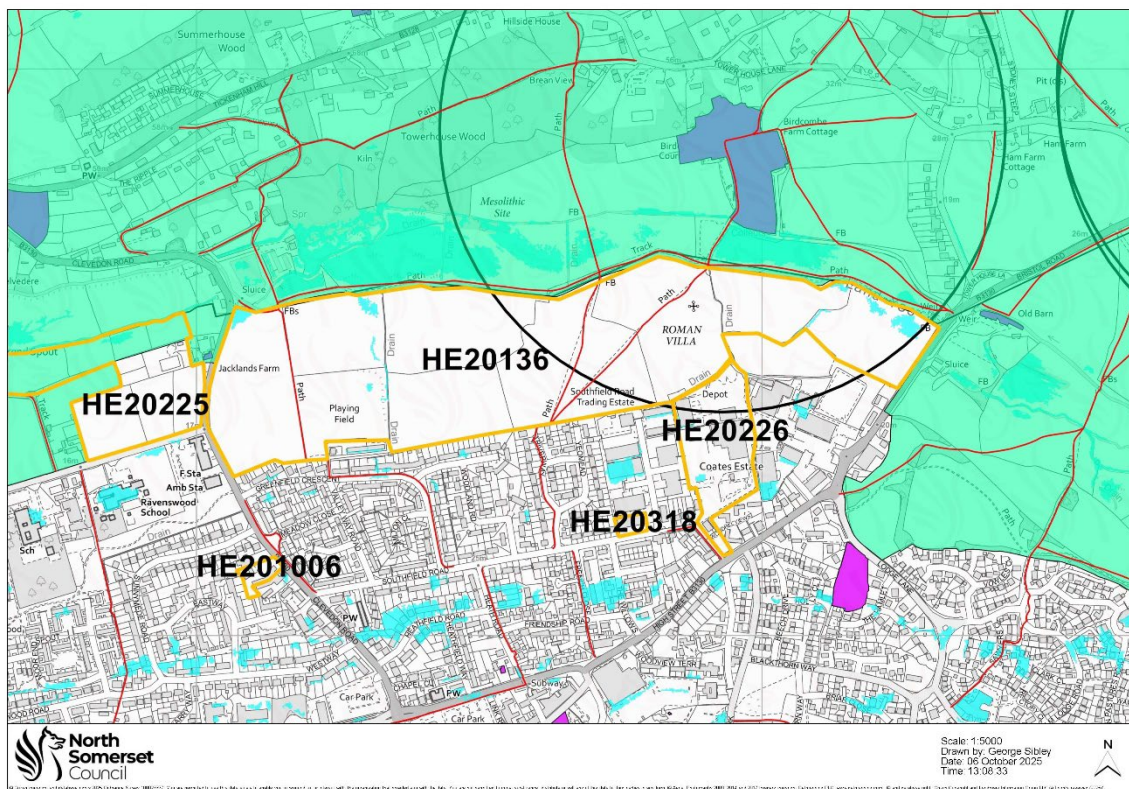
SHLAA Reference	HE208015
Site Name	Land off Kellways
Broad Location Area	Backwell
Theoretical Capacity	8
Assessed Capacity	8
Area (HA)	0.88
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Green Belt • Potential Setting of Grade I or II star Listed Building
Additional Comment	





SHLAA Reference	HE201006
Site Name	Clevedon Rd Nailsea
Broad Location Area	Nailsea
Theoretical Capacity	11
Assessed Capacity	11
Area (HA)	0.27
Known Constraints	
Additional Comment	



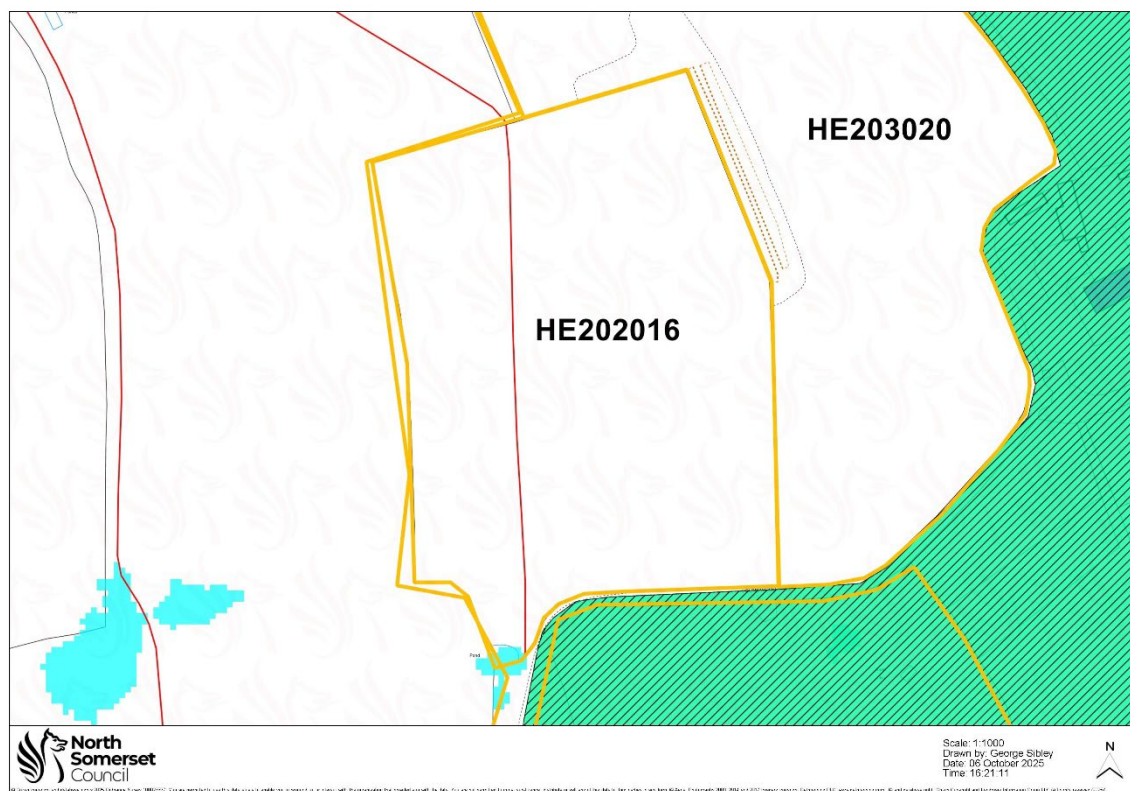


SHLAA Reference	HE20136
Site Name	Land north of Nailsea
Broad Location Area	Nailsea
Theoretical Capacity	435
Assessed Capacity	381
Area (HA)	27.1
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • PROW • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is only marginally affected by Flood Zone 3, and development should be directed to the areas outside the



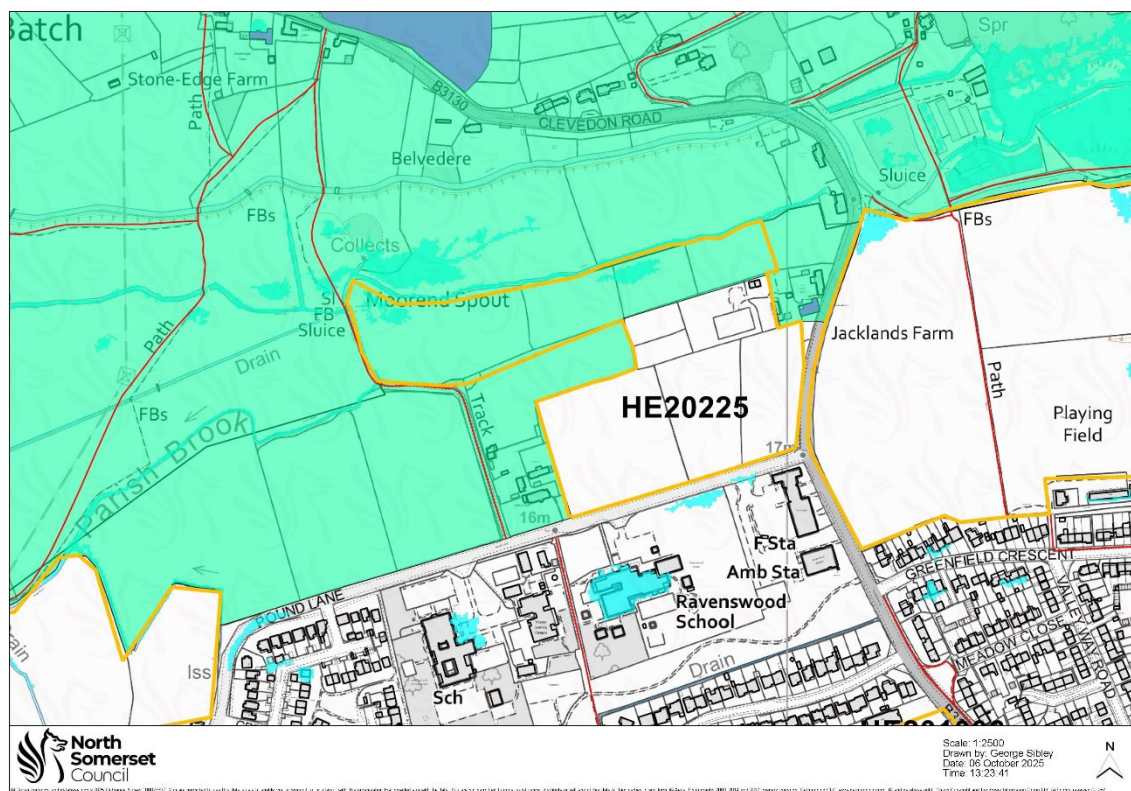
	flood zone. As such, the constraint is limited and does not preclude development on the remainder of the site.
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SHLAA Reference	HE202016
Site Name	Land at Youngwood Lane
Broad Location Area	Nailsea
Theoretical Capacity	66
Assessed Capacity	66
Area (HA)	2.22
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW
Additional Comment	



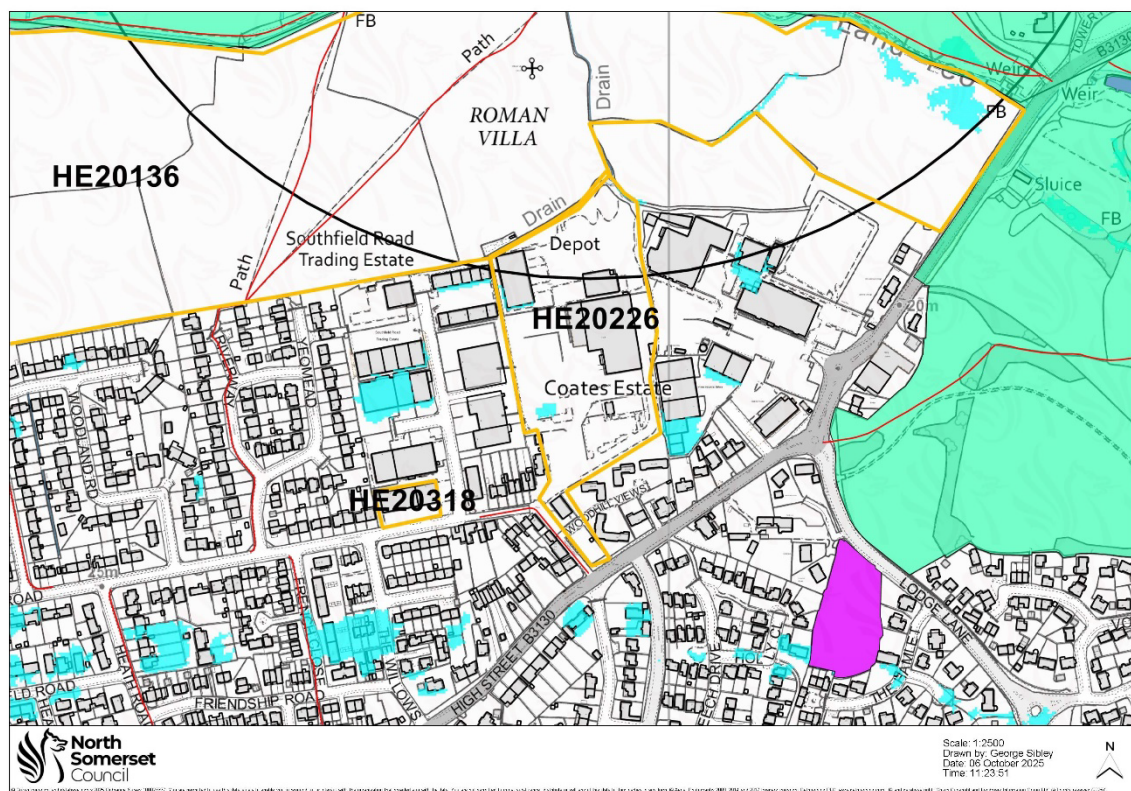


SHLAA Reference	HE20225
Site Name	Land off Pound Lane
Broad Location Area	Nailsea
Theoretical Capacity	159
Assessed Capacity	159
Area (HA)	5.3
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Flood • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is only marginally affected by Flood Zone 3, and development should be directed to the areas outside the flood zone. As such, the constraint is limited and does not preclude



	development on the remainder of the site.
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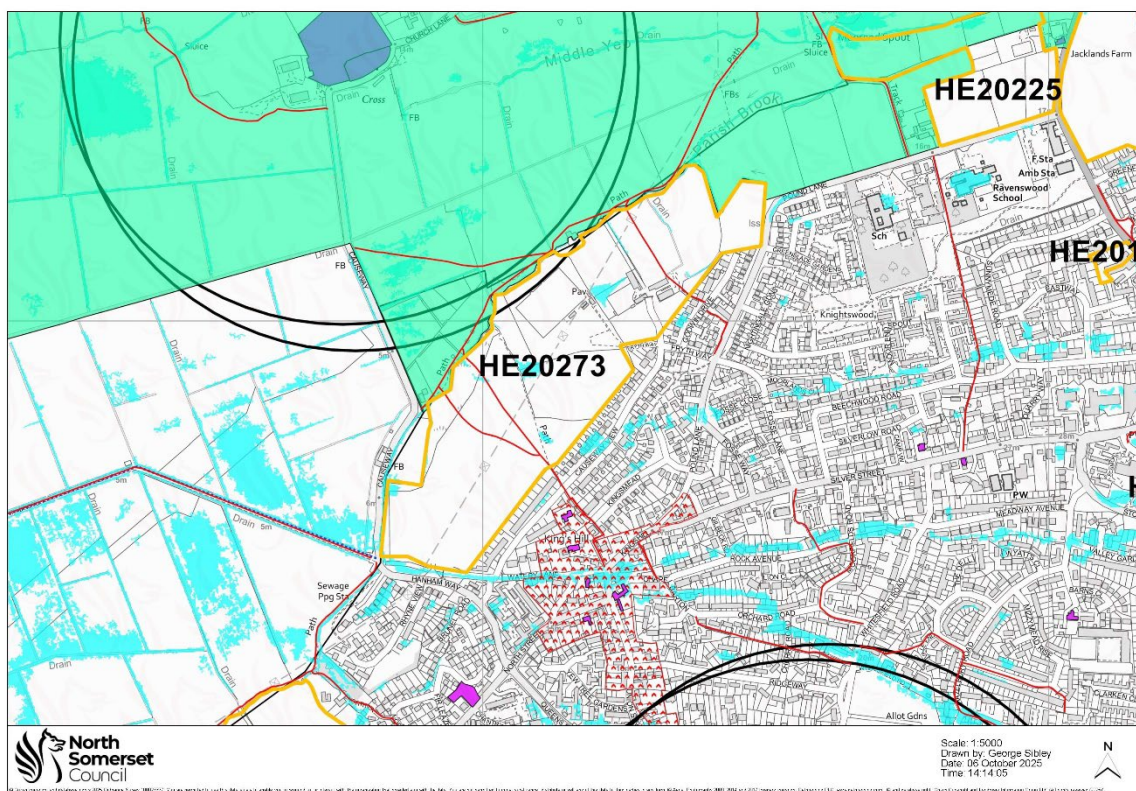


SHLAA Reference	HE20226
Site Name	Southfield Estate Nailsea
Broad Location Area	Nailsea
Theoretical Capacity	177
Assessed Capacity	177
Area (HA)	5.91
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Potential Setting of Grade I or II star Listed Building
Additional Comment	The site is located adjacent to existing industrial uses. Any development proposal must give careful consideration to the nature of neighboring uses, including the potential for noise and disturbance, and demonstrate through appropriate



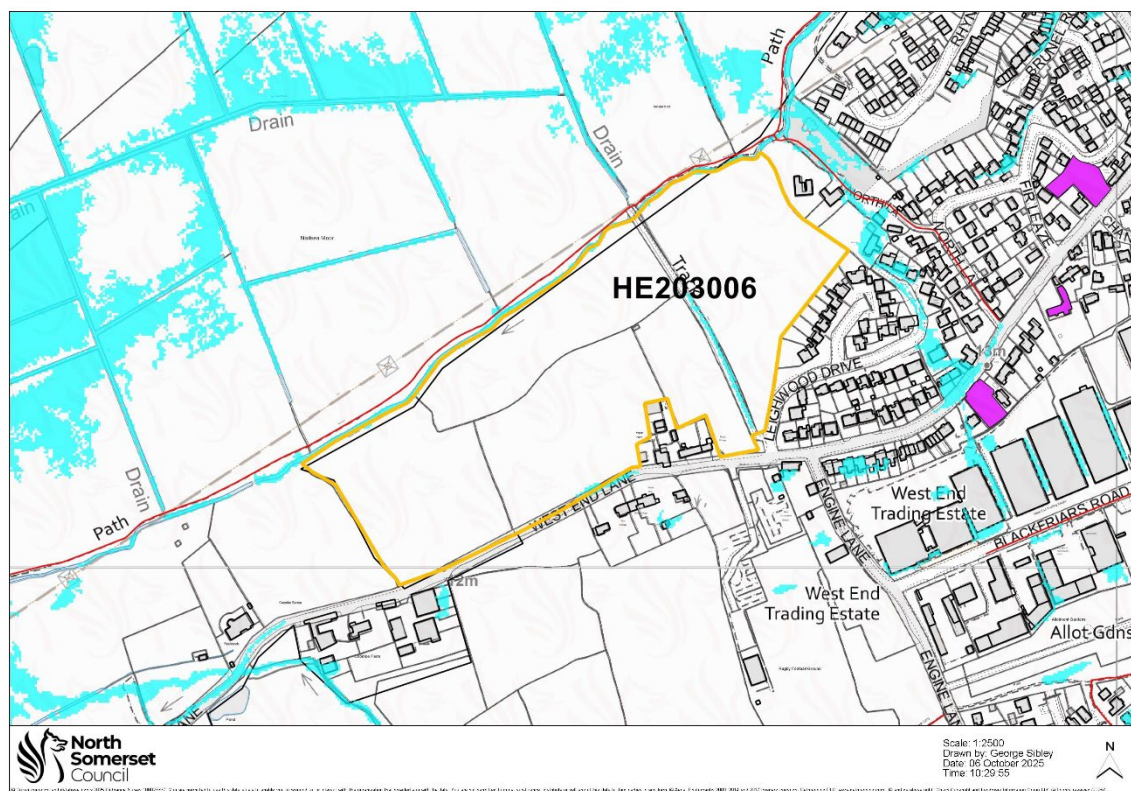
	mitigation that a suitable living environment can be achieved
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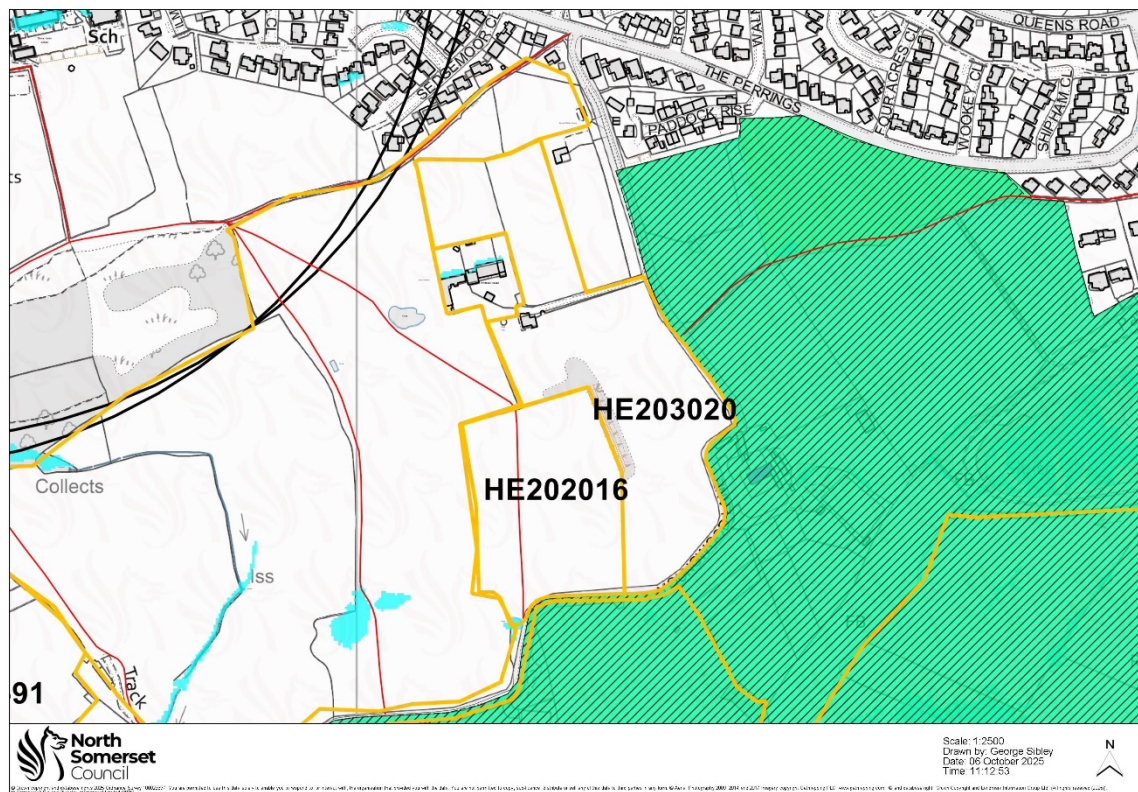
SHLAA Reference	HE20273
Site Name	Land at northwest Nailsea
Broad Location Area	Nailsea
Theoretical Capacity	225
Assessed Capacity	225
Area (HA)	17.96
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Potential Setting of Grade I or II star Listed Building • PROW • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





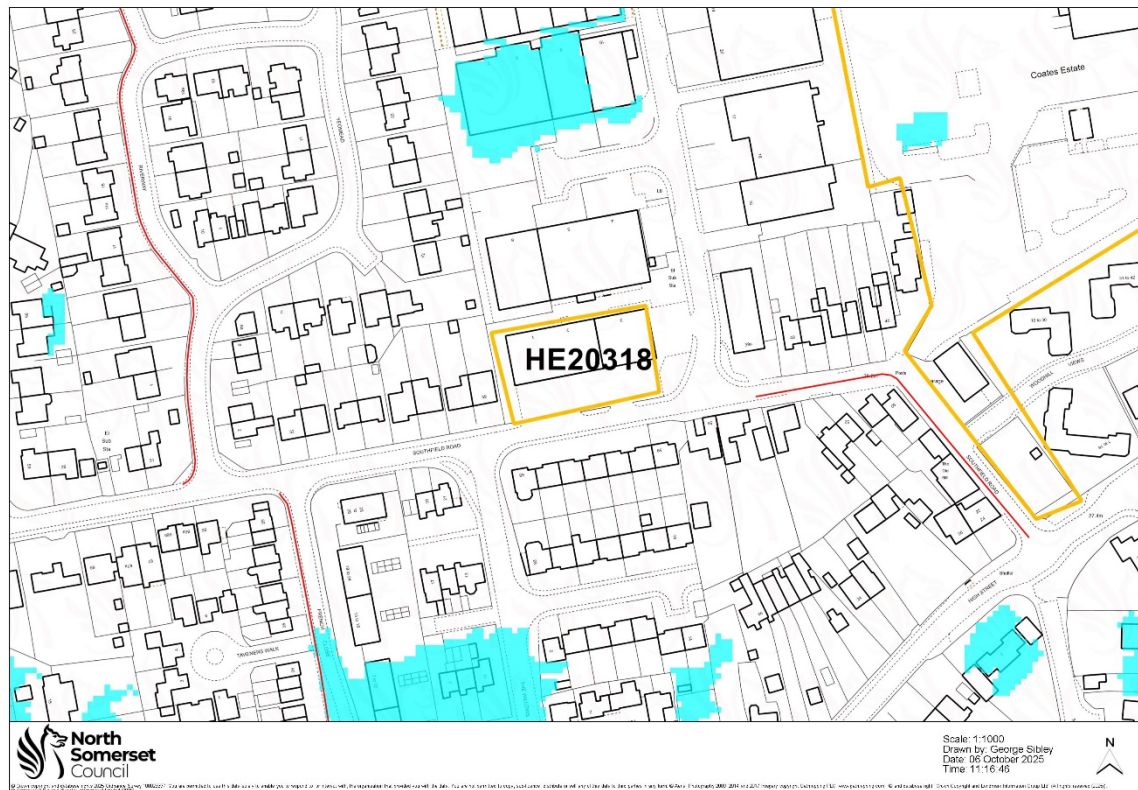
SHLAA Reference	HE203006
Site Name	Poplar Farm
Broad Location Area	Nailsea
Theoretical Capacity	130
Assessed Capacity	130
Area (HA)	7.95
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding
Additional Comment	The site is only marginally affected by Flood Zone 3, and development should be directed to the areas outside the flood zone. As such, the constraint is limited and does not preclude development on the remainder of the site.





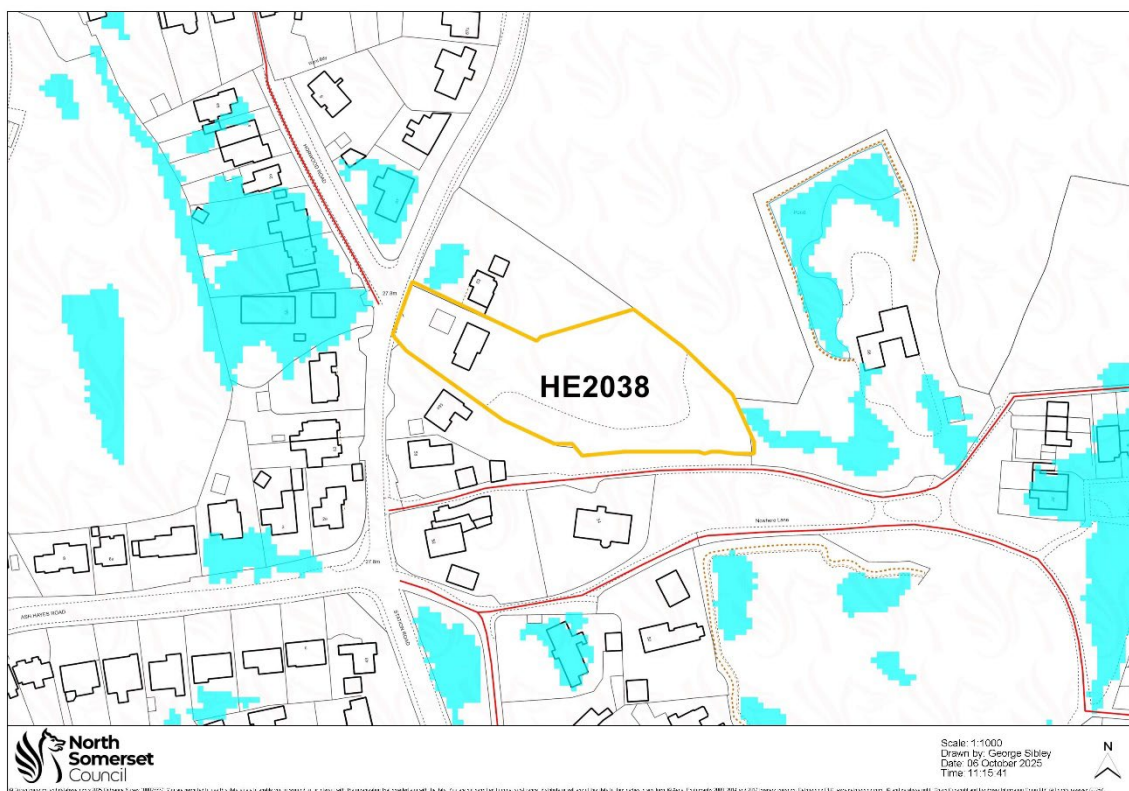
SHLAA Reference	HE203020
Site Name	Land near the Perrings
Broad Location Area	Nailsea
Theoretical Capacity	80
Assessed Capacity	80
Area (HA)	4.08
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	





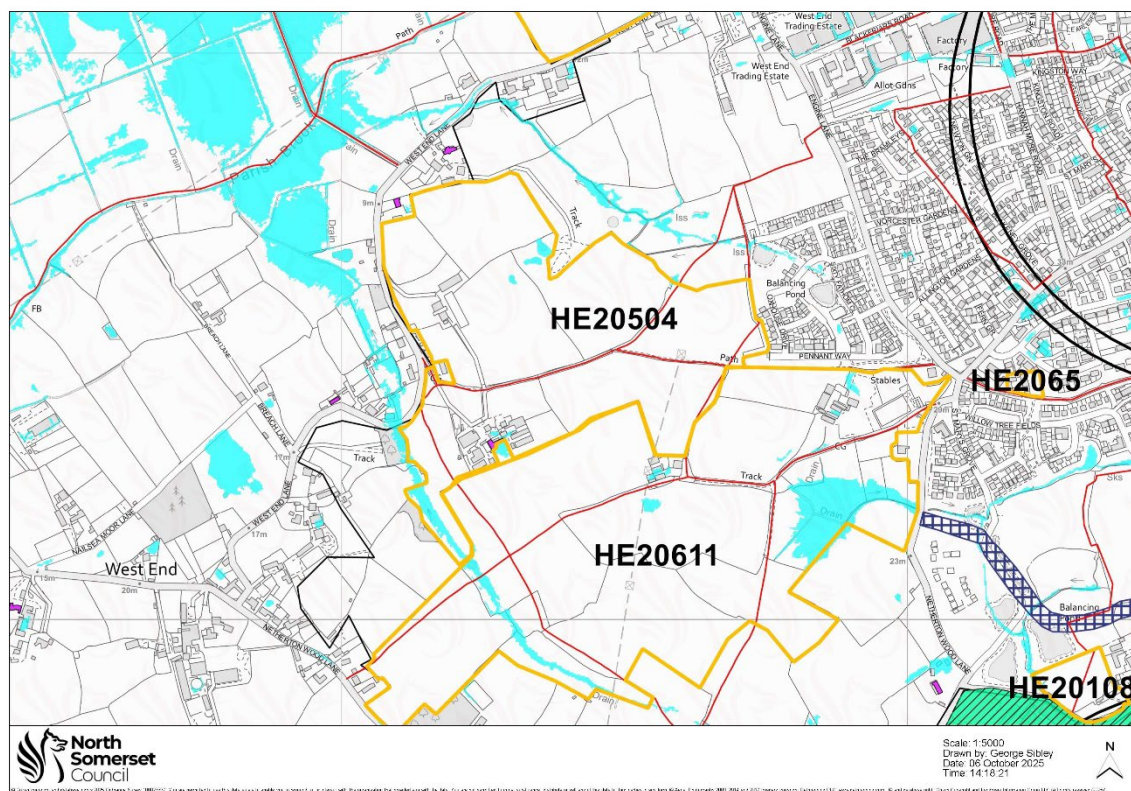
SHLAA Reference	HE20318
Site Name	Southfield Rd Nailsea
Broad Location Area	Nailsea
Theoretical Capacity	7
Assessed Capacity	7
Area (HA)	0.17
Known Constraints	
Additional Comment	





SHLAA Reference	HE2038
Site Name	Station Rd Nailsea
Broad Location Area	Nailsea
Theoretical Capacity	10
Assessed Capacity	10
Area (HA)	0.43
Known Constraints	
Additional Comment	



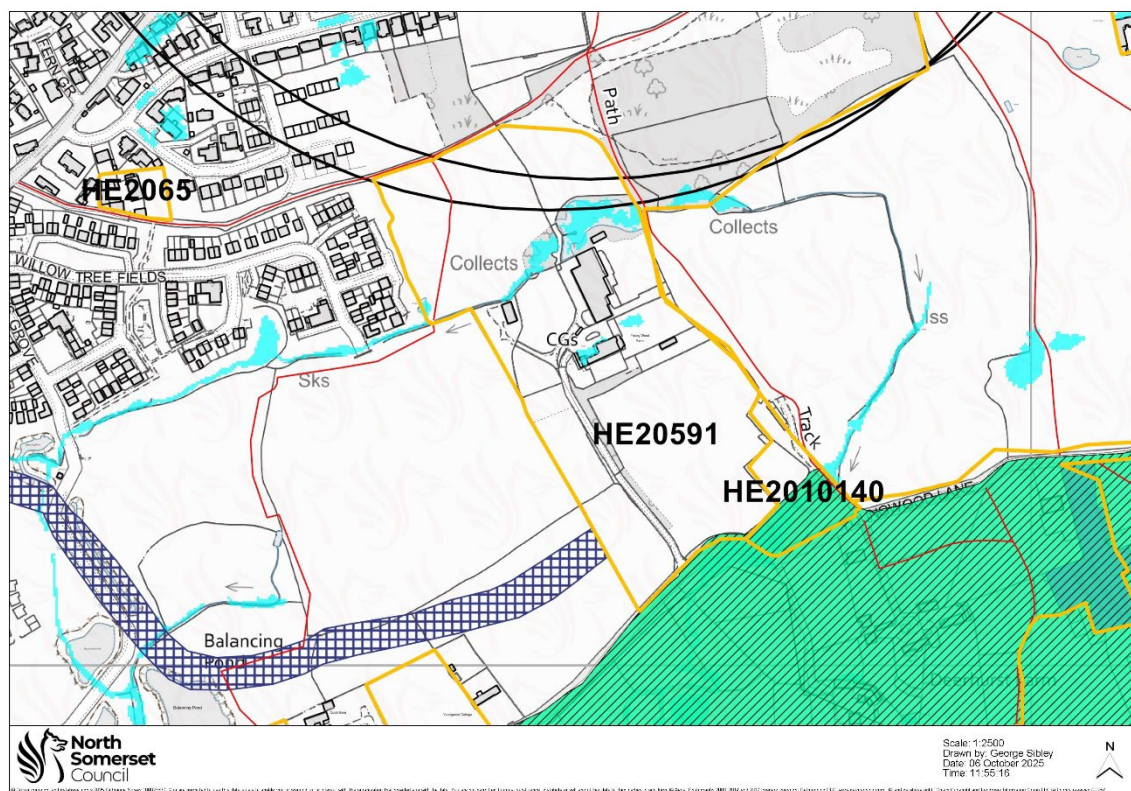


SHLAA Reference	HE20504
Site Name	Land at West End
Broad Location Area	Nailsea
Theoretical Capacity	450
Assessed Capacity	450
Area (HA)	22.69
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Listed Buildings • PROW
Additional Comment	The site lies in proximity to the Grade II Listed Yew Tree House. Development in the part of the site closest to the listed building must be sensitively designed to preserve its setting and significance,



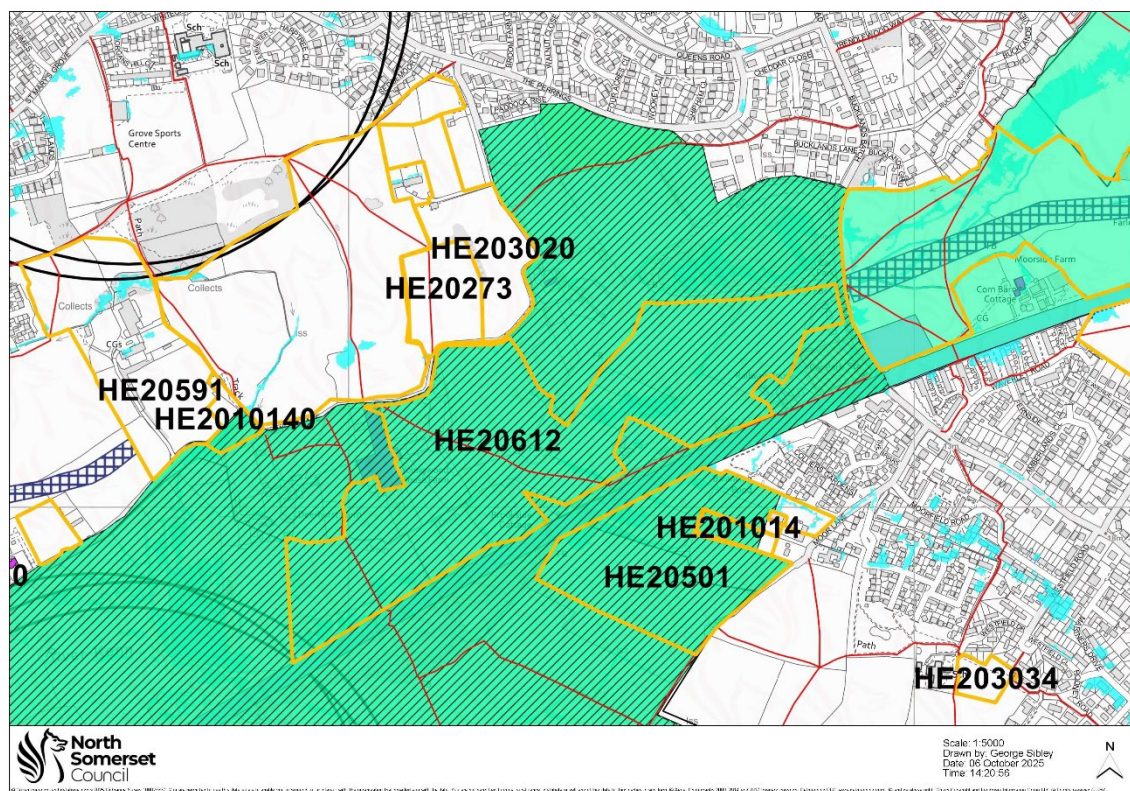
	with careful attention to scale, layout, and materials.
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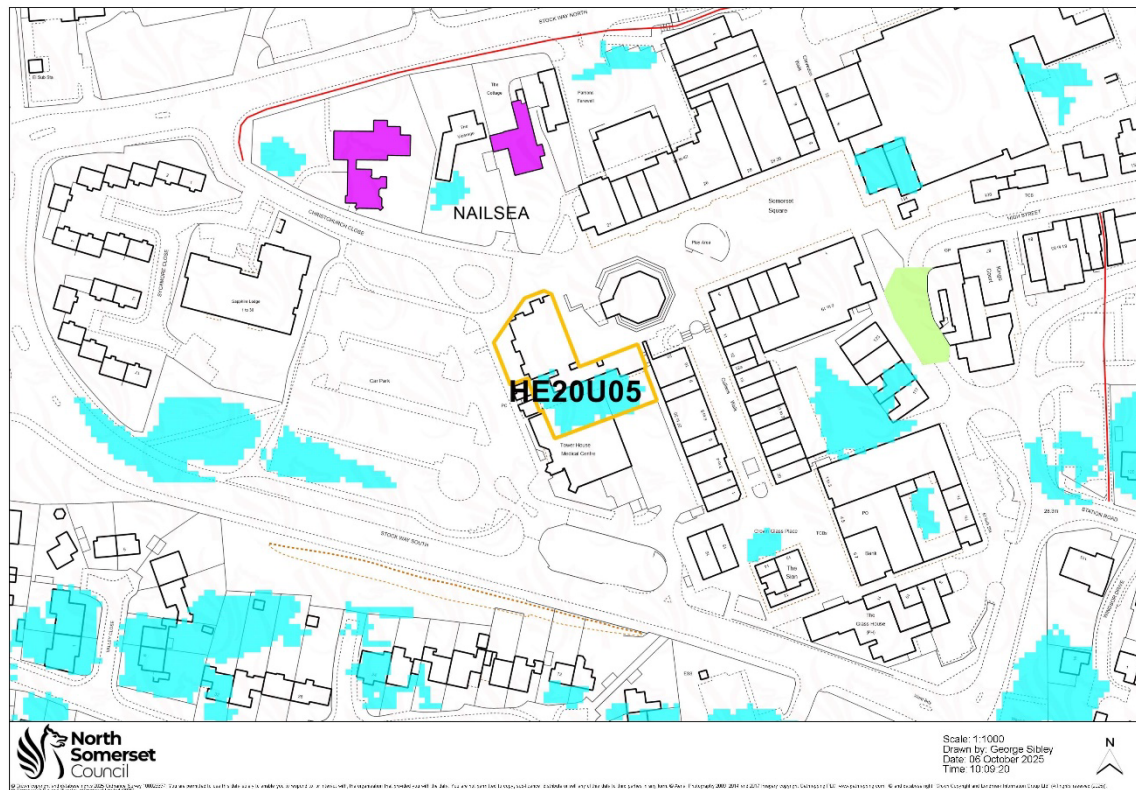
SHLAA Reference	HE20591
Site Name	Youngwood Farm
Broad Location Area	Nailsea
Theoretical Capacity	120
Assessed Capacity	120
Area (HA)	7.37
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • PROW • Local Green Space (Hard Constraint)
Additional Comment	The site contains Local Green Space, Land at Morgan's Hill, development should avoid this area.





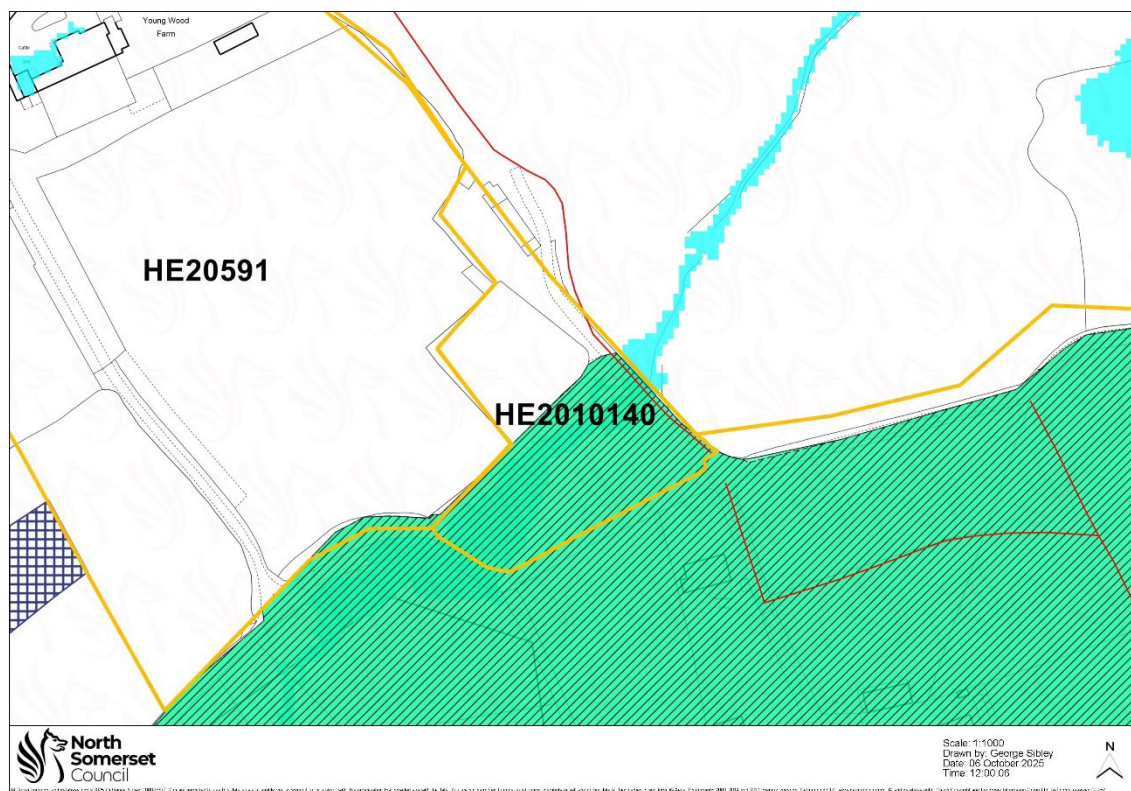
SHLAA Reference	HE20612
Site Name	North and south of Youngwood Lane
Broad Location Area	Nailsea
Theoretical Capacity	316
Assessed Capacity	316
Area (HA)	38.4
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • PROW • Listed Building
Additional Comment	





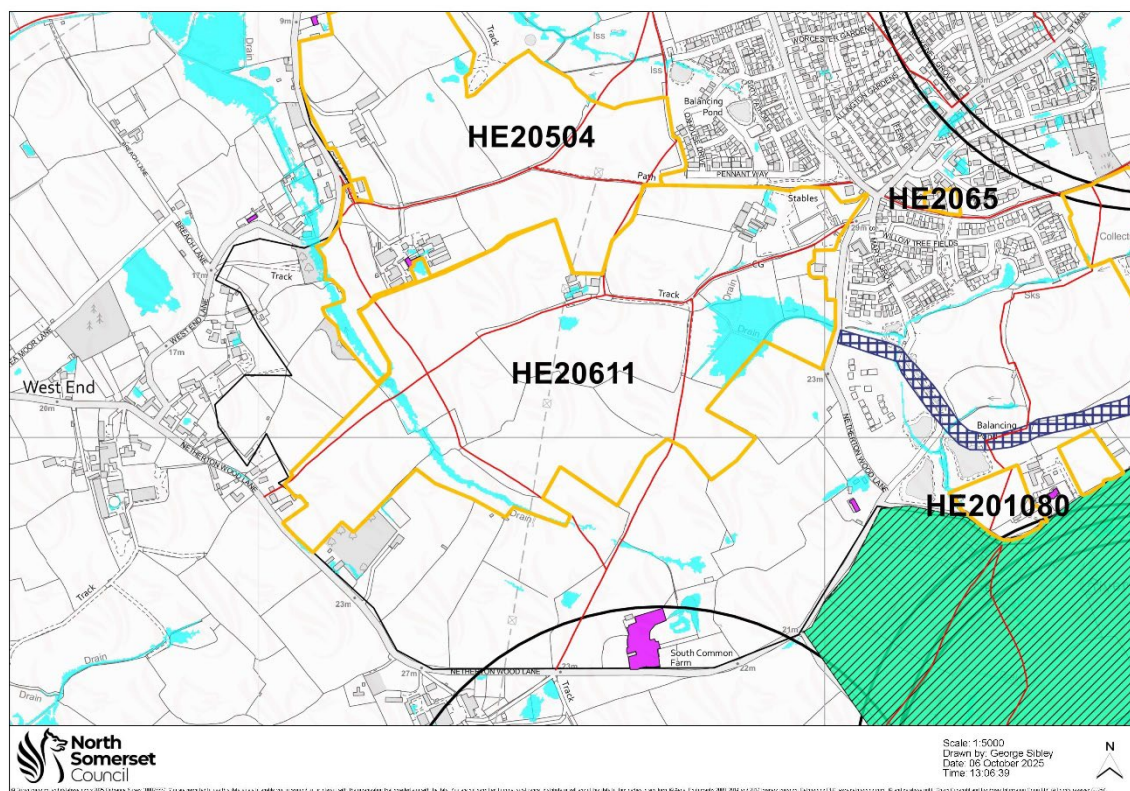
SHLAA Reference	HE20U05
Site Name	Weston College Site
Broad Location Area	Nailsea
Theoretical Capacity	28
Assessed Capacity	28
Area (HA)	0.15
Known Constraints	<ul style="list-style-type: none"> Surface water flooding
Additional Comment	





SHLAA Reference	HE2010140
Site Name	Site South of Nailsea
Broad Location Area	Nailsea
Theoretical Capacity	14
Assessed Capacity	14
Area (HA)	0.65
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Green Belt
Additional Comment	



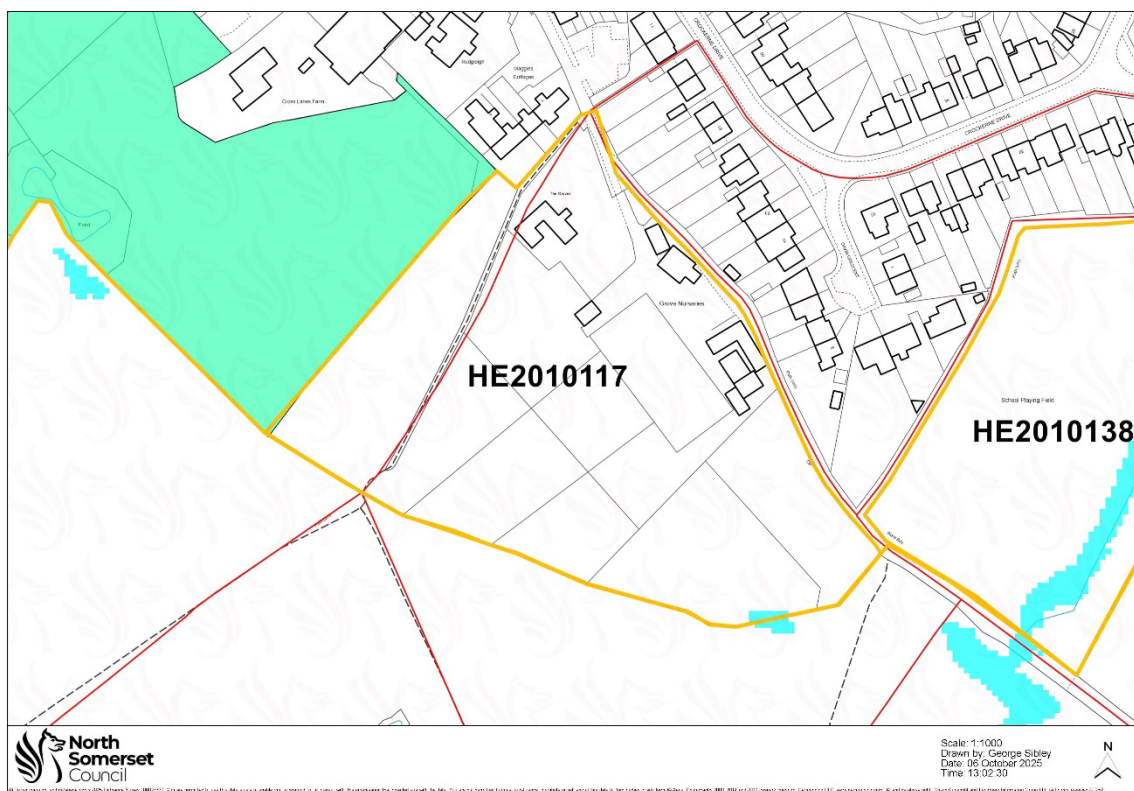


SHLAA Reference	HE20611
Site Name	West of Netherton Wood Lane
Broad Location Area	Nailsea
Theoretical Capacity	290
Assessed Capacity	290
Area (HA)	0.65
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Public Right of Way
Additional Comment	



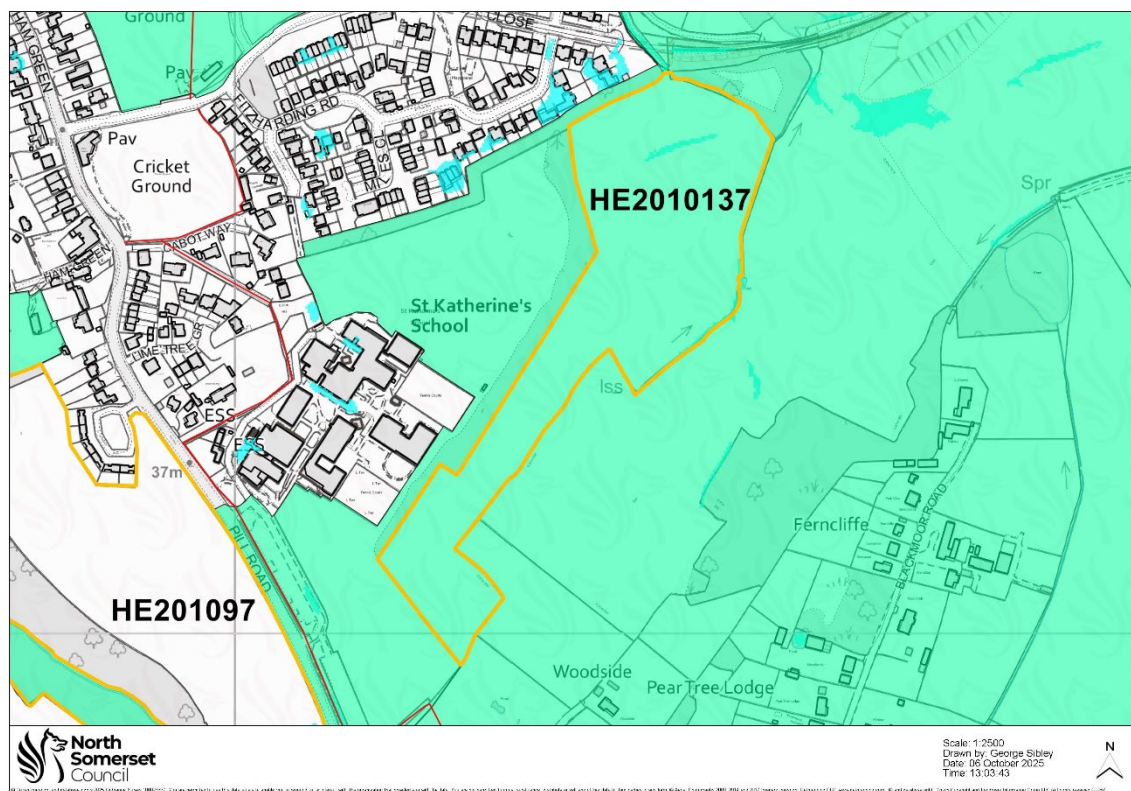
Pill and Easton-in-Gordano





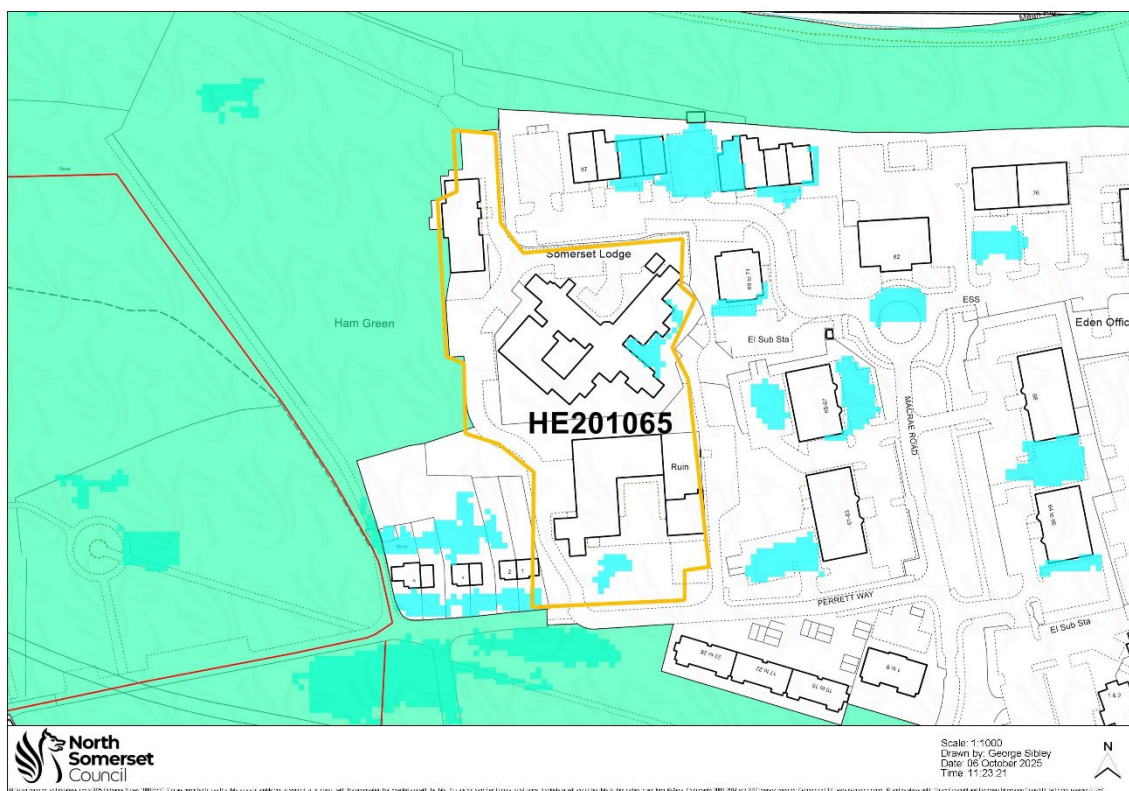
SHLAA Reference	HE2010117
Site Name	Groves Nursery
Broad Location Area	Pill
Theoretical Capacity	61
Assessed Capacity	61
Area (HA)	2.05
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • PROW
Additional Comment	





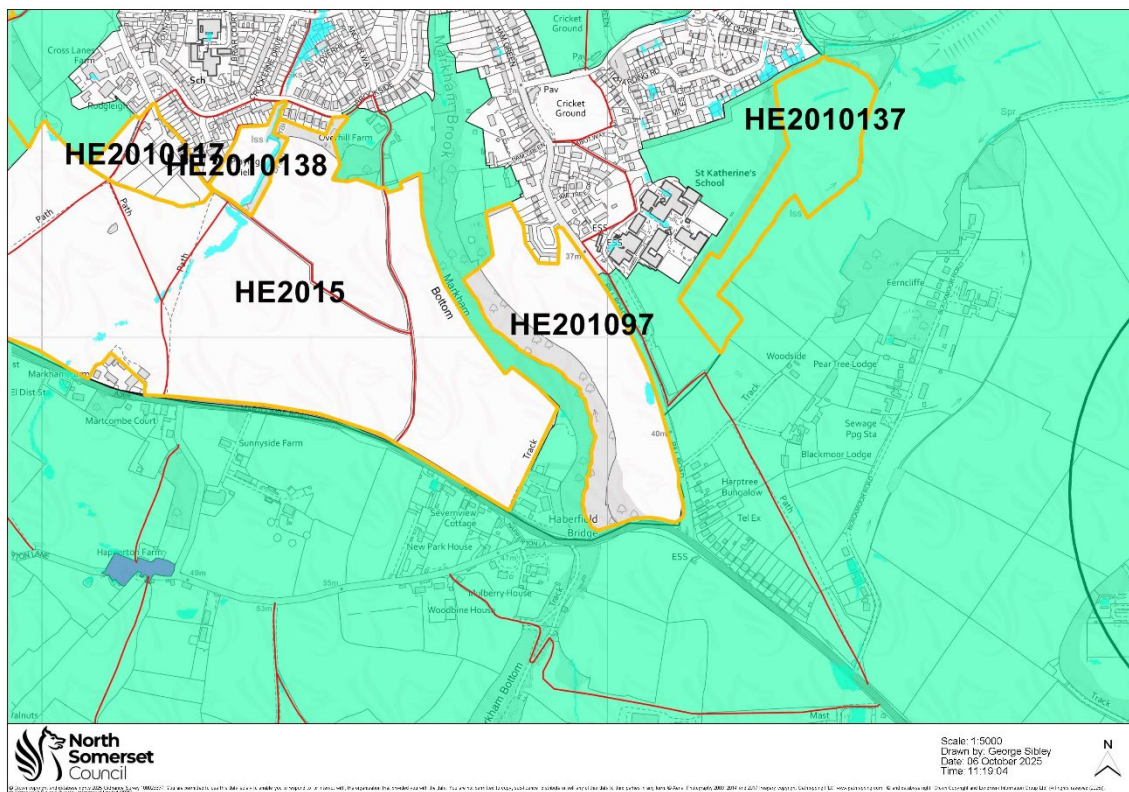
SHLAA Reference	HE2010137
Site Name	Land off of St Katherine's School
Broad Location Area	Pill
Theoretical Capacity	416
Assessed Capacity	416
Area (HA)	20.81
Known Constraints	<ul style="list-style-type: none"> High Value Landscape Surface water flooding
Additional Comment	





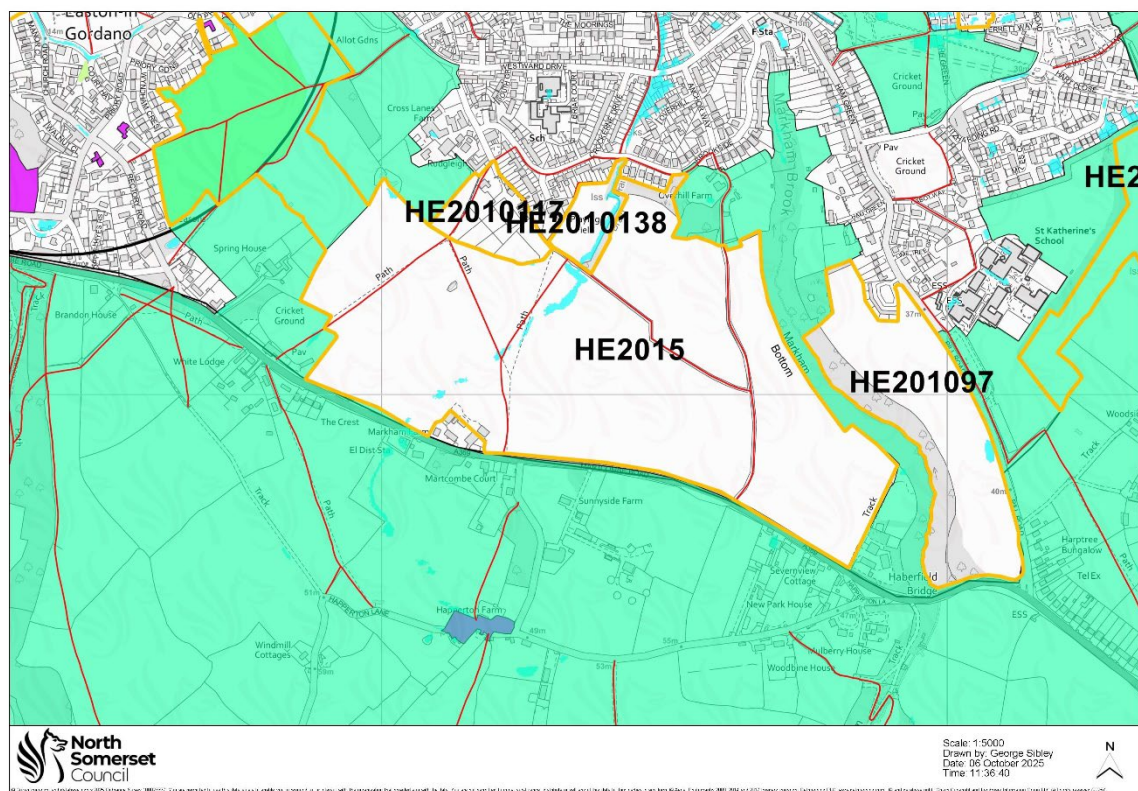
SHLAA Reference	HE201065
Site Name	Land at Ham Green
Broad Location Area	Pill
Theoretical Capacity	35
Assessed Capacity	35
Area (HA)	0.98
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding
Additional Comment	





SHLAA Reference	HE201097
Site Name	Land at Pill Road
Broad Location Area	Pill
Theoretical Capacity	100
Assessed Capacity	100
Area (HA)	9.0
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Ancient Woodland (Hard Constraint)
Additional Comment	Ancient Woodland, Leigh Wood / Markham Bottom, borders the site's boundaries, development must avoid this and be mindful of any impact development elsewhere may have on the Ancient Woodland.



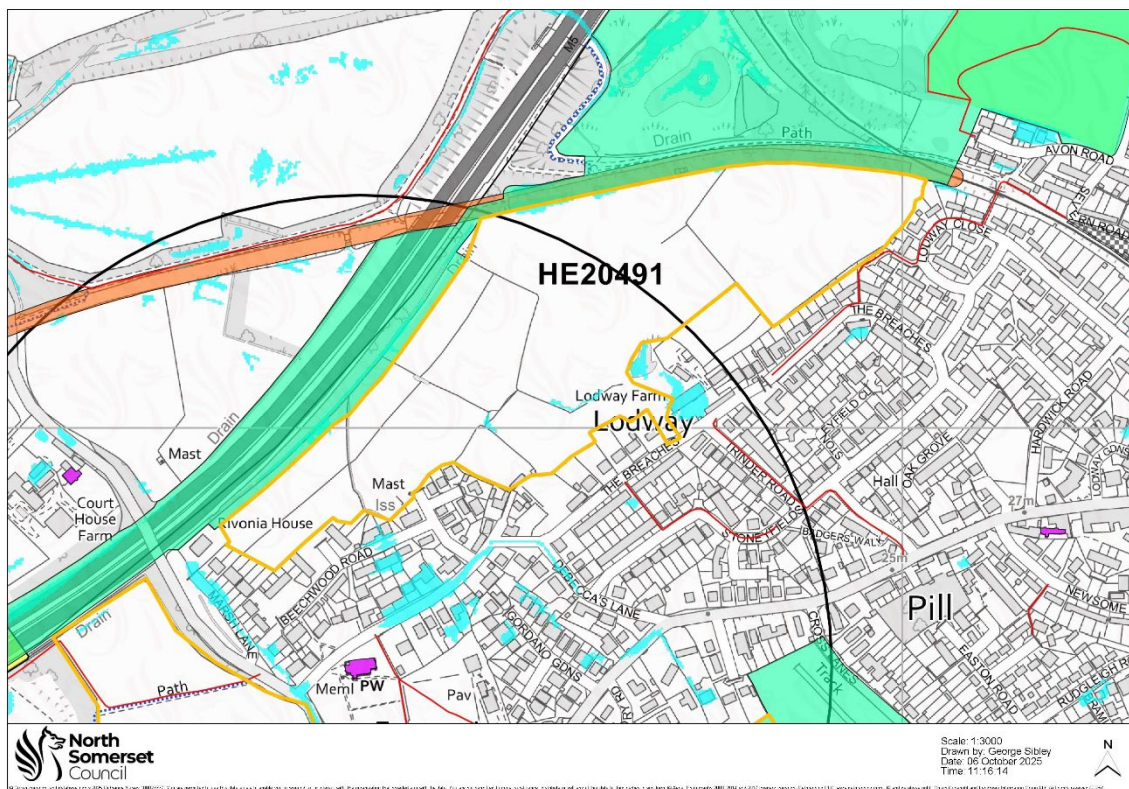


SHLAA Reference	HE2015
Site Name	Pill Green
Broad Location Area	Pill
Theoretical Capacity	600
Assessed Capacity	600
Area (HA)	44.99
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Potential Setting of Grade I or II star Listed Building • CLTVG • PROW • Ancient Woodland (Hard Constraint)
Additional Comment	Ancient Woodland, Leigh Wood / Markham Bottom, borders the site's



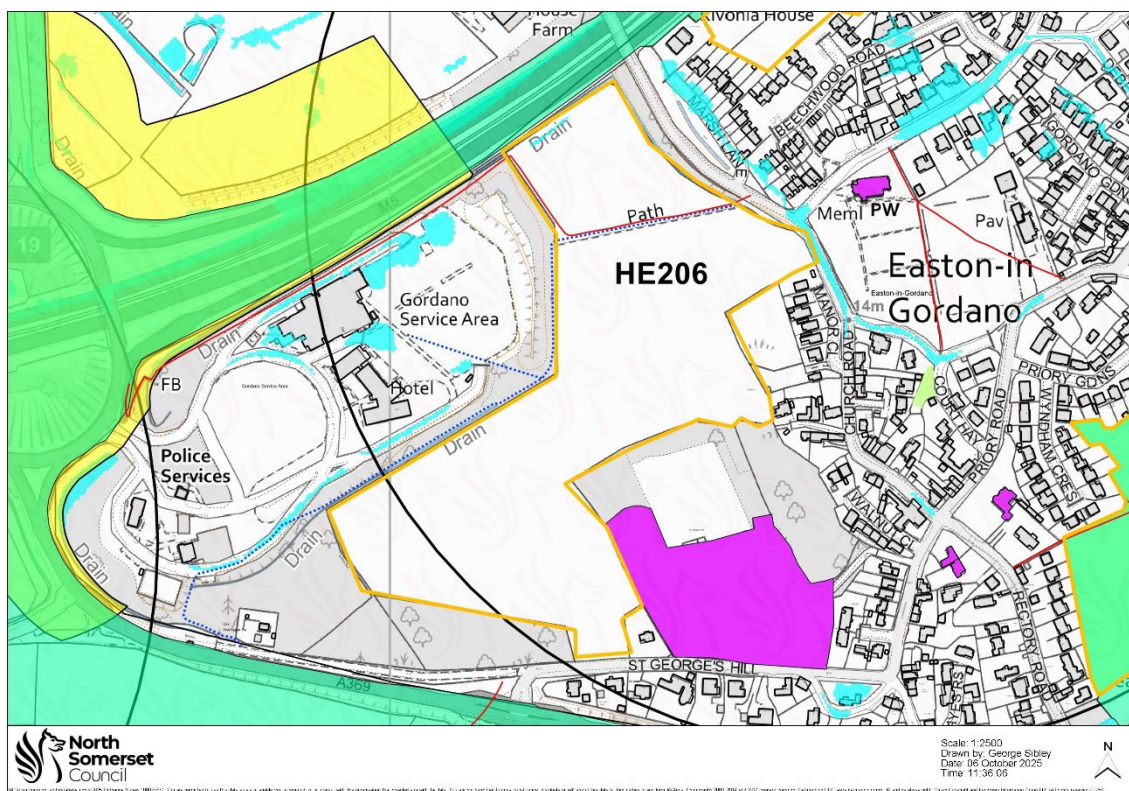
	boundaries, development must avoid this and be mindful of any impact development elsewhere may have on the Ancient Woodland.
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SHLAA Reference	HE20491
Site Name	Land at Lodway Farm
Broad Location Area	Pill
Theoretical Capacity	160
Assessed Capacity	160
Area (HA)	12.05
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Potential Setting of Grade I or II star Listed Building
Additional Comment	



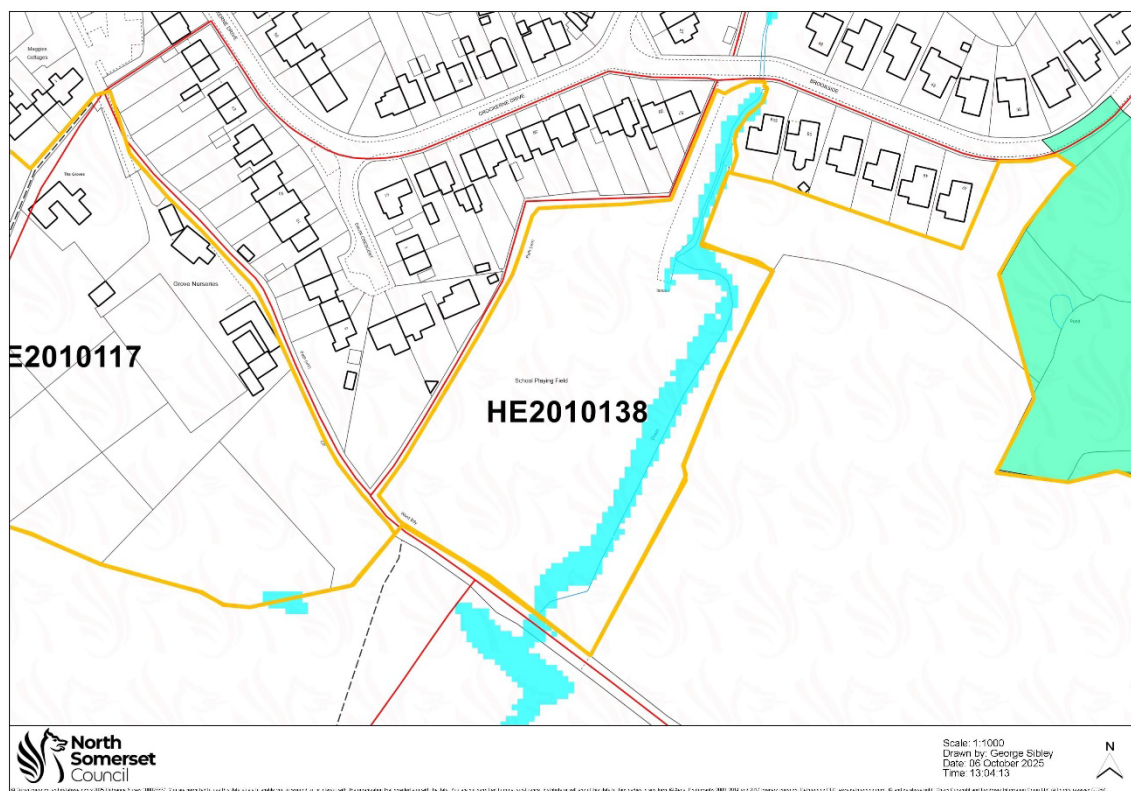


SHLAA Reference	HE206
Site Name	Land east of Gordano Services
Broad Location Area	Pill
Theoretical Capacity	200
Assessed Capacity	200
Area (HA)	8.63
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Listed Buildings • Potential Setting of Grade I or II star Listed Building • PROW • Transport
Additional Comment	Th site borders the Grade II Listed St. George's Hall. Development must respect the setting of the listed building, ensuring that design, scale, and layout



	do not detract from its historic significance.
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SHLAA Reference	HE2010138
Site Name	Brookside Open Space
Broad Location Area	Pill
Theoretical Capacity	46
Assessed Capacity	46
Area (HA)	1.29
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW
Additional Comment	



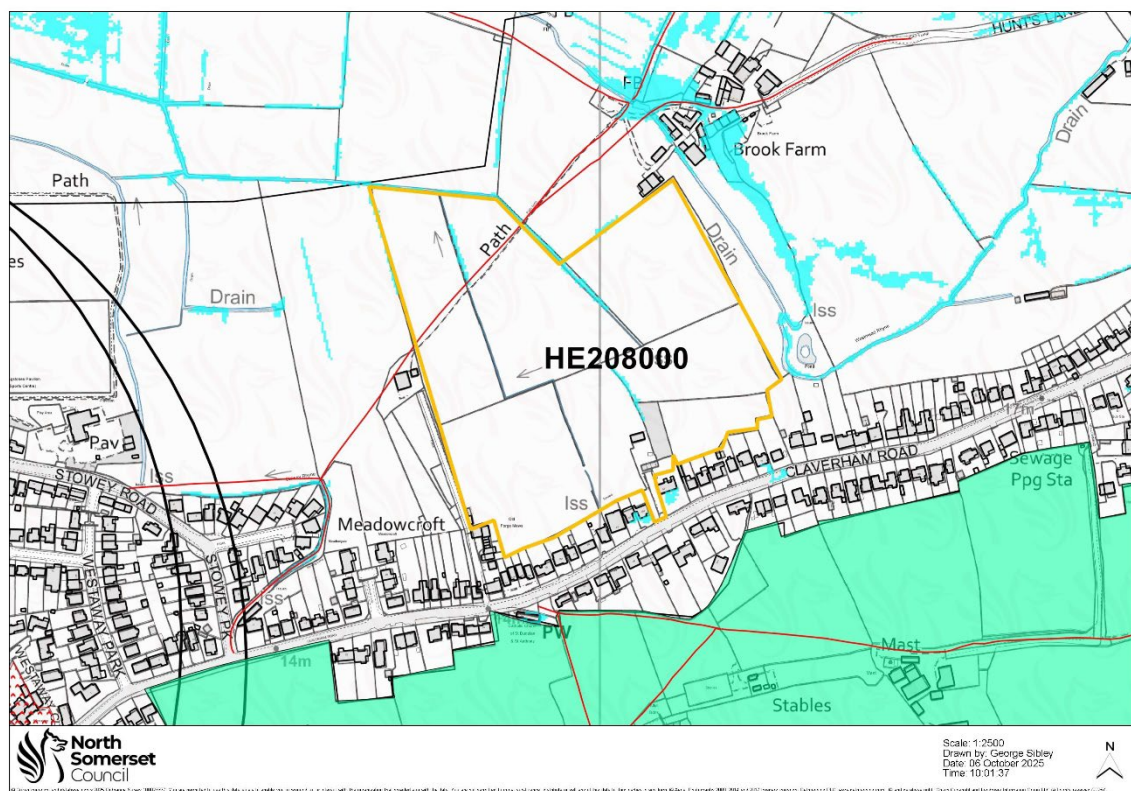
Yatton and Claverham





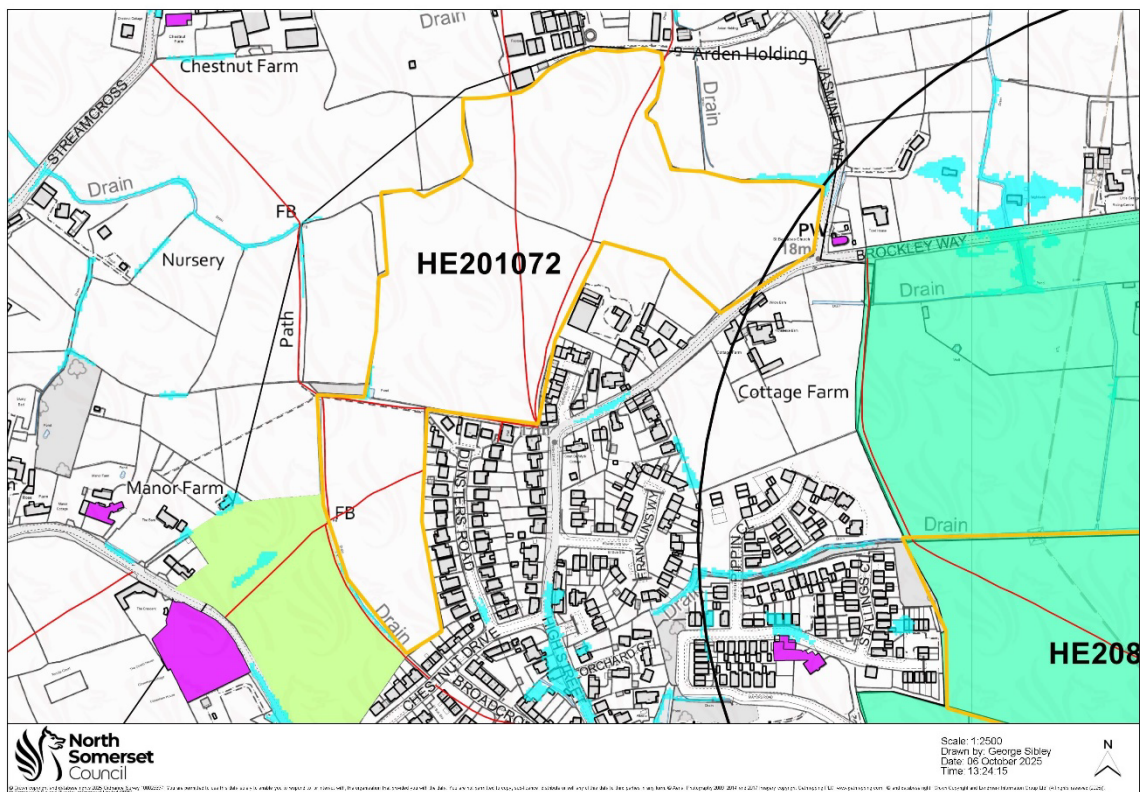
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	<p>The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.</p> <p>Theoretical capacity reflects new planning application 25/P/2043/FUL.</p>





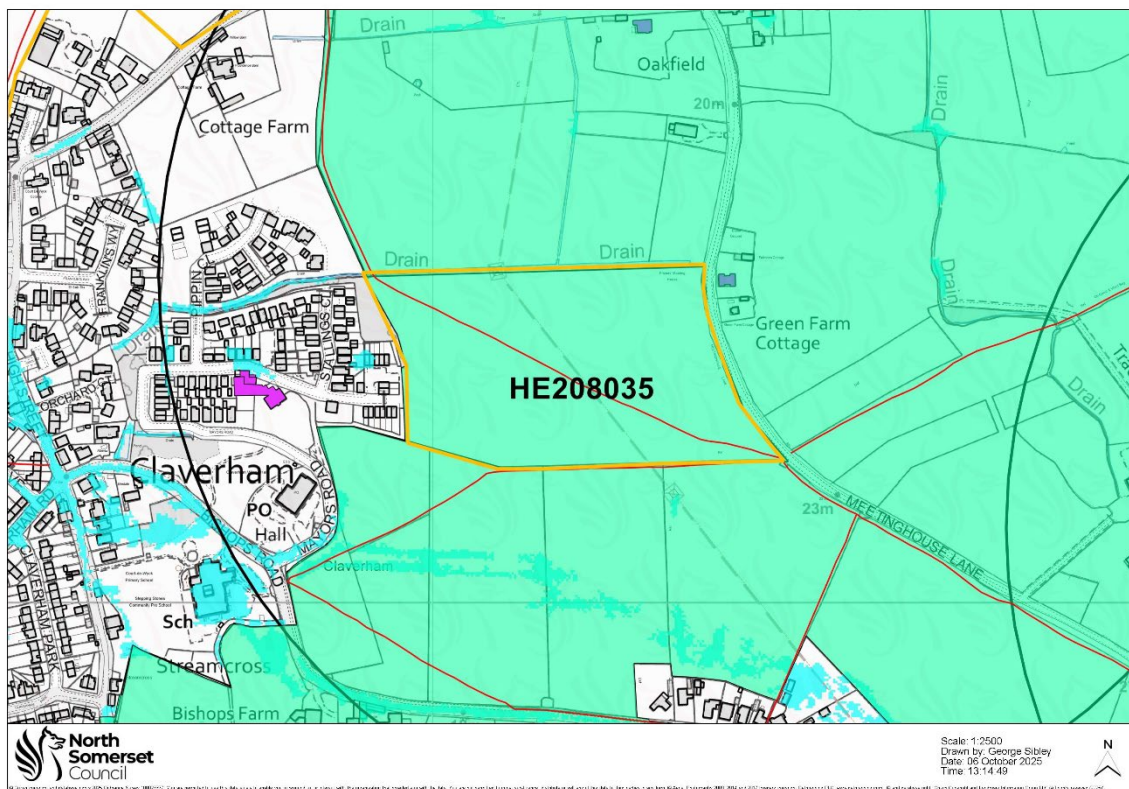
SHLAA Reference	HE208000
Site Name	Stowey Road Yatton
Broad Location Area	Yatton
Theoretical Capacity	100
Assessed Capacity	100
Area (HA)	7.36
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





SHLAA Reference	HE201072
Site Name	North of Brockley Way
Broad Location Area	Claverham
Theoretical Capacity	120
Assessed Capacity	120
Area (HA)	8.52
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Potential Setting of Grade I or II star Listed Building • PROW
Additional Comment	





SHLAA Reference	HE208035
Site Name	Meeting House Lane North, Claverham/Cleeve
Broad Location Area	Claverham
Theoretical Capacity	120
Assessed Capacity	120
Area (HA)	5.08
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Green Belt • Potential Setting of Grade I or II star Listed Building • PROW • Listed building
Additional Comment	The site lies in close proximity to the Grade II Listed Friends Meeting House. Any future design proposals must ensure that the

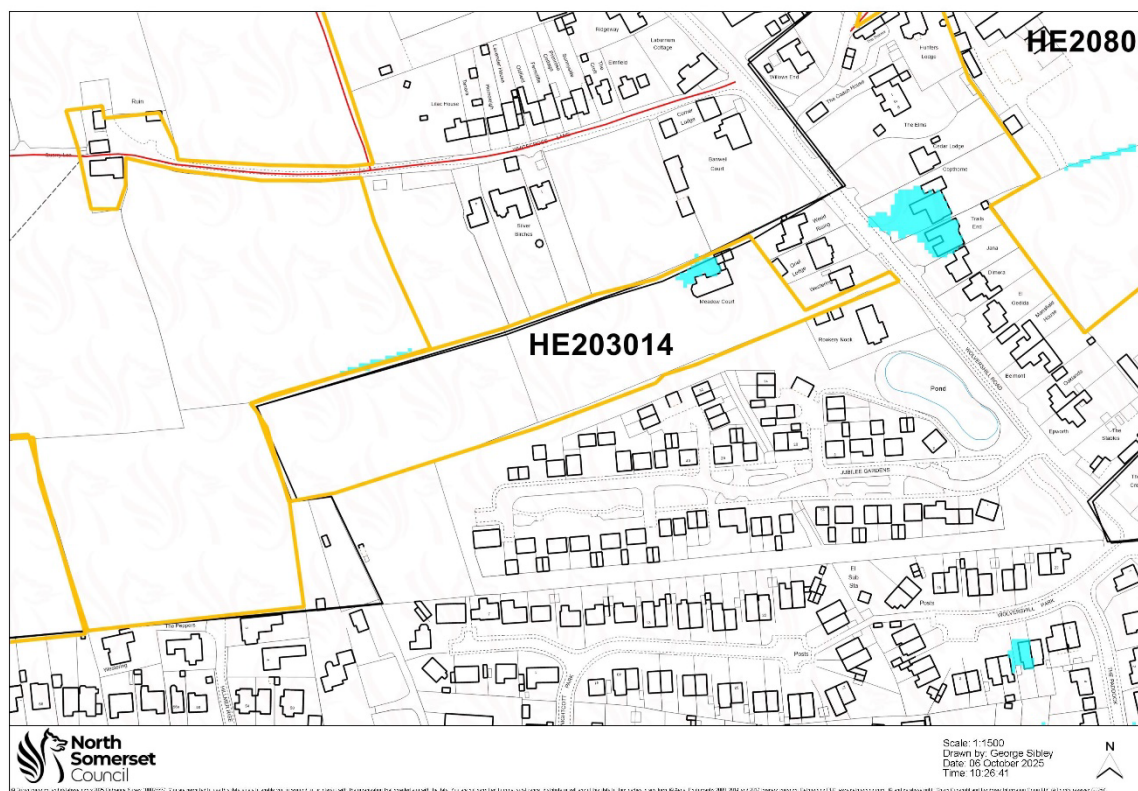


	significance and setting of the listed building are preserved and not adversely affected.
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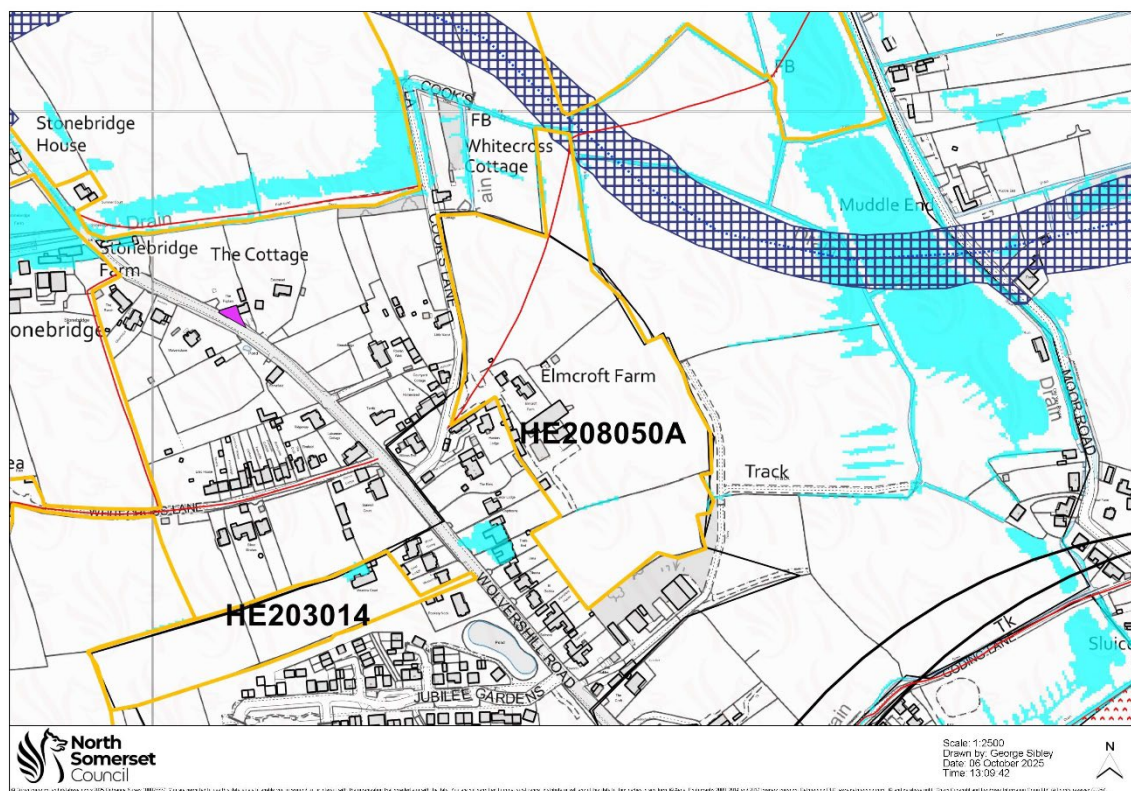
Banwell





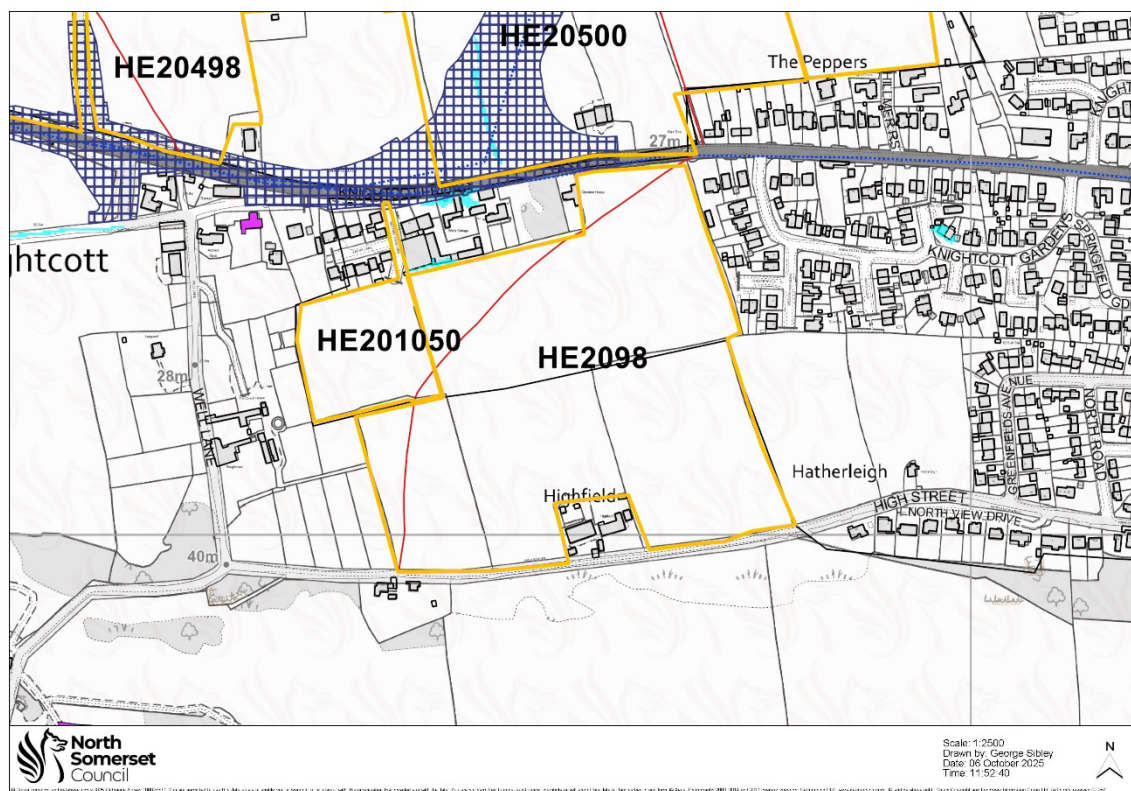
SHLAA Reference	HE203014
Site Name	Land north of Banwell
Broad Location Area	Banwell
Theoretical Capacity	58
Assessed Capacity	58
Area (HA)	1.59
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Strategic Gap (Hard Constraint)
Additional Comment	The site is partially within a proposed Strategic Gap development within this area should be in line with Policy LP10: Strategic Gaps.





SHLAA Reference	HE208050A
Site Name	Elmcroft Farm
Broad Location Area	Banwell
Theoretical Capacity	64
Assessed Capacity	64
Area (HA)	5.14
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.



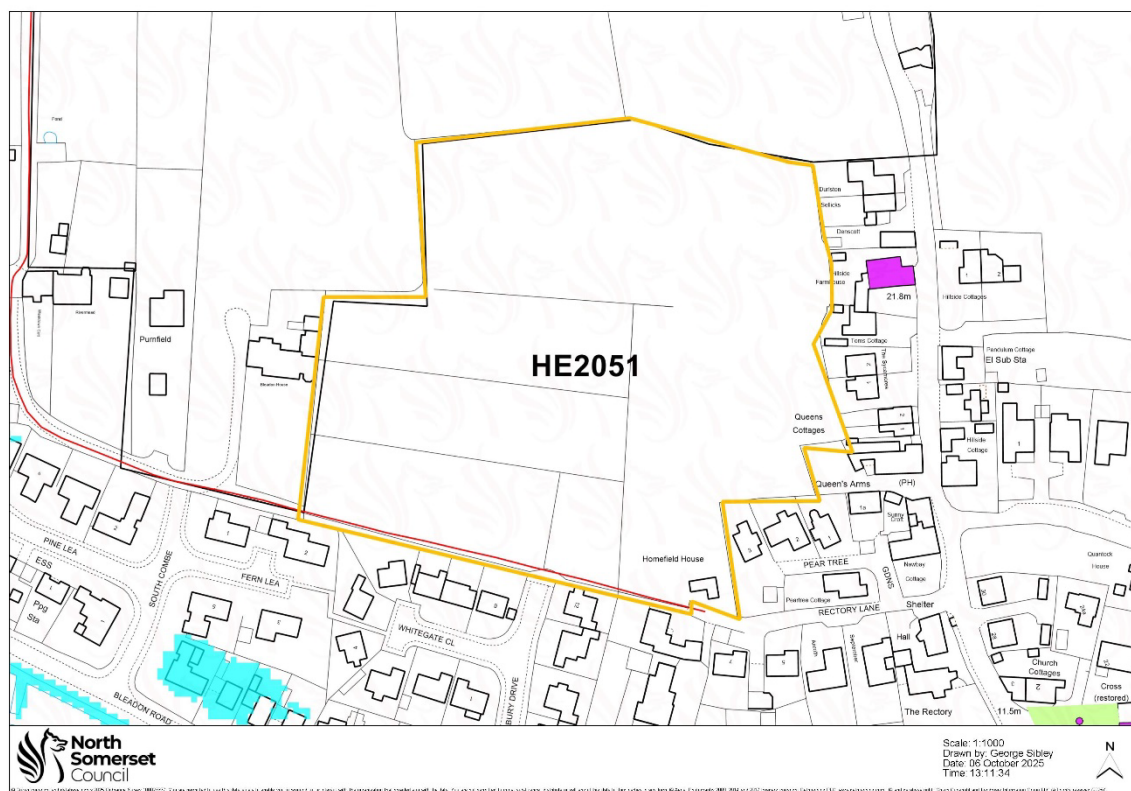


SHLAA Reference	HE2098
Site Name	South of Knightcott Road
Broad Location Area	Banwell
Theoretical Capacity	95
Assessed Capacity	95
Area (HA)	8.77
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • PROW • National Landscape (Hard Constraint)
Additional Comment	The site borders the Mendip Hills National Landscape, development must be mindful about how the design may impact the National Landscape.



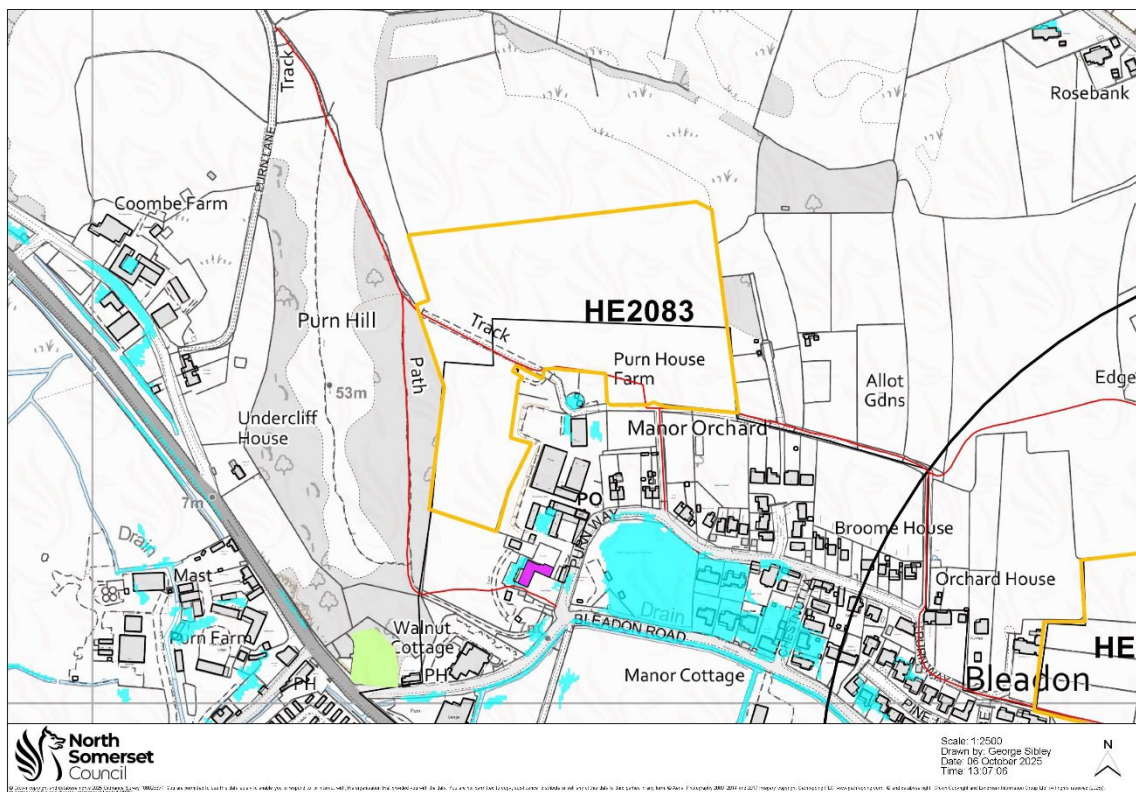
Bleadon





SHLAA Reference	HE2051
Site Name	Land north of Amesbury Drive
Broad Location Area	Bleadon
Theoretical Capacity	45
Assessed Capacity	45
Area (HA)	2.49
Known Constraints	<ul style="list-style-type: none"> • Potential Setting of Grade I or II star Listed Building • PROW
Additional Comment	



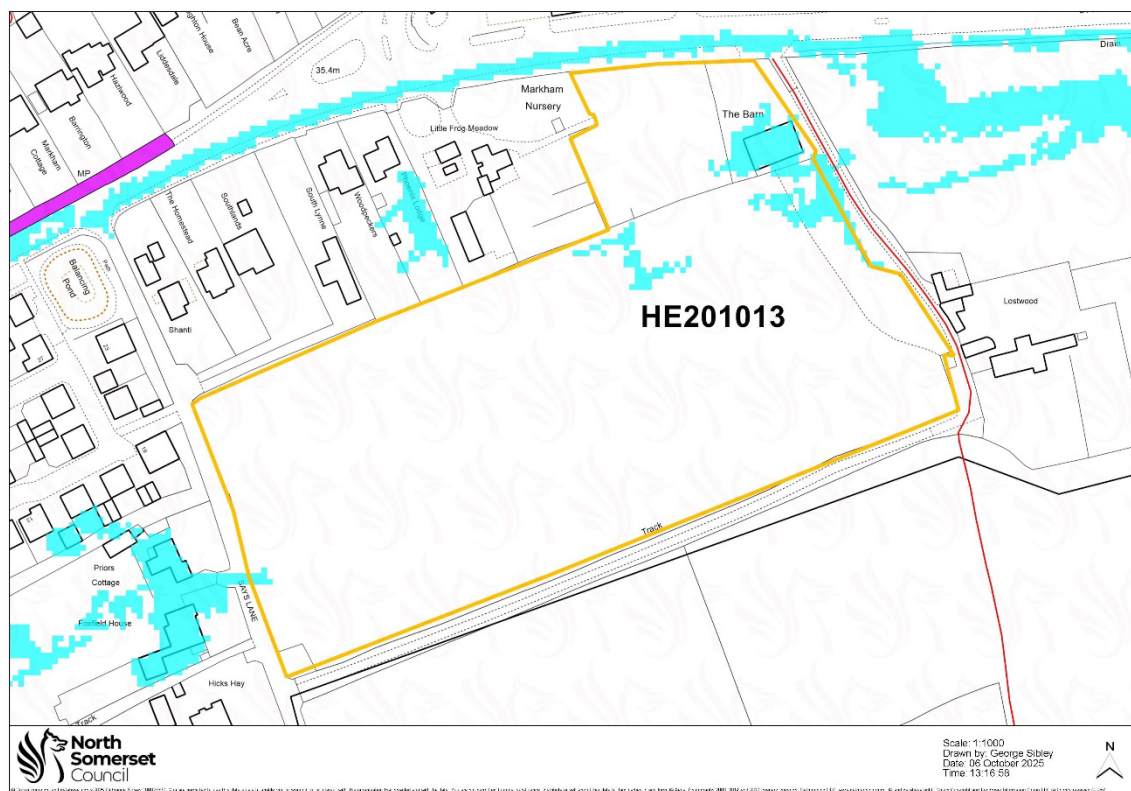


SHLAA Reference	HE2083
Site Name	Purn House Farm Industrial Estate
Broad Location Area	Bleadon
Theoretical Capacity	60
Assessed Capacity	60
Area (HA)	4.88
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • PROW
Additional Comment	



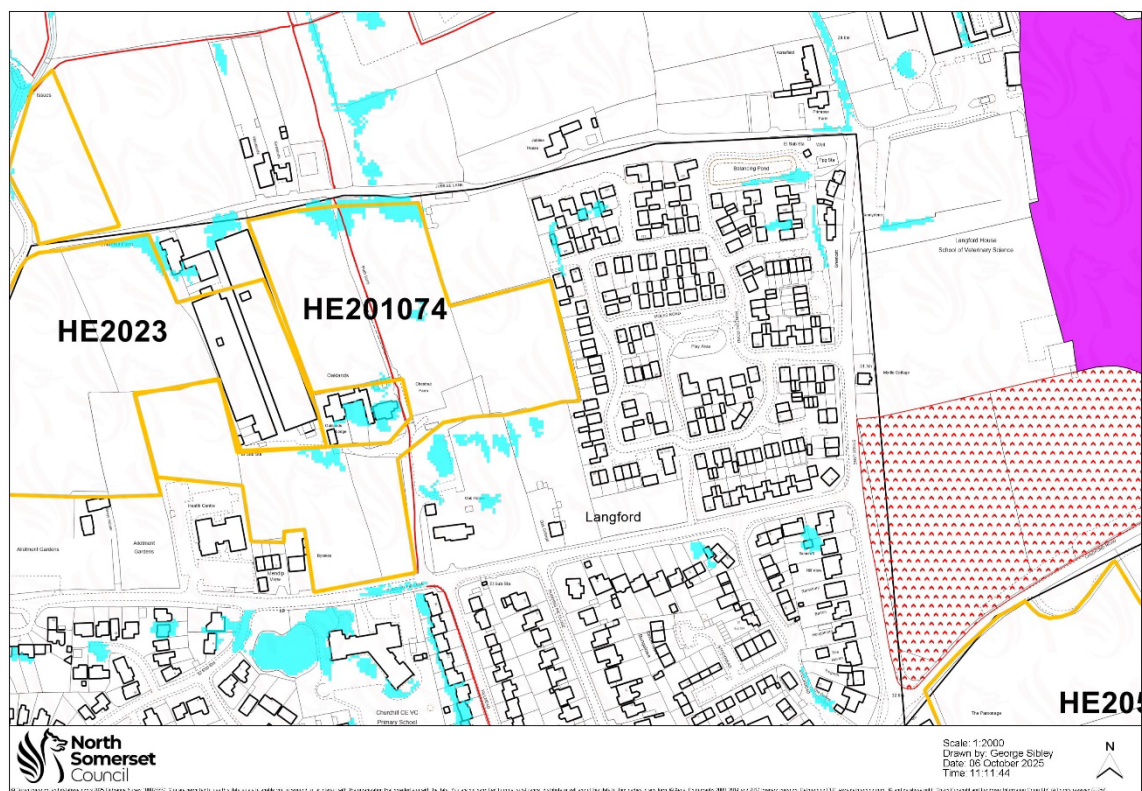
Churchill





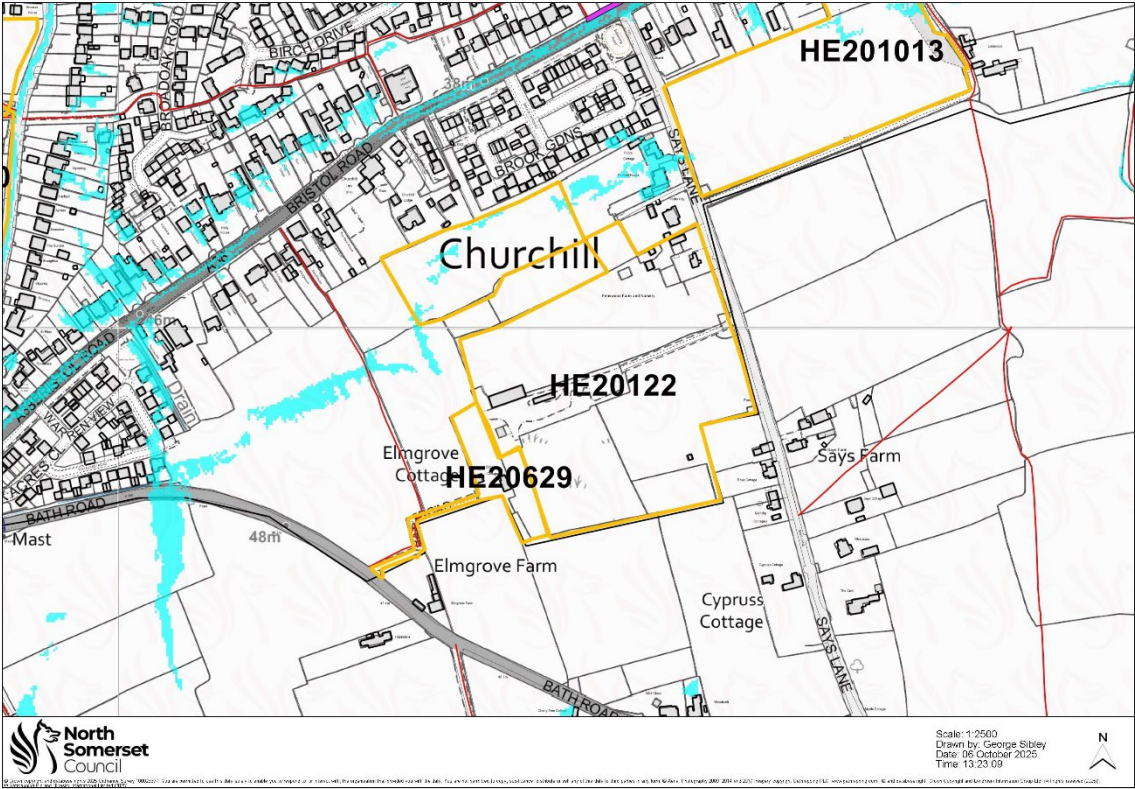
SHLAA Reference	HE201013
Site Name	Land off Says Lane
Broad Location Area	Churchill
Theoretical Capacity	87
Assessed Capacity	87
Area (HA)	2.94
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding
Additional Comment	





SHLAA Reference	HE201074
Site Name	North of Pudding Pie Lane
Broad Location Area	Churchill
Theoretical Capacity	65
Assessed Capacity	65
Area (HA)	3.64
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • PROW
Additional Comment	





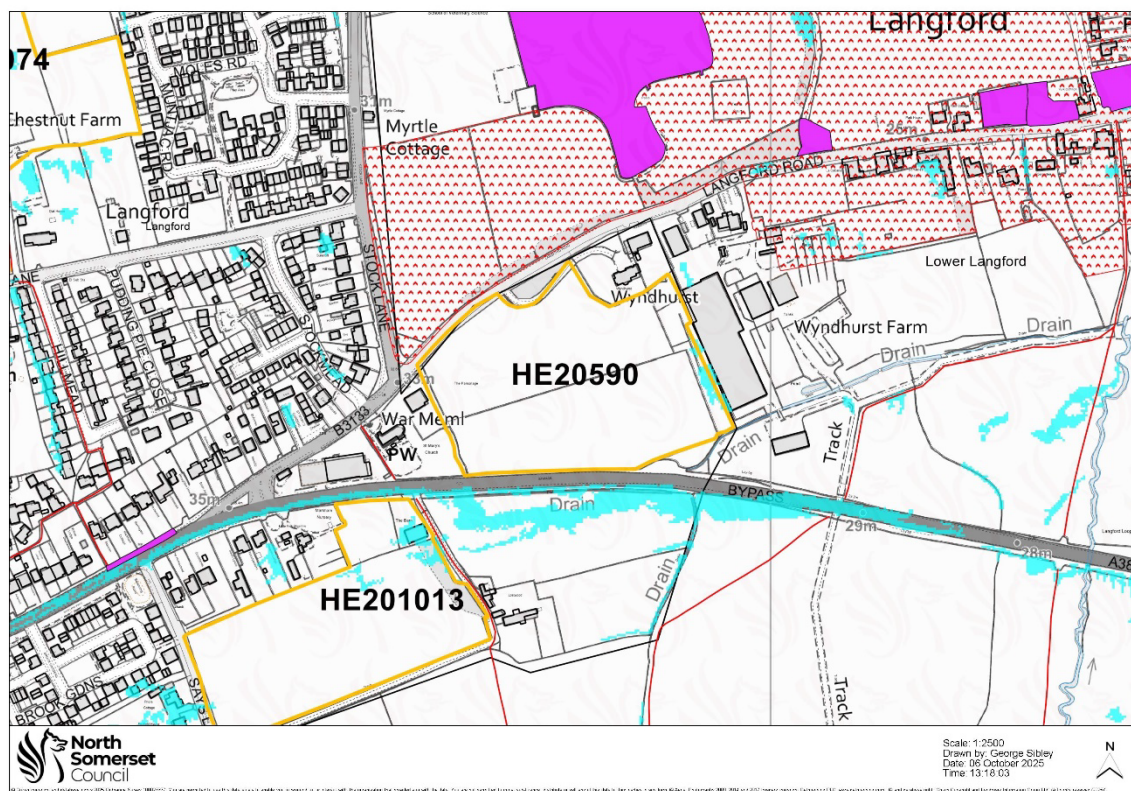
SHLAA Reference	HE20122
Site Name	Land south of A38
Broad Location Area	Churchill
Theoretical Capacity	165
Assessed Capacity	165
Area (HA)	5.56
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	





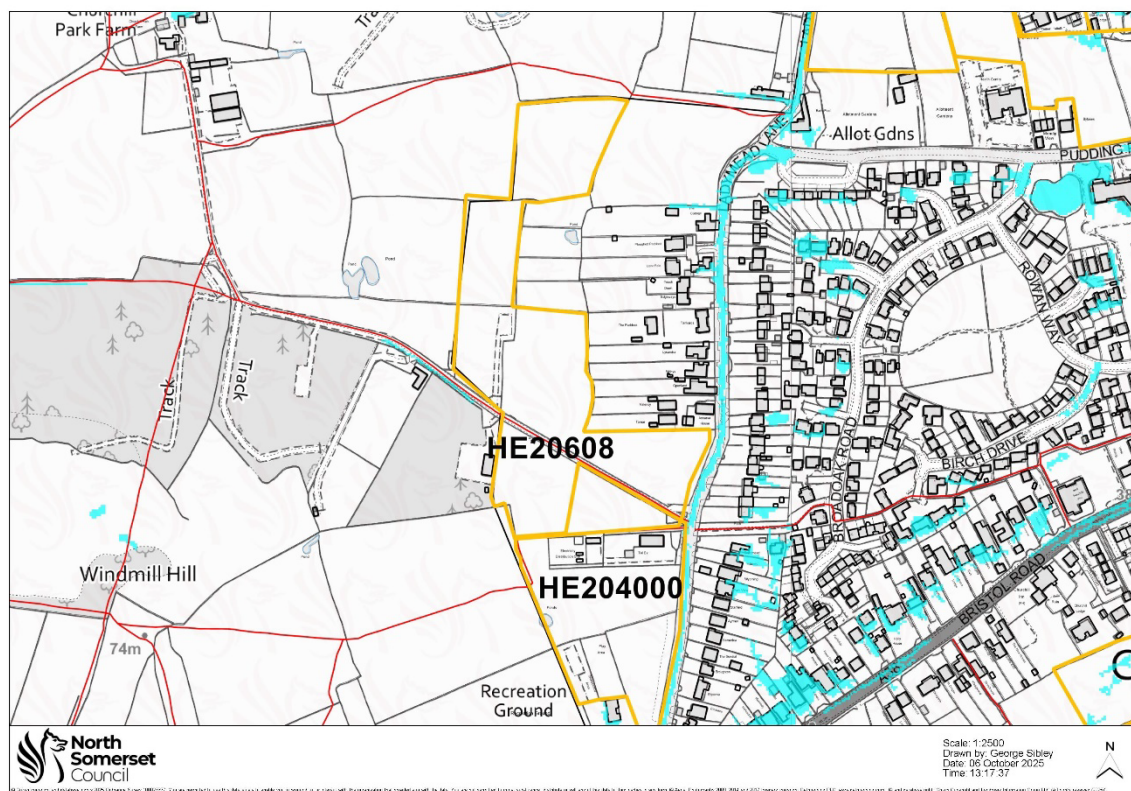
SHLAA Reference	HE204000
Site Name	Land west of Ladymead Lane
Broad Location Area	Churchill
Theoretical Capacity	60
Assessed Capacity	60
Area (HA)	2.19
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • PROW
Additional Comment	The site has surface water flooding issues along its eastern side which will have to be overcome to ensure access.





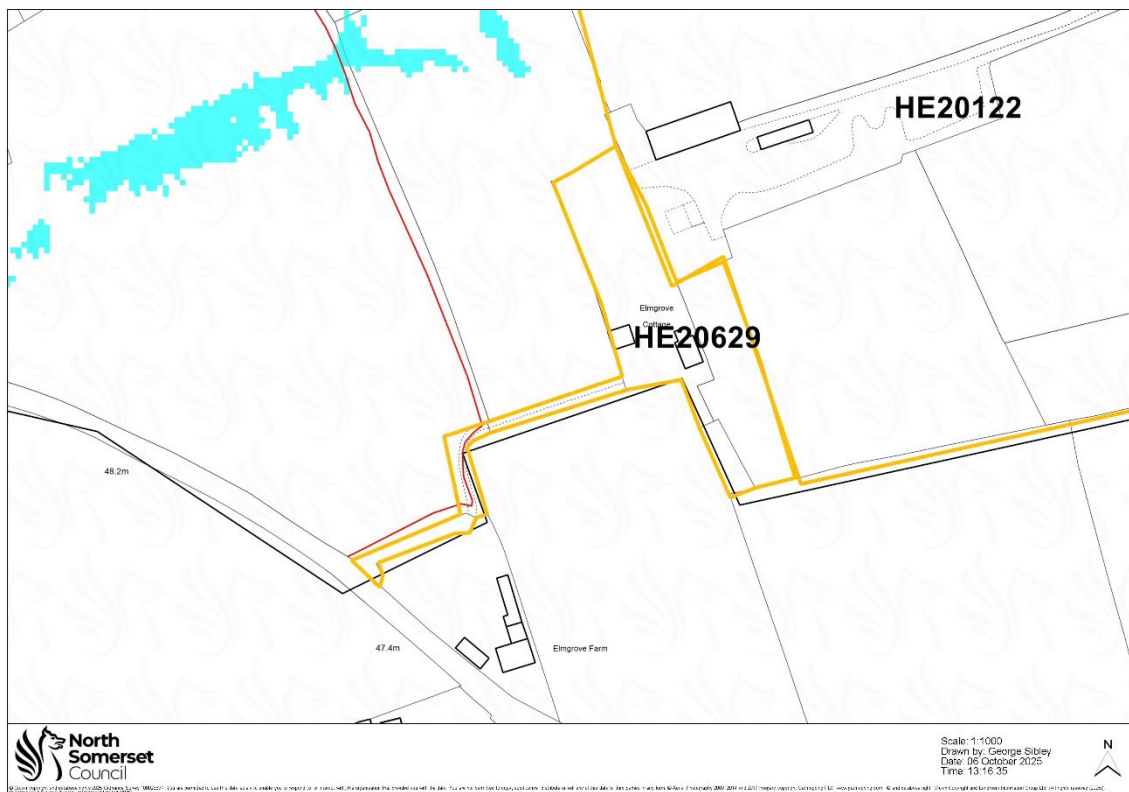
SHLAA Reference	HE20590
Site Name	Land to west of Wyndhurst Road
Broad Location Area	Churchill
Theoretical Capacity	89
Assessed Capacity	89
Area (HA)	3.54
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding
Additional Comment	





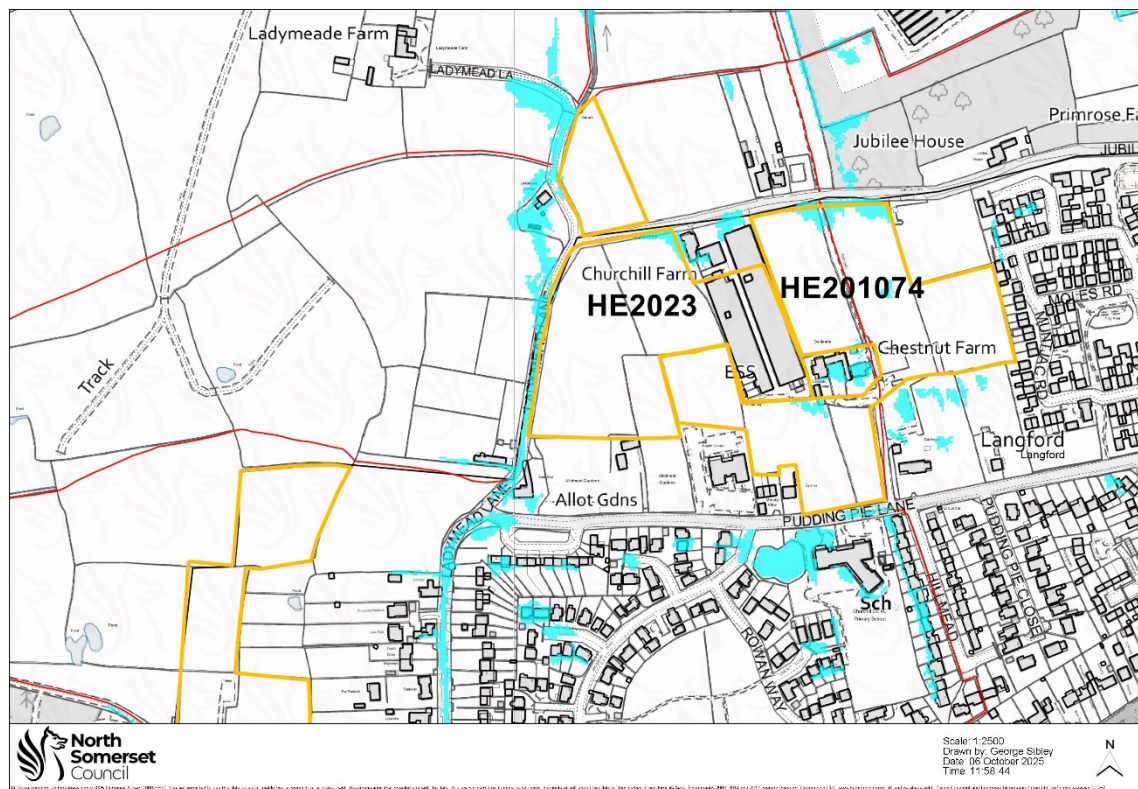
SHLAA Reference	HE20608
Site Name	West of Ladymeard Lane
Broad Location Area	Churchill
Theoretical Capacity	100
Assessed Capacity	100
Area (HA)	3.84
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW
Additional Comment	





SHLAA Reference	HE20629
Site Name	Bath Road
Broad Location Area	Churchill
Theoretical Capacity	18
Assessed Capacity	18
Area (HA)	0.49
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • PROW
Additional Comment	



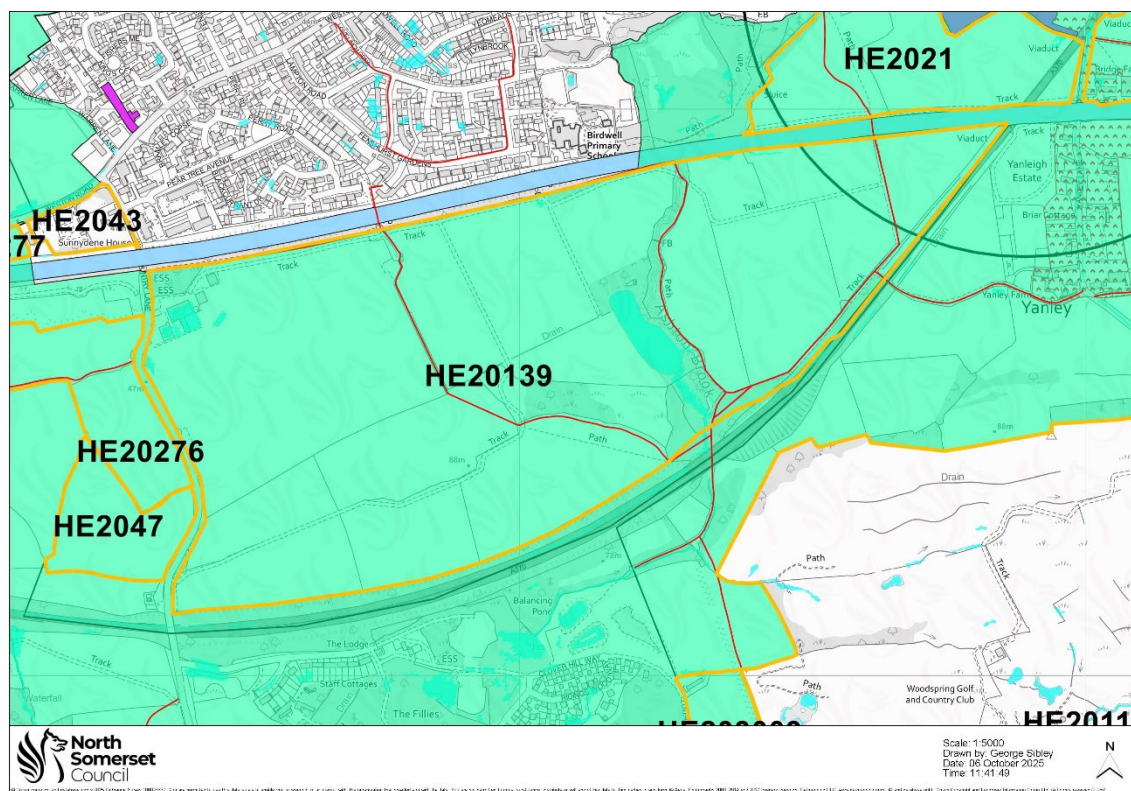


SHLAA Reference	HE2023
Site Name	Land east of Ladymead Lane
Broad Location Area	Churchill
Theoretical Capacity	90
Assessed Capacity	90
Area (HA)	3.45
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW
Additional Comment	



Long Ashton



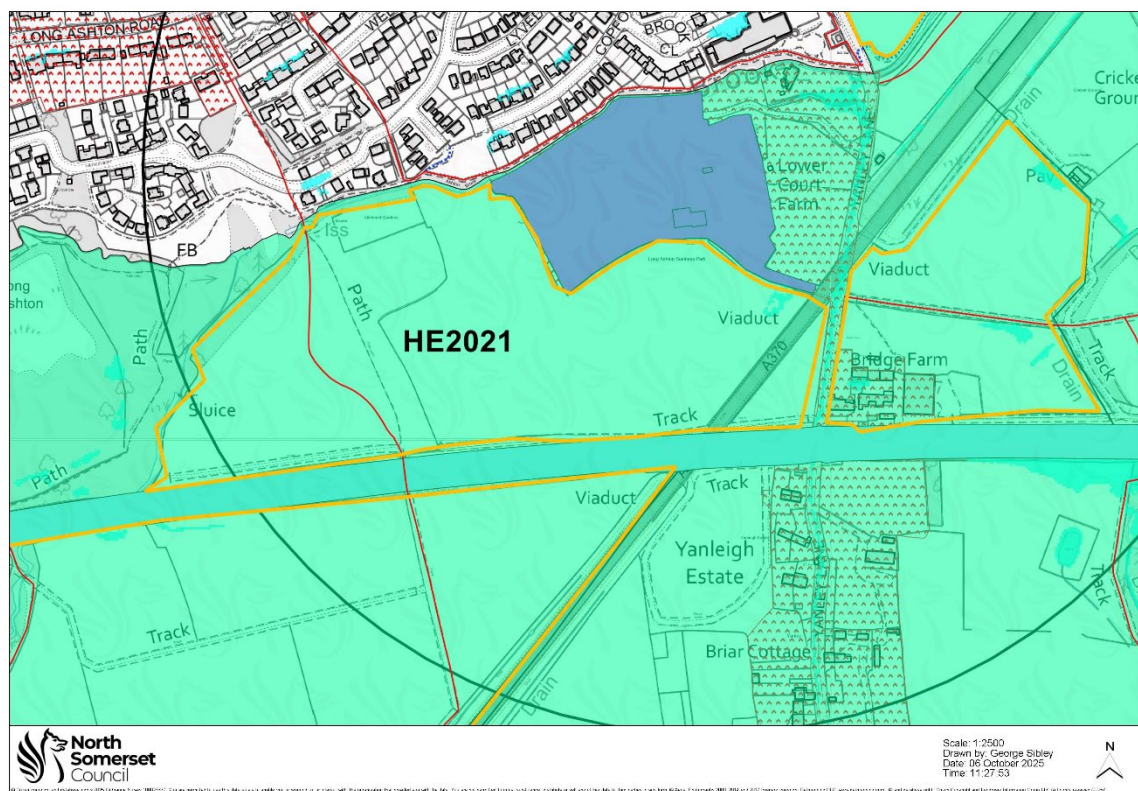


SHLAA Reference	HE20139
Site Name	Land south of Long Ashton
Broad Location Area	Long Ashton
Theoretical Capacity	2000
Assessed Capacity	1394
Area (HA)	71.76
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Green Belt • Potential Setting of Grade I or II star Listed Building • PROW • Local Green Space (Hard Constraint)
Additional Comment	The site contains Local Green Space, Reservoir by Ashton Brook, south of



	Long Ashton, development should avoid this area.
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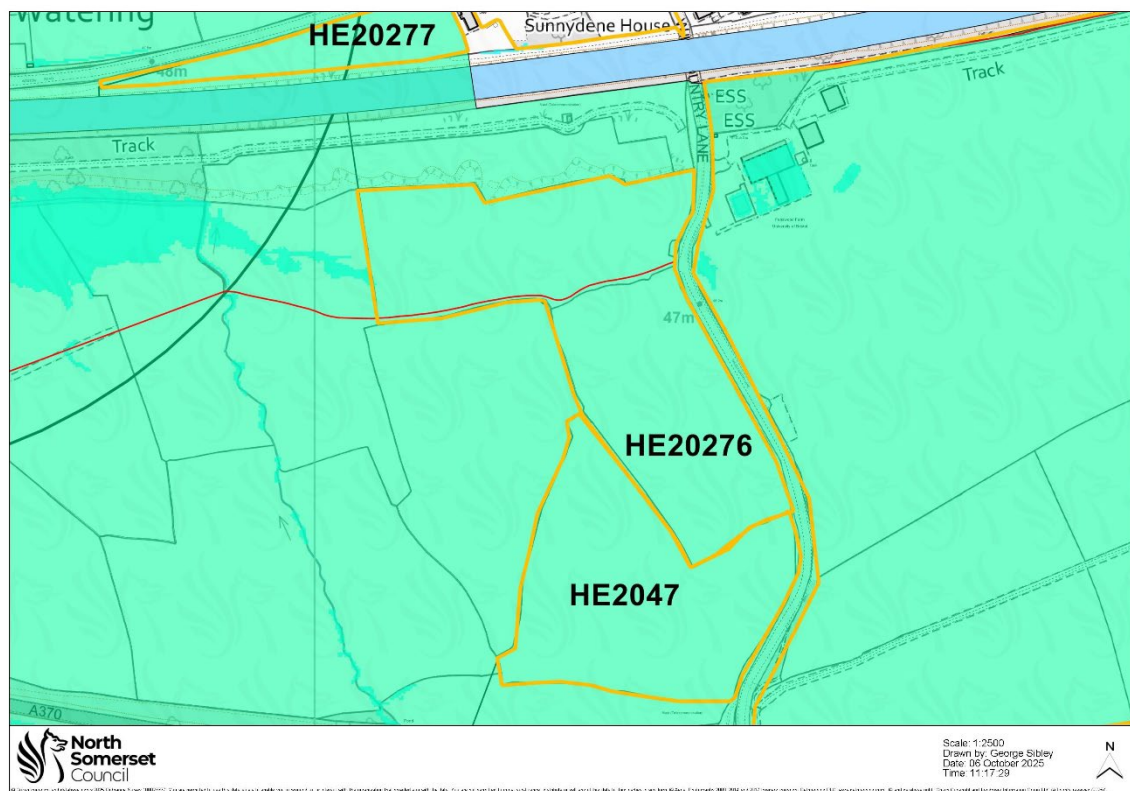


SHLAA Reference	HE2021
Site Name	Land around Yanley Lane, South Long Ashton
Broad Location Area	Long Ashton
Theoretical Capacity	280
Assessed Capacity	280
Area (HA)	13.93
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Green Belt • Listed Buildings • Potential Setting of Grade I or II star Listed Building • PROW



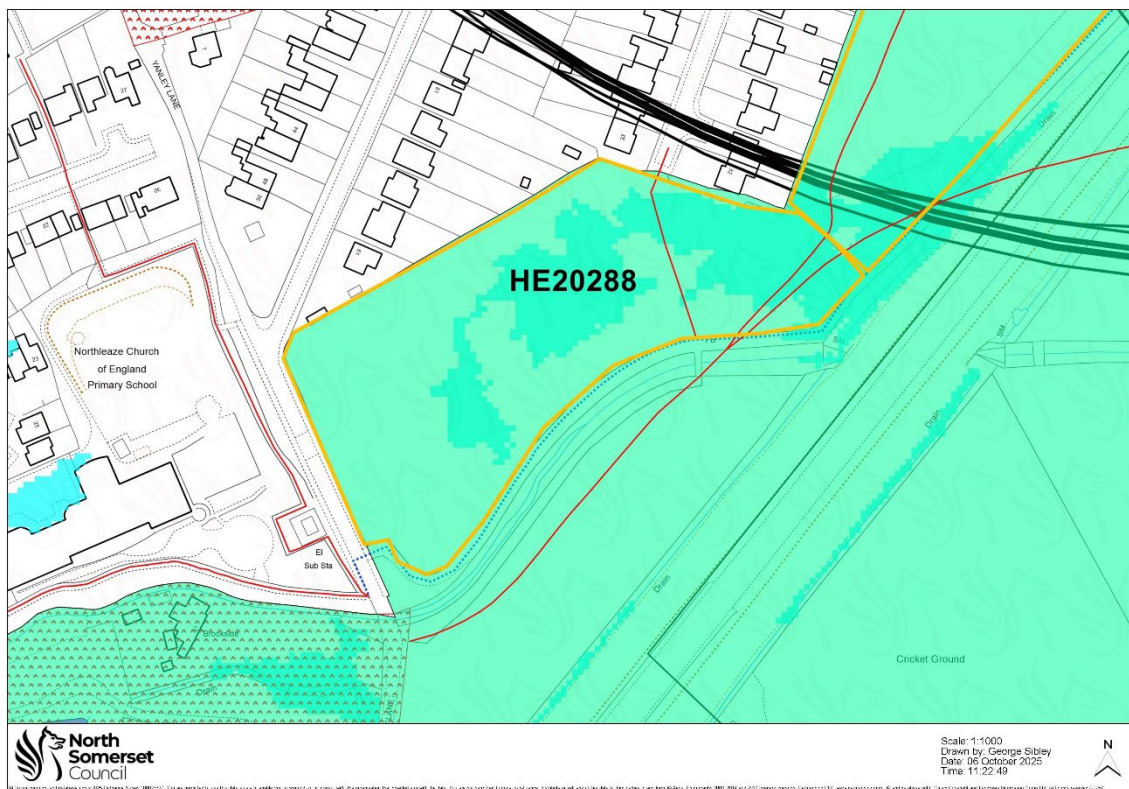
Additional Comment	The site adjoins the Grade II Listed Lower Court Farmhouse. Any development must be carefully designed to respect the setting and historic significance of the listed building, avoiding harm to its character, appearance, and wider heritage context.
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SHLAA Reference	HE20276
Site Name	Land west of Wildcountry Lane
Broad Location Area	Long Ashton
Theoretical Capacity	174
Assessed Capacity	174
Area (HA)	5.85
Known Constraints	<ul style="list-style-type: none"> • Green Belt • PROW
Additional Comment	



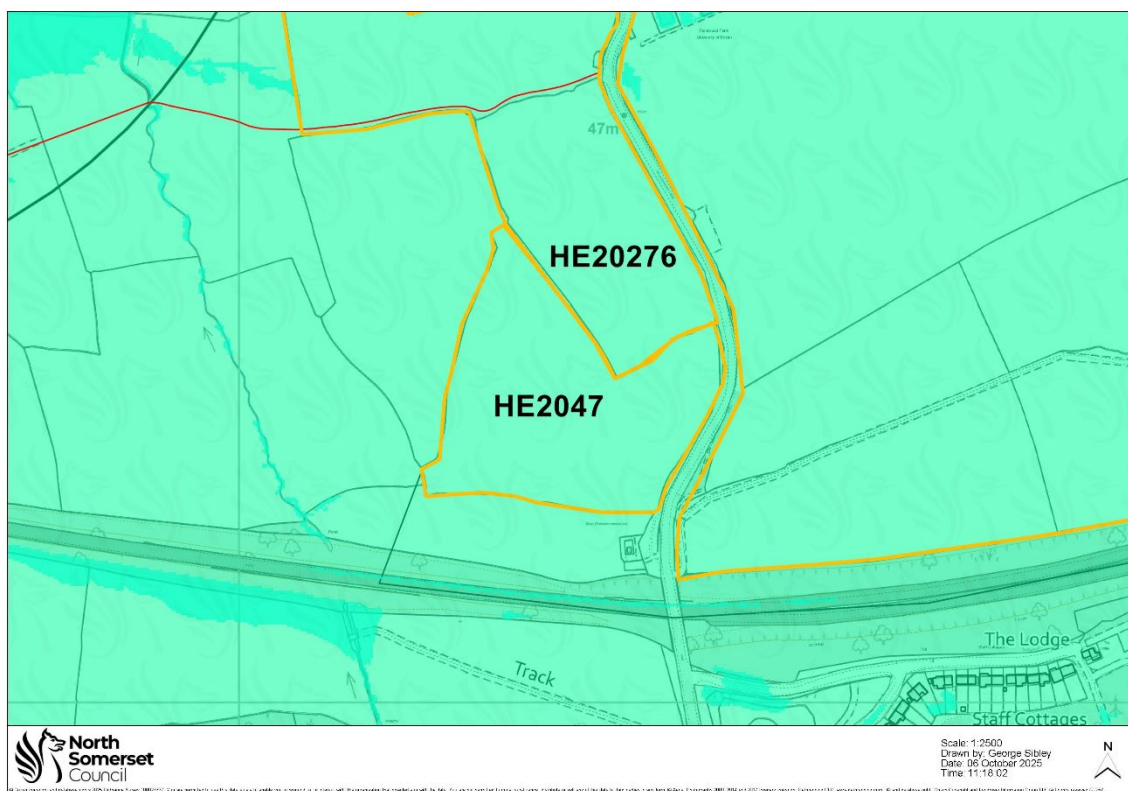


SHLAA Reference	HE20288
Site Name	Land south of Parsonage Road, Long Ashton
Broad Location Area	Long Ashton
Theoretical Capacity	50
Assessed Capacity	13
Area (HA)	1.36
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Green Belt • Potential Setting of Grade I or II star Listed Building • PROW • Flood Zone 3 and Future Flood Risk (hard constraint)
Additional Comment	The site is predominantly constrained by Flood Zone 3, significantly limiting its



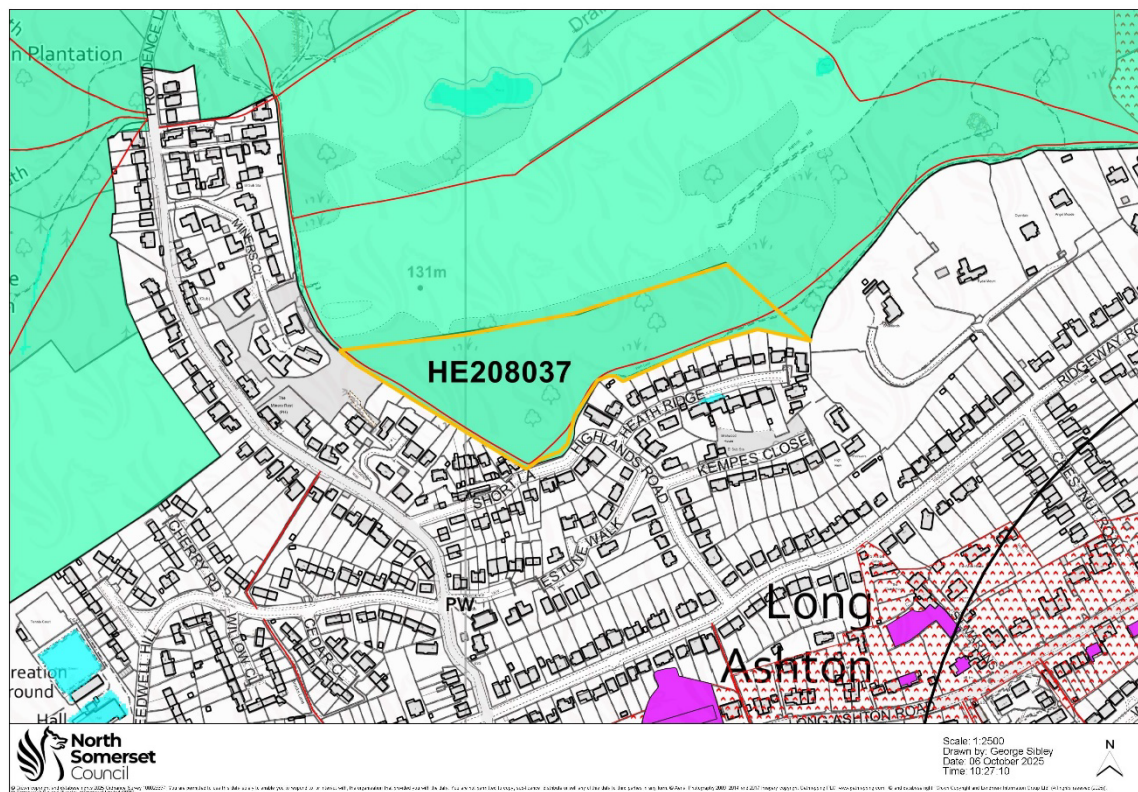
	development potential. However, there may be limited scope for development on parts of the site located outside of the high-risk flood zone, subject to the application of the sequential and exception tests in accordance with national planning policy.
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SHLAA Reference	HE2047
Site Name	Wildcountry Lane
Broad Location Area	Long Ashton
Theoretical Capacity	114
Assessed Capacity	114
Area (HA)	3.82
Known Constraints	<ul style="list-style-type: none"> Green Belt
Additional Comment	



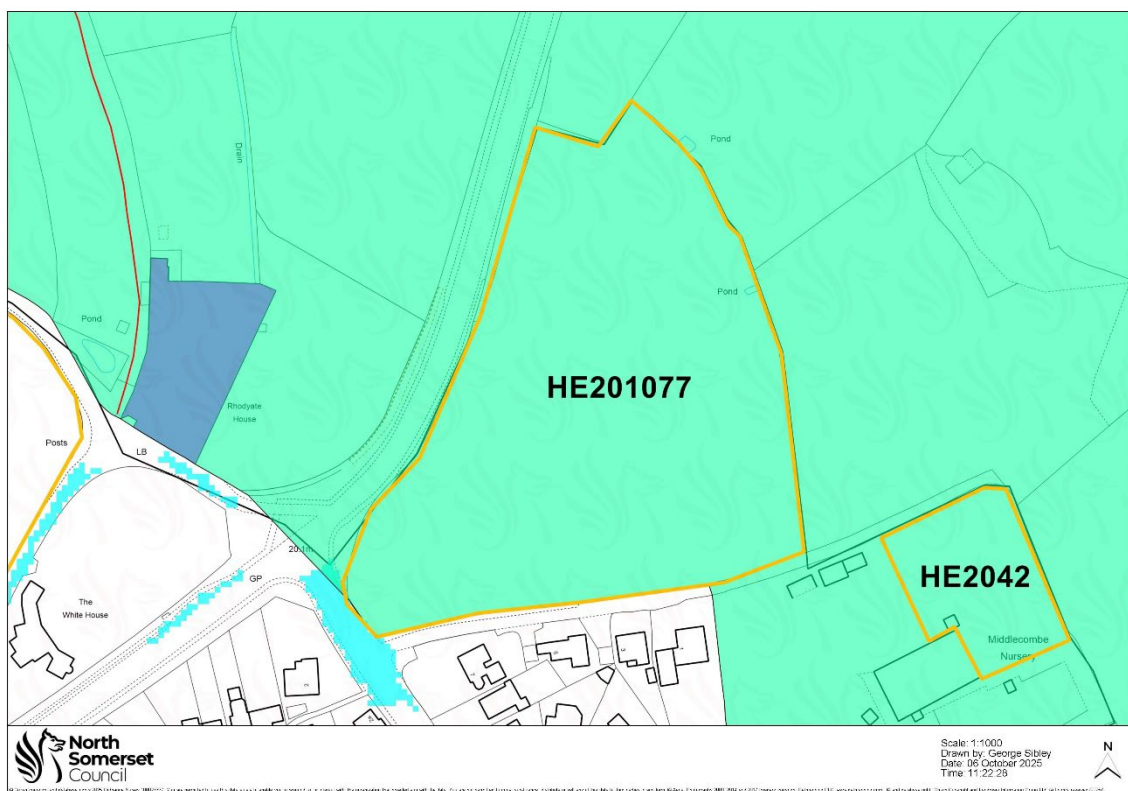


SHLAA Reference	HE208037
Site Name	Land north of Short Lane, Long Ashton
Broad Location Area	Long Ashton
Theoretical Capacity	97
Assessed Capacity	97
Area (HA)	2.73
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Green Belt • PROW
Additional Comment	



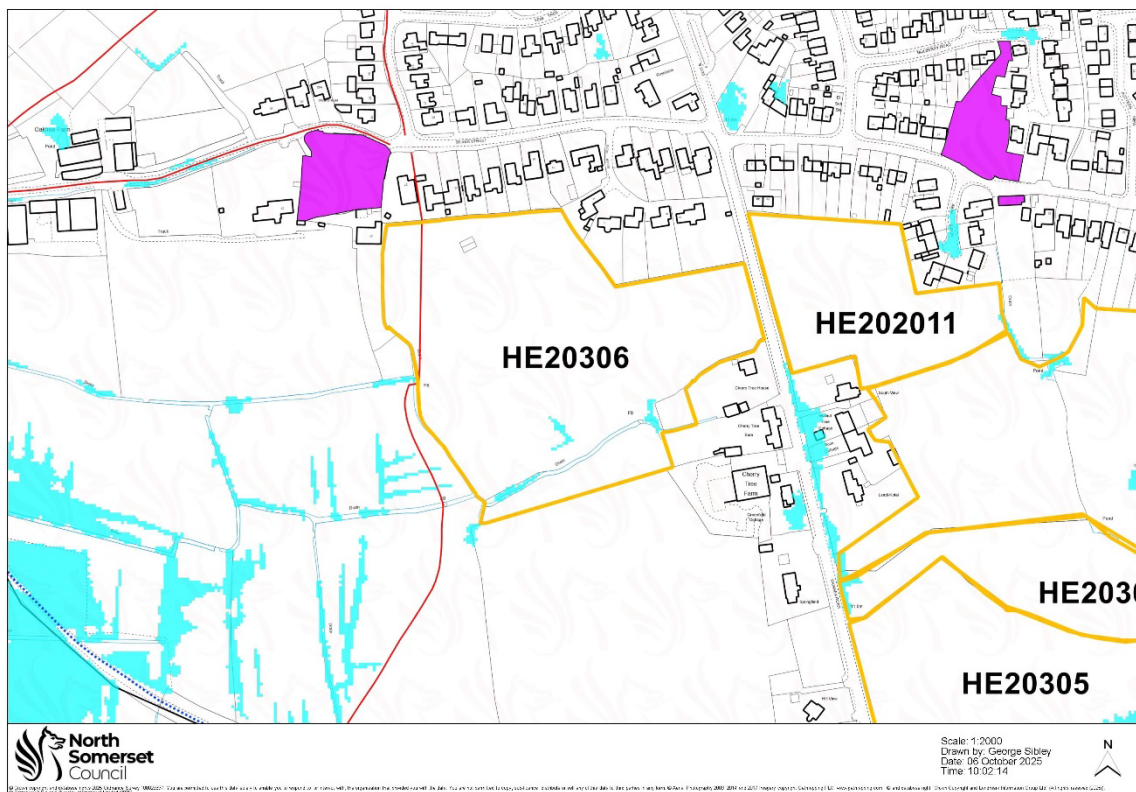
Congresbury





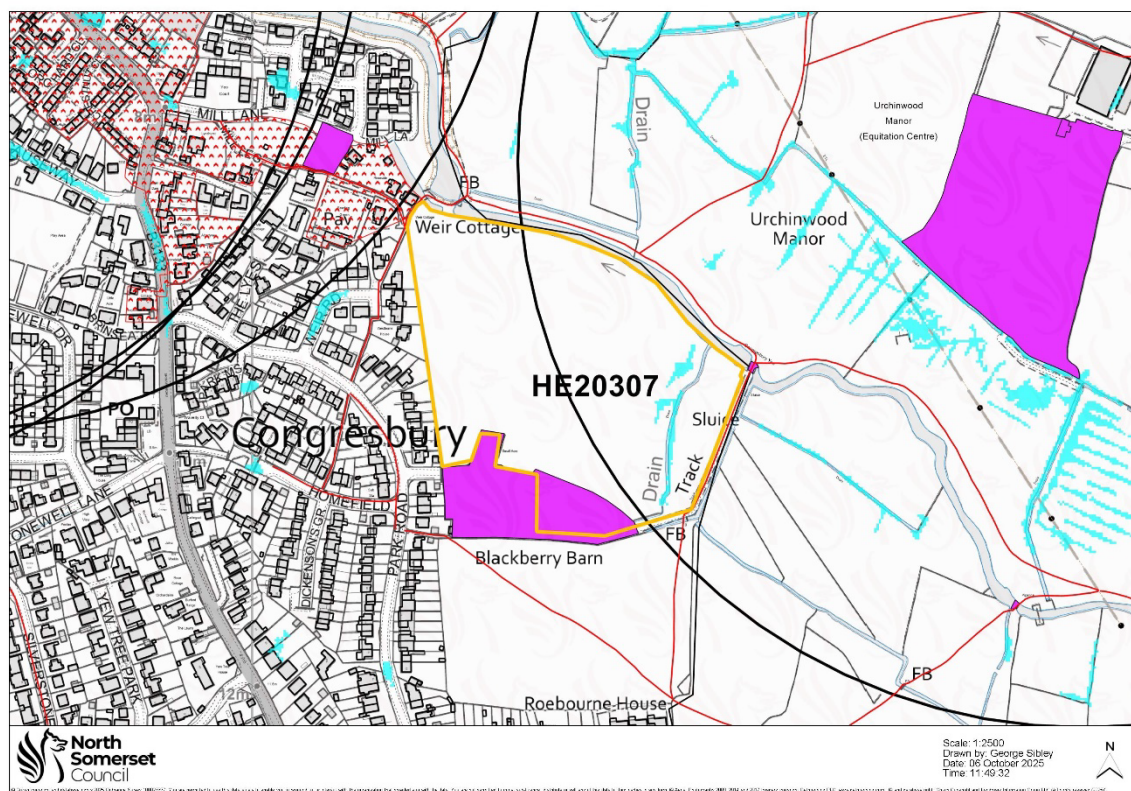
SHLAA Reference	HE201077
Site Name	Land north of Congresbury
Broad Location Area	Congresbury
Theoretical Capacity	68
Assessed Capacity	68
Area (HA)	1.87
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Green Belt
Additional Comment	





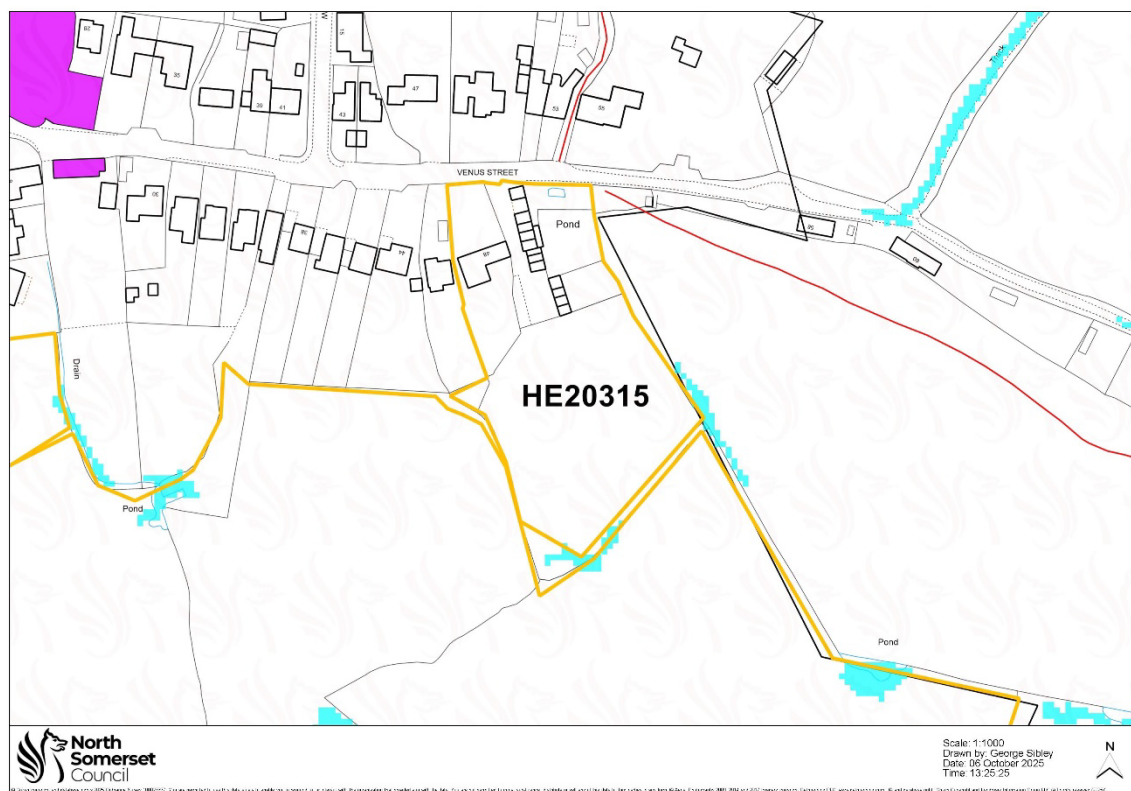
SHLAA Reference	HE20306
Site Name	Land west of Brinsea Road
Broad Location Area	Congresbury
Theoretical Capacity	114
Assessed Capacity	65
Area (HA)	3.79
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • PROW • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





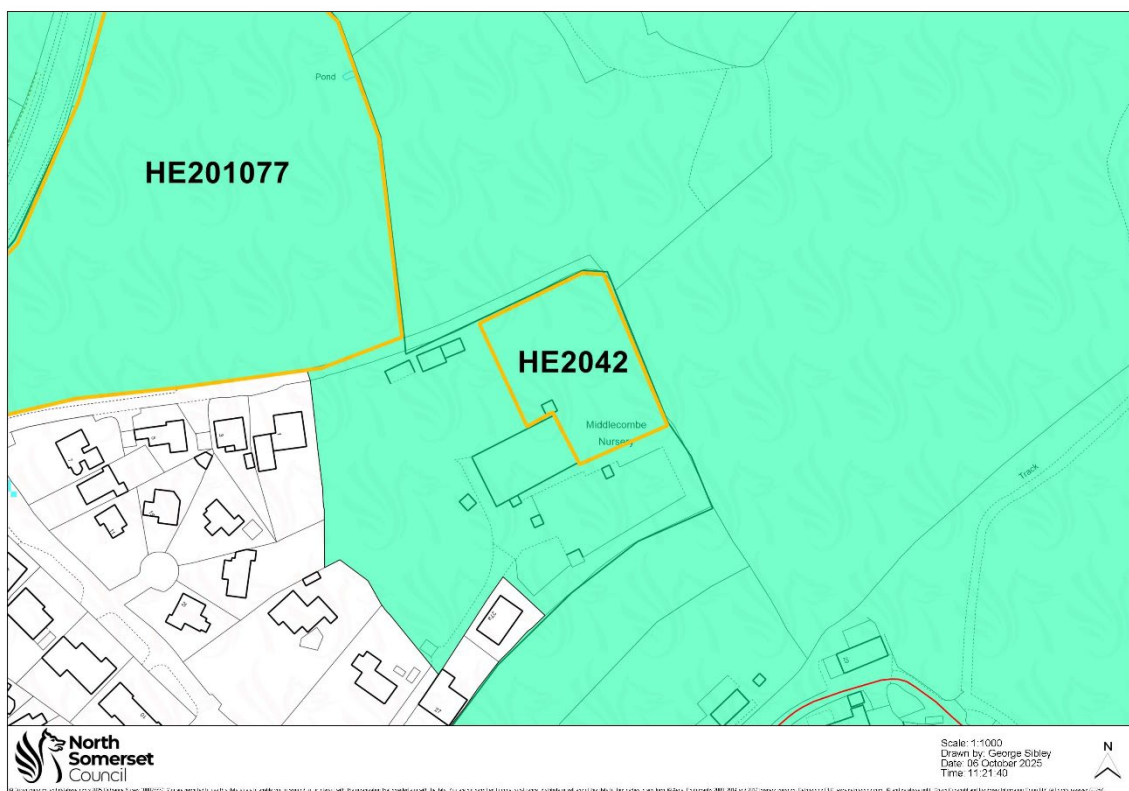
SHLAA Reference	HE20307
Site Name	Park Farm
Broad Location Area	Congresbury
Theoretical Capacity	90
Assessed Capacity	90
Area (HA)	5.69
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Listed Buildings • Potential Setting of Grade I or II star Listed Building
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





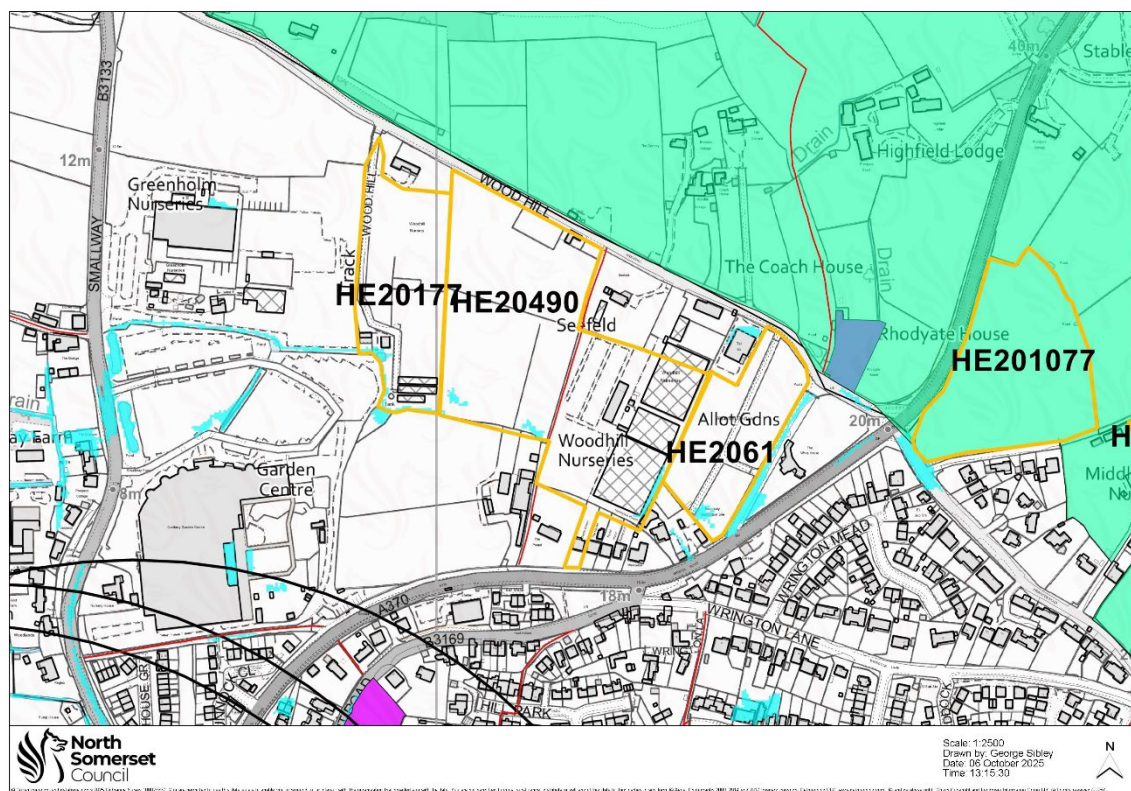
SHLAA Reference	HE20315
Site Name	Land southeast of Congresbury
Broad Location Area	Congresbury
Theoretical Capacity	26
Assessed Capacity	26
Area (HA)	0.72
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	





SHLAA Reference	HE2042
Site Name	Land at Middlecombe Nursery
Broad Location Area	Congresbury
Theoretical Capacity	10
Assessed Capacity	10
Area (HA)	0.26
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Green Belt
Additional Comment	



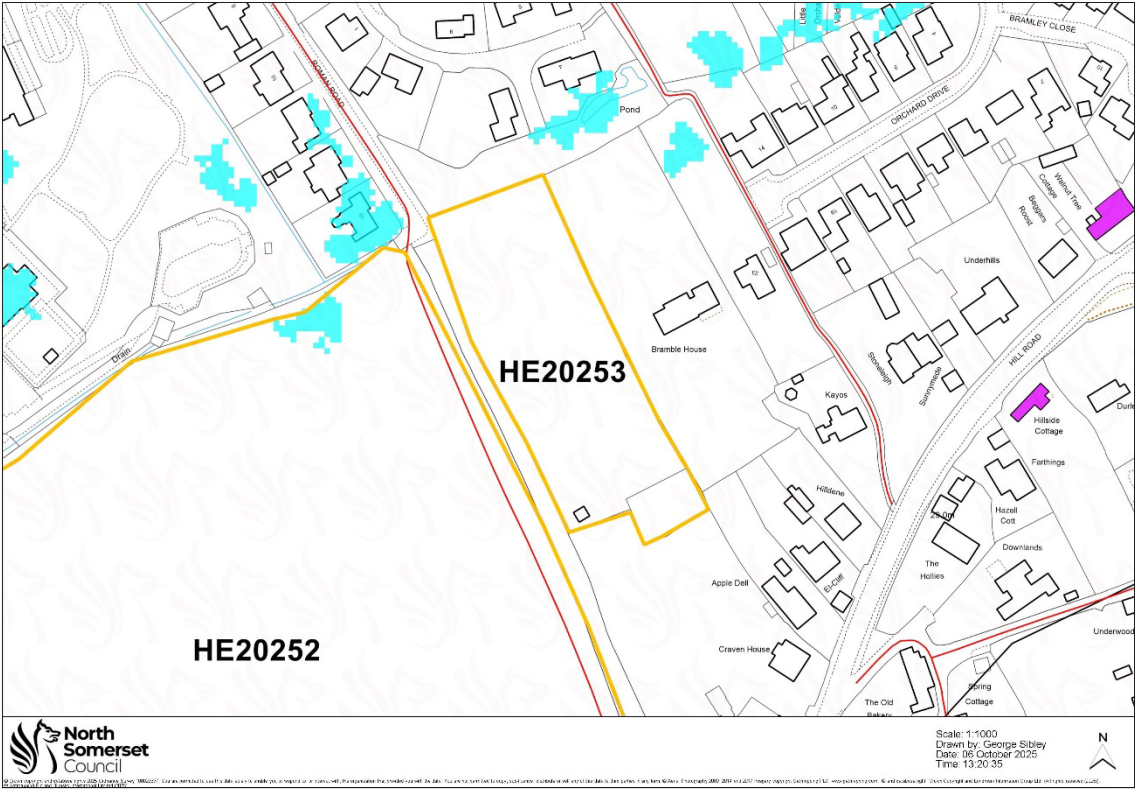


SHLAA Reference	HE20490
Site Name	Land at Woodhill
Broad Location Area	Congresbury
Theoretical Capacity	100
Assessed Capacity	100
Area (HA)	4.04
Known Constraints	<ul style="list-style-type: none"> Surface water flooding
Additional Comment	



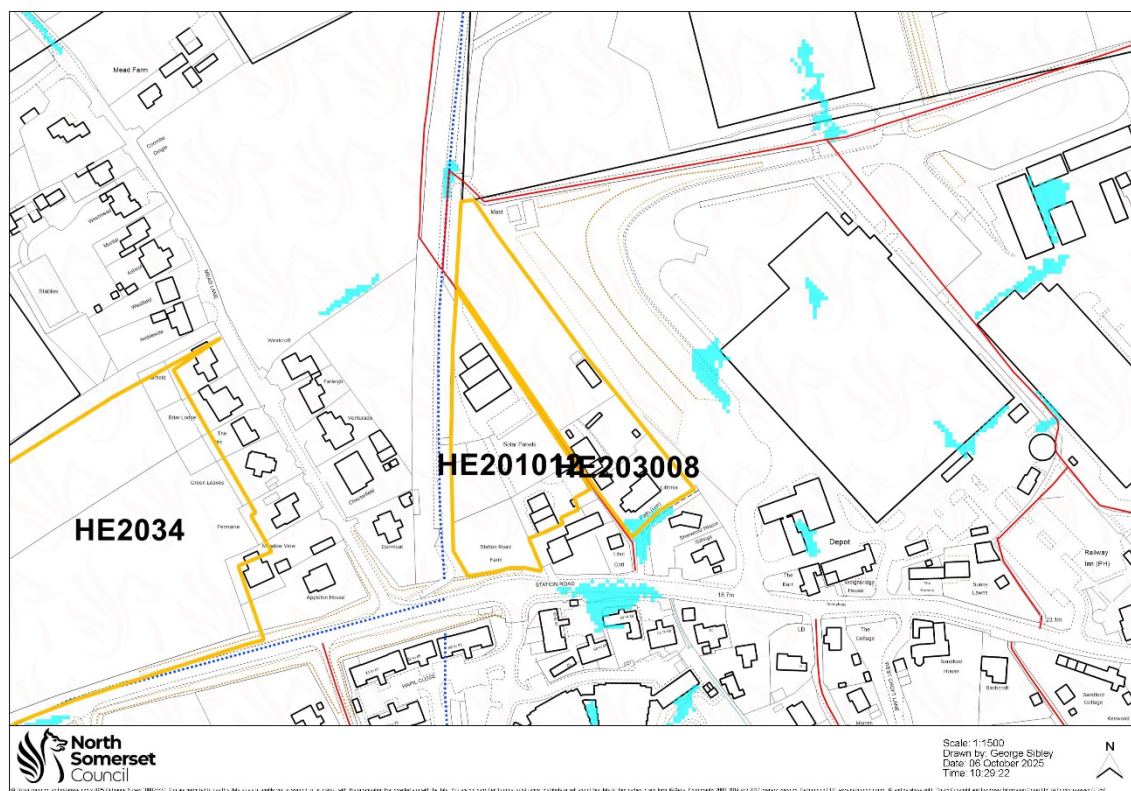
Sandford





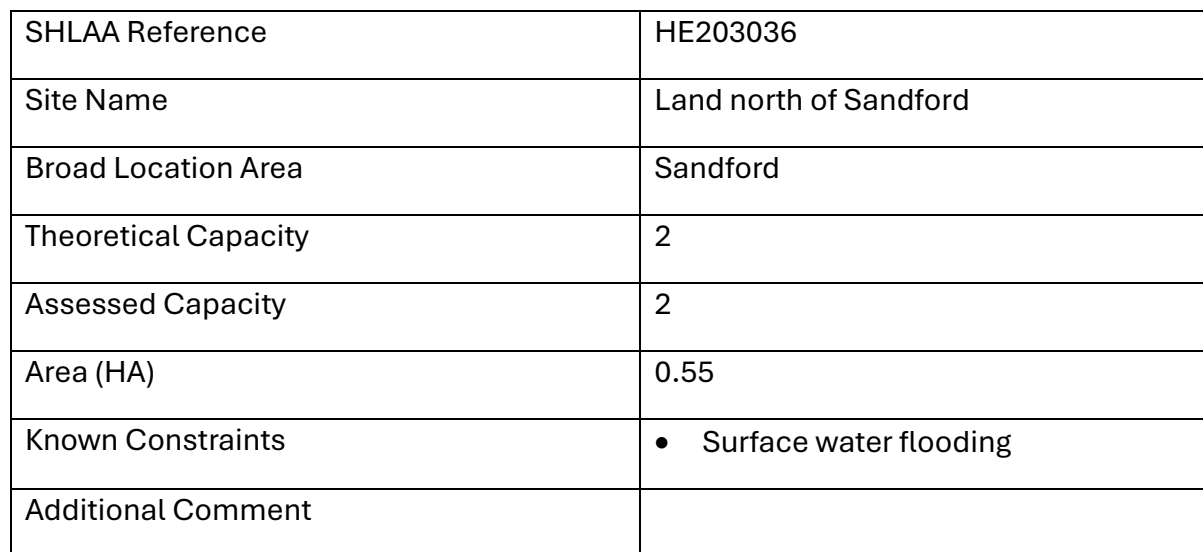
SHLAA Reference	HE20253
Site Name	South of Roman Rd
Broad Location Area	Sandford
Theoretical Capacity	21
Assessed Capacity	21
Area (HA)	0.59
Known Constraints	
Additional Comment	

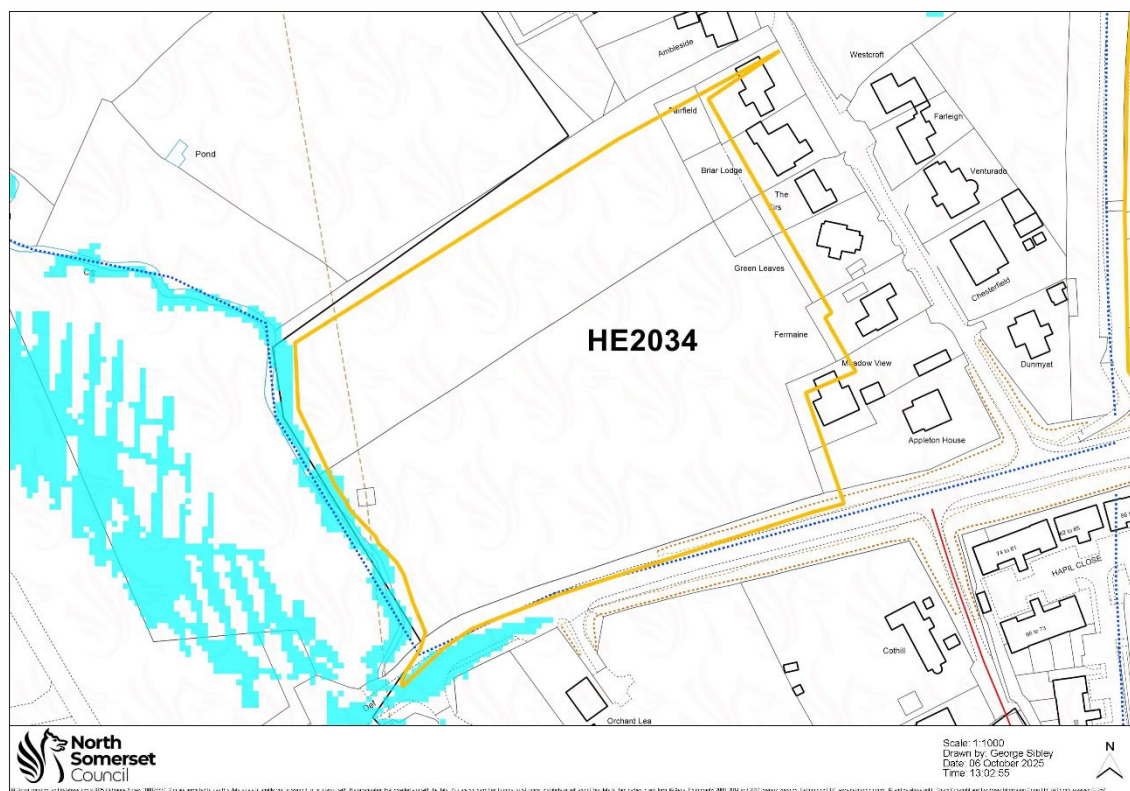




SHLAA Reference	HE203008
Site Name	Land near Mead Lane
Broad Location Area	Sandford
Theoretical Capacity	7
Assessed Capacity	7
Area (HA)	0.66
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Local Nature Reserve (Hard Constraint)
Additional Comment	Local Nature Reserve, Cheddar Valley Railway Walk, borders the site's boundaries, development must avoid this and be mindful of any impact development elsewhere may have on the Local Nature Reserve.





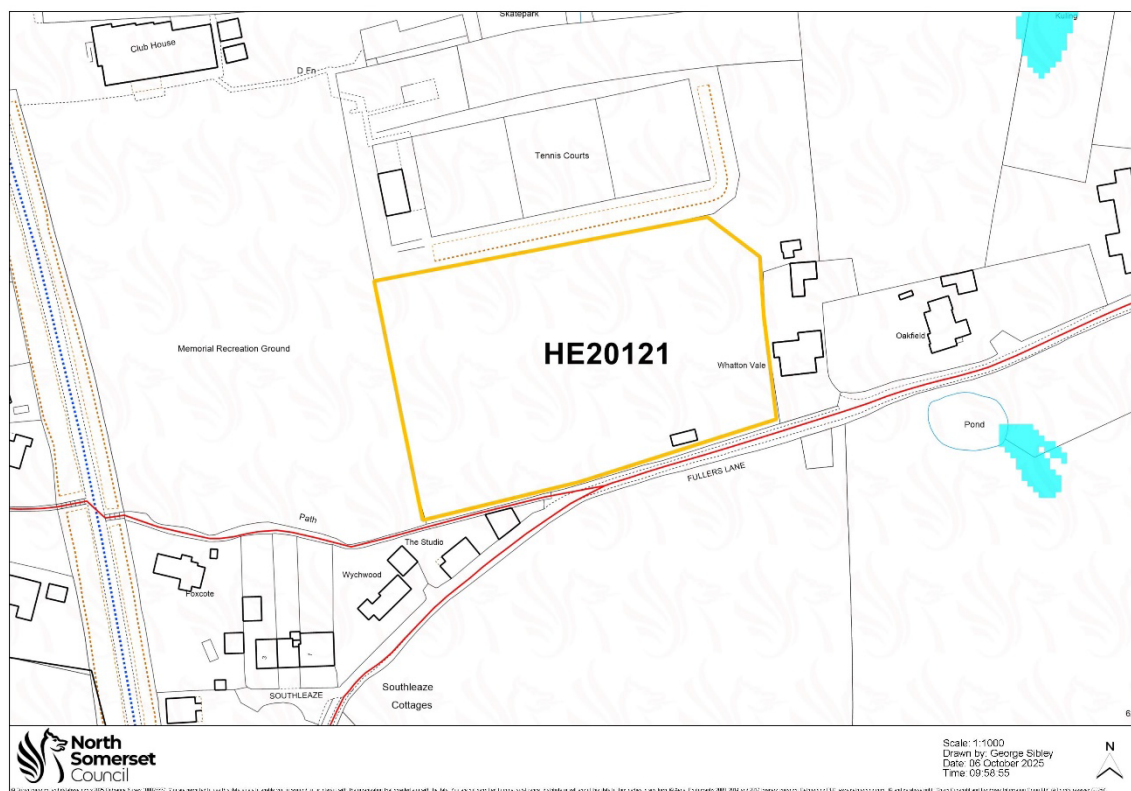


SHLAA Reference	HE2034
Site Name	Land at Mead Lane
Broad Location Area	Sandford
Theoretical Capacity	30
Assessed Capacity	30
Area (HA)	2.34
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Transport • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.



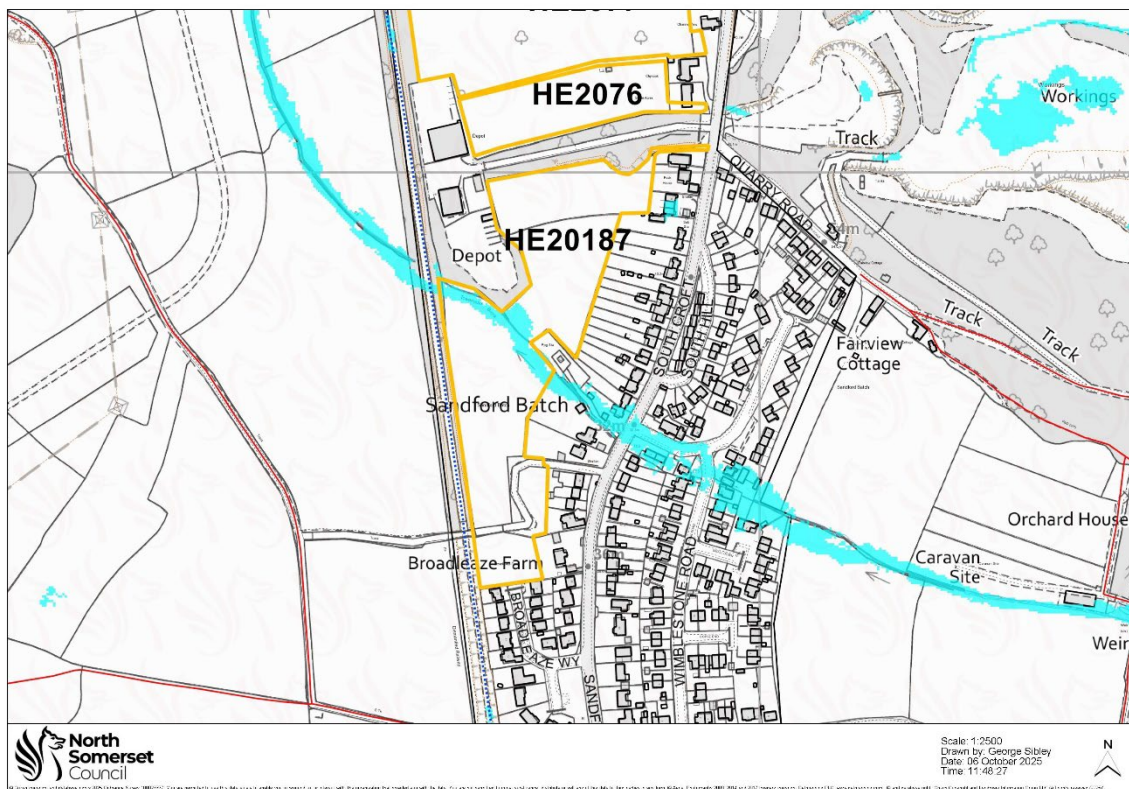
Winscombe





SHLAA Reference	HE20121
Site Name	Fullers Lane
Broad Location Area	Winscombe
Theoretical Capacity	40
Assessed Capacity	40
Area (HA)	1.07
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • National Landscape (Hard Constraint)
Additional Comment	The site borders the Mendip Hills National Landscape, development must be mindful about how the design may impact the National Landscape.



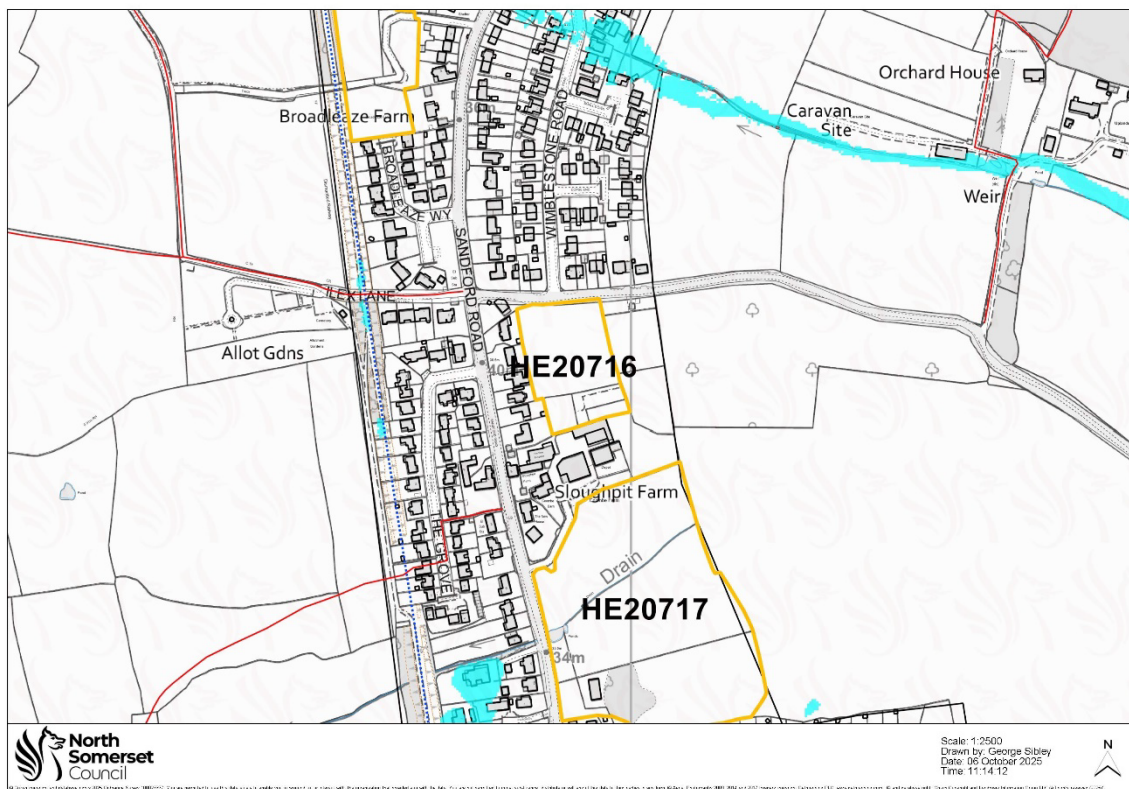


SHLAA Reference	HE20187
Site Name	Broadleaze Farm, Winscombe
Broad Location Area	Winscombe
Theoretical Capacity	74
Assessed Capacity	74
Area (HA)	3.14
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • Flood Zone 3 and future flood risk (Hard Constraint) • National Landscape (Hard Constraint)
Additional Comment	<p>The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.</p> <p>The site borders the Mendip Hills National Landscape, development must be</p>



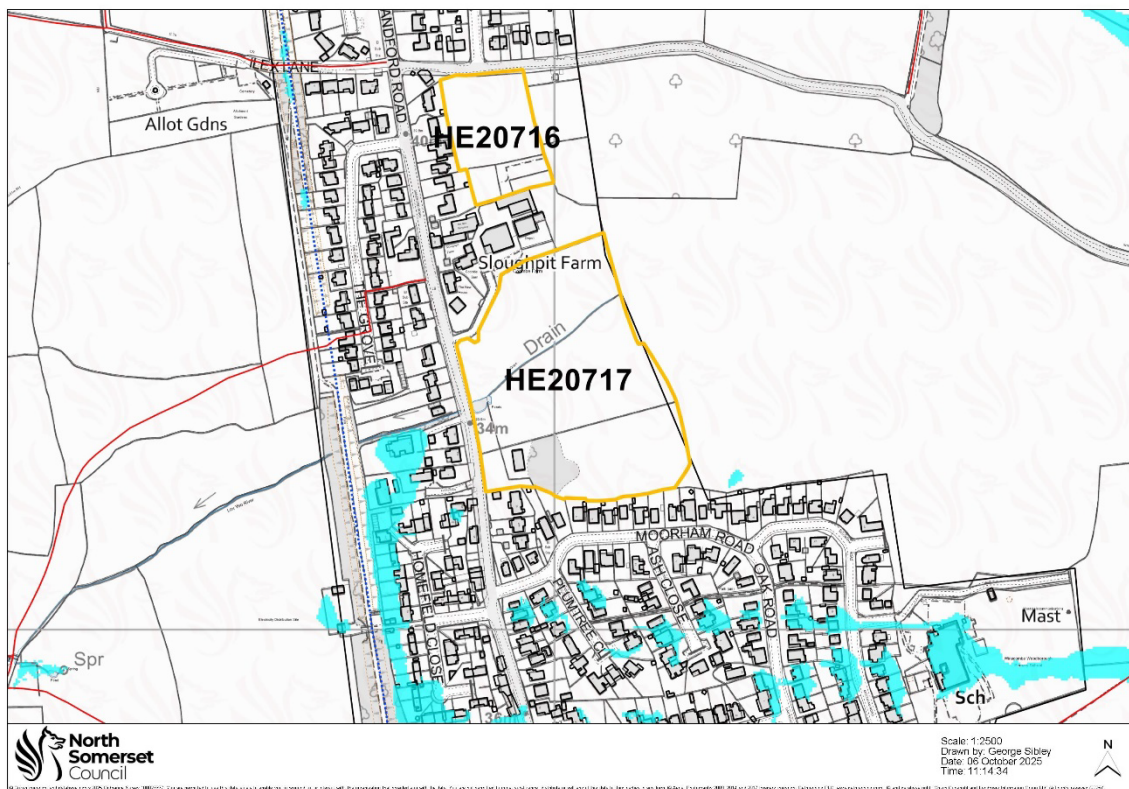
	mindful about how the design may impact the National Landscape.
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SHLAA Reference	HE20716
Site Name	Land at Shiphams Lane, Winscombe
Broad Location Area	Winscombe
Theoretical Capacity	34
Assessed Capacity	34
Area (HA)	0.81
Known Constraints	<ul style="list-style-type: none"> National Landscape (Hard Constraint)
Additional Comment	The site borders the Mendip Hills National Landscape, development must be mindful about how the design may impact the National Landscape.



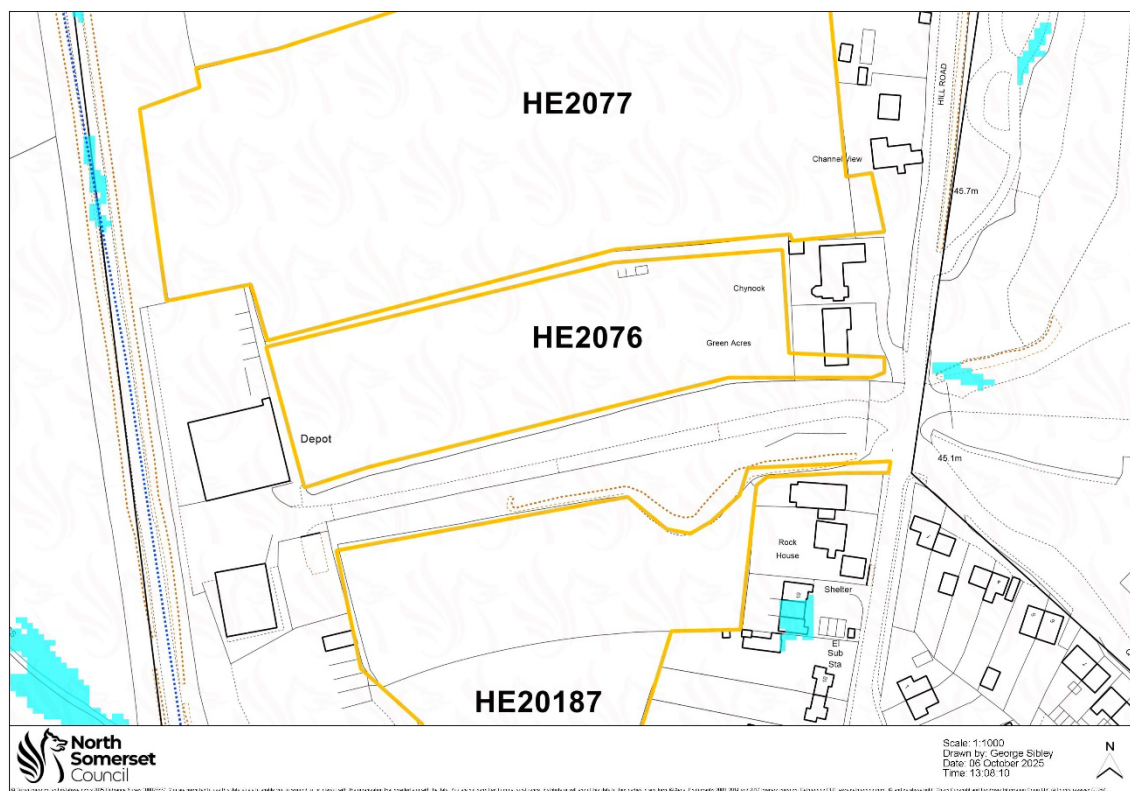


SHLAA Reference	HE20717
Site Name	Land at Coombe Farm, Winscombe
Broad Location Area	Winscombe
Theoretical Capacity	34
Assessed Capacity	34
Area (HA)	3.3
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) National Landscape (Hard Constraint)
Additional Comment	<p>The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.</p> <p>The site borders the Mendip Hills National Landscape, development must</p>



	be mindful about how the design may impact the National Landscape.
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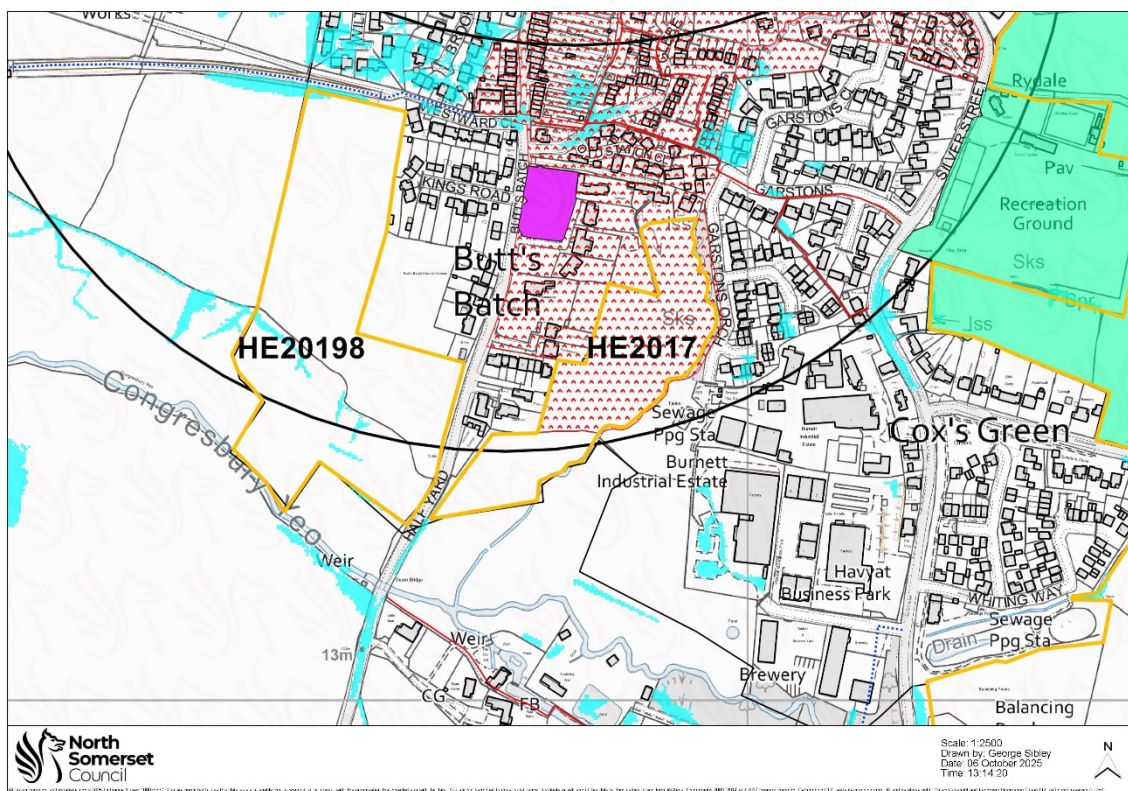


SHLAA Reference	HE2076
Site Name	West of Hill Road
Broad Location Area	Winscombe
Theoretical Capacity	30
Assessed Capacity	30
Area (HA)	0.9
Access Road Name	
Known Constraints	<ul style="list-style-type: none"> High Value Landscape
Additional Comment	



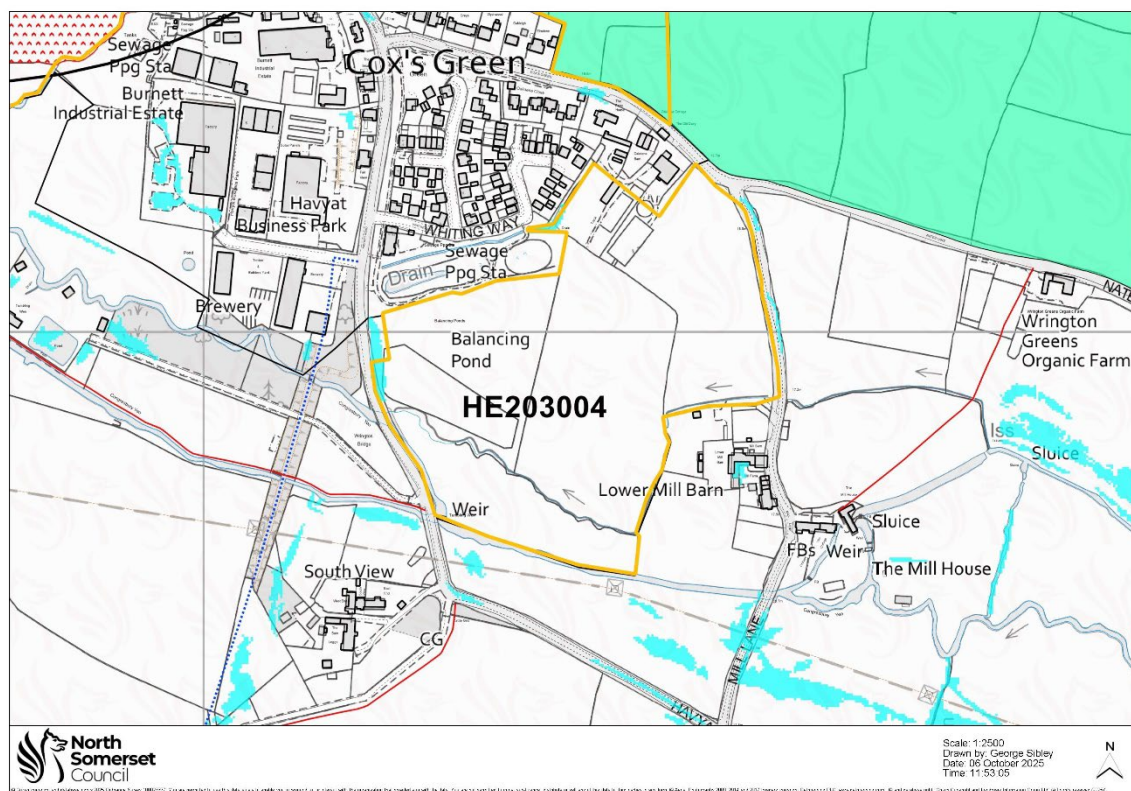
Wroughton





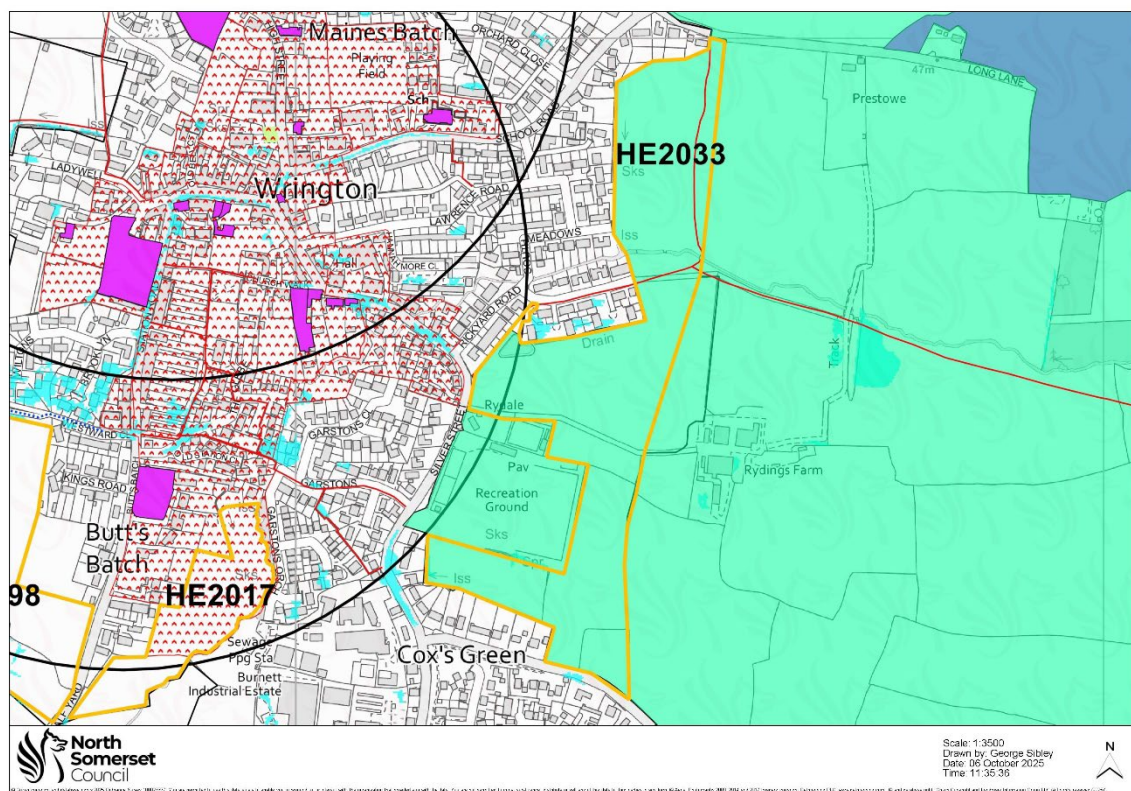
SHLAA Reference	HE2017
Site Name	Land west of Garstons Orchard
Broad Location Area	Wroughton
Theoretical Capacity	63
Assessed Capacity	51
Area (HA)	2.09
Access Road Name	
Known Constraints	<ul style="list-style-type: none"> • Conservation Area • Potential Setting of Grade I or II star Listed Building • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





SHLAA Reference	HE203004
Site Name	Land at Cox's Green
Broad Location Area	Wroughton
Theoretical Capacity	70
Assessed Capacity	70
Area (HA)	7.72
Access Road Name	
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.





SHLAA Reference	HE2033
Site Name	Land east of Wroughton
Broad Location Area	Wroughton
Theoretical Capacity	180
Assessed Capacity	180
Area (HA)	9.75
Access Road Name	
Known Constraints	<ul style="list-style-type: none"> • High Value Landscape • Surface water flooding • Green Belt • Potential Setting of Grade I or II star Listed Building • PROW • Flood Zone 3 and future flood risk (Hard Constraint)



Additional Comment	The site is partially in Flood Zone 3 and future flood risk, development proposals will need to avoid these areas.
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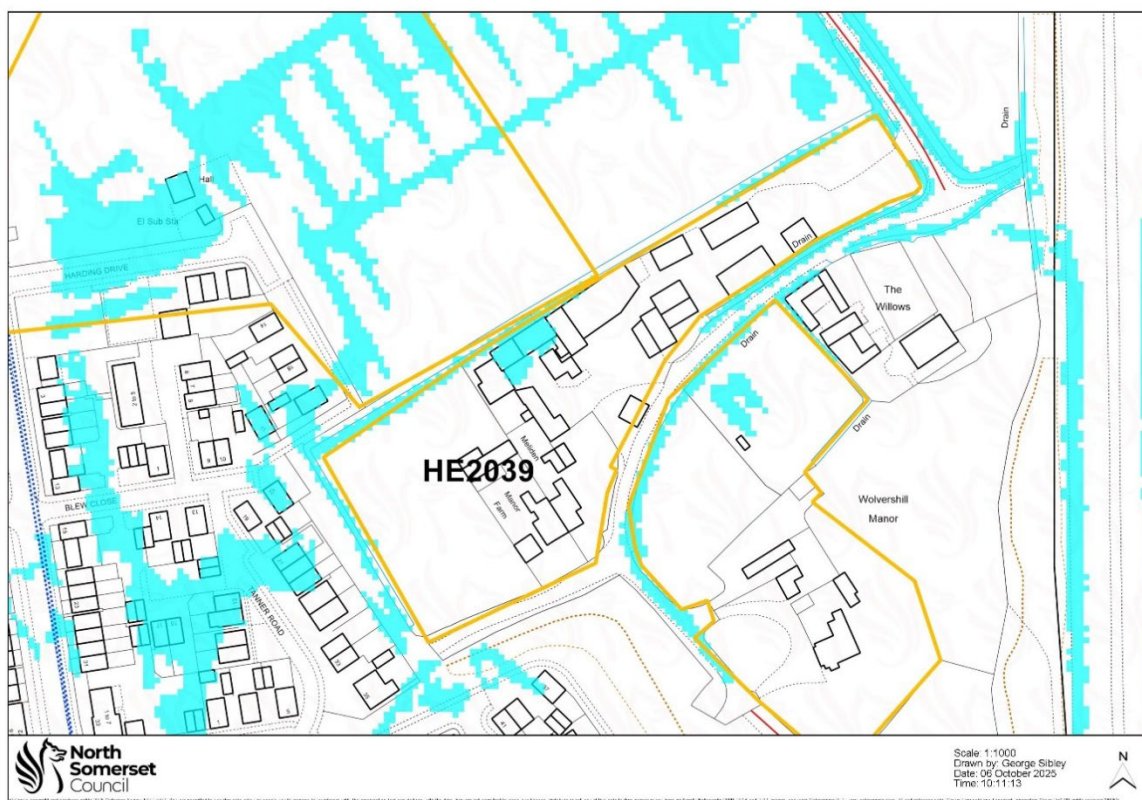


Section 2: Sites at risk of Flooding inside Main Town Boundaries.



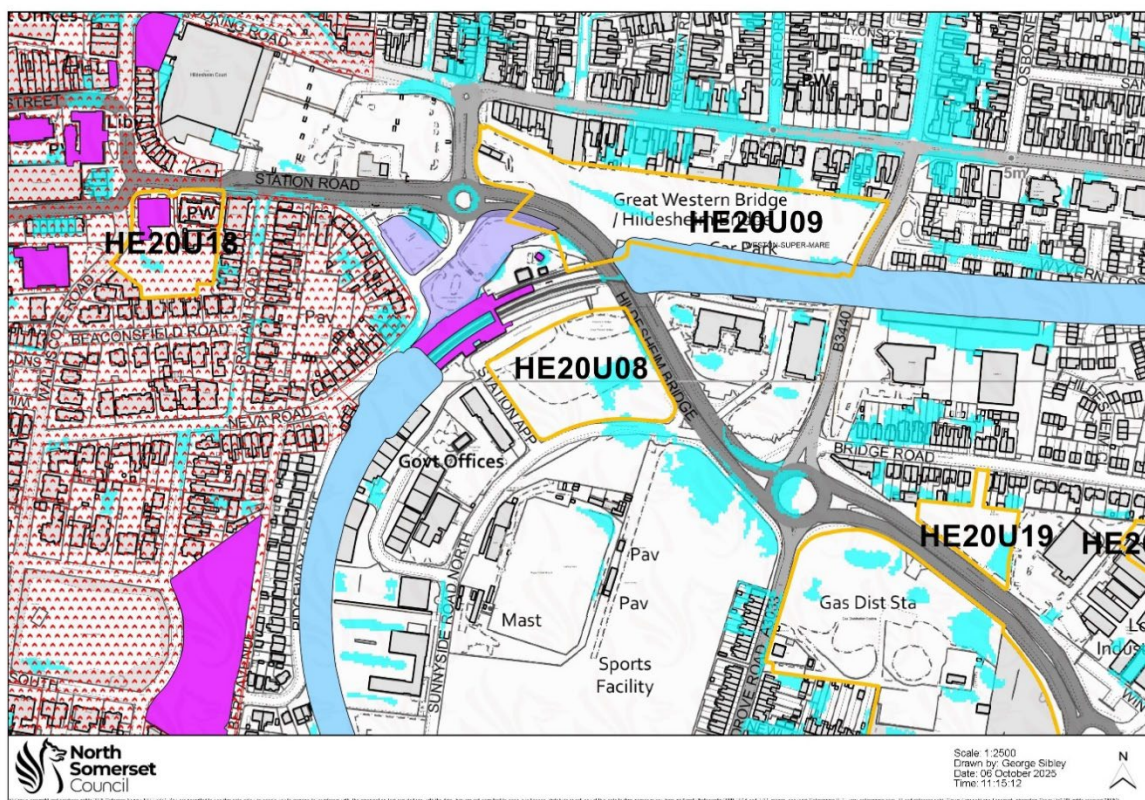
Weston Super Mare





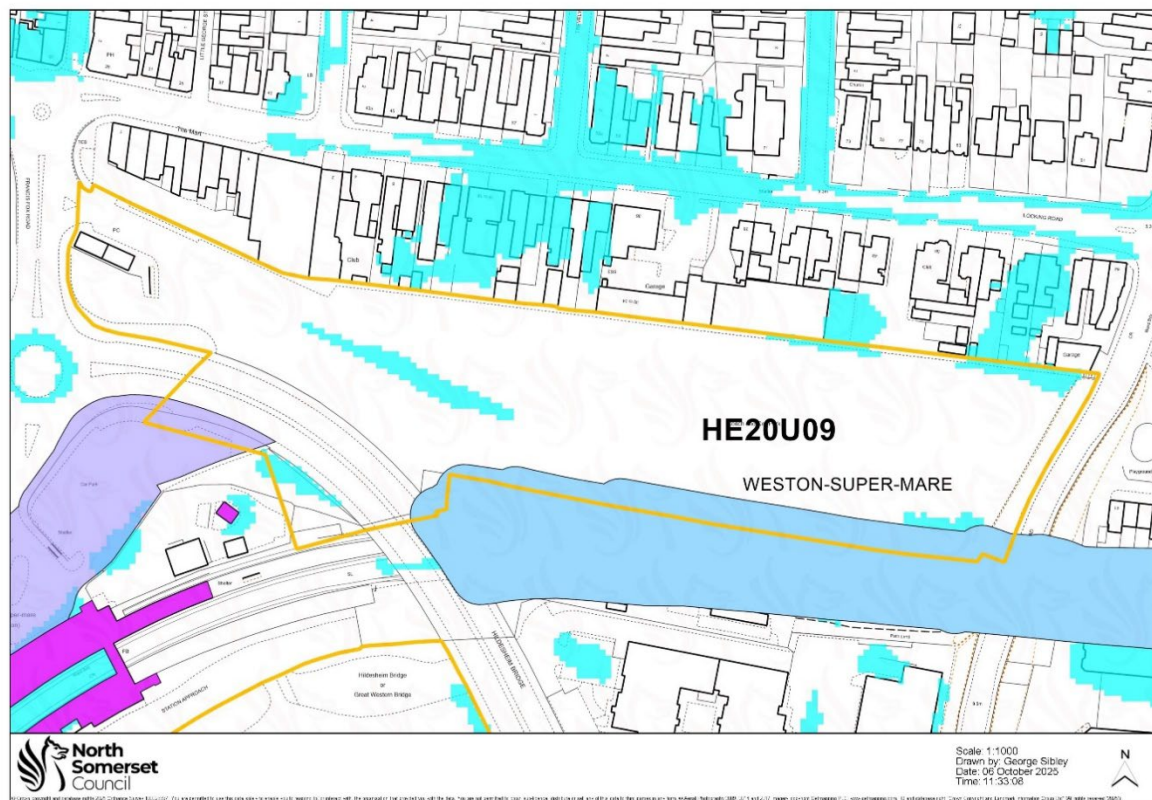
SHLAA Reference	HE2039
Site Name	Westhay Farm
Broad Location Area	WSM
Theoretical Capacity	8
Assessed Capacity	8
Area (HA)	2.08
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Surface water flooding • High Value Landscape
Additional Comment	





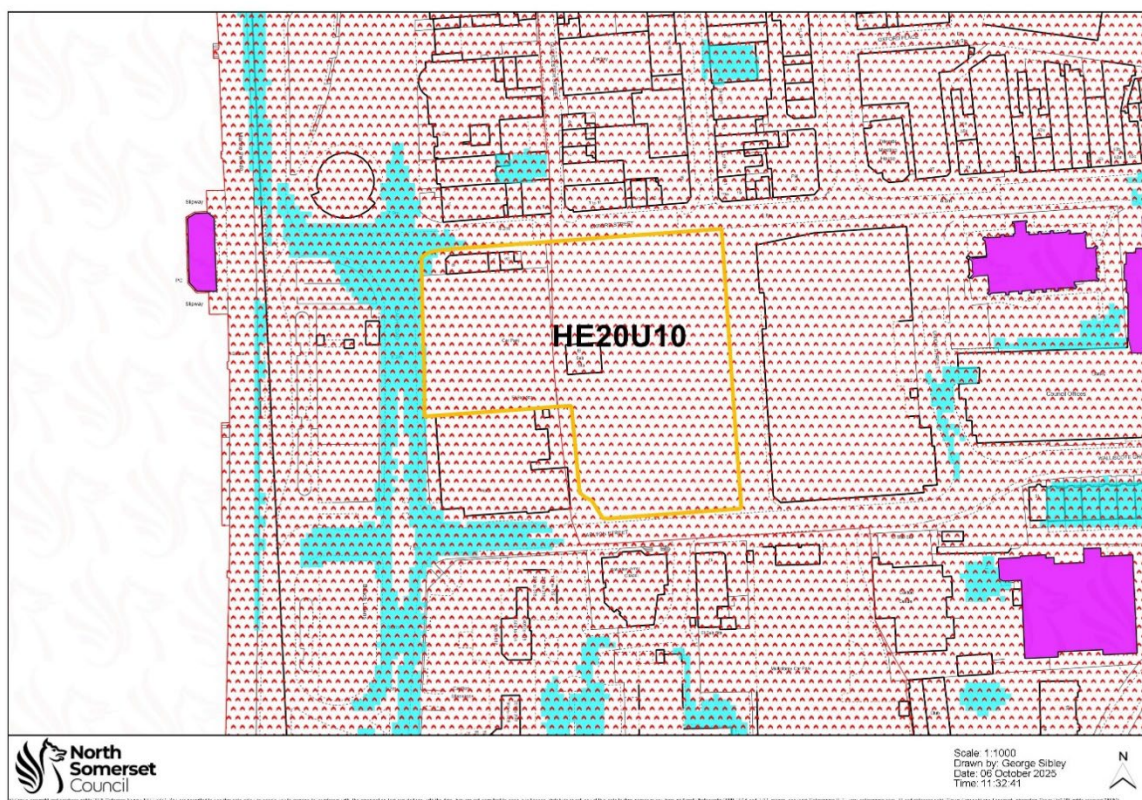
SHLAA Reference	HE20U08
Site Name	Sunnyside Road
Broad Location Area	WSM
Theoretical Capacity	120
Assessed Capacity	120
Area (HA)	1.18
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





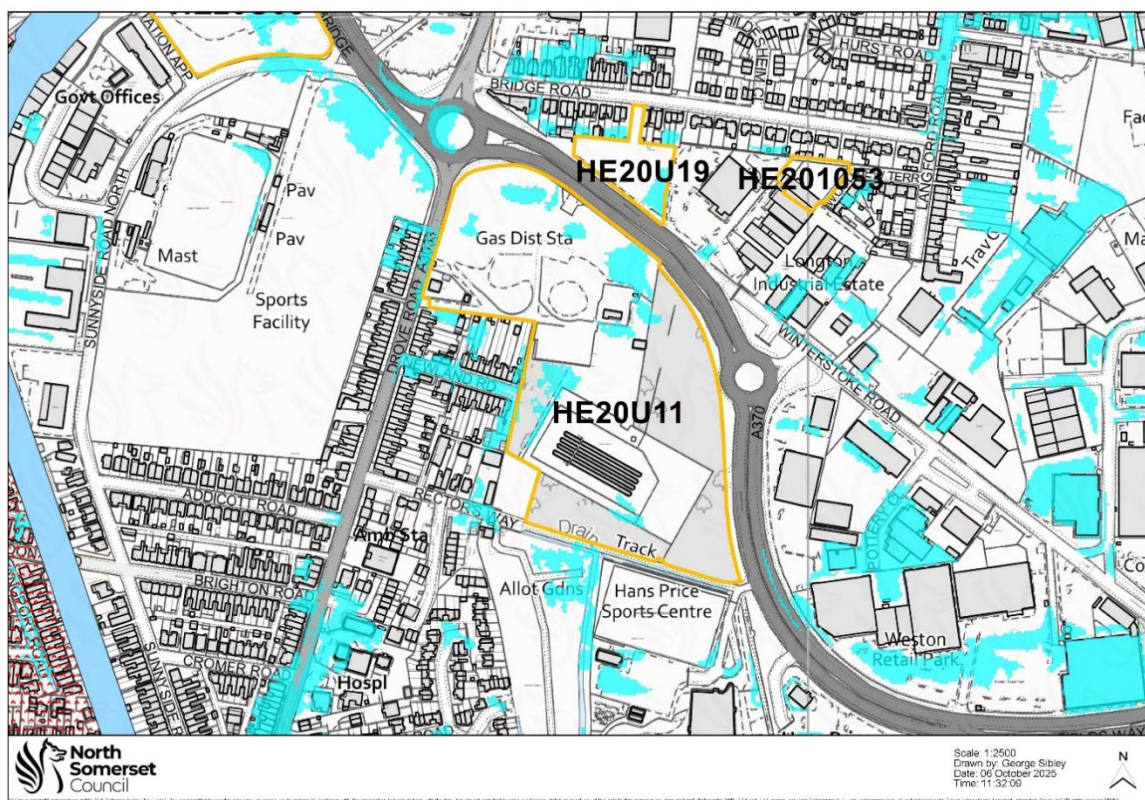
SHLAA Reference	HE20U09
Site Name	Locking Road car park
Broad Location Area	WSM
Theoretical Capacity	230
Assessed Capacity	230
Area (HA)	2.34
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





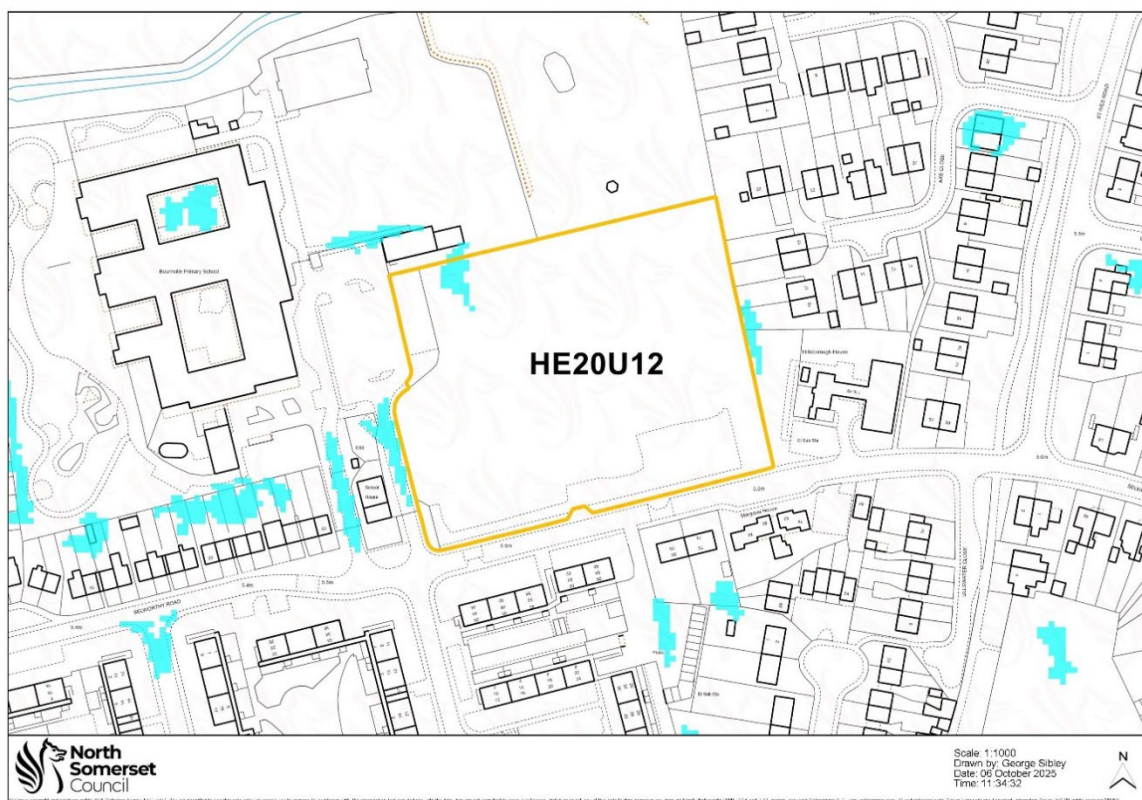
SHLAA Reference	HE20U10
Site Name	Dolphin Square
Broad Location Area	WSM
Theoretical Capacity	80
Assessed Capacity	80
Area (HA)	0.83
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Conservation Area
Additional Comment	





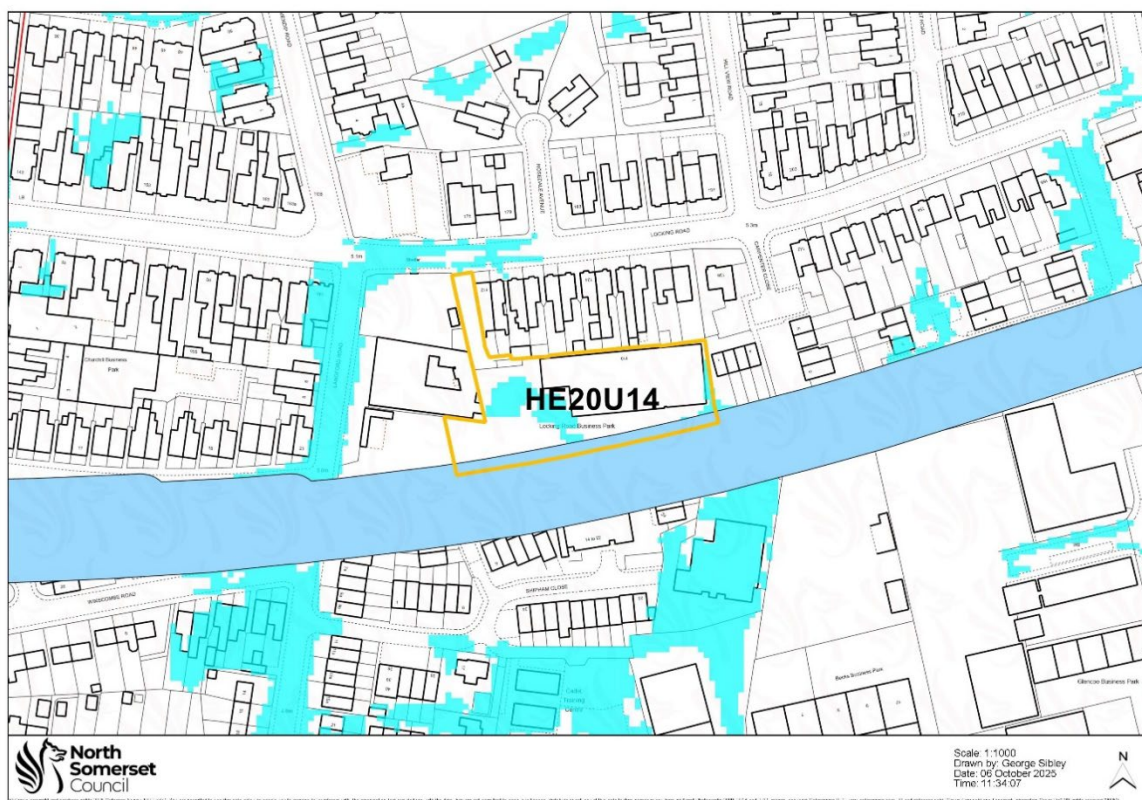
SHLAA Reference	HE20U11
Site Name	Gas Works
Broad Location Area	WSM
Theoretical Capacity	95
Assessed Capacity	95
Area (HA)	5.65
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





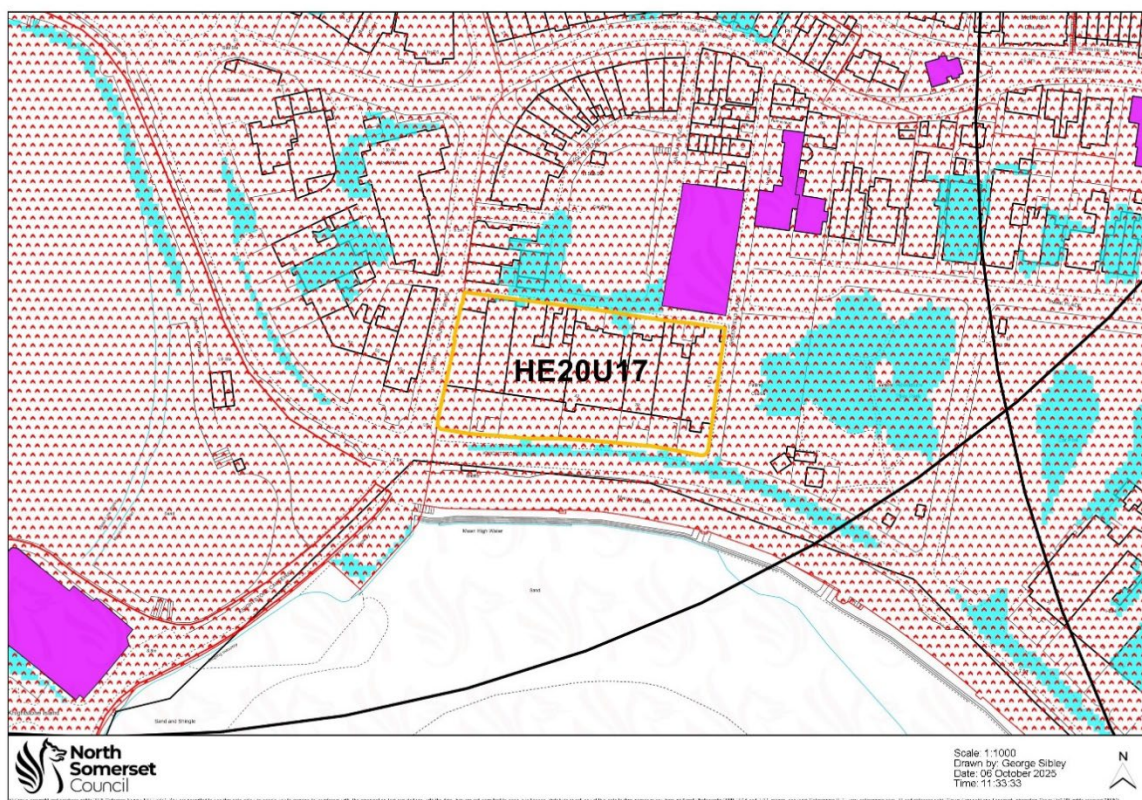
SHLAA Reference	HE20U12
Site Name	Former Bourneville School Site
Broad Location Area	WSM
Theoretical Capacity	48
Assessed Capacity	48
Area (HA)	1.17
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





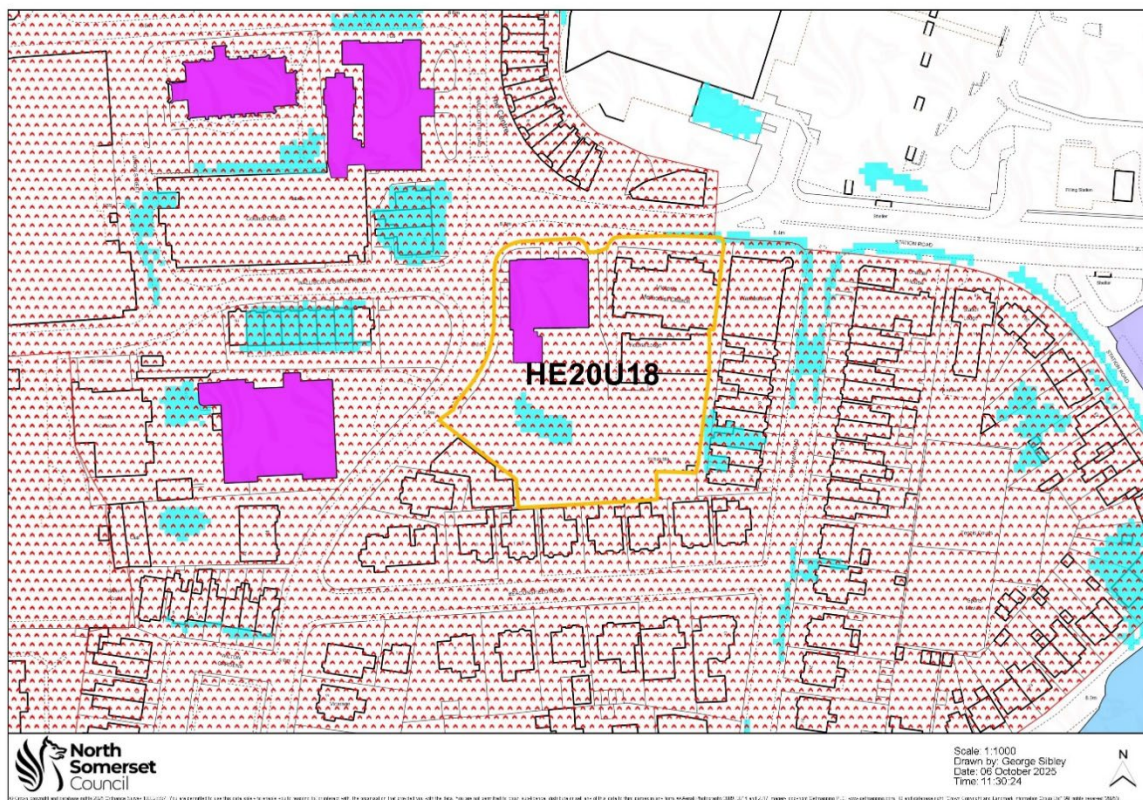
SHLAA Reference	HE20U14
Site Name	Rear of Locking Road
Broad Location Area	WSM
Theoretical Capacity	12
Assessed Capacity	12
Area (HA)	0.32
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





SHLAA Reference	HE20U17
Site Name	Hotels off Knightstone Road
Broad Location Area	WSM
Theoretical Capacity	40
Assessed Capacity	40
Area (HA)	0.43
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Surface water flooding • Conservation Area • Potential Setting of Grade I or II star Listed Building
Additional Comment	



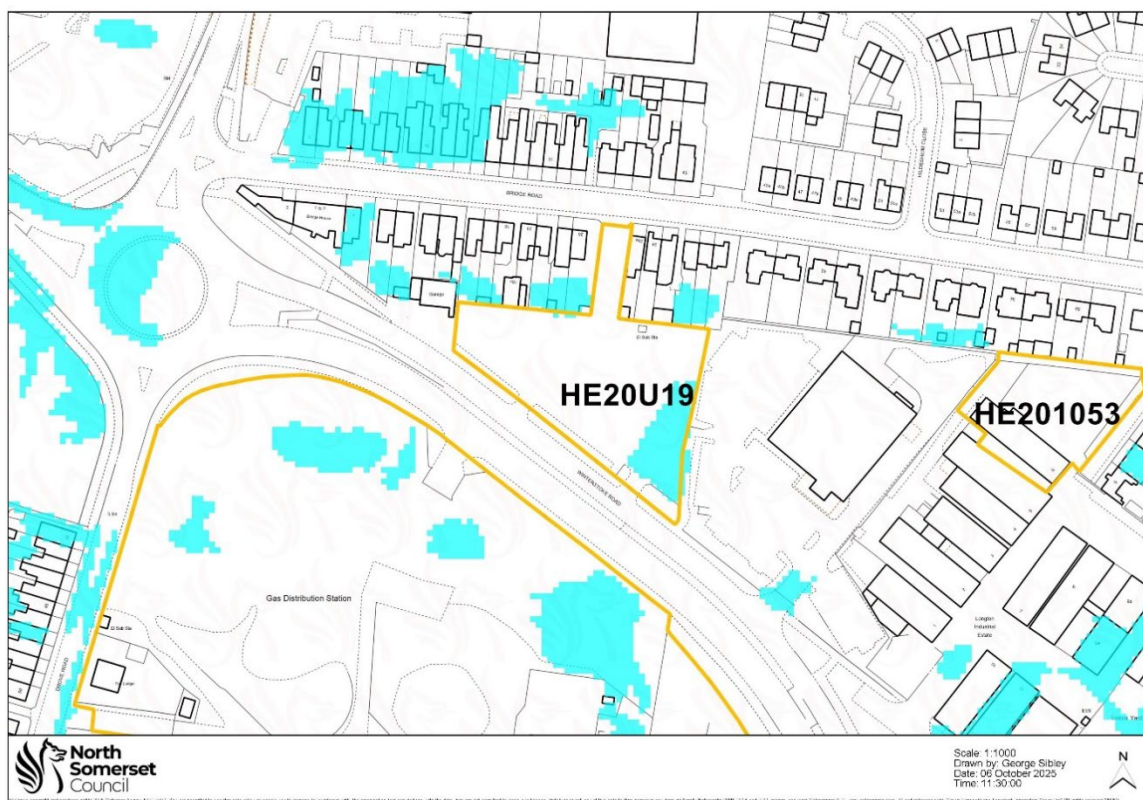


SHLAA Reference	HE20U18
Site Name	Former Police Station
Broad Location Area	WSM
Theoretical Capacity	70
Assessed Capacity	70
Area (HA)	0.7
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Surface water flooding • Conservation Area • Listed Building
Additional Comment	<p>The site contains Grade II Listed Magistrates Court, Walliscote Road.</p> <p>Any future design proposals must ensure that the significance and setting</p>



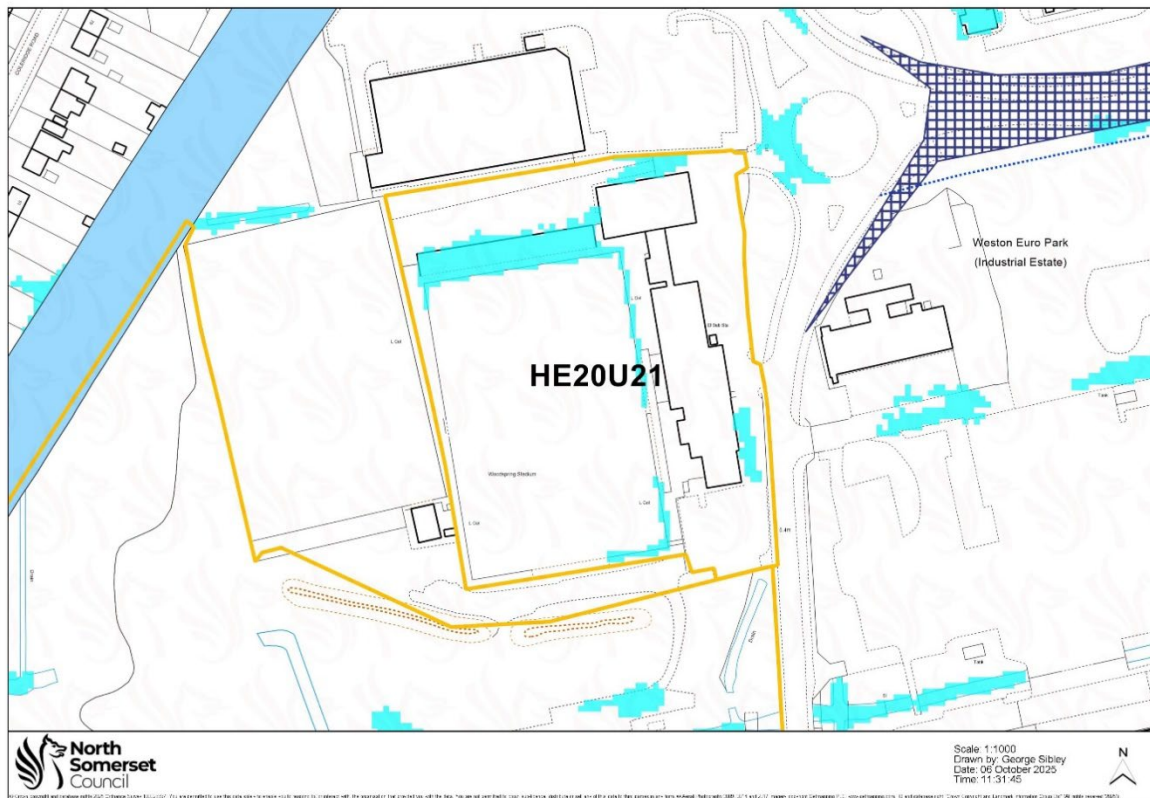
	of the listed building are preserved and not adversely affected.
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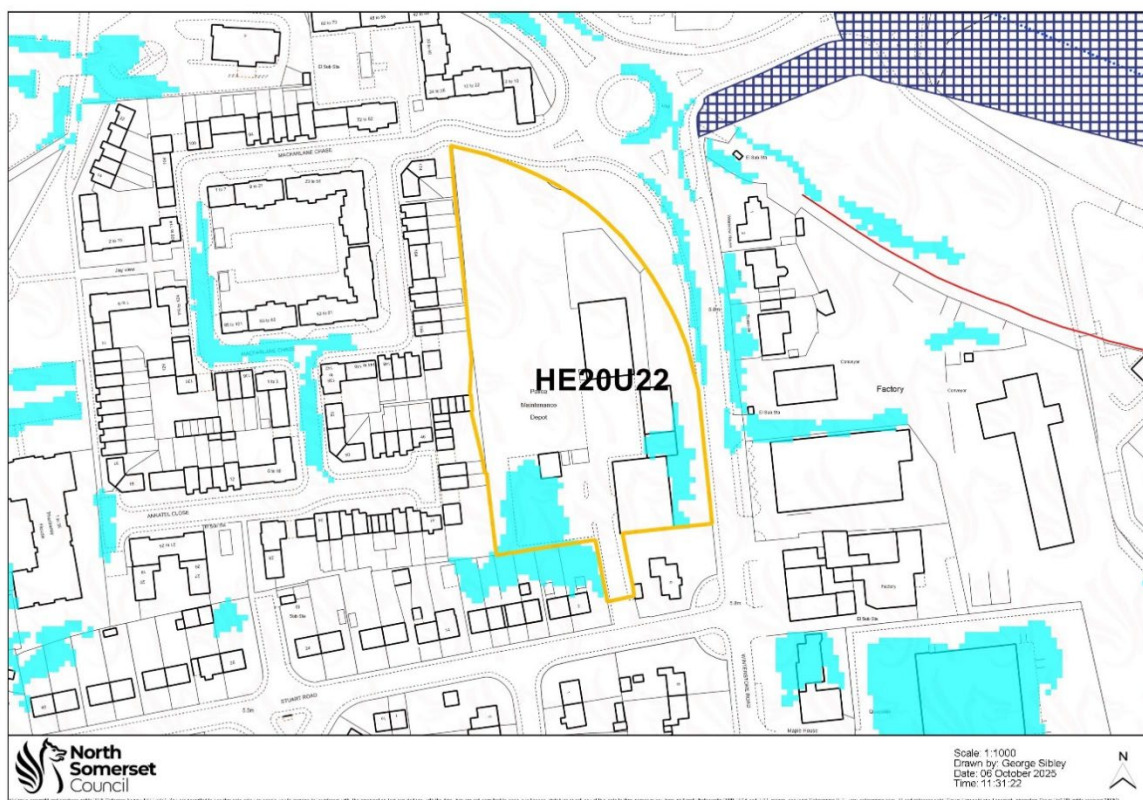
SHLAA Reference	HE20U19
Site Name	Sweat FA site
Broad Location Area	WSM
Theoretical Capacity	37
Assessed Capacity	37
Area (HA)	0.4
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





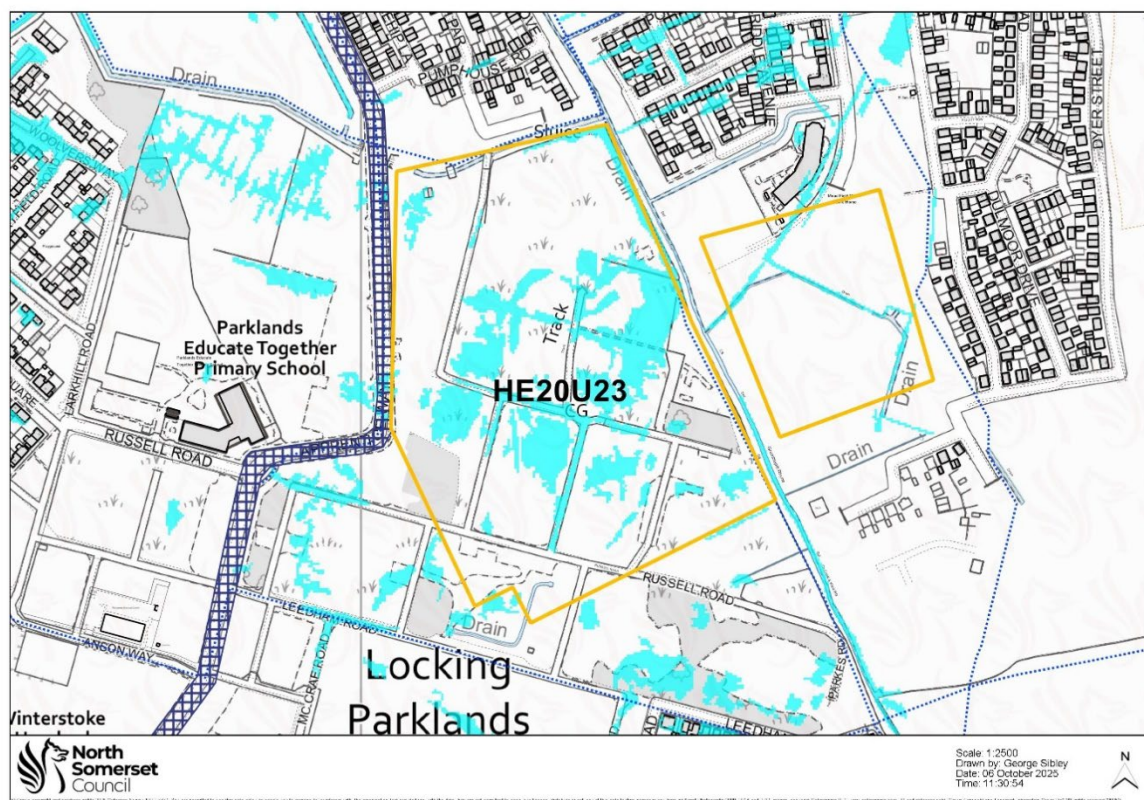
SHLAA Reference	HE20U21
Site Name	Woodspring Stadium
Broad Location Area	WSM
Theoretical Capacity	97
Assessed Capacity	97
Area (HA)	1.64
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





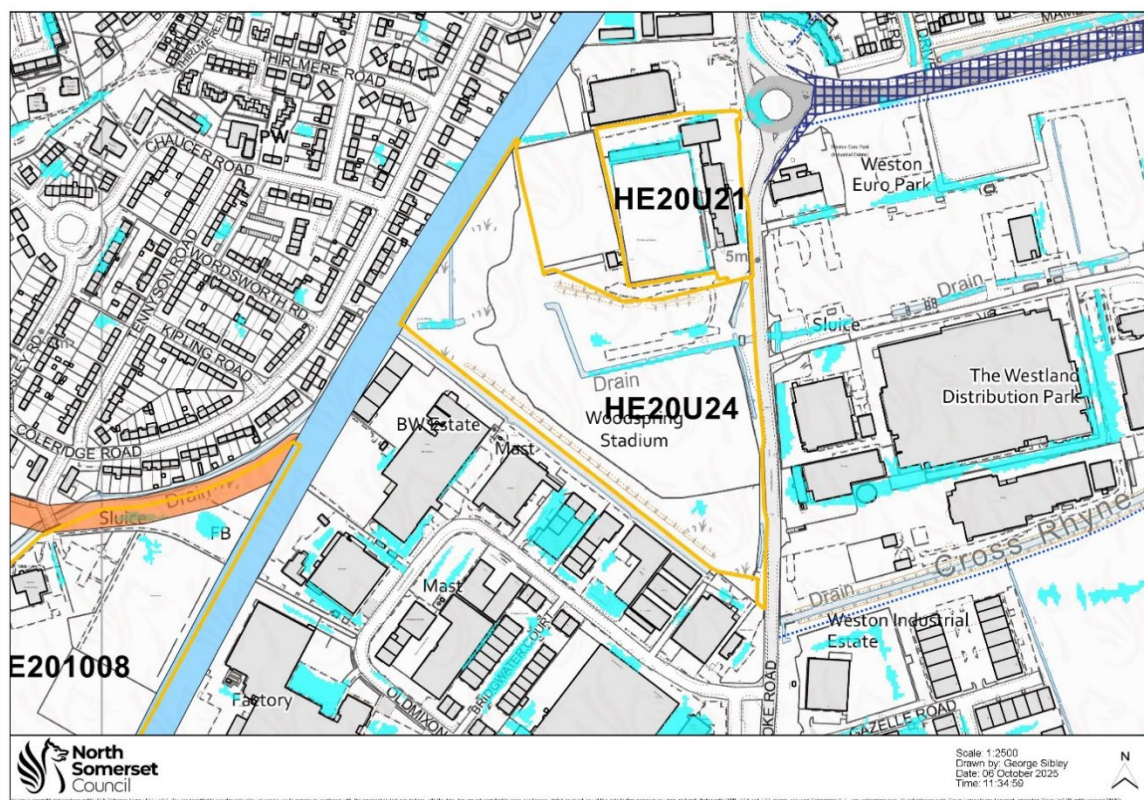
SHLAA Reference	HE20U22
Site Name	Former Police Depot
Broad Location Area	WSM
Theoretical Capacity	39
Assessed Capacity	39
Area (HA)	0.91
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





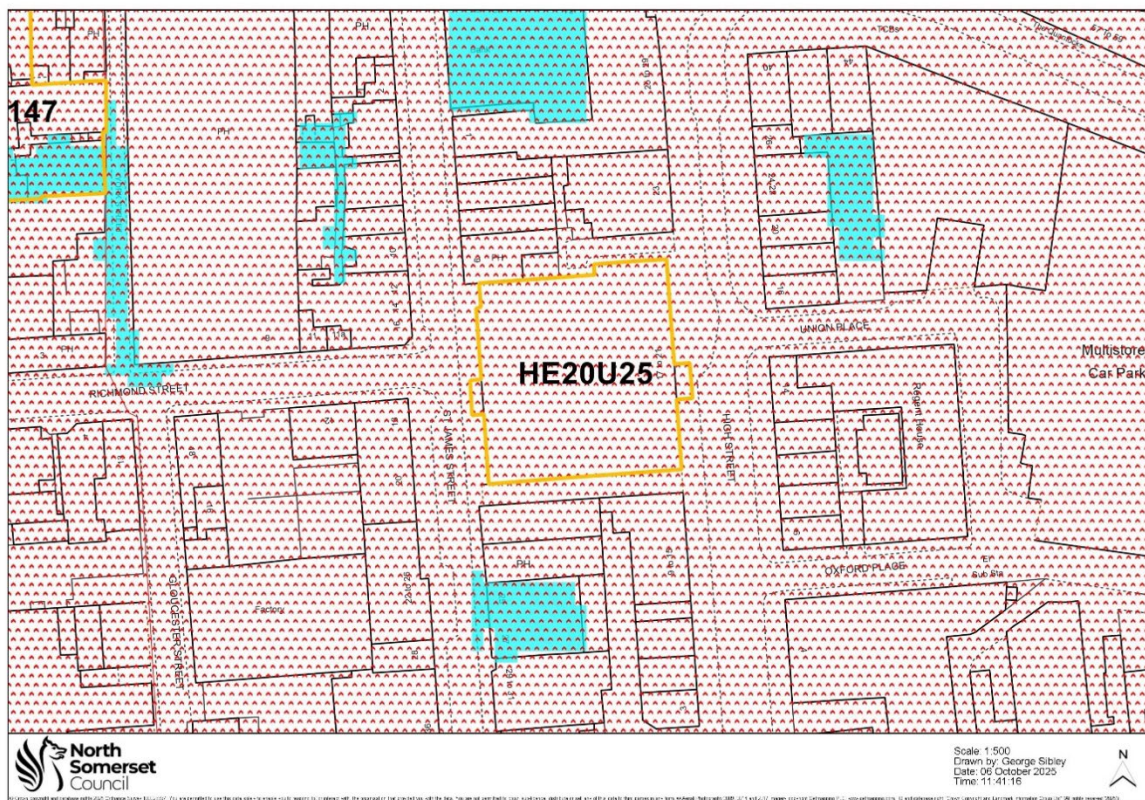
SHLAA Reference	HE20U23
Site Name	Leisuredomesite
Broad Location Area	WSM
Theoretical Capacity	400
Assessed Capacity	400
Area (HA)	9.74
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





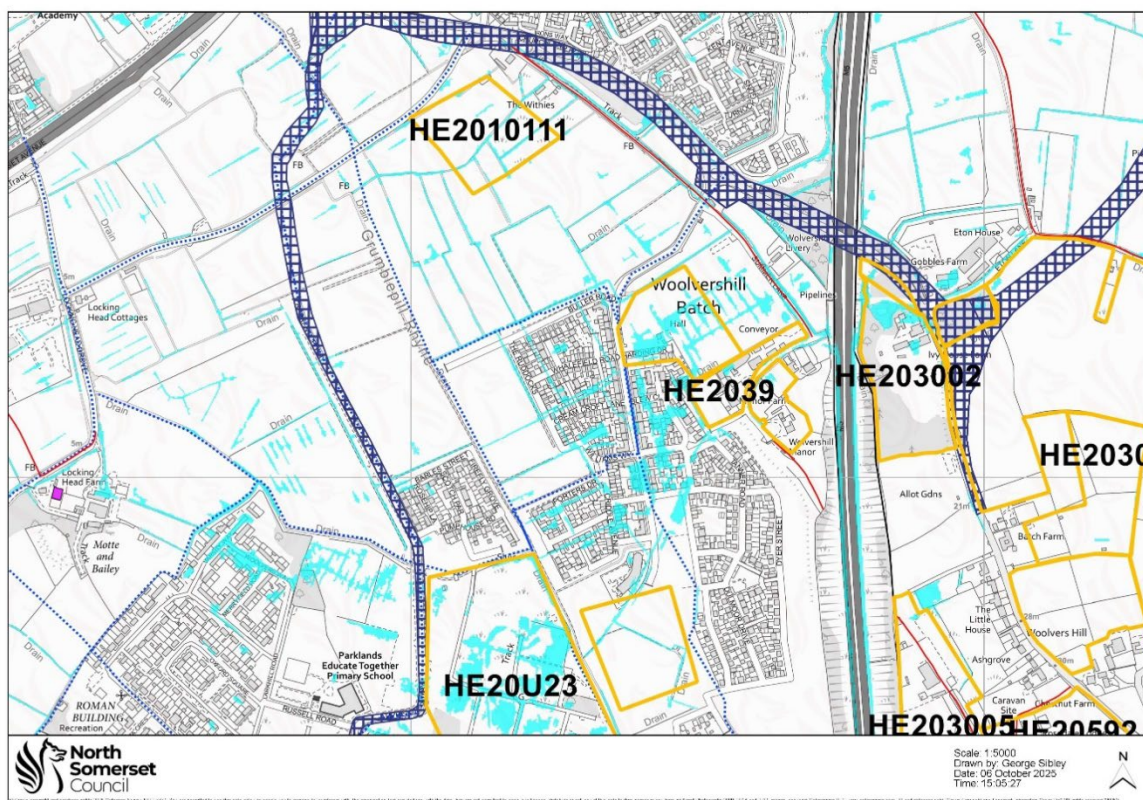
SHLAA Reference	HE20U24
Site Name	Land to the West of Winterstoke Rd
Broad Location Area	WSM
Theoretical Capacity	134
Assessed Capacity	134
Area (HA)	5.46
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





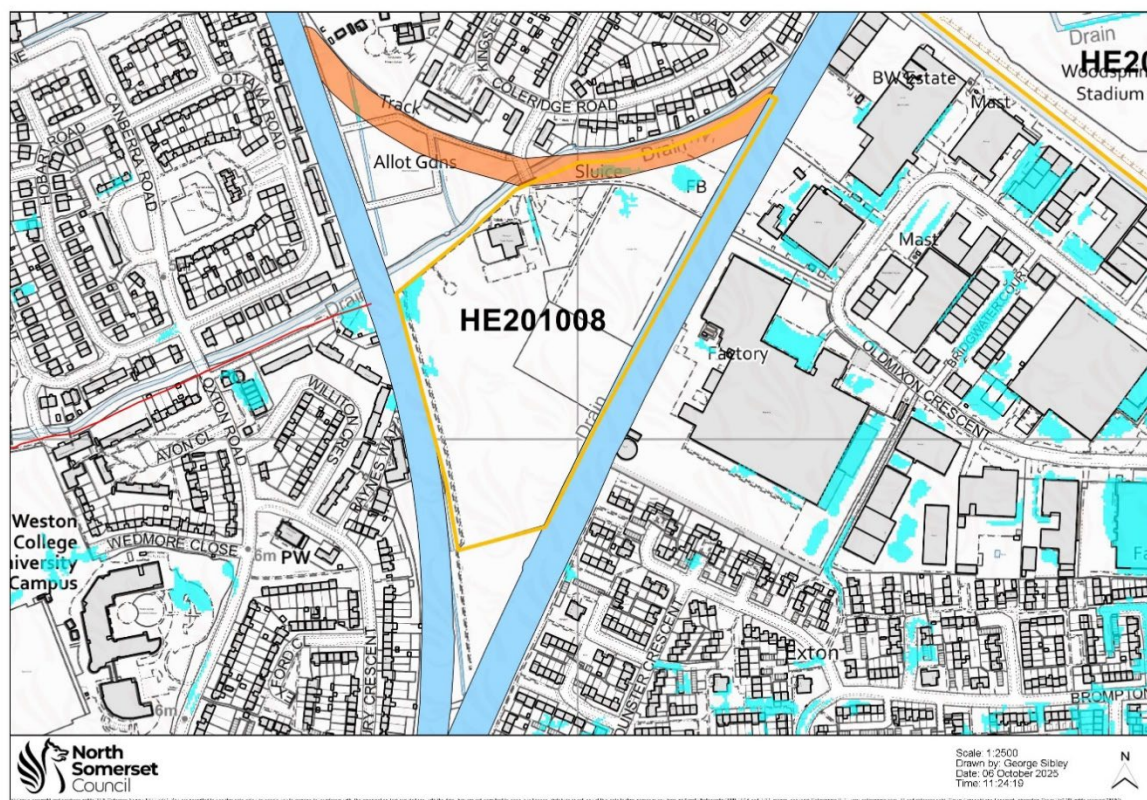
SHLAA Reference	HE20U25
Site Name	Former TJ Hughes store
Broad Location Area	WSM
Theoretical Capacity	19
Assessed Capacity	19
Area (HA)	0.12
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Surface water flooding • Conservation Area
Additional Comment	





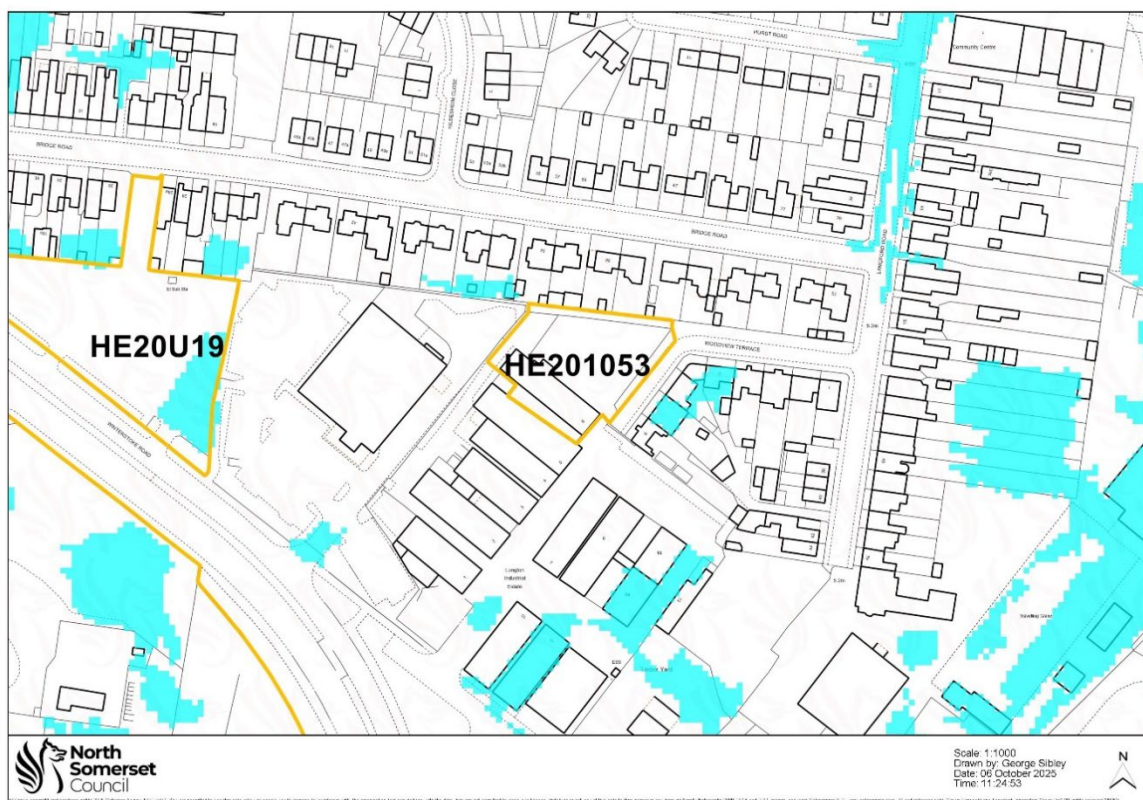
SHLAA Reference	HE2010111
Site Name	Sites at Parklands Village
Broad Location Area	WSM
Theoretical Capacity	250
Assessed Capacity	250
Area (HA)	7.97
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Surface water flooding • High Value Landscape
Additional Comment	





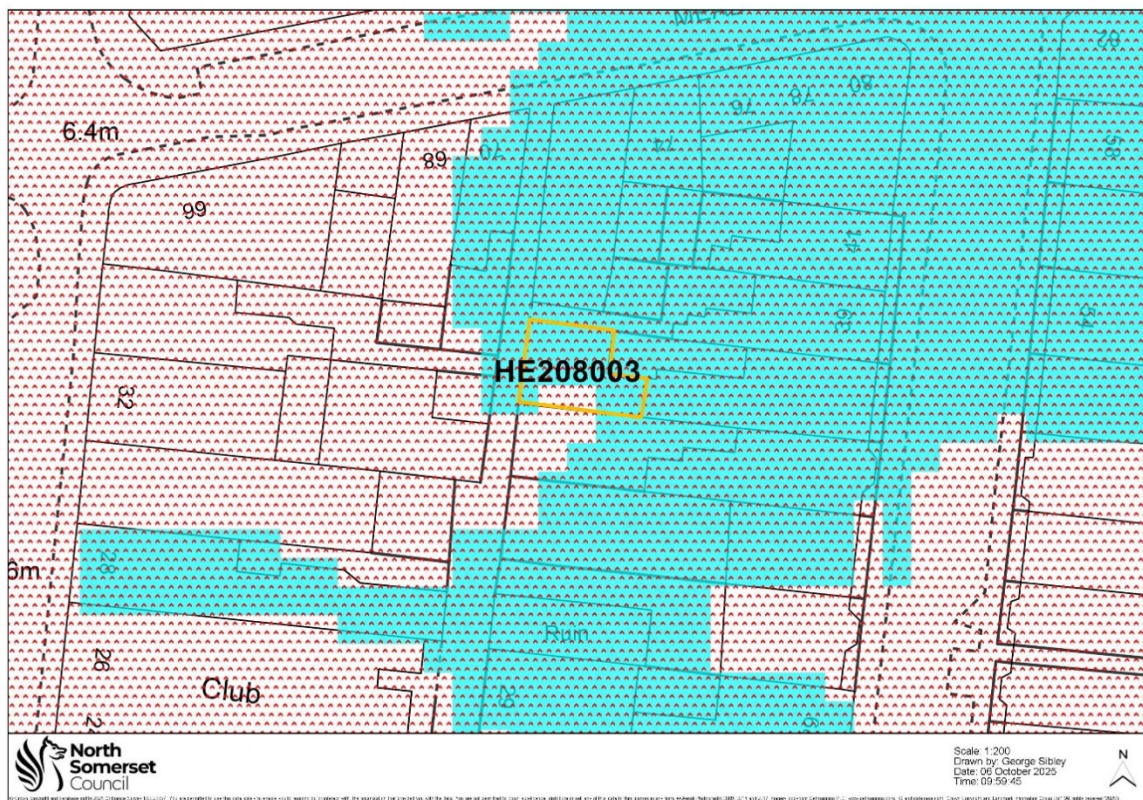
SHLAA Reference	HE201008
Site Name	Land south of Southern Chord
Broad Location Area	WSM
Theoretical Capacity	15
Assessed Capacity	15
Area (HA)	5.79
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





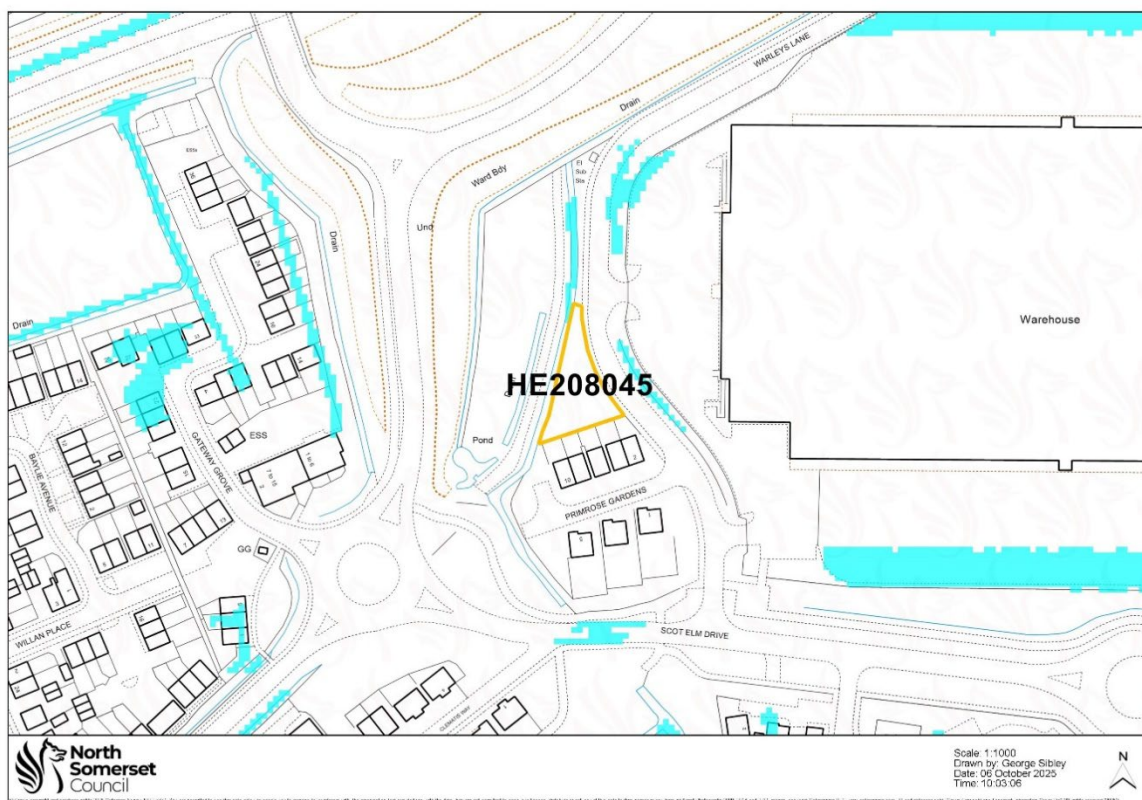
SHLAA Reference	HE201053
Site Name	Woodview Terrace Wsm
Broad Location Area	WSM
Theoretical Capacity	8
Assessed Capacity	8
Area (HA)	0.19
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	





SHLAA Reference	HE208003
Site Name	Alma Street
Broad Location Area	WSM
Theoretical Capacity	1
Assessed Capacity	1
Area (HA)	0.0
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	



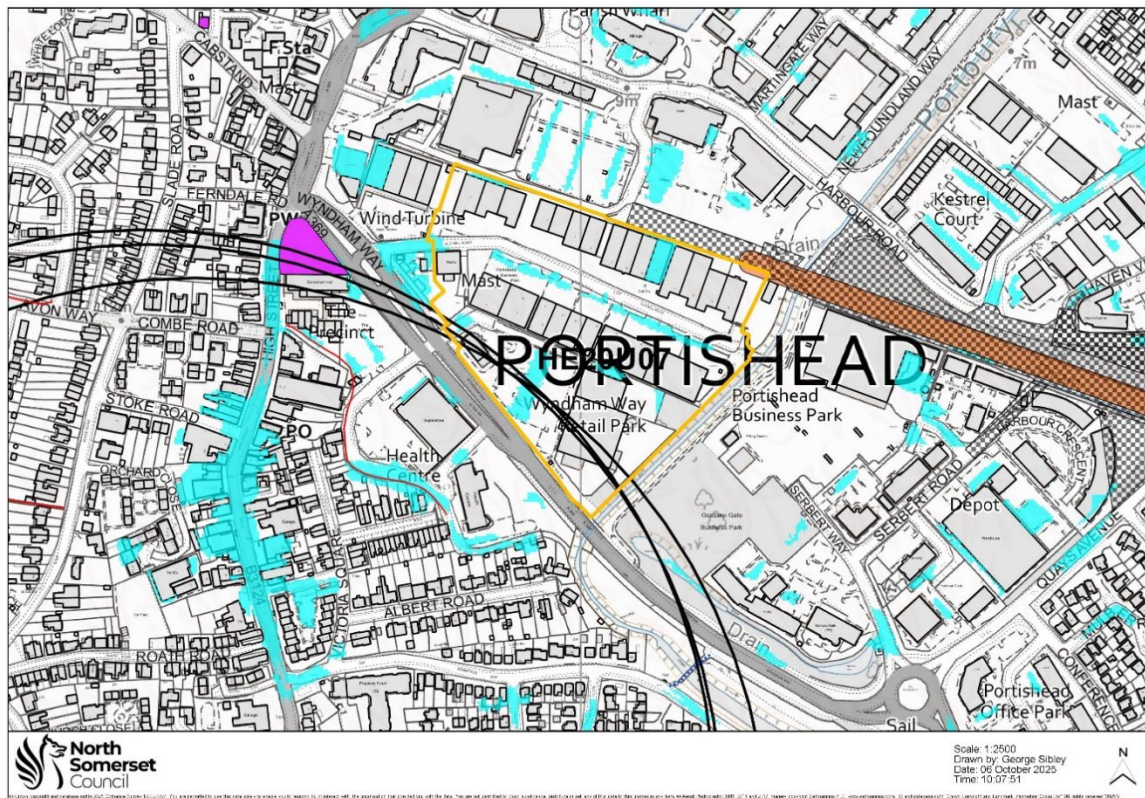


SHLAA Reference	HE208045
Site Name	Land to the west of Warley's Lane, W-s-M
Broad Location Area	WSM
Theoretical Capacity	3
Assessed Capacity	3
Area (HA)	0.06
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Surface water flooding • Priority Habitat
Additional Comment	



Portishead





SHLAA Reference	HE20U07
Site Name	Old Mill Road
Broad Location Area	Portishead
Theoretical Capacity	350
Assessed Capacity	350
Area (HA)	5.19
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Potential Setting of Grade I or II star Listed Building • Surface Water Flood Risk
Additional Comment	<p>Note: This site falls within the Wyndham Way broad location identified in the emerging Local Plan.</p> <p>While it has been assessed through the SHLAA for completeness, its capacity is</p>

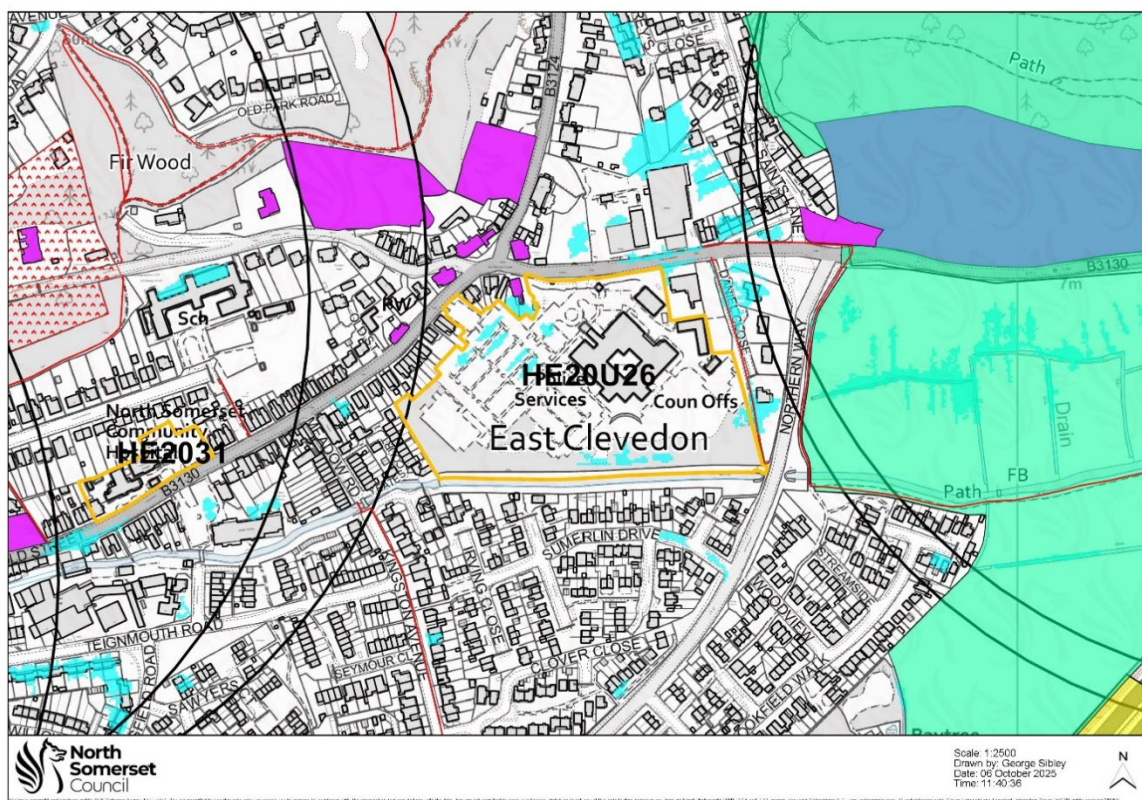


	accounted for within the Wyndham Way broad location figure and is not counted separately in the overall SHLAA total or housing trajectory.
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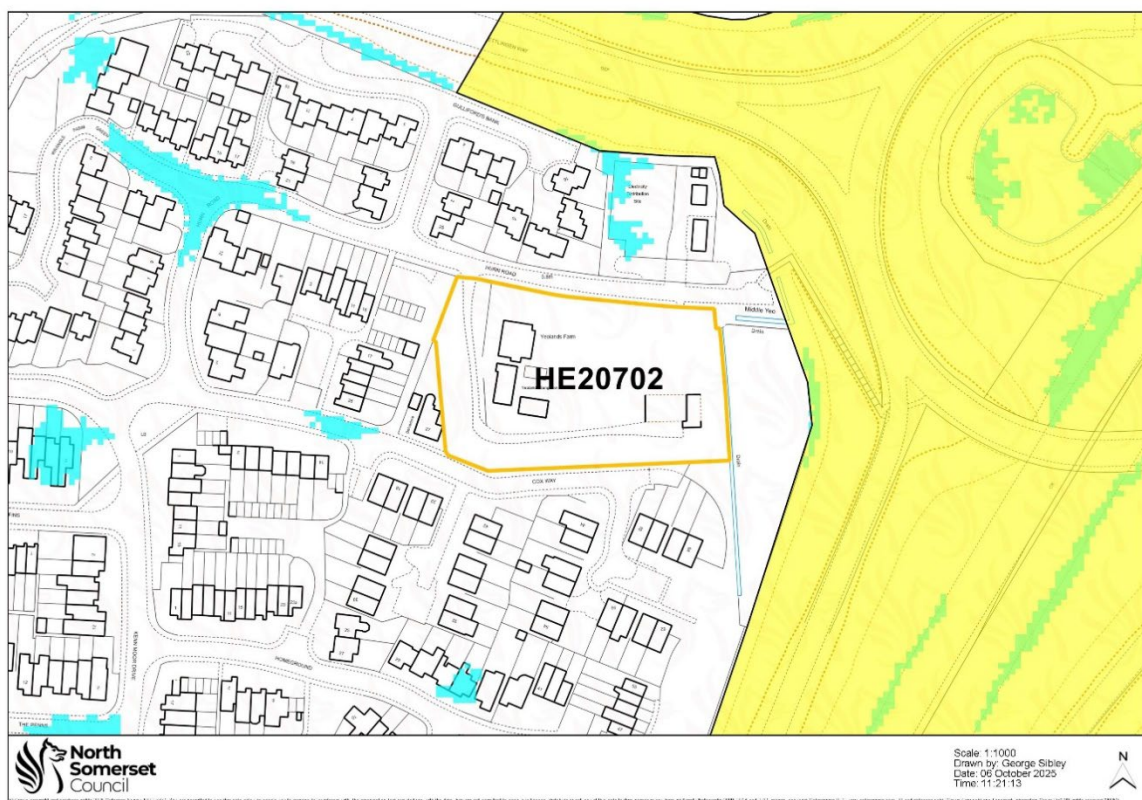
Clevedon





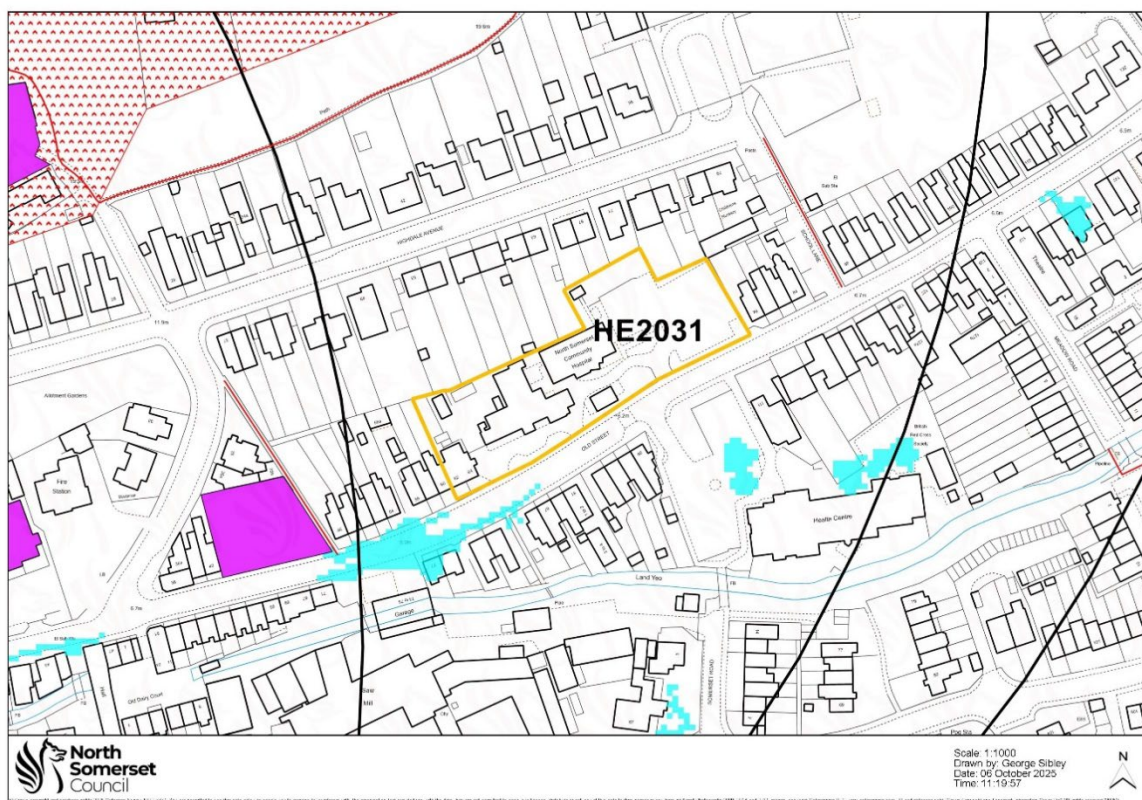
SHLAA Reference	HE20U26
Site Name	Castlewood
Broad Location Area	Clevedon
Theoretical Capacity	120
Assessed Capacity	120
Area (HA)	4.23
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	





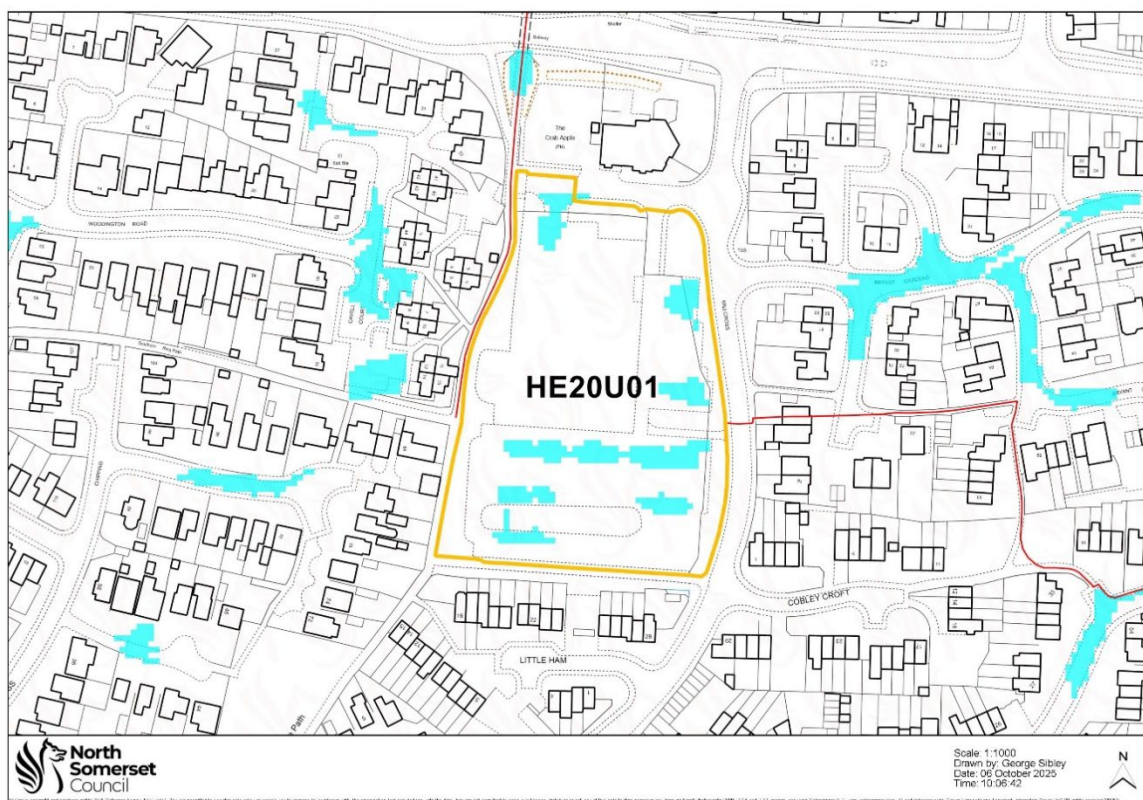
SHLAA Reference	HE20702
Site Name	Yeolands Farm Clevedon
Broad Location Area	Clevedon
Theoretical Capacity	21
Assessed Capacity	21
Area (HA)	0.58
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint)
Additional Comment	





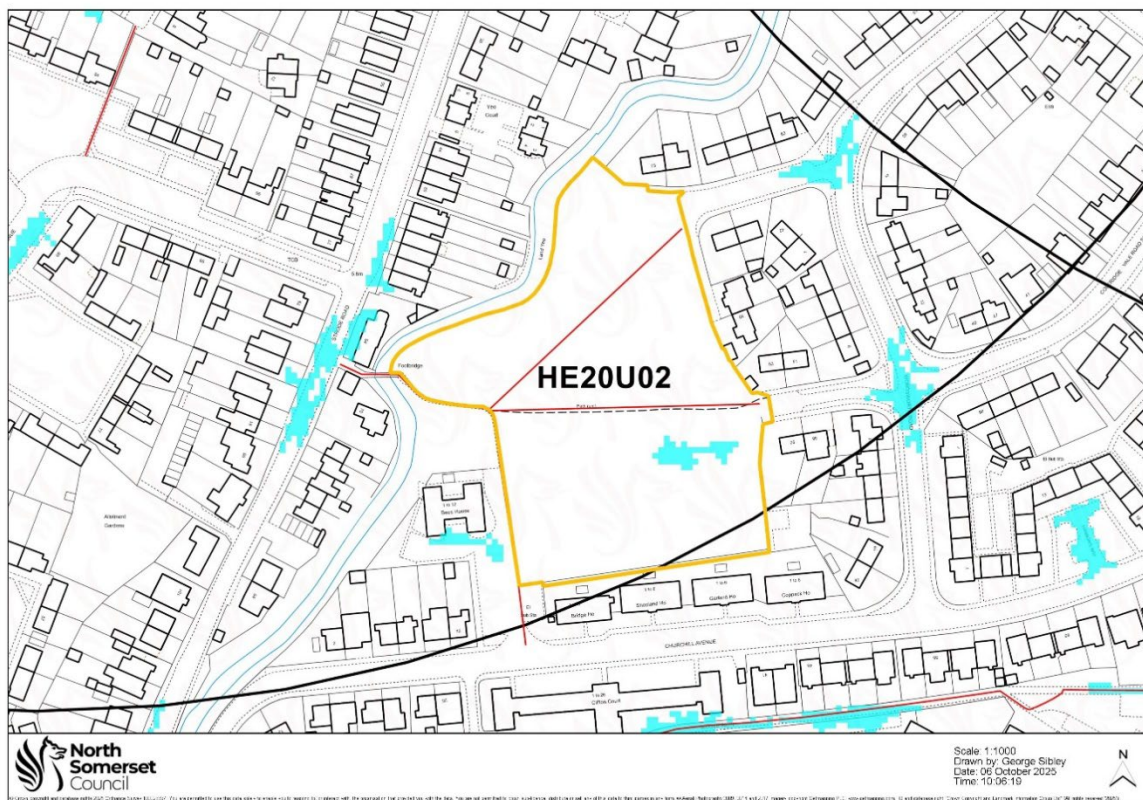
SHLAA Reference	HE2031
Site Name	Old St Clevedon
Broad Location Area	Clevedon
Theoretical Capacity	15
Assessed Capacity	15
Area (HA)	0.41
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Potential Setting of Grade I or II star Listed Building
Additional Comment	





SHLAA Reference	HE20U01
Site Name	Land off Millcross
Broad Location Area	Clevedon
Theoretical Capacity	67
Assessed Capacity	67
Area (HA)	1.09
Known Constraints	<ul style="list-style-type: none"> Flood Zone 3 and future flood risk (Hard Constraint) Surface water flooding
Additional Comment	

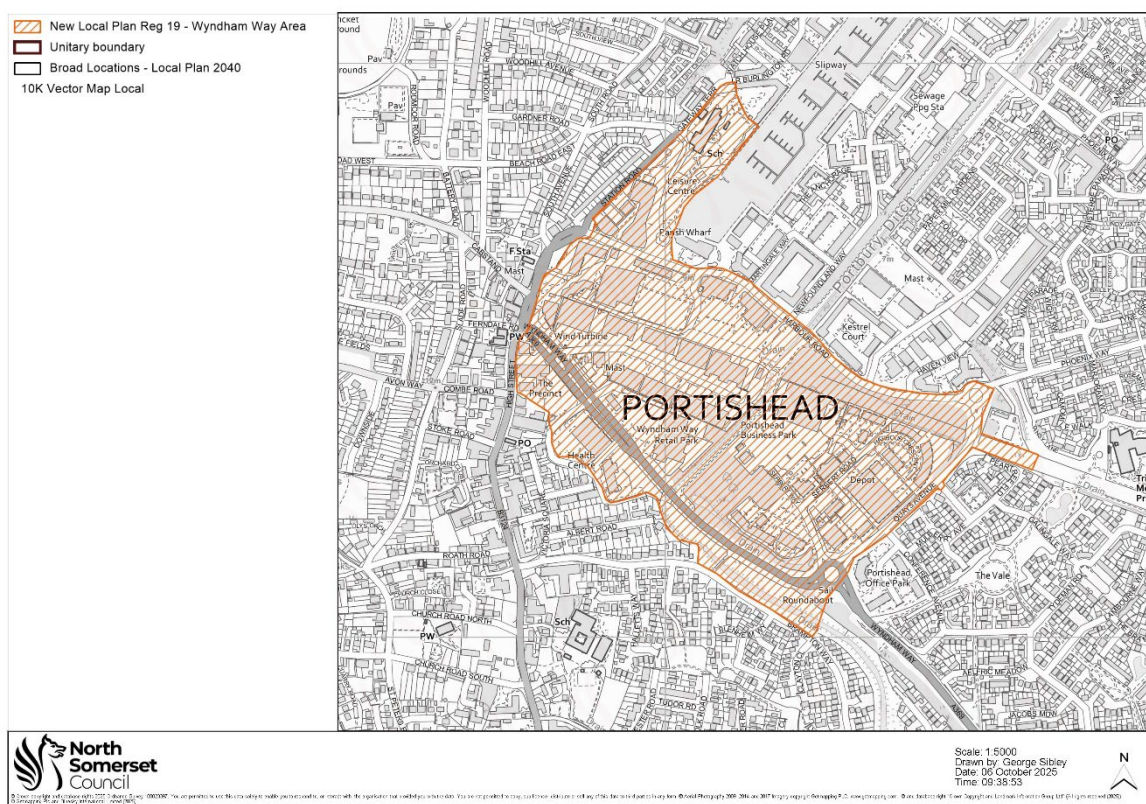




SHLAA Reference	HE20U02
Site Name	Land north of Churchill Avenue
Broad Location Area	Clevedon
Theoretical Capacity	44
Assessed Capacity	44
Area (HA)	1.11
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Surface water flooding • PROW • Potential Setting of Grade I or II star Listed Building
Additional Comment	

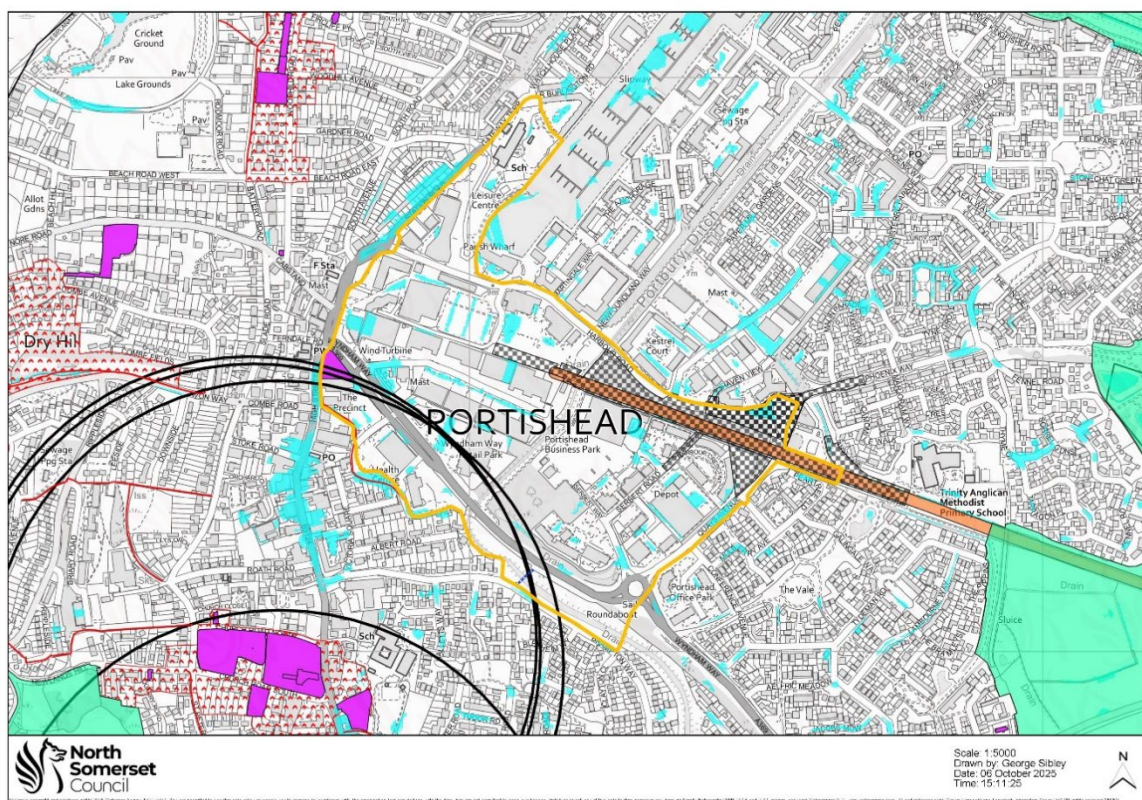


Wyndham Way, Portishead, Broad Location



In addition to the constraints considered through the SHLAA assessment, such as flood risk, landscape designations, and policy limitations, the Council has also had regard to other important known constraints affecting the Wyndham Way broad location. These include fragmented landownership, leasehold arrangements, the presence of active commercial operations, and the need to re-provide valued community infrastructure such as Somerset Hall. While these constraints are not explicitly captured within the SHLAA's baseline or further assessment stages, they are recognised through the wider evidence base, particularly the Delivery Testing work (July 2024). These factors may affect the timing and phasing of delivery across individual sites, but they do not undermine the overall conclusion that the area is capable of accommodating up to **785 dwellings** over the longer term. The inclusion of this higher housing number in the SHLAA reflects the strategic regeneration role of the broad location and provides the flexibility needed to support coordinated, mixed-use growth in the town centre.





SHLAA Reference	N/A
Site Name	Wyndham Way, Portishead
Broad Location Area	Portishead
Theoretical Capacity	785
Assessed Capacity	785
Area (HA)	1.11
Known Constraints	<ul style="list-style-type: none"> • Flood Zone 3 and future flood risk (Hard Constraint) • Surface water flooding • PROW • Potential Setting of Grade I or II star Listed Building • Transport • Employment



	<ul style="list-style-type: none">Listed Buildings
Additional Comment	The boundary contains Grade II Listed Building, The White Lion Public House. Any development proposals must be sensitively designed to preserve the significance, character, and setting of these heritage assets, in accordance with national and local heritage policies.



Legend:

- New Local Plan Reg 19 – Monaghan Mushrooms
- Unitary boundary
- Broad Locations - Local Plan 2040

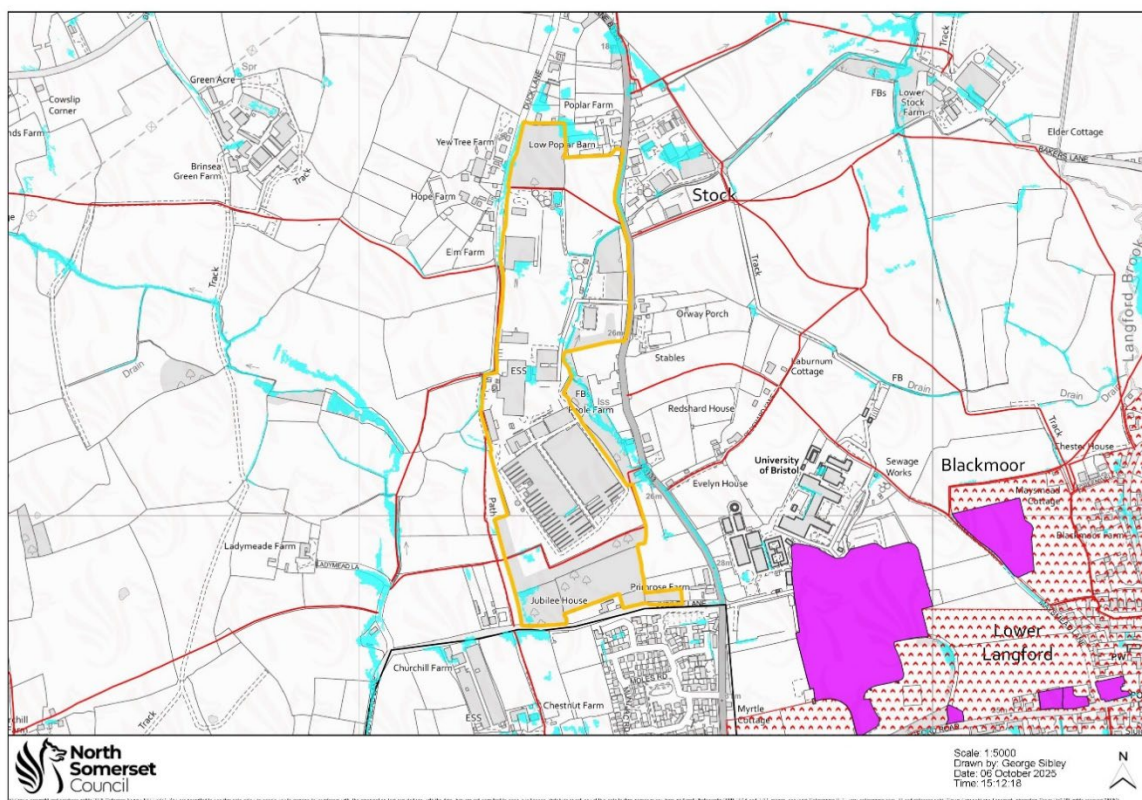
Map Labels: Stock, Blackmoor, Lower Langford, Yew Tree Farm, Hope Farm, Elm Farm, Poplar Farm, Low Poplar Farm, Stables, Orway Porch, Redhard House, Evelyn House, University of Bristol, Mayr's Cottage, Lower Stock Farm, FBS, Laburnum Cottage, FB, Drain, Church Farm, Chestnut Farm, Myrtle Cottage, 25m, 100m, 15m, 5m, 10m, 20m, 30m, 40m, 50m, 60m, 70m, 80m, 90m, 100m, 110m, 120m, 130m, 140m, 150m, 160m, 170m, 180m, 190m, 200m, 210m, 220m, 230m, 240m, 250m, 260m, 270m, 280m, 290m, 300m, 310m, 320m, 330m, 340m, 350m, 360m, 370m, 380m, 390m, 400m, 410m, 420m, 430m, 440m, 450m, 460m, 470m, 480m, 490m, 500m, 510m, 520m, 530m, 540m, 550m, 560m, 570m, 580m, 590m, 600m, 610m, 620m, 630m, 640m, 650m, 660m, 670m, 680m, 690m, 700m, 710m, 720m, 730m, 740m, 750m, 760m, 770m, 780m, 790m, 800m, 810m, 820m, 830m, 840m, 850m, 860m, 870m, 880m, 890m, 900m, 910m, 920m, 930m, 940m, 950m, 960m, 970m, 980m, 990m, 1000m.

Scale: 1:5000
Drawn by: George Sibley
Date: 05 October 2025
Time: 09:40:04

North Somerset Council

Although the site lies outside the broad location boundaries used within the SHLAA, it has been included within this assessment in recognition of its potential for redevelopment and the effective use of previously developed land. This approach reflects the Local Plan's intention to support regeneration opportunities and make efficient use of previously developed land, demonstrating how certain allocations may extend beyond the parameters of the SHLAA framework to achieve sustainable growth within the district.





SHLAA Reference	N/A
Site Name	Monaghan Mushroom Farm
Broad Location Area	Portishead
Theoretical Capacity	230
Assessed Capacity	230
Area (HA)	16.9
Known Constraints	<ul style="list-style-type: none"> • Surface water flooding • PROW
Additional Comment	

