



North Somerset Local Plan 2041

**North Somerset Strategic
Housing Land Availability
Assessment Main Report
October 2025**

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1. Introduction

- 1.1 The North Somerset Strategic Housing Land Availability Assessment (SHLAA) October 2025 forms a key component of the evidence base supporting the emerging North Somerset Local Plan 2041. It provides a comprehensive assessment of land across the district with potential to deliver new housing over the plan period, in accordance with the requirements of the National Planning Policy Framework (2024) and the Planning Practice Guidance.
- 1.2 The SHLAA identifies, assesses, and records the suitability, availability, and achievability of housing sites, enabling the Council to demonstrate a clear understanding of land supply and potential across North Somerset. The assessment covers a wide range of site types and sizes, from small infill opportunities within urban areas to larger potential extensions around existing settlements and includes both identified allocations and unallocated sites promoted through all stages of the Local Plan process.
- 1.3 The SHLAA also forms the foundation for the district's housing trajectory, providing an evidence-based understanding of when and how sites are likely to deliver homes across the plan period. By incorporating planning permissions, emerging allocations, broad locations, and windfall allowances, the SHLAA ensures that the Local Plan is underpinned by a robust, transparent, and up-to-date assessment of potential housing supply.
- 1.4 The report should be read alongside its appendices, which provide detailed site assessments and supporting evidence.

National guidance and primary purposes of SHLAA

- 1.5 National planning advice encourages local planning authorities to prepare a SHLAA as a key part of their evidence base when preparing a local plan. Government advice as set out in the National Planning Policy Framework (2024) states that:
- 1.6 'Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability..' (Paragraph 72)
- 1.7 The primary purposes of the SHLAA are to:
 - Identify sites with potential for housing.



- Assess their suitability for housing and development potential.
- Assess the likelihood of development coming forward including site availability, achievability and deliverability.

- 1.8 National guidance is clear to state that ‘the Assessment is an important evidence source to inform plan-making but does not in itself determine whether a site should be allocated for development’ (National Planning Policy Guidance). This will be the role of the new local plan.
- 1.9 The findings of the SHLAA also provide the evidence base for the preparation of a housing trajectory, which sets out the anticipated delivery of housing across the plan period.



SHLAA methodology

1.9 The methodology of the SHLAA has followed the steps set out in the National Planning Practice Guidance. The following diagram taken from the NPPG summarises the stages required:

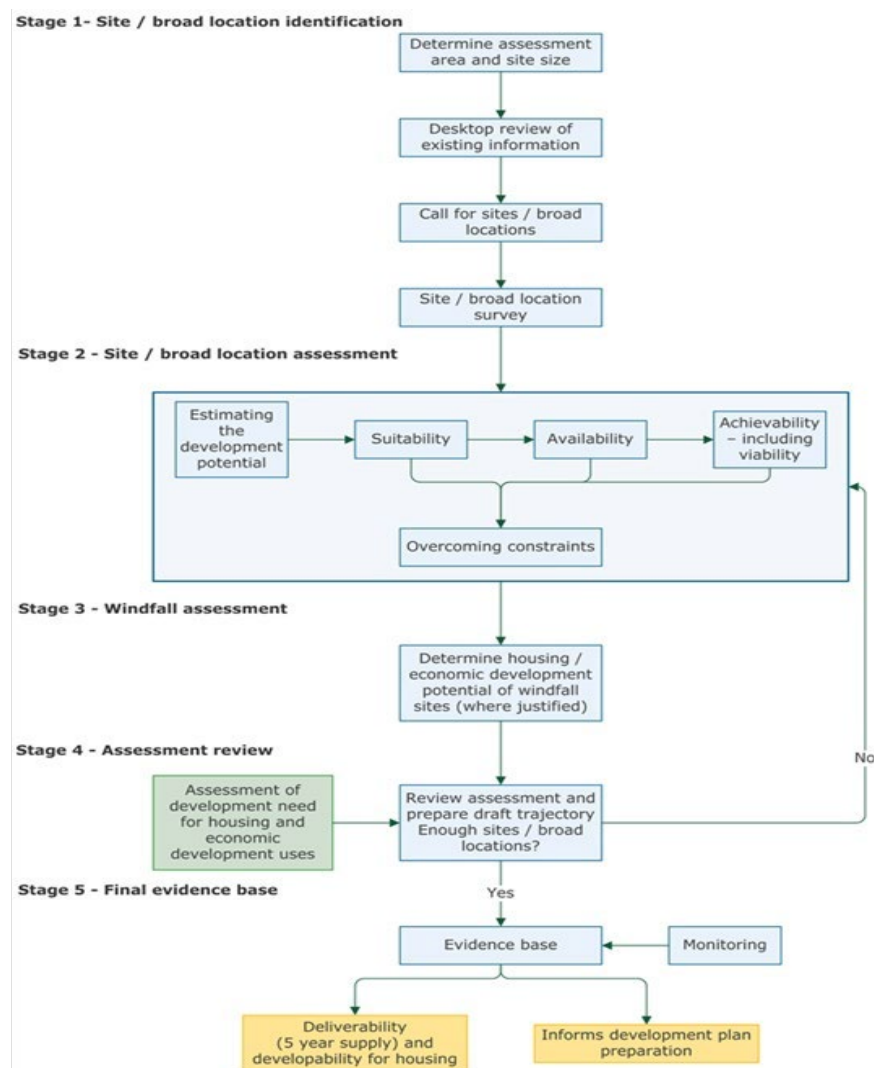


Figure 1 SHLAA methodology – NPPG



2. Stage 1: Site / Broad Location identification

Assessment area and site size

2.1 The SHLAA relates to the administrative area of North Somerset. The assessment of site opportunities has focussed on a series of broad locations identified in accordance with the preferred spatial strategy. Broad locations for the assessment are as follows:

- Weston-super- Mare (west of M5)
- East of Weston-super-Mare
- Edge of Bristol
- Portishead
- Clevedon
- Nailsea and Backwell
- Pill and Easton-in-Gordano
- Yatton and Claverham
- Banwell
- Bleadon
- Long Ashton
- Churchill/ Langford
- Congresbury
- Sandford
- Winscombe
- Wrington
- Wyndham Way Portishead, Broad Location
- Monaghan Mushroom Farm, Broad Location

Broad Location Templates for the Areas of Search

- 2.2 Broad location boundaries were first identified as part of the Regulation 18 stage of the Local Plan to provide a spatial framework for assessing potential areas of growth around the most sustainable settlements. The approach aimed to take a consistent, evidence-led view of where development could most appropriately occur in a sustainable way, informed by the Strategic Housing Land Availability Assessment (SHLAA) and wider environmental and infrastructure considerations.
- 2.3 The boundaries were defined using settlement specific conditions which were identified in the Site Selection Methodology Paper November 2023. In most



cases, they were drawn around clusters of SHLAA sites which had a functional connection to existing settlement's built forms or areas where development potential had been identified. The delineation of boundaries followed logical and identifiable physical features such as roads, river courses, and other prominent landscape or settlement edges. This ensured that the broad locations reflected realistic and coherent development areas rather than arbitrary lines on a map.

- 2.4 Within some settlements, there may be SHLAA sites that are adjacent to, but not included within, a defined broad location boundary. This is because broad location boundaries are drawn based on their spatial and functional relationship with the settlement itself, rather than their proximity or connection to other SHLAA sites only. This approach ensures that sites identified within broad locations have an established relationship with existing settlements, rather than being dependent on other sites that may not come forward for development. It also helps to prevent unsustainable patterns of growth and avoids unnecessary encroachment into the open countryside.
- 2.5 Where land was wholly constrained by factors such as flood risk, designated heritage or ecological assets, or other significant policy designations, it was not necessary to extend the boundary further. In these cases, the limits of the broad location naturally aligned with the extent of land that remained unconstrained and potentially developable. This continues the approach set out in the [Site Selection Methodology Paper November 2023](#).
- 2.6 The broad location boundaries were subsequently reviewed and refined as part of the plan-making process for the Regulation 19 (Pre-submission) Local Plan, taking account of updated evidence, revised site assessments, and feedback received through previous consultations. This process has ensured that the boundaries now presented reflect the most up-to-date understanding of land availability, constraints, and opportunities, forming a clear spatial framework for proposed allocations within the emerging Local Plan.

Wyndham Way Portishead, Broad Location

- 2.7 Wyndham Way, Portishead is identified in the Local Plan as a broad location for growth rather than a traditional site allocation. This reflects the area's complex urban character, multiple landownerships, and its role as a long-term regeneration opportunity within the town centre. Unlike conventional allocations, which are typically based on a defined site boundary, clear delivery trajectory, and comprehensive land assembly, broad locations allow for flexibility in delivery over time. The Wyndham Way development Area encompasses



several development parcels—such as Old Mill Road, the Waitrose site, the Sainsbury’s site, and Somerset Hall—each with varying timescales, constraints, and viability characteristics. The broad location designation enables the Council to take a more strategic and phased approach to coordinating development and investment across the area in response to market conditions and infrastructure requirements.

- 2.8 The council has conducted detailed work into the Wyndham Way Broad Location with 2 reports produced these being the ‘*Wyndham Way Area Development Framework Delivery Testing Report July 2024*’ and the ‘*Wyndham Way, Portishead Opportunity Area Delivery Testing July 2024*’.

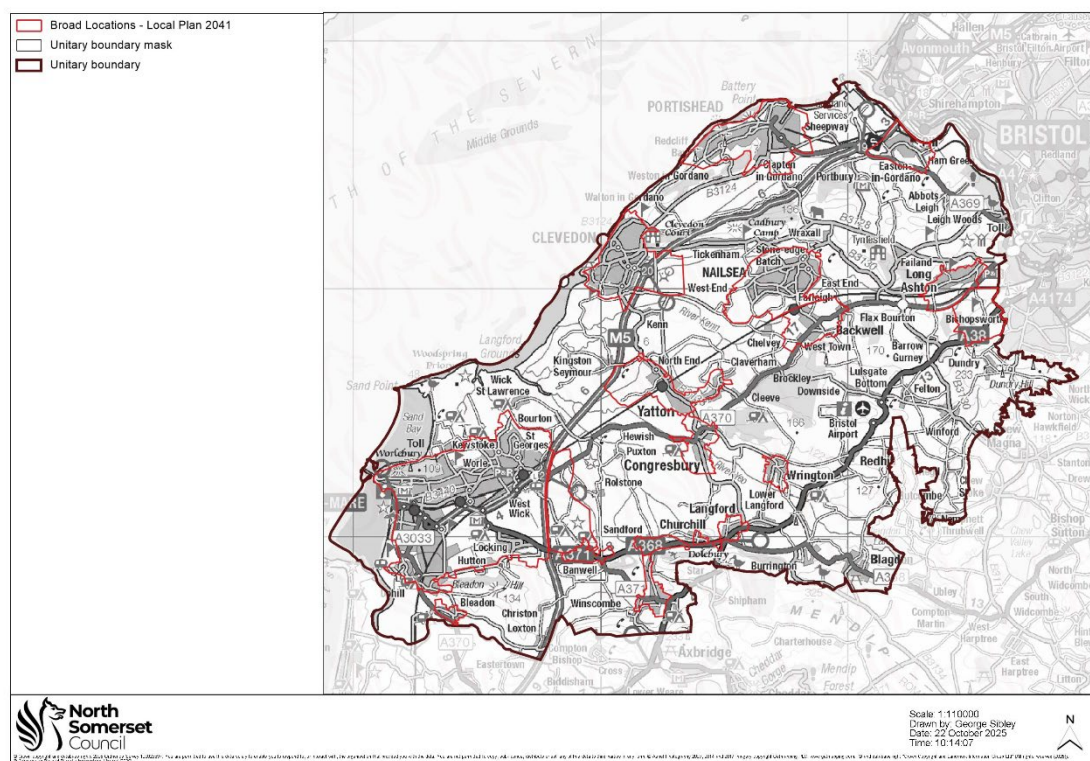
Monaghan Mushroom Farm, Broad Location

- 2.9 Monaghan Mushroom Farm, Langford, is identified in the emerging Local Plan as a broad location for growth rather than a conventional site allocation. This reflects the site’s existing operational use, its potential for redevelopment, and the need to secure the successful relocation of the mushroom farm business before any housing can come forward. Unlike traditional allocations, where detailed site boundaries, trajectories, and delivery mechanisms are already established, broad locations allow for flexibility in how and when redevelopment may occur over the plan period.
- 2.10 The broad location designation recognises the potential to make more effective use of previously developed land and to support regeneration objectives within the rural area. It also provides a planning framework for considering future proposals once relocation arrangements are confirmed, ensuring that redevelopment opportunities can be delivered in a coordinated and sustainable manner consistent with the spatial strategy of the Local Plan.
- 2.11 It is important to note that the term broad location in this context differs from the broad location boundaries used within the SHLAA to identify sustainable sites elsewhere in the district, such as around Weston-super-Mare, Clevedon, Nailsea, and Portishead. In those areas, broad location boundaries function as a spatial tool to guide site assessment and identify sustainable development opportunities.



- 2.12 By contrast, the broad location designations at Wyndham Way and Monaghan Mushroom Farm are specific Local Plan policy allocations, reflecting defined redevelopment or regeneration intentions rather than areas of general search for housing. Their inclusion within the SHLAA therefore serves to align the assessment with the emerging Local Plan framework and to ensure consistency in how housing potential is represented across all identified sources of supply.
- 2.13 The map below in figure 2, demonstrates the broad location boundaries within North Somerset, this does not include Wyndham Way or Monaghan Mushroom Farm, as explained above, these are treated differently.

Figure 2 Broad Location Boundaries



Site size thresholds

2.14 No site size threshold is included within the SHLAA. It will assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions.

Desktop review of existing information

2.15 The desktop review process has considered sites from various sources for inclusion in the SHLAA. These included:

- Sites submitted to various call for sites in 2017, 2020, and 2024.
- Sites submitted to the Joint Spatial Plan (within North Somerset).
- Sites submitted to the 2018 Issues and Options.
- Sites submitted to the various stages of the Local Plan 2041.
- The Urban Intensification Interim Report (April 2021) as a source of sites with potential.
- Sites submitted during the Additional Sites Consultation 2025.
- Wyndham Way Portishead, Broad Location.
- Monaghan Mushroom Farm, Broad Location.



2. Stage 2: Site assessment

- 2.16 The assessment of suitability followed a three-stage process: an initial Sifting Assessment to establish broad suitability in line with the Plan's Spatial Strategy, a Baseline Assessment to test all sites against a series of hard constraints, and a Further Assessment to examine a refined selection of sites in greater detail.

Suitability sifting assessment

- 2.17 Sites were initially assessed against the Plan's Spatial Strategy to determine whether they could potentially form suitable locations for development within the context of sustainable development. The Spatial Strategy prioritises sites that are well related to existing sustainable settlements, with broad locations identified to focus the search for suitable development opportunities in these areas. As such, sites located outside these broad locations have been excluded from the next stage Baseline Assessment.
- 2.18 It should be noted that this approach does not apply to the Monaghan Mushrooms broad location, which has been identified through the emerging Local Plan as a potential allocation. Although the site lies outside the established broad location boundaries used for the SHLAA assessment, it has been included in recognition of its unique regeneration potential and the opportunity it presents to make effective use of previously developed land. Its inclusion reflects the Local Plan's intention to support redevelopment opportunities that contribute to sustainable growth and the efficient use of land, consistent with the objectives of the National Planning Policy Framework (2024).
- 2.19 This stage of the SHLAA also excludes sites with active existing uses or those already benefiting from planning permission, as these are not considered available for new development within the context of the land availability assessment.

Baseline assessment

- 2.2 Sites which passed the suitability sifting assessment i.e. those site opportunities within a defined Broad Location, were subject to a baseline assessment where the sites were considered against the various hard constraints identified below. Sites that were entirely affected by hard constraints were discounted in the baseline assessment. Sites partially affected were progressed to the further assessment stage with its unconstrained land area and corresponding development potential assessed.



2.21 The hard constraints are identified as:

- Existing and future fluvial and tidal flood zone 3 (outside the main towns). Other sources of flooding including reservoir flooding are not treated as a hard constraint but will be assessed on a site-by-site basis.
- Mendip Hills National Landscape.
- Site of Special Scientific Interest.
- European sites – RAMSAR, SAC, SPA.
- Ancient Woodland.
- National Nature Reserve.
- Local Nature Reserve.
- Scheduled Monument.
- Registered Park and Garden.
- Regionally Important Geological Site.
- Local Green Space.
- Proposed Local Plan 2041 Employment Sites.

Further site assessment

2.22 Sites that passed the initial baseline assessment were subject to further assessment to evaluate their broader suitability for development. This stage considered a wider range of constraints and site-specific factors to determine whether development could realistically come forward, in line with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

2.23 The purpose of the secondary assessment was primarily not to exclude sites outright, but to identify potential constraints that may influence the form, scale, or delivery of development. However, if a site's development capacity was severely limited by hard constraints it was discounted at this stage of the assessment. Sites that were seen to be severely affected by further constraints were also discounted at this stage.

2.24 The assessment will review the following constraints to see if development is still feasible and if the full development potential is still realistic, taking into account:

- Landscape Sensitivity
- Listed Buildings
- Potential Setting of a Grade I or II Listed Building
- Green Belt
- Common Land and Town and Village Green



- Proposed Local Plan 2041 Transport designations
- Current Conservation Areas
- Surface Water Flood Risk
- Heritage Impact
- Further Ecological constraints

Gypsy, Traveller and Travelling Showpeople sites

2.25 Sites proposed specifically for Gypsy, Traveller and Travelling Showpeople uses are not included in the main SHLAA site list but have been assessed separately in Appendix 3: Gypsy, Traveller and Travelling Showpeople SHLAA Site Assessment. Where a site has been promoted for both gypsy and traveller pitches and/or residential uses, it is included in the main SHLAA and also listed in the appendix for completeness. As a result, some sites appear in both locations to reflect their potential for multiple uses.

Approach to discounting of sites

Sites are discounted for the following reasons:

- Falling outside of the identified Broad Locations (Sifting Assessment)
- Being subject to a hard constraint listed above, covering all of the site (Baseline Assessment)
- Sites with existing operational uses reflected in policy or proposed for employment or other sensitive uses will not be considered suitable or available for development.
- Sites wholly within a Strategic Gap
- Sites where there is currently no clear access arrangement identified
- Sites where the topography is considered to be an overriding constraint on development potential
- Sites with planning permission

Approach to assessing suitability of land at risk of flooding

2.26 The spatial strategy makes a clear distinction between the approach to managing flood risk within the main towns and in areas outside of them. Within the main towns, the strategy recognises that some sites at risk of flooding may still be appropriate for development, subject to the application of the sequential and, where necessary, exception test, in line with the National Planning Policy Framework (NPPF). Suitability of such sites is supported by the findings of the



Sustainability Appraisal particularly given the main towns being the focus for services, facilities, and infrastructure. By contrast, development on sites outside of the towns that are entirely at higher risk of flooding is generally not supported, due to the availability of alternative housing land supply options in areas of lower flood risk as informed by the SHLAA.

- 2.27 This distinction reflects the direction set out in the adopted Core Strategy (Policy CS3) and the Site Allocations Plan, which collectively guide development away from areas of high flood risk unless clear justification can be provided. The strategy has been further refined in the emerging Local Plan 2041, which introduces Policy DP9: Flood Risk. This new policy builds on national guidance by requiring development to consider long-term climate resilience, avoid areas at risk of flooding where possible, and incorporate appropriate mitigation such as sustainable drainage systems (SuDS).
- 2.28 In line with these policies, the SHLAA methodology accounts for flood risk at multiple stages. For sites within the towns that are currently, or projected to be, at risk of flooding, they may be identified as having potential for development, subject to the sequential and exceptions test. For sites located outside of the main towns, where the entirety of the site lies within a high-risk flood zone, these are generally excluded from the potential supply following further assessment.

Scope and limitations of assessment

- 2.29 The SHLAA does not address the wider sustainability of sites either individually or collectively as this is a role for plan making and sustainability appraisal. All SHLAA sites have been considered through the Sustainability Appraisal. The SHLAA assessment has considered a defined set of factors but may not identify all constraints that may ultimately influence a sites suitability. As such the SHLAA will be subject to periodic review to capture additional information as necessary in order to maintain an up-to-date evidence base on land availability and specific detail related to the suitability of sites.

Estimating development capacity

- 2.3 The SHLAA gives an indication of development capacity to be provided on each site. Estimates of dwelling capacity use a combination of the following:
- Density multipliers have been used to provide a consistent Benchmark Dwelling Capacity (BDC) across all sites.
 - Capacities indicated by respondents to the call for sites.



- More detailed capacities following the further site appraisal stage taking into account site constraints, and potential delivery prospects. The latter is particularly important for larger sites where it is important to understand the realistic dwelling capacity across the plan period where this is often considerably less than the theoretical capacity indicated by the use of density multipliers.

Density multipliers

2.31 Table 1 sets out the assumptions used to generate the BDC. This provides an indicative capacity only as the methodology cannot entirely factor in the nuances of a given site which would need to be undertaken if the site was to be considered for allocation. The approach differentiates between dwelling yield on smaller sites where the net residential area to gross site area ratio will generally be higher, and larger sites where the addition of other non-residential uses will reduce the ratio. For the largest sites, a working assumption is to assume 40 dwellings per hectare on average across 50% of the gross site area, however dwelling capacities will be refined as these sites are progressed and subject to detailed design and masterplanning, to ensure density is maximised where appropriate.

Table 1 Dwelling yield assumptions

Site size (ha)	Net Residential Area assumed as a percentage of gross site area	Density
0 to 0.39	100%	40
0.4 to 1.99	90%	40
2 to 9.99	75%	40
10+	50%	40

$$\text{BDC} = (\text{Site area} \times \text{NRA}) \times \text{average density}$$

2.32 The dwelling capacity estimated for each site also assumes the provision of dwellings on the site is being maximised. It may be that alternative solutions to the site's development are preferred such as the provision of employment or other uses on the site. Some allowance for this is made on the larger sites, but on smaller sites, this is assumed to be undertaken at plan-making stage and the



dwelling capacities may be altered accordingly. Development briefs and/or masterplanning processes could be utilised to explore and test alternative site approaches.

- 2.33 Where a site is only partially impacted by a hard constraint the further assessment will remove the area that is constrained to give the site a new density, this will be the assessed density and is found in Appendix 1 and 2. For sites under construction, the assessed capacity represents the residual number of dwellings remaining to be delivered, excluding completions already recorded.

Application of Density Multipliers

- 2.34 The standard SHLAA density multiplier has been applied to sites where there is no detailed information available on design, viability, or masterplanning. This provides a consistent and proportionate method for estimating development capacity across a wide range of sites.
- 2.35 However, for many of the sites proposed as allocations in the emerging Local Plan, a more detailed understanding of achievable density has been established through technical evidence, including work on viability, masterplanning, infrastructure delivery, and consultation with developers and statutory consultees.
- 2.36 As a result, the allocation capacities used in the housing trajectory may differ from those derived using the standard SHLAA density multiplier. These variations reflect refined masterplanning assumptions and the policy objective of optimising the efficient use of land in sustainable locations, in accordance with national planning policy, as well as taking into account the constraints assessed as part of this assessment.

Assessing availability

- 2.37 The general assumption is that a site is considered available for development when, on the best information available, there is confidence that there are no overriding factors such as legal or ownership problems, multiple ownerships, ransom strips, tenancies or operational requirements of landowners which would remove the realistic prospect of the site coming forward.
- 2.38 A general assumption applied at this stage is that if a site has been submitted for consideration through a call for sites exercise or through a representation to the current local plan process, the site is available within the plan period. Sites included within the SHLAA that have not been submitted to this current plan are



not automatically considered to be available and further investigations may be required.

Assessing achievability

- 2.39 Achievability relates to the reasonable prospect that a site will be developed within the plan period. It takes account of factors such as the site's suitability, availability, market context, and the level of interest demonstrated through planning activity or promotion by landowners and developers. Sites are considered achievable where there is no clear evidence to suggest that development would not come forward within a realistic timeframe.



3. Stage 3: Windfall Assessment and Planning Permissions

- 3.1 Windfall sites are defined by the NPPF as ‘sites not specifically identified in the development plan’. Historically, small site windfall completions have made a significant contribution to housing supply within North Somerset.
- 3.11 For the purposes of this SHLAA, a small site windfall allowance has been established using completions data across the full plan period. This provides a robust basis for understanding long-term delivery trends and accounts for cyclical changes in the planning system, housing market, and construction sector.
- 3.12 The allowance is set out in Table 2, which distributes the identified supply across Weston-super-Mare, Clevedon, Portishead, Nailsea, and the remainder of the district. This equates to a total of 2,550 dwellings over the plan period, or 170 dwellings per annum.

Table 2 Small Site Windfall

Settlement	Dwellings over Plan Period
Clevedon	255
Nailsea	153
Other	968
Portishead	179
Weston	995
Total	2,550

Additional Windfall

- 3.13 The council has also conducted research into additional windfall capacity that exists within the Local Authority area. These come from two sources:
- Changes to retail policy.
 - Changes to national planning policy around Green Belt.
- 3.14 These windfall numbers are open to change as further evidence emerges from the development sector response to changing planning regulations.



Changes to Retail Policy

- 3.15 The UK government removed the requirement for a building to be vacant for three months before converting it from commercial (Use Class E) to residential (Use Class C3) under Class MA permitted development rights on 5 March 2024. This change was introduced through the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024 [SI 2024 No. 141]. The removal of this restriction, alongside the lifting of the 1,500 sqm floorspace cap, is expected to increase the viability and volume of conversions coming forward via permitted development, particularly within town centres and high street locations.
- 3.16 Combined with emerging policies in the new North Somerset Local Plan, specifically the proposed removal of Areas of Restricted Subdivision in Weston-super-Mare (formerly part of Policy DM39: Sub-division of Property) and a reduced Main Town Centre Boundary—these changes are likely to result in an uplift in windfall housing delivery. The more flexible policy environment and relaxed permitted development rules will enable a broader range of sites, particularly smaller or previously constrained commercial premises, to contribute to future housing supply.
- 3.17 To support the updated windfall allowance, a detailed review of recent and emerging planning applications within Weston-super-Mare’s town centre and the designated Areas of Restricted Subdivision has been undertaken. These locations are the subject of proposed policy changes in the new North Somerset Local Plan, including the removal of restrictive subdivision policies and a redefined (reduced) town centre boundary.
- 3.18 Planning applications inside the Areas of Restricted Subdivision and inside the currently adopted Town Centre have been assessed to understand any potential additional windfall. The assessment captured recent residential conversions and mixed-use redevelopments in these areas. These schemes demonstrate a clear trend: formerly constrained or underused commercial premises are increasingly coming forward for residential use, supported by a more flexible policy environment and recent national permitted development (PD) changes.
- 3.19 The applications have been reviewed for net dwelling yield, and the resulting trajectory provides a realistic indication of the type and volume of windfall housing delivery likely to come forward in North Somerset over the plan period. This local evidence base reinforces the justification for including a higher retail-led windfall allowance in the SHLAA.



Changes to Green Belt Policy

- 3.20 As part of assessing windfall supply across the district, a detailed review of planning applications in the Green Belt has been undertaken. This includes sites located outside of hard constraint areas, where recent national policy changes now support a more permissive approach to residential development.
- 3.21 The December 2024 update to the National Planning Policy Framework (NPPF) introduced the concept of the ‘grey belt’, enabling local planning authorities to more readily support development on parts of the Green Belt that are previously developed, underused, and weakly performing against Green Belt purposes. This change is already influencing decision-making and has increased the likelihood of residential schemes gaining approval in areas previously considered undevelopable.
- 3.22 To support the updated windfall assumptions, a detailed review of recent and emerging planning applications within the Green Belt was carried out. These applications provide a strong local evidence base of small-scale, site-specific developments being brought forward independently of the plan-making process. The sites considered in this review fall outside of hard constraint areas and align with the emerging grey belt criteria, reinforcing their potential to deliver additional homes.
- 3.23 An assessment of qualifying planning applications has been conducted to consider any potential Green Belt windfall. These applications reflect a range of schemes—from conversions and extensions to standalone new dwellings—demonstrating a growing trend of housing delivery on sites formerly constrained by Green Belt policy.

Overview of additional windfall allowance

- 3.24 A review of qualifying planning applications and past delivery trends has been undertaken to establish a realistic trajectory for windfall housing delivery across North Somerset. Evidence indicates that additional homes are likely to come forward within the main towns from a combination of permitted development rights and small-scale Green Belt releases. To reflect changes to retail policy and PD, the SHLAA includes an allowance of 5 dwellings per year for each of Clevedon, Nailsea, Portishead and Weston-super-Mare, equating to 75 dwellings in each town over the plan period. Alongside this, an allowance of 10 dwellings per year across the district has been identified to account for delivery arising from Green Belt relaxations, totalling 150 dwellings. These modest combined allowances provide for an additional 450 dwellings over the plan period,



supported by clear evidence of past permissions and emerging trends in housing delivery.

Planning Permissions

- 3.25 Planning permissions provide a reliable and up-to-date source of evidence on real-world housing delivery. They reflect market demand, developer intentions, and the characteristics of sites being brought forward for development. Analysis of planning permissions enables the SHLAA to understand the scale and type of housing coming forward across the district. The contribution of planning permissions to overall housing supply has been factored into the housing trajectory and is set out in Stage 5 of this assessment.



4. Stage 4: Assessment Review

- 4.1 408 sites have been considered through this latest SHLAA. This section provides a summary of the assessment and reports the number of sites considered to have potential for further consideration across North Somerset and an indicative capacity for each. A full breakdown of each stage of the SHLAA assessment can be found in North Somerset SHLAA 2025 Appendix 1: Site Data and Assessment. An interactive map can be found [here](#). The results from the Gypsy and Traveller SHLAA assessment can be found in Appendix 3.

Summary of Sifting Assessment

- 4.2 A total of 159 sites were discounted at this stage of the assessment, as they were either outside of the Broad Location Boundaries and therefore seen to be out of line with the Plan's Spatial Strategy, or they were either planning approvals, existing uses, or had access and /or topography constraints. A full breakdown of this assessment's outcome can be found in Appendix 1.

Summary of Baseline Assessment

- 4.3 Table 3 summarises the number of sites considered across each area of search, those considered to have the potential for further consideration, and the corresponding total indicated dwelling capacity. A full overview of the baseline assessment can be found later on in this report in the section 'Summary of Baseline Assessment for each area of search'.

Table 3 Site potential summarized after baseline assessment across the areas of search

Location	Sites assessed as part of the baseline assessment	Sites that passed the baseline assessment	Potential dwellings assessed capacity
Weston-super- Mare (west of M5)	62	40	2,979
East of Weston-super- Mare	16	12	2,639



Location	Sites assessed as part of the baseline assessment	Sites that passed the baseline assessment	Potential dwellings assessed capacity
Edge of Bristol	6	6	3,966
Portishead	12	7	678*
Clevedon	12	6	270
Nailsea and Backwell	37	37	4,339
Pill	9	9	1,656
Yatton and Claverham	14	5	464
Banwell	9	6	287
Bleadon	6	3	137
Long Ashton	11	10	2,403
Churchill/ Langford	9	9	654
Congresbury	22	11	769
Sandford	8	4	60
Winscombe	7	5	212
Wroughton	5	5	399
	258	188	21,912*



* This figure excludes capacity for HE20U07 Old Mill Road, as this is accounted for separately within the Wyndham Way total in the housing trajectory.

Summary of Further Assessment

- 4.4 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.
- 4.5 A full overview of the Further Assessment can be found in 'North Somerset SHLAA 2025 Appendix 2 Further Site Assessment'.



5. Stage 5: Housing Trajectory

- 5.1 Following the assessment review (Stage 4), which identified the pool of potentially developable housing sites to be carried forward, this stage sets out the likely timing of housing delivery across the plan period in accordance with national policy requirements to demonstrate a deliverable five-year supply and a developable longer-term pipeline.
- 5.2 The SHLAA provides not only the overall capacity of identified housing sites but also a trajectory showing how and when development is expected to be delivered. The trajectory reflects the planning status of sites, realistic lead-in times, and annualised build-out rates.

Relationship between SHLAA sites and Local Plan allocations

- 5.3 For the purposes of this trajectory, the Local Plan allocation layer has been used as the most up-to-date and reliable evidence of development potential. The allocation layer reflects the latest understanding of proposed site capacities, taking into account detailed Local Plan evidence, including work on viability, masterplanning, infrastructure requirements, and consultation with site promoters and developers. For example, the proposed Strategic Location at Wolverhill is proposed for a higher dwelling capacity of 3,300, exceeding the SHLAA Benchmark Dwelling Capacity, reflecting further considerations through masterplanning.
- 5.4 Where SHLAA sites fall within the boundary of an emerging allocation, the Local Plan allocation capacity is used for trajectory purposes, and those overlapping SHLAA sites are excluded to avoid double-counting. This ensures the trajectory reflects the most current and coordinated position on site delivery.
- 5.6 In cases where sites within an allocation are being jointly masterplanned or advanced collaboratively through the planning process, they are treated as phased components of a single allocation, with delivery rates applied to the allocation as a whole. SHLAA sites outside allocation boundaries remain included where they demonstrate independent potential for development.
- 5.7 The SHLAA trajectory takes into account all sites which passed the SHLAA Further Assessment and draws conclusions from this to create an indicative broad trajectory in five year tranches. A more focused trajectory setting out anticipated delivery rates site by site and year by year, dealing only with the Local



Plan allocations, will be published at the point of submitting the Local Plan for examination. This will draw on the latest evidence at the time to provide an up to trajectory with baseline residual capacities, updated build out rates and lead in times to further refine the approach taken in the SHLAA.

Phasing Assumptions for the Trajectory

- 5.8 The phasing assumptions reflect the likelihood of delivery based on planning status and evidence of activity on a site. These assumptions set the starting year for each category of site within the trajectory and provide a consistent framework for distributing supply over the plan period. This is shown below in table 4.

Table 4 Phasing assumptions for trajectory

Year of delivery start	Site type included
Year 1	Sites with full planning permission (including reserved matters and full applications) or outline permissions with clear evidence of deliverability (e.g. RM submitted/approved, confirmed start within 12 months).
Year 3	Outline permissions without detailed delivery evidence (no RM/clear start info) and emerging Local Plan allocations with an application submitted or subject to advanced planning activity (pre-app, PPA, EIA scoping).
Year 6	Emerging Local Plan allocations without a live application, where lead-in times are expected to extend beyond five years due to detailed design, infrastructure or viability work.
Year 11	SHLAA sites without planning permission and not proposed as allocations, representing longer-term or contingent capacity.

Evidence of Deliverability (PPAs and EIAs)

- 5.9 In line with the NPPF and PPG definition of a “deliverable” site, early delivery assumptions (from Year 3) have been applied only to proposed Local Plan allocations where there is clear evidence of active progress toward a planning submission. Such evidence may include Planning Performance Agreements (PPAs), Environmental Impact Assessment (EIA) screening or scoping requests, or pre-application enquiries, demonstrating promoter commitment and a realistic prospect of delivery within five years.
- 5.10 These sites benefit from both developer intent and the Local Planning Authority’s intention to allocate and bring them forward, providing a strong combined indication of deliverability. Sites outside the Local Plan allocation framework,



even where such activity exists, are not assumed to come forward within the first five years unless a planning permission is already in place.

Build-out Rate Assumptions

5.11 Once sites commence, annual build-out rates are applied to phase delivery across subsequent years. Rates vary by site size and reflect local delivery evidence and agreed assumptions. This is shown below in table 5.

Table 5 Build-out Rate Assumptions

Site size (dwellings)	Annual build-out rate assumed
0–149	40 dpa
150–499	70 dpa
500–999	100 dpa
1,000–1,499	110 dpa
1,500–1999	130 dpa
2000+	180 dpa

5.12 These rates are derived from Lichfields (2024) Start to Finish 3 national evidence on lead-in times and build-out rates, adjusted to reflect North Somerset’s local delivery record and the strong market performance of multi-outlet sites. The figures represent realistic averages rather than maximums and are consistent with national medians.

Summary Capacity and Trajectory

5.13 Applying the phasing and build-out rate assumptions set out above, the SHLAA capacity has been distributed into five-year tranches across the plan period. This provides a district-wide trajectory of expected housing delivery, combining planning permissions, Local Plan emerging allocations, SHLAA sites without planning status, and windfall allowances.



Table 6 below summarises the expected contribution over time.

Table 6 Trajectory

Source of supply	Capacity	Years 1–5 (2025–30)	Years 6–10 (2030–35)	Years 11–15 (2035–40)	Years 16+ (2040+)
Proposed Allocations	21,738	9,030	8,166	3,067	1,475
Planning Permissions (which are not allocations)	806	806	0	0	0
SHLAA Sites (which are not allocations)	6,603	0	0	5,474	1,010
Small Site Windfall	3,400	850	850	850	850
Additional Windfall	600	150	150	150	150
TOTAL	33,028	10,836	9,166	9,541	3,485
PERCENTAGE	100%	32.81%	27.75%	28.89%	10.55%

Commentary

- 5.14 The trajectory identifies a total theoretical potential capacity of 33,028 dwellings across the plan period. Delivery is phased to reflect the build-out characteristics and timing assumptions applied to each source of supply.
- 5.15 In the early years, housing delivery is driven predominantly by proposed allocations, many of which benefit from planning permission or active developer interest. These are supported by committed non-allocation permissions and a steady contribution from small site windfall, together providing a strong and deliverable short-term supply.
- 5.16 In the middle part of the plan period, delivery continues to be led by the build-out of strategic Local Plan allocations, with additional contributions from windfall development and emerging SHLAA sites as larger schemes progress following infrastructure delivery.
- 5.17 Towards the later stages, housing supply becomes increasingly influenced by non-allocated SHLAA sites, reflecting longer-term development potential identified through the assessment process. Continued completions from strategic allocations and consistent windfall delivery help sustain output and maintain flexibility.
- 5.18 Overall, the trajectory provides an evidence-based and realistic picture of expected housing delivery across North Somerset, showing a robust and phased



supply consistent with the Local Plan's growth strategy and the evidence underpinning deliverability and build-out rates.

- 5.19 The overall SHLAA capacity provides a degree of flexibility in meeting the Local Plan housing requirement of 23,700 dwellings as set out in Policy SP8. When considered collectively, the identified sites provide sufficient scope to maintain delivery even if some are delayed or do not progress as anticipated.
- 5.20 This should not be interpreted as indicating that all identified capacity will necessarily be delivered or indeed appropriate, nor that the total SHLAA figure represents additional provision beyond the Local Plan allocations. Rather, it reflects a comprehensive and proportionate assessment of overall potential supply, recognising that a degree of non-delivery and phasing variation is inherent in plan-period trajectories.



6. Summary of Baseline Assessment for each area of search

WSM and nearby settlements (west of M5)

- 6.1 Of the 62 sites in the search area, 22 have been discounted and are not considered to offer suitable opportunities for allocation. This is shown below in figure 3.

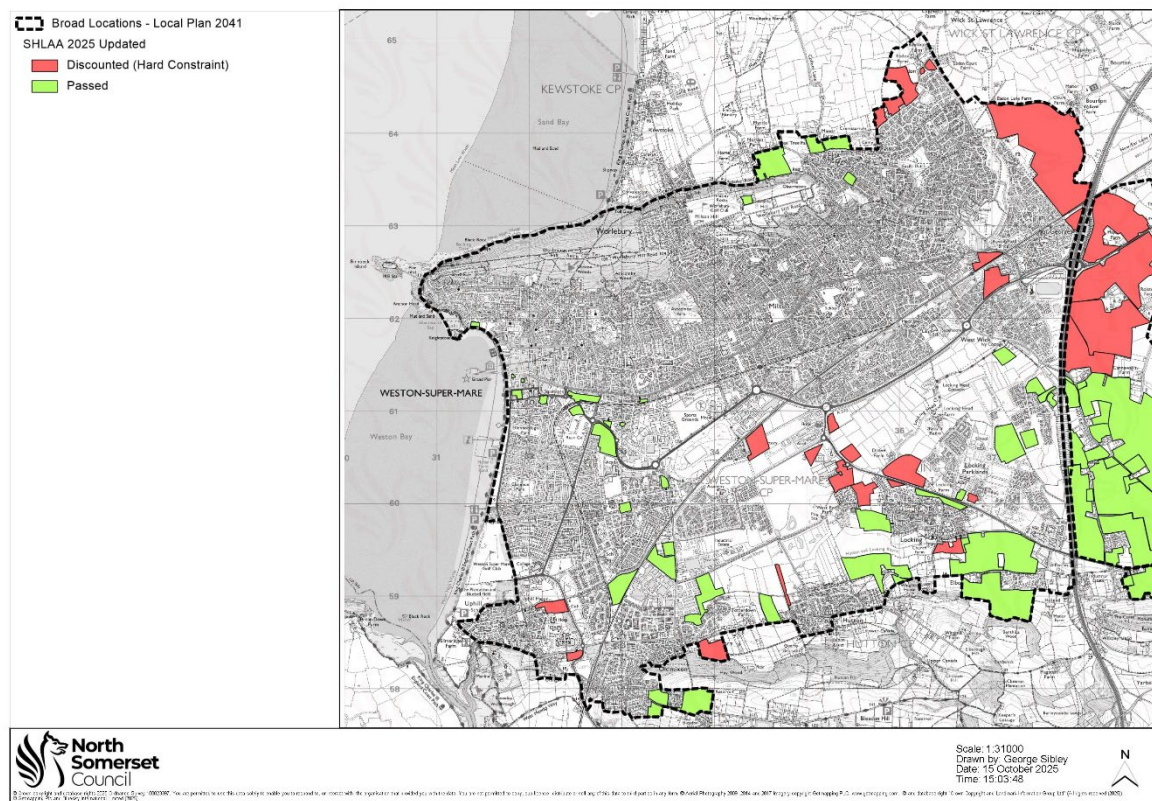


Figure 3 Weston Super Mare Summary of Search

- 6.2 The majority of sites were discounted due to flood risk including a current indication of a high probability of flooding as well as some sites indicated to be at a greater risk in the future. Other reasons for discounting were falling within a designated Strategic Gap, Proposed Employment Allocations and locations within a National Landscape.
- 6.3 Table 7 presents the sites have been assessed as having potential for further investigation within the Weston-super-Mare and wider Weston-super-Mare area.

Table 7 WSM - Sites identified as having potential for further consideration



Site Reference	Site Name	Area(HA)	Assessed Capacity
HE2010123	Land to the north of Celtic Way	8.23	127
HE2010135	Land south of Old Banwell Road	0.82	14
HE2010133	Land south of Winterstoke Hundred Academy	0.83	50
HE2010115	Land off of Banwell Road	0.08	2
HE2010116	Lodwell Farm	14.82	63
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
HE2035	Land south of Bleadon Hill	1.94	27
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
		TOTAL:	1,176

6.4 Table 8 provides a schedule of sites that have potential subject to the application of the sequential and exception tests. These are sites within the urban area within flood zone 3.

Table 8 WSM - Site potential subject to policy justification (flood risk sequential and exception tests)

Site Reference	Site Name	Area(HA)	Assessed Capacity
HE201094	Manor Farm Crescent Wsm	8.07	48
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 Bournville 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



Site Reference	Site Name	Area(HA)	Assessed Capacity
HE20U23	Leisuredome site	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:	1,803



East of Weston-super-Mare

6.5 5 of the sites in the search area have been discounted and are not deemed to be suitable sites. This is shown below in figure 4.

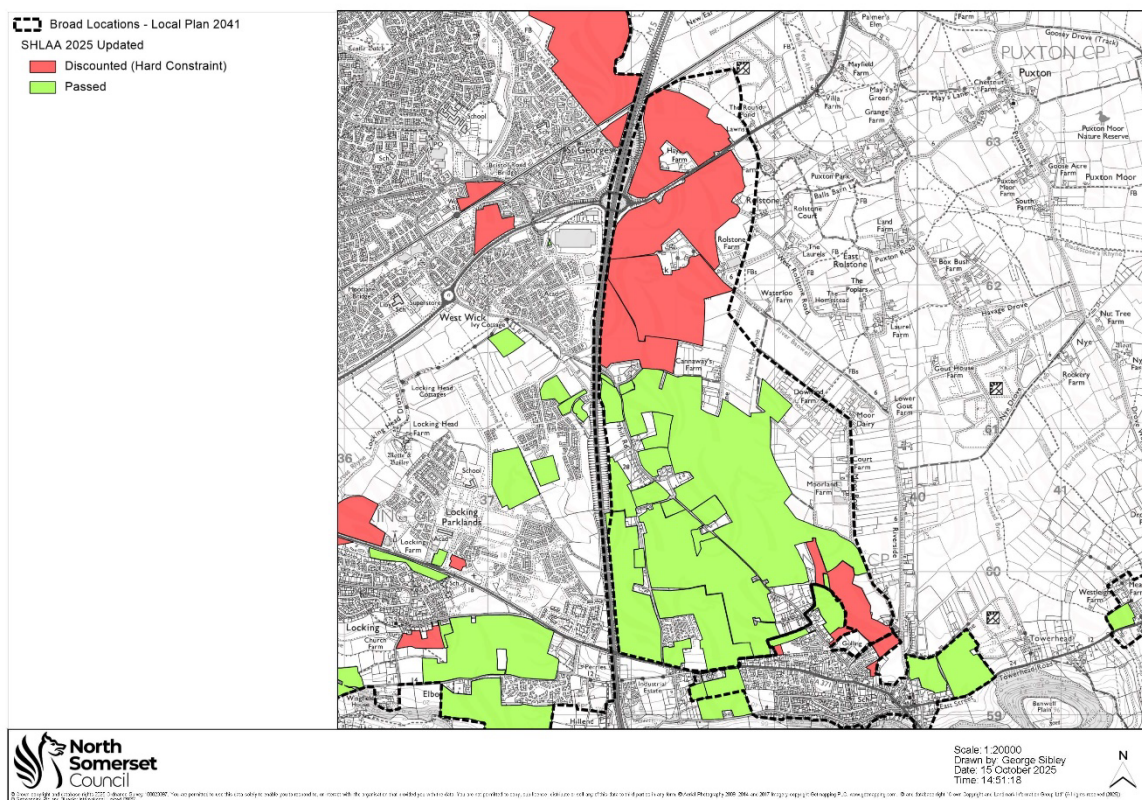


Figure 4 East of Weston Super Mare Summary of Search

6.6 The five sites were discounted due to flood risk including a current indication of a high probability of flooding as well as an indication of greater risk in the future, and due to proposed designation of a Strategic Gap to the north of Banwell.

Sites in table 9 have potential for further investigation.

Table 9 sites that have been assessed as having potential for further investigation.

Site reference	Site Name	Area (HA)	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



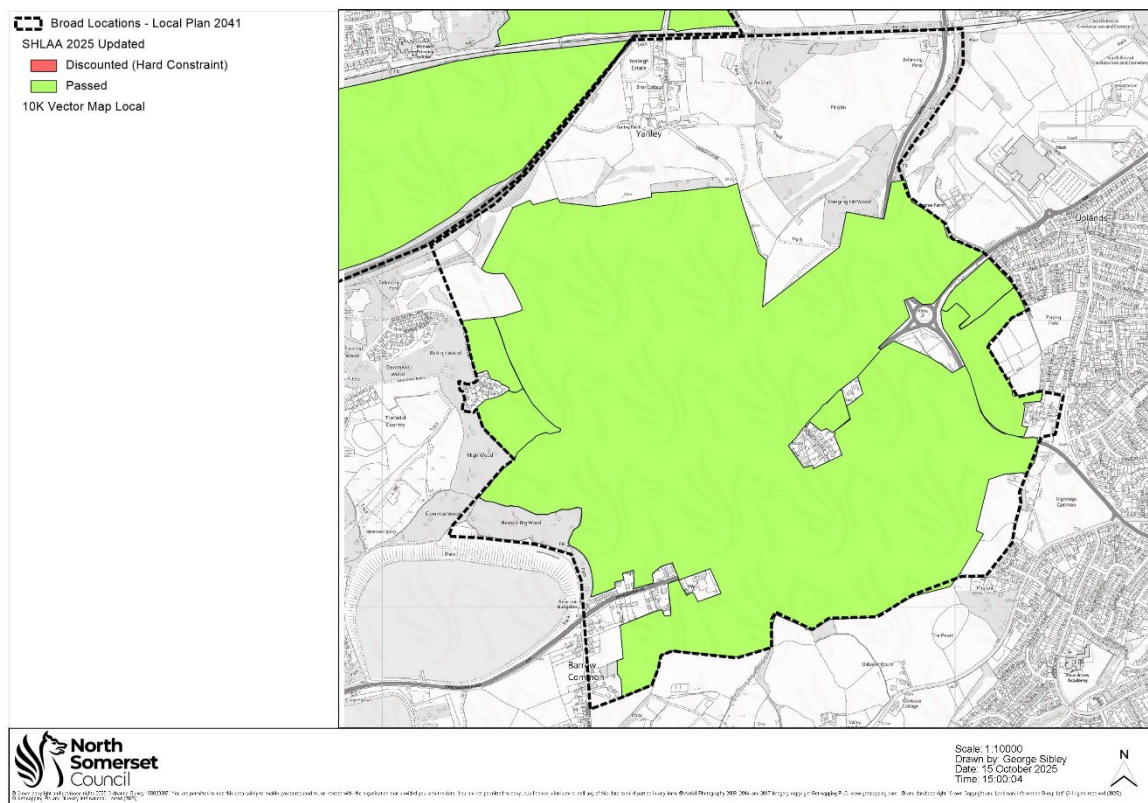
HE203005	Land adjacent Summer Lane bridge	4.86	30
HE201016	Myrtle Farm	1.28	30
HE20607	Land east of Wolvershill Road	99.17	1001
HE201034	Land east of Wolvershill Road	2.79	130
HE201086	Land at East of M5	43.17	560
HE20594	Park Farm	1.29	30
HE202000	Land off Summer Lane	0.94	20
HE20498	Land adjacent to Summer Lane and Knightcott Road	2.48	78
		TOTAL:	2639



Edge of Bristol

6.7 All 6 of the sites within this area are deemed to warrant further consideration. Shown below in figure 5.

Figure 5 Edge of Bristol Summary of Search.



6.8 Table 10 presents the sites that have been assessed as having potential for further investigation.

Table 10 Sites identified as having potential for further consideration.

Site reference	Site Name	Area (HA)	Capacity
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	215
HE20110	Yanley Lane South West Bristol	204.89	3500
HE2010148	Inn at Yanley	1.15	21
		TOTAL:	3966



Portishead

6.9 5 of the sites in the search area have been discounted and are not considered to offer suitable opportunities for allocation. This is shown below in figure 6. 1 site would be suitable subject to a flood risk sequential test and exception test.

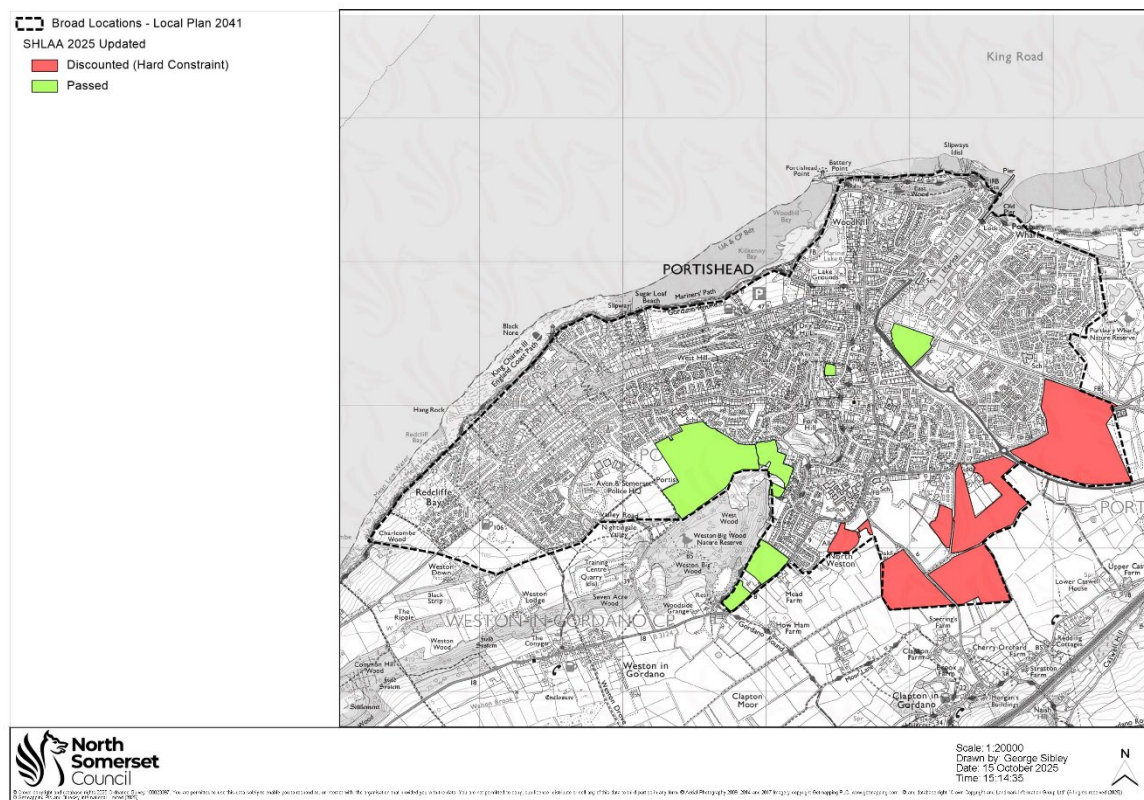
6.10 The main reason for sites being discounted is due to flood risk.

6.11 Table 11 presents sites that have been assessed as having potential for further investigation.

Table 11 Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
HE2067	West of Weston Wood Road	0.74	27
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
		TOTAL:	678

Figure 6 Portishead Summary of Search.



- 6.12 Note: HE20U07 Old Mill Road falls within the Wyndham Way broad location identified in the emerging Local Plan. While it has been assessed through the SHLAA for completeness, its capacity is accounted for within the Wyndham Way broad location figure and is not counted separately in the overall SHLAA total or housing trajectory.



Clevedon

6.13 Of the sites in this search area, 6 have been discounted. This is shown below in figure 7.

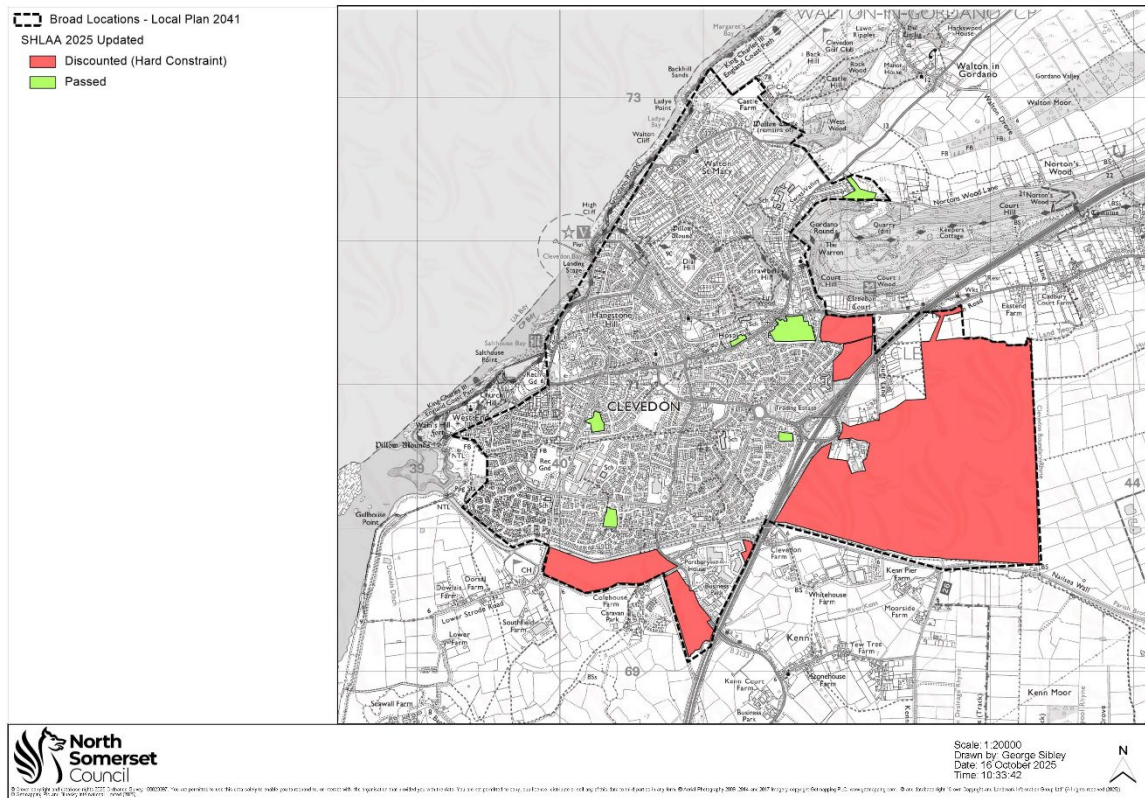


Figure 7 Clevedon Summary of Search.

6.14 The main reason for discounting sites was due to flood risk. Table 12 shows the sites which have the potential for further investigation. Table 13 presents 6 sites that have been assessed as having potential for further investigation subject to the application of the sequential and exception tests.

Table 12 Clevedon - Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
HE20328	North of Nortons Wood Lane	1.63	20
		TOTAL:	20

Table 13 Site potential subject to policy justification (flood risk sequential and exception tests)



Site reference	Site Name	Area (HA)	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
		TOTAL:	250



Nailsea and Backwell

6.16 None of the sites in this search area have been discounted at this stage of the assessment. This is shown below in figure 8. The list of sites is found with table 14.

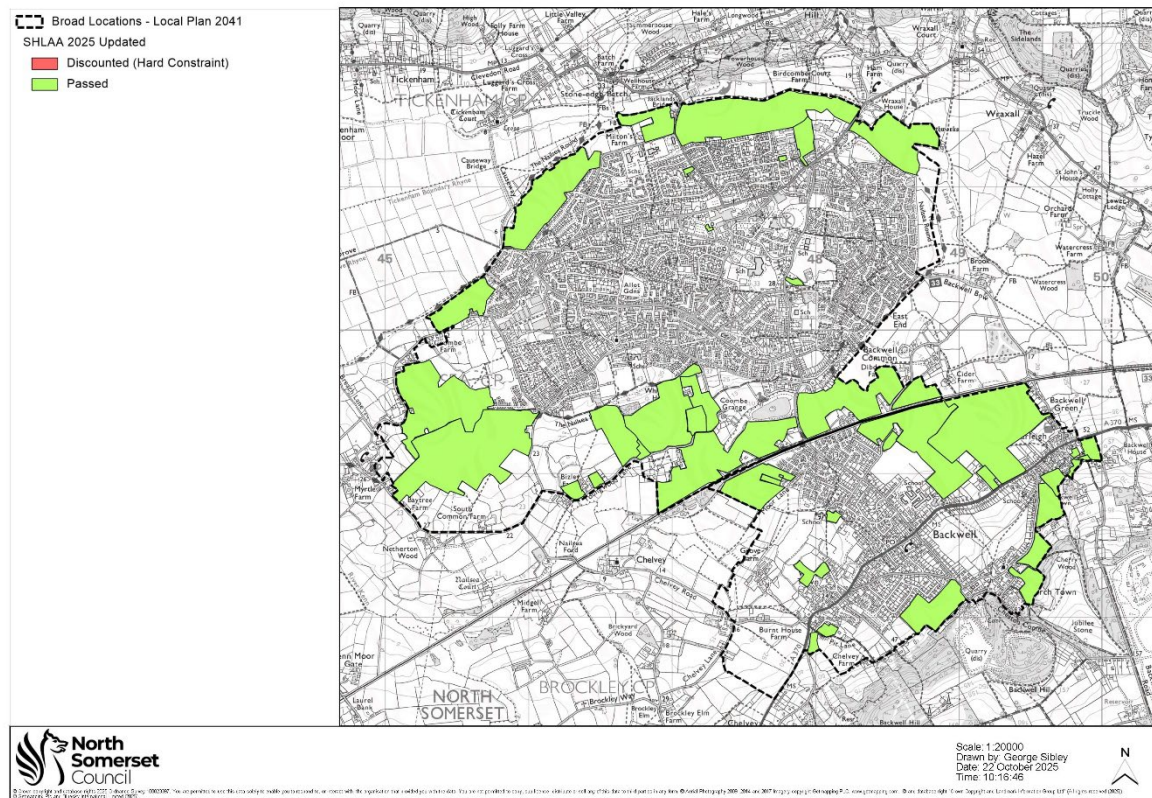


Figure 8 Nailsea and Backwell Summary of Search.

Table 14 Nailsea and Backwell - Sites identified as having potential for further consideration

Site Reference	Site Name	Area(HA)	Capacity
HE202008	Land off Rushmoor Lane	1.86	67
HE2010131	Land north of Backwell Hill Road	1.61	58
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



Site Reference	Site Name	Area(HA)	Capacity
HE2011	Land south of Uncombe Close	1.64	58
HE20213	Land off Church Lane	2.67	50
HE20214	Land south of Church Lane	3.15	50
HE209	Land south of Backwell Hill Road	0.53	18
HE2010	Backwell Hill Rd	0.2	3
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
HE208017	Land off Backwell Hill Road	0.29	3
HE202012	Land east of Backwell A	44.09	500
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
HE201080	Land north of Youngwood Lane	1.98	40
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
HE20233	Northeast of Nailsea	13.1	120
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
		TOTAL:	4,339



Pill and Easton-in-Gordano

6.17 All the sites in this search area have the potential for further investigation. Table 15 presents the sites that have been assessed as having potential for further investigation. This is shown below in figure 9.

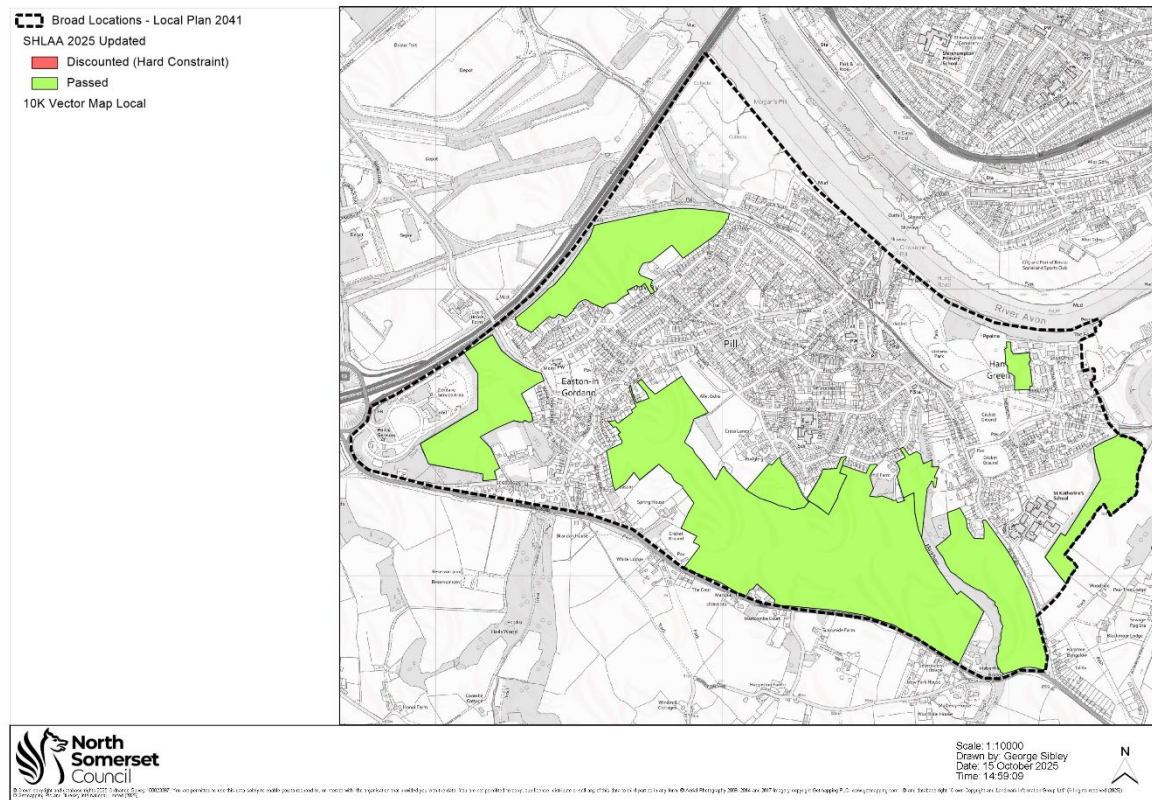


Figure 9 Pill and Easton-in-Gordano Summary of Search

Table 15 Pill and Easton-in-Gordano - Sites identified as having potential for further consideration

Site Reference	Site Name	Area(HA)	Capacity
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
HE201065	Land at Ham Green	0.98	40
HE2010137	Land off of St Katherine's School	20.81	416
HE201095	Land off of Brookside	2	33
HE2010138	Brookside Open Space	1.29	46
		TOTAL:	1656





Yatton and Claverham

6.18 Of the sites in this search area, 9 have been discounted and are not considered to offer suitable opportunities for allocation. This is shown below in figure 10.

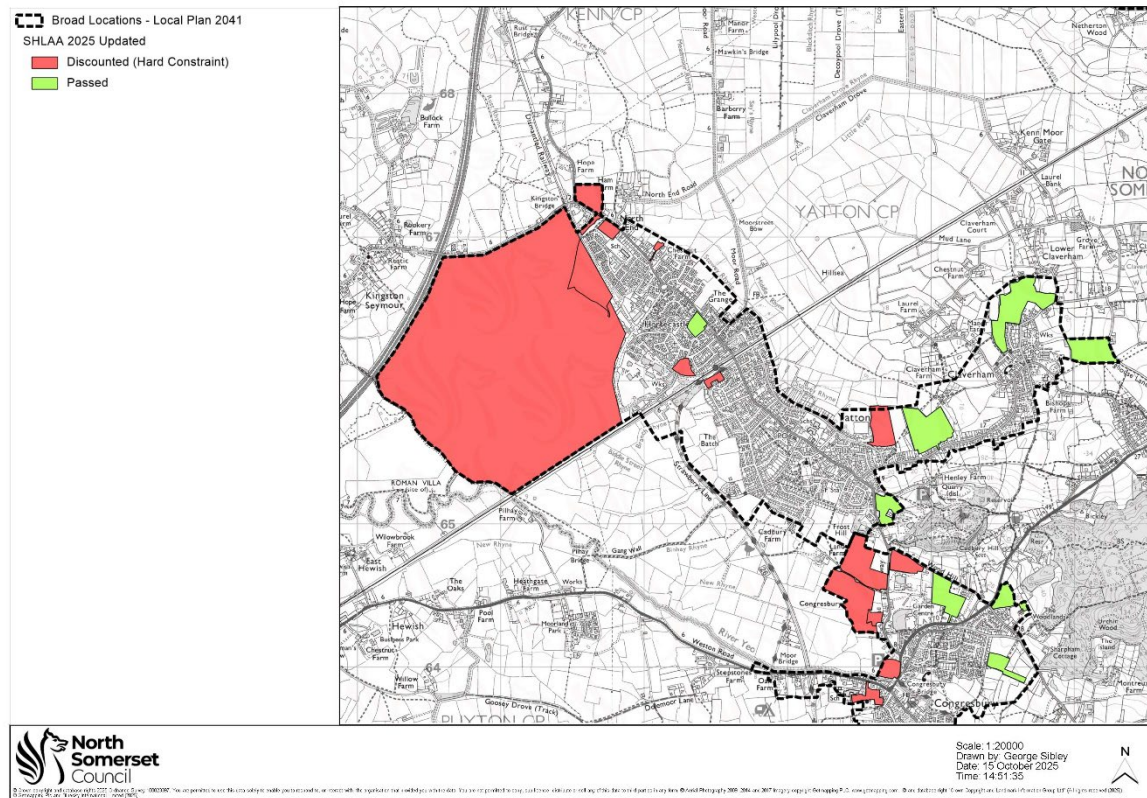


Figure 10 Yatton and Claverham Summary of Search.

6.19 The main reason for sites being discounted is due to flood risk, including a greater risk of flooding in future as a result of sea level rise.

6.20 Table 16 presents 5 sites that have been assessed as having potential for further investigation.

Table 16 Yatton and Claverham - Sites identified as having potential for further consideration.

Site reference	Site Name	Area (HA)	Capacity
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
HE2057	East of Frost Hill	2.51	75
HE208000	Stowey Road Yatton	7.36	130



Site reference	Site Name	Area (HA)	Capacity
		TOTAL:	464



Banwell

6.21 3 of the sites within this search area have been discounted. This is shown below in figure 11.

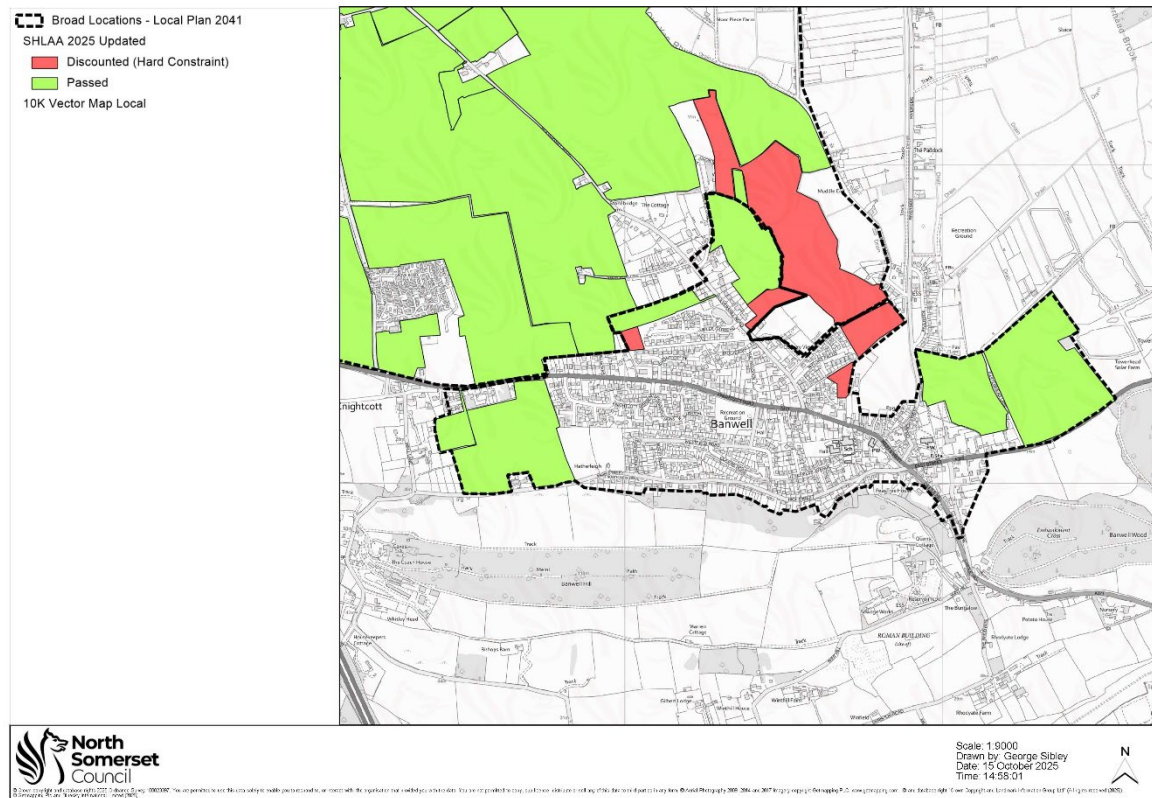


Figure 11 Banwell Summary of Search.

6.22 6 sites have been assessed as having potential for further investigation, shown below in table 17.

Table 17 Banwell - Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
HE2098	South of Knightcott Road	8.77	95
HE201055	Eastermead Lane	10.74	10
HE20195	East of Riverside	4.81	30
HE201050	Western trade Centre	1.21	30
HE203014	Land north of Banwell	1.59	58
HE208050A	Elmcroft Farm	5.12	64
		TOTAL:	287



Bleadon

6.23 3 of the sites in this search area have been discounted. This is shown below in figure 12.

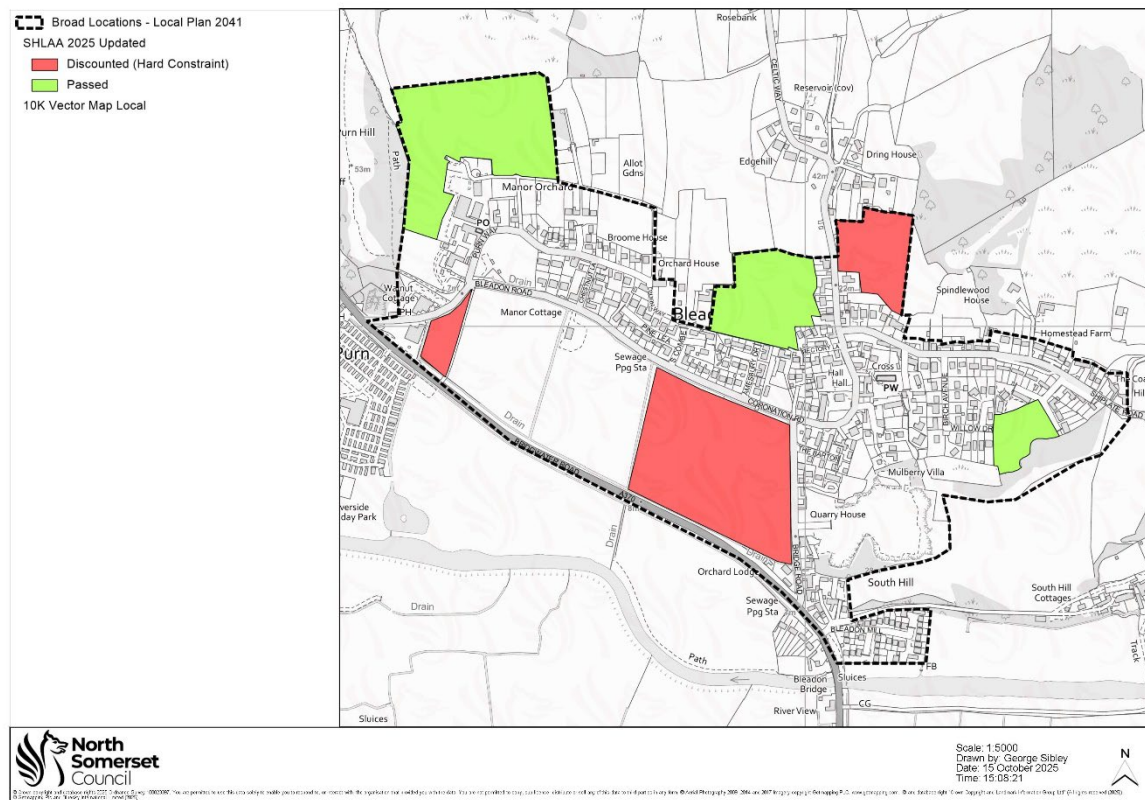


Figure 12 Bleadon Summary of Search.

6.24 The main reason for sites being discounted is due to flood risk and the sites relationship to the National Landscape.

6.25 3 sites have been assessed as having potential for further investigation. These are listed below in Table 18.

Table 18 Bleadon - Sites identified as having potential for further consideration.

Site reference	Site Name	Area (HA)	Capacity
HE2051	Land north of Amesbury Drive	2.49	45
HE2083	Purn House Farm Industrial Estate	4.88	60
HE20357	West of Willow Drive	0.86	32
		TOTAL:	137



Long Ashton

6.26 Of the sites in this search area, 1 site, HE20321, has been discounted because of its relationship with a nearby Scheduled Monument. This is shown below in figure 14.

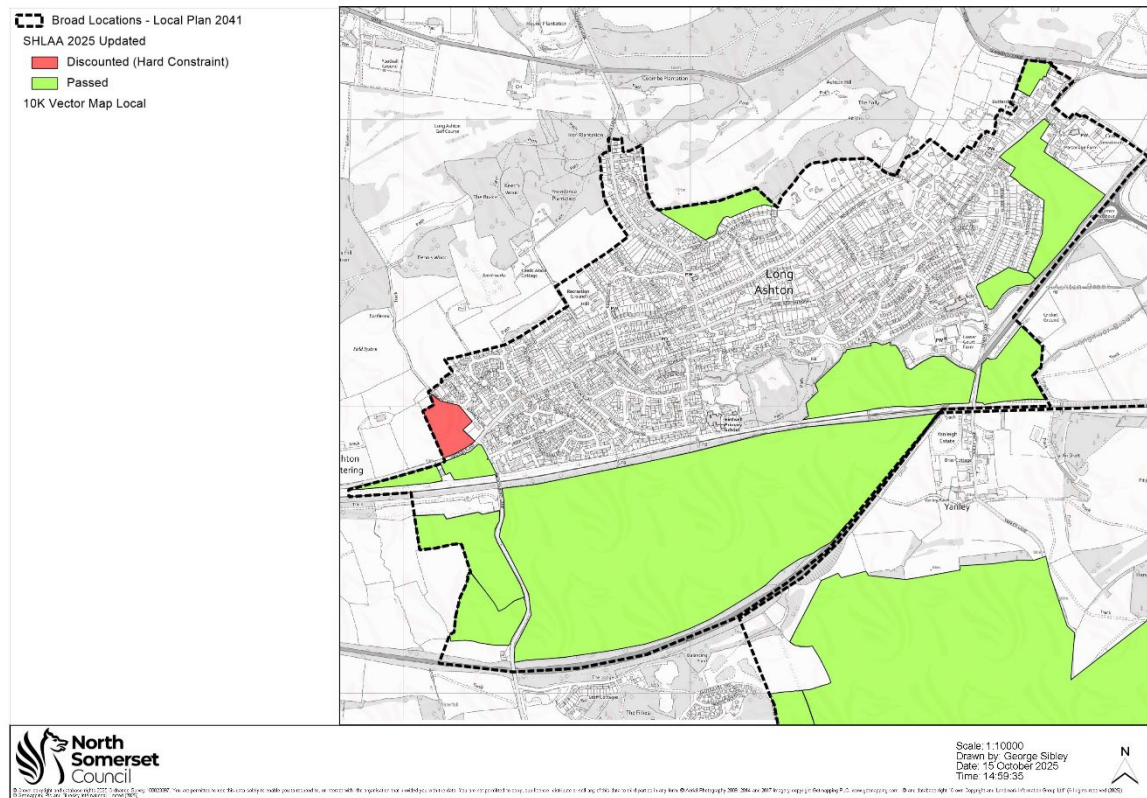


Figure 13 Long Ashton Summary of Search.

6.27 10 sites have been assessed as having potential for further investigation. These are listed below in Table 19.

Table 19 Long Ashton - Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
HE20139	Land south of Long Ashton	71.76	1394
HE2043	Weston Rd Long Ashton	1.4	40
HE2021	Land around Yanley Lane, South Long Ashton	13.93	280
HE2018	Land south of Parsonage Road	7.33	219
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
HE20277	Land south of Weson Road	1.01	20



Site reference	Site Name	Area (HA)	Capacity
HE203026	Land off Clarken Coombe	0.86	15
HE208037	Land north of Short Lane, Long Ashton	2.73	97
		TOTAL:	2403



Churchill and Langford

6.28 None of the sites in this search area have been discounted at this stage of the assessment. This is shown below in figure 14. A list of sites shown in table 20.

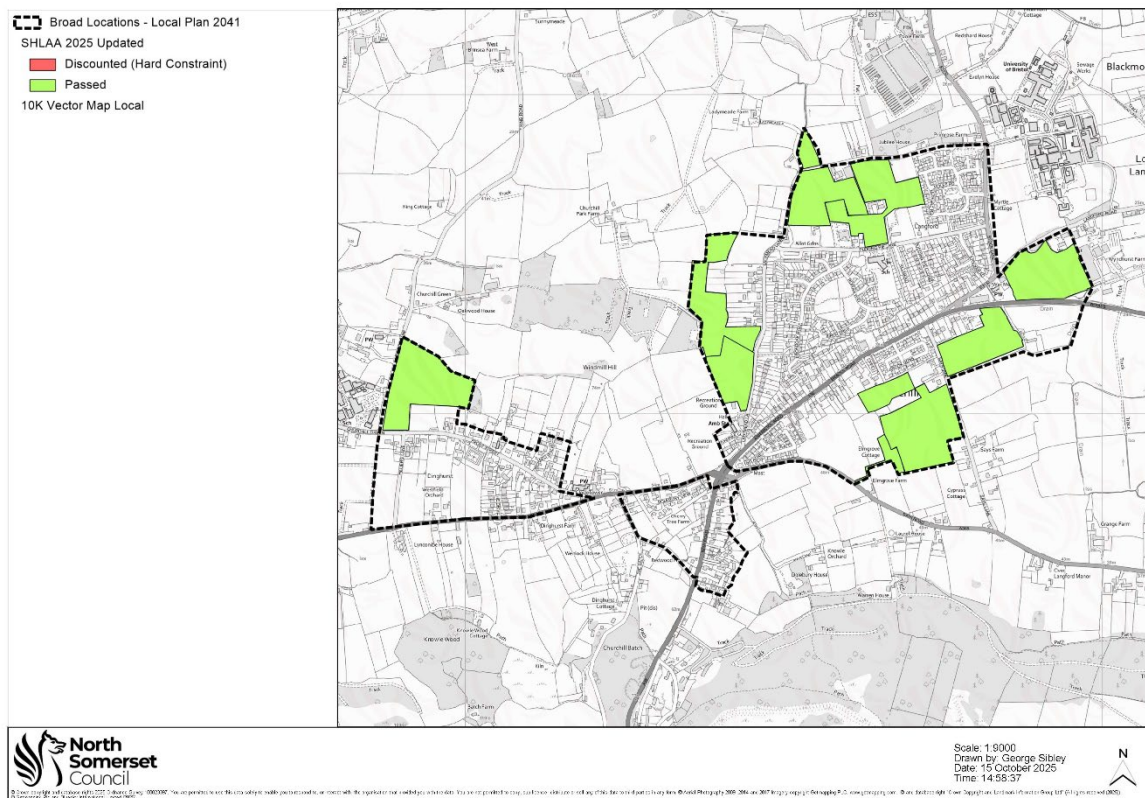


Figure 14 Churchill and Langford Summary of Search.

Table 20 Churchill - Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
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
HE201093	Off Churchill Green	4.38	60
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
		TOTAL:	654



Congresbury

6.29 Of the sites in this search area, 11 have been discounted and are not considered to offer suitable opportunities for allocation. This is shown below in figure 15.

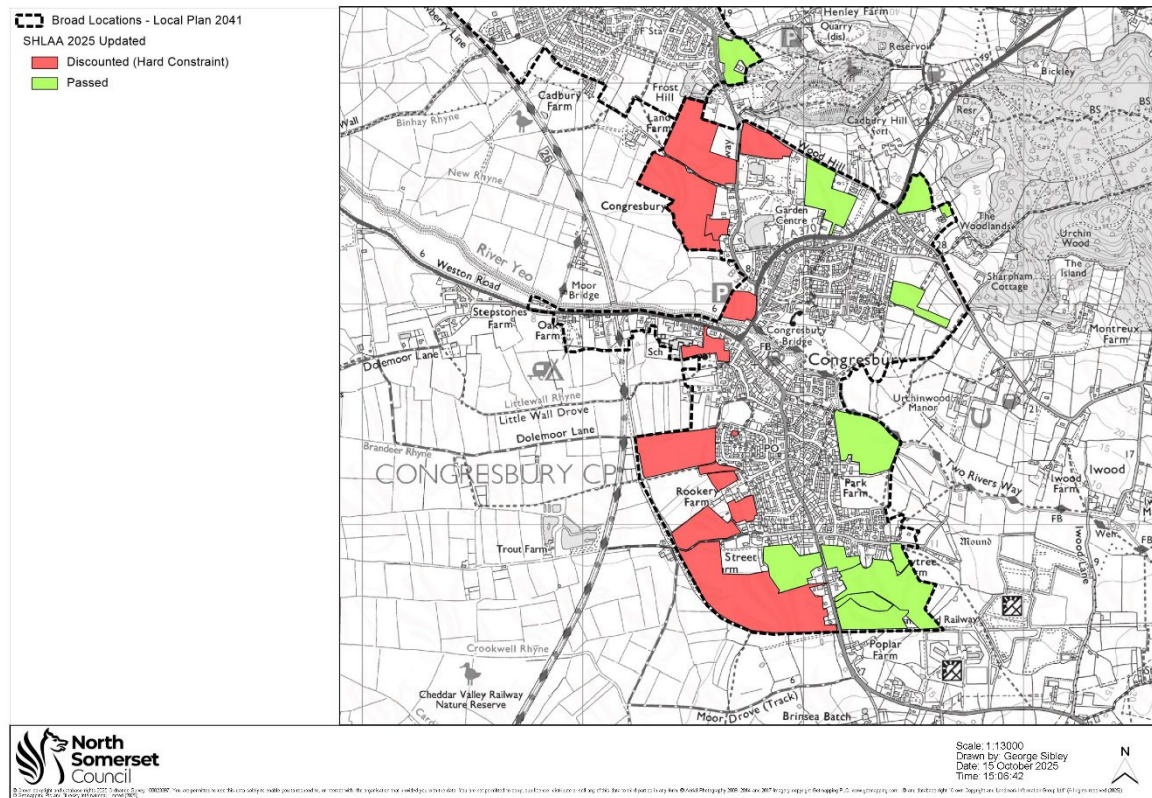


Figure 15 Congresbury Summary of Search.

6.30 Table 21 presents the sites that have been assessed as having potential for further investigation.

Table 21 Congresbury - Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
HE20315	Land southeast of Congresbury	0.72	26
HE20307	Park Farm	5.69	90
HE202010	Land at Cobthorn Farm	1.99	45
HE20490	Land at Woodhill	4.04	100
HE202011	Land east of Brinsea Road	1.38	24
HE20306	Land west of Brinsea Road	3.79	65
HE20303	East of Brinsea Road	6.92	208
HE20304	East of Brinsea Road	1.24	43
HE20305	East of Brinsea Rd	3.03	90



Site reference	Site Name	Area (HA)	Capacity
HE201077	Land north of Congresbury	1.87	68
HE2042	Land at Middlecombe Nursery	0.26	10
		TOTAL:	769



Sandford

6.31 Of the sites in this search area, 3 sites have been discounted because of their presence within a Strategic Gap. Table 22 presents the sites that have been assessed as having potential for further investigation. This is shown below in figure 16.

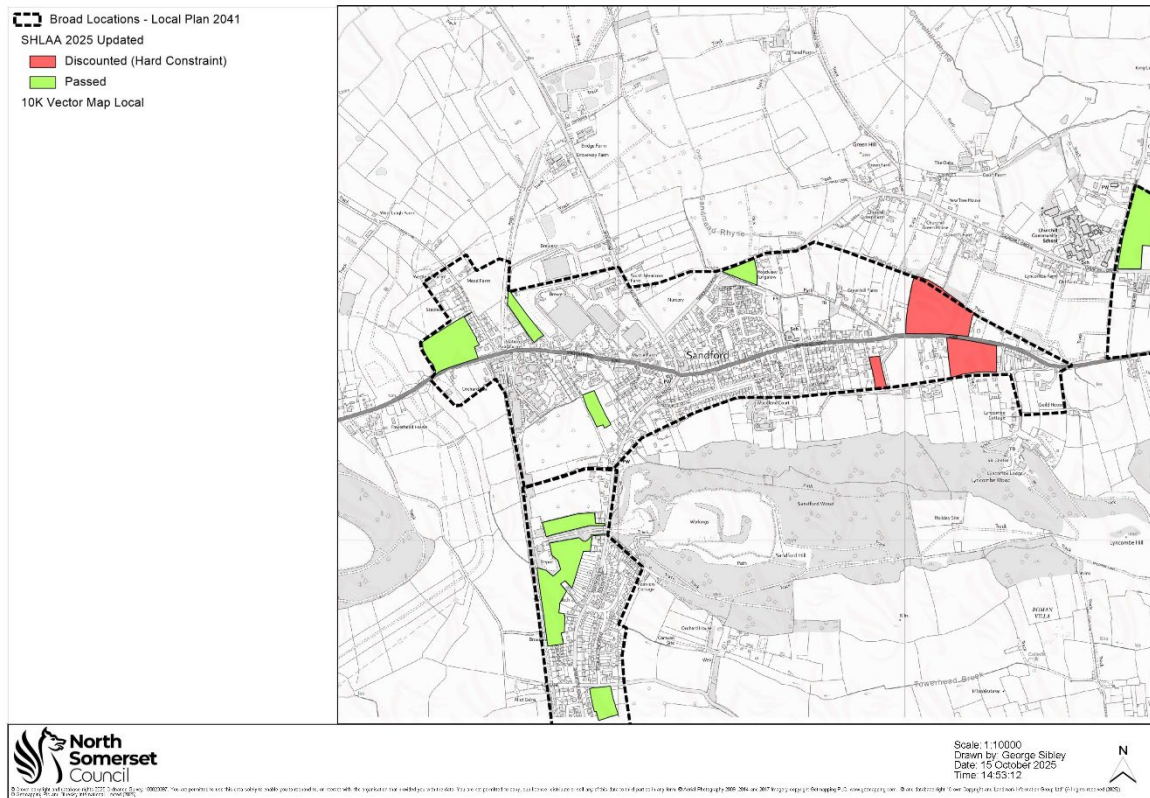


Figure 16 Sandford Summary of Search.

Table 22 Sandford - Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
HE2034	Land at Mead Lane	2.34	30
HE20253	South of Roman Rd	0.59	21
HE203008	Land near Mead Lane	0.66	7
HE201012	Land west of Sandford	0.63	18
HE203036	Land north of Sandford	0.55	2
		TOTAL:	78



Winscombe

6.32 Of the sites in this search area, 2 have been discounted and are not considered to offer suitable opportunities for allocation. This is shown below in figure 17.

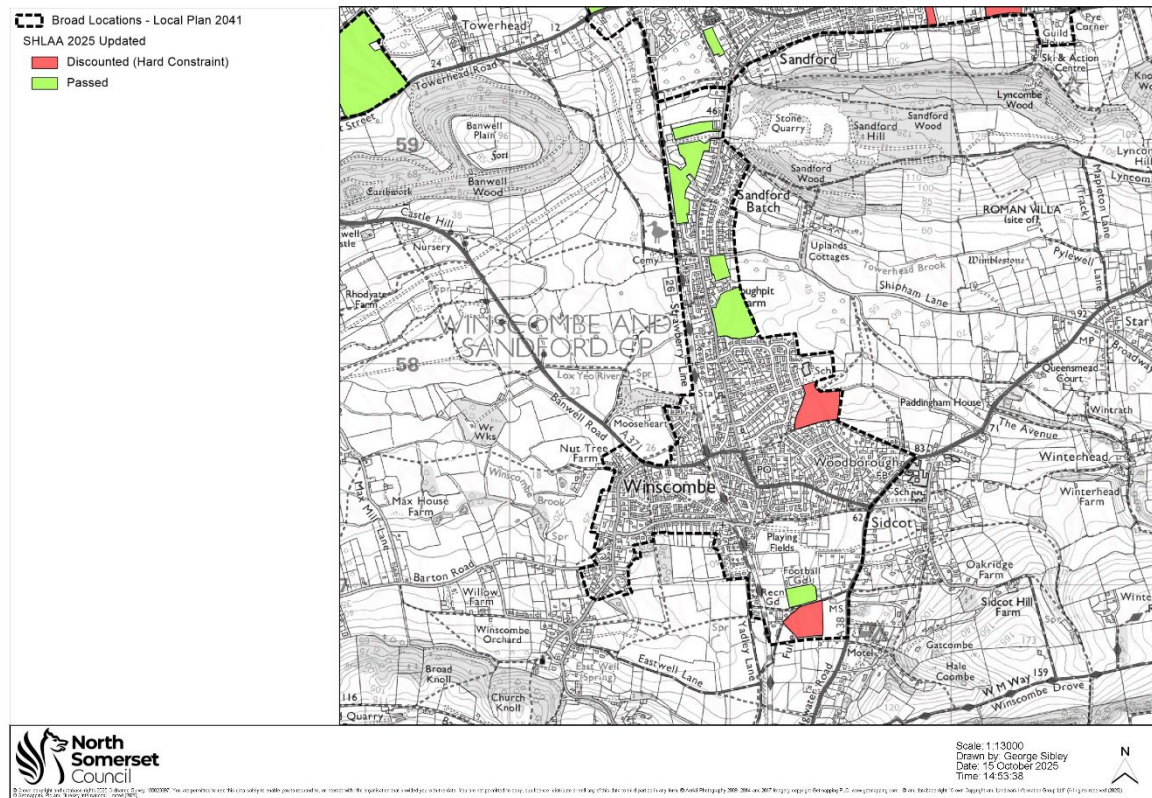


Figure 17 Winscombe Summary of Search

6.34 The main reason for sites being discounted is due to the Mendip Hills National Landscape.

6.35 Table 23 presents the sites that have been assessed as having potential for further investigation.

Table 23 Winscombe - Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
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	44
HE20121	Fullers Lane	1.07	40
		TOTAL:	212



Wington

6.36 Of the sites in this search area, all have the initial potential for further investigation. Table 24 presents the sites that have been assessed as having potential for further investigation. This is shown below in figure 18.

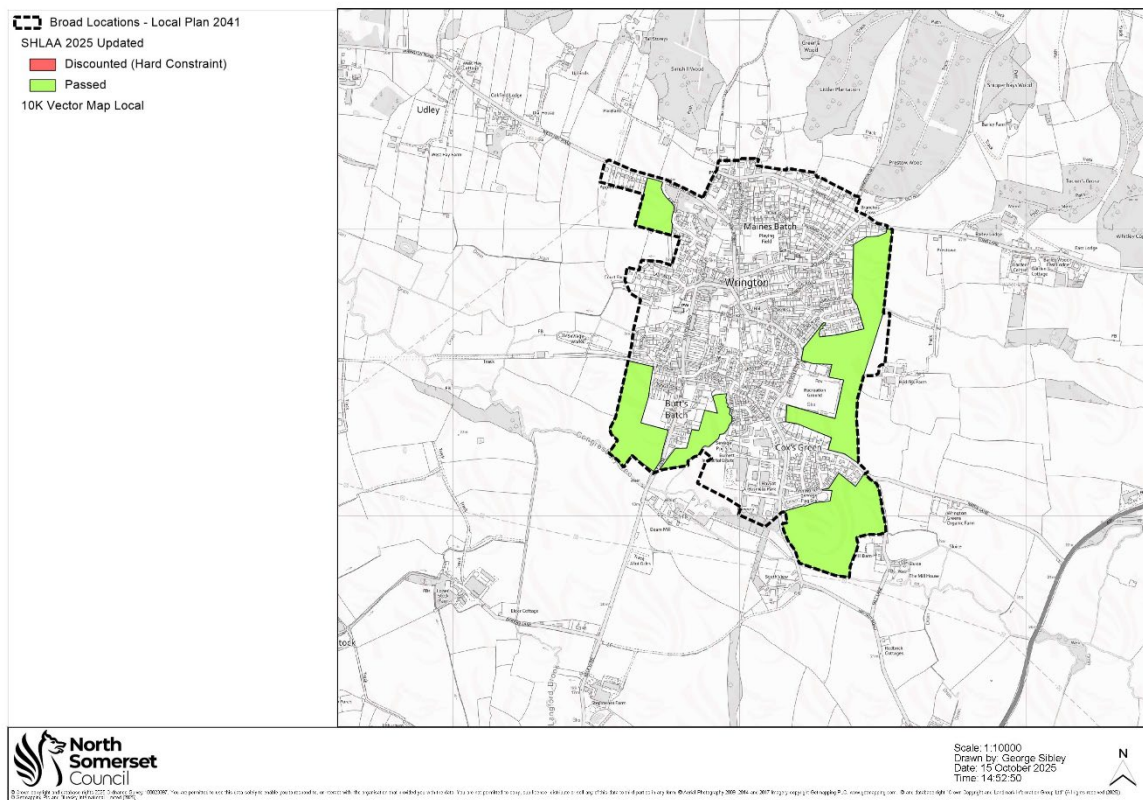


Figure 18 Wington Summary of Search

Table 24 Wington - Sites identified as having potential for further consideration

Site reference	Site Name	Area (HA)	Capacity
HE203004	Land at Coxs Green	7.72	70
HE2017	Land west of Garstons Orchard	2.09	51
HE20198	West of Butts Batch	4.38	48
HE2033	Land east of Wington	9.75	180
HE208052	The Alburys	1.72	50
		TOTAL:	399



Wyndham Way, Portishead, Broad Location

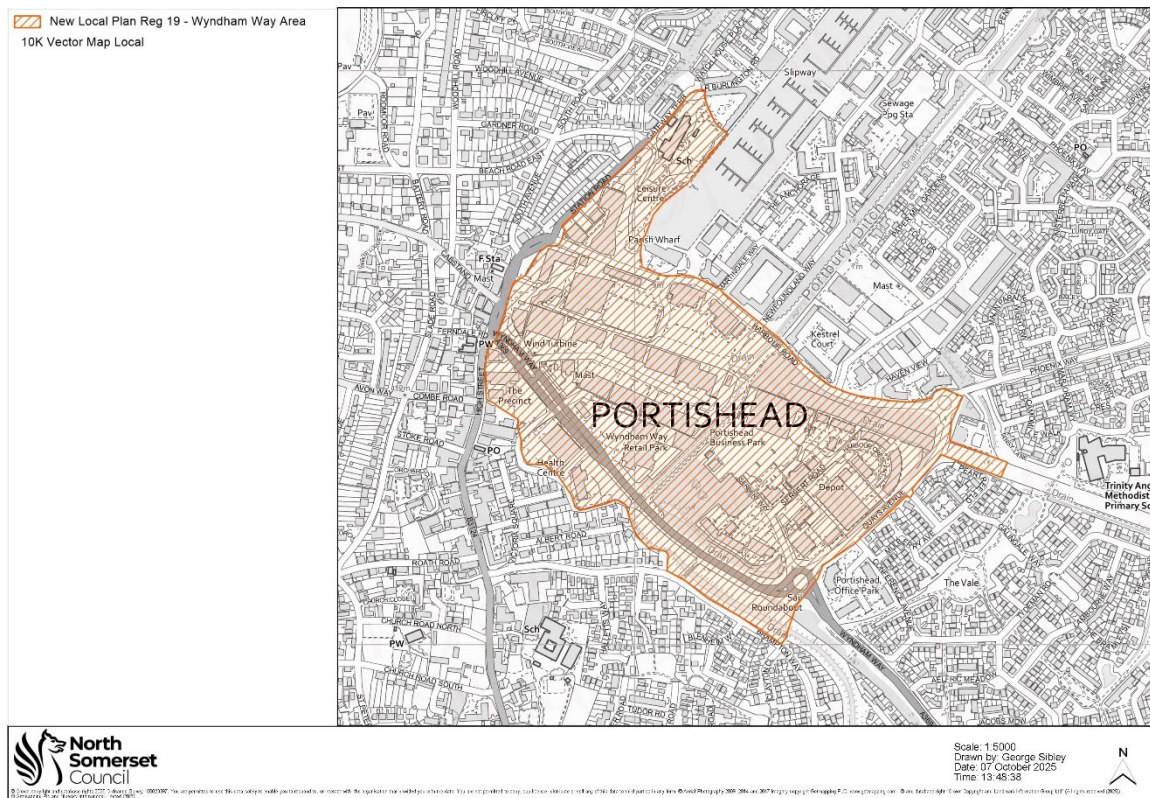


Figure 19 Wyndham Way, Portishead

6.37 A total capacity of 785 dwellings has been included for the Wyndham Way broad location in the SHLAA. This figure is derived from the July 2024 Delivery Testing Report, which assessed the potential yield across the main sites within the Framework Area, based on high-level site options and viability modelling. While it is recognised that a proportion of this housing may be delivered later in the plan period—or even potentially beyond with no interventions—it is appropriate to include the full indicative capacity to reflect the developable potential of the broad location. Key sites such as Old Mill Road (up to 567 units) and the Waitrose site (up to 167 units) have been shown to be viable in principle, with phased delivery models supported by existing infrastructure and urban design frameworks. The broad location is expected to evolve over time, with development coming forward through a mix of market-led projects and, where necessary, targeted public intervention. Including the full capacity figure in the SHLAA aligns with the Local Plan’s regeneration objectives, provides flexibility in housing supply, and ensures that the longer-term urban intensification potential of Portishead is properly reflected in the housing trajectory.





Monaghan Mushroom Farm, Broad Location

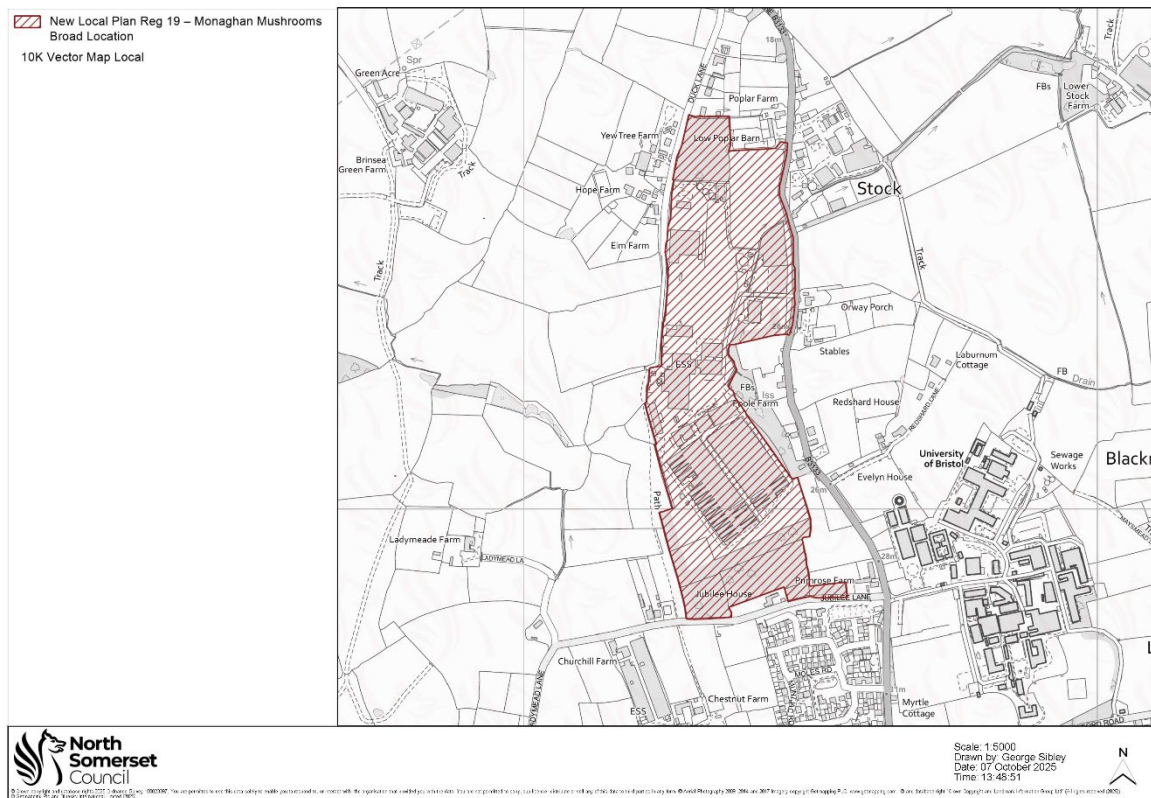


Figure 20 Monaghan Mushroom Farm

- 6.38 A total capacity of 230 dwellings has been included for the Monaghan Mushroom Farm broad location in the SHLAA. This reflects the emerging Local Plan allocation, which identifies the site as a potential suitable area to accommodate additional housing growth through redevelopment, subject to the successful relocation of existing mushroom farm operations elsewhere within North Somerset.
- 6.39 The site's inclusion within the SHLAA recognises its potential to contribute to the efficient use of previously developed land and to support regeneration objectives within the district. Incorporating the indicative capacity figure ensures that the redevelopment potential of the site is properly reflected within the housing trajectory and provides flexibility within the overall housing supply across the plan period.



Further investigation

- 6.40 144 individual sites have been considered for further investigation as well as the two broad locations at Wyndham Way, Portishead and Monaghan Mushrooms. This section listed the individual sites assessed considering known specific site constraints and any other evidence which could impact the site development potential. Each individual site assessments can be found in North Somerset SHLAA 2025 Appendix 2 Further Site Assessment.



7. Conclusion

- 7.1 The North Somerset SHLAA October 2025 demonstrates that the district has a substantial and diverse portfolio of housing land capable of meeting identified needs across the plan period. Following a rigorous multi-stage assessment process—comprising the Sifting, Baseline, and Further Assessments—a total theoretical potential capacity of approximately 33,028 dwellings has been identified from all sources of supply, including planning permissions, emerging allocations, broad locations, and windfall allowances.
- 7.2 The findings confirm that North Somerset benefits from a balanced mix of committed, developable, and longer-term housing opportunities distributed across its main settlements and rural areas. The assessment reflects the latest national policy direction, particularly the emphasis on optimising land use in sustainable locations, supporting regeneration, and making effective use of previously developed land.
- 7.3 While the SHLAA provides a robust evidence base for the Local Plan, it does not in itself determine which sites will be allocated for development. The selection of sites for allocation will continue to be informed by wider planning considerations including alignment with the spatial strategy, infrastructure capacity, environmental constraints, and community consultation. Judgements on which sites have been deemed suitable for allocation are set out in the Spatial Strategy, Site Selection and Capacity Paper October 2025.
- 7.4 Overall, the North Somerset SHLAA October 2025 provides a clear, consistent, and policy-compliant understanding of the district’s potential housing land supply. It ensures that the North Somerset Local Plan 2041 is underpinned by a robust and transparent evidence base capable of demonstrating deliverability and maintaining a sufficient pipeline of housing land over the plan period and beyond. The SHLAA will continue to be assessed periodically.

