



# Challenges and Choices Part 2

## Choices for the future

# **Strategic Housing Land Availability Assessment**

## Interim Report

**November 2020**

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## Background

National planning advice requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) as a key part of their evidence base when preparing a local plan.

The SHLAA is used to support plan preparation by providing an understanding of the characteristics of residential land supply and opportunities available within North Somerset for meeting the identified housing requirement. Guidance on producing the SHLAA is provided in the National Planning Practice Guidance. This process enables local planning authorities to establish realistic assumptions about the availability, suitability and the achievability of land to meet the need for housing over the plan period.

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 and achievability.

This approach ensures that all potential land supply options are assessed together to help inform which sites are potentially the most suitable and deliverable taking into account constraints and other factors that influence delivery. The SHLAA will be prepared alongside the emerging North Somerset Local Plan 2038.

The SHLAA is an evidence source providing an overall assessment of housing potential including detailed appraisal of specific sites. It is not part of the development plan and does not in itself allocate sites. The identification of particular sites and broad locations does not imply that there is a presumption in favour of any development proposal, or that planning permission will be granted or refused should an application be submitted. The status of a site may change over time. In all cases the Council will exercise its statutory duties in relation to the consideration and determination of planning applications.

*'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).

## Purpose of this interim report

This Interim Report covers Stage 1 of the SHLAA methodology addressing the identification of sites and broad locations.

This initial review of land availability has provided a source of information to inform the identification of the alternative spatial distribution approaches presented within the Choices consultation document. This includes an understanding of an up-to-date range of sites that are being promoted for development and provides a comprehensive range of sites to consider. This has been particularly useful in providing an indication of the potential places and broad capacity where development could be considered.

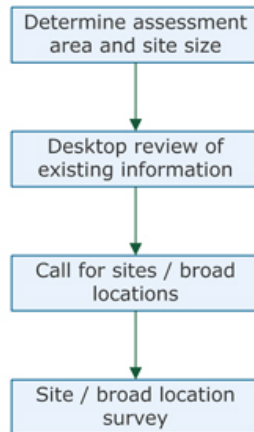
At this stage detailed capacity work has not been carried out on the sites as this requires detailed site appraisal and will be carried out through the next stages of the assessment in line with the emerging local plan. Instead, the availability of sites has informed the application of the broad capacity bands identified within the alternative spatial approaches set out within the Choices consultation document. Further information on the capacity bands is provided in the Alternative Approaches Methodology Paper.

Once a spatial strategy is confirmed through plan preparation, potential sites and locations can be considered in greater detail. It is important to note therefore that not all of the sites that go on to be identified as having suitable potential will necessarily be consistent with the eventual local plan spatial strategy.

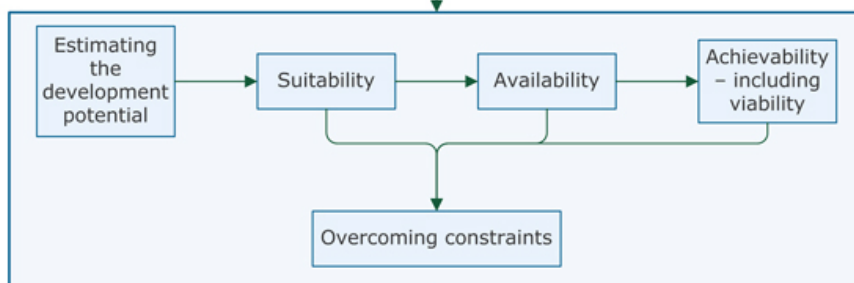
#### [The stages of SHLAA preparation](#)

The SHLAA will follow the steps in the methodology set out in the Planning Practice Guidance. The following diagram taken from the PPG summarises the stages required:

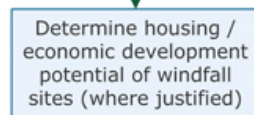
**Stage 1 - Site / broad location identification**



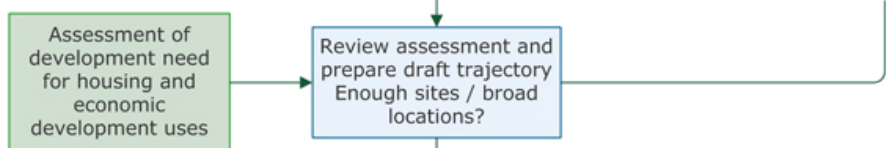
**Stage 2 - Site / broad location assessment**



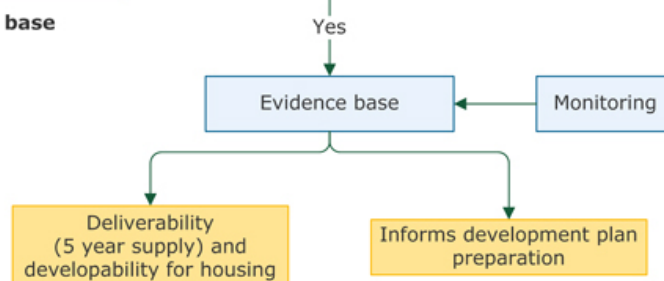
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



This interim SHLAA covers stage 1 only at this point in the plan-making process.

Stage 1

1a Define assessment area and site size.

The SHLAA relates to the administrative area of North Somerset.

North Somerset Council is working with the other West of England authorities and West of England Combined Authority (WECA) to produce a joint methodology (in line with national method set out above) for the SHLAA. This will allow consistency of assumptions, processes and outcomes that can be aggregated if required to support plan making.

The SHLAA will identify a wide range of sites and broad locations (regardless of the amount of development needed) in order to provide a comprehensive audit of land opportunities. The process of the assessment will provide the information to enable an identification of sites and locations that are most suitable for the level of development required.

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.

### 1b Desktop review of existing information

The desktop review process started with a review of existing site information held within the SHLAA. Sites submitted to earlier plan making processes were included to be rolled forward into the new SHLAA study. These included:

- Sites previously submitted to the 2017 call for sites,
- Sites submitted to the Joint Spatial Plan (within North Somerset)
- Sites submitted to the 2018 Issues and Options, and,
- Sites submitted to date to the various stages of the Local Plan 2038. At this stage this includes the Pre-commencement stage, and the Challenges consultation

In addition, the extant housing allocations in the Site Allocations Plan are also included for review.

PPG emphasises the importance of not simply relying on sites that we have been informed about, but to actively identify sites that may assist in meeting the development needs of an area. For North Somerset the process of active identification of sites will commence once a preferred spatial strategy has been agreed. In addition, further potential will be assessed from other sources e.g. empty homes.

### 1c Call for sites/broad locations

In addition to the sites from the above sources, a new call for sites was carried out over the Summer. The desktop assessment and call for sites work has provided a comprehensive evidence base of potential development opportunities with North Somerset for consideration through the plan-making process. These are primarily for housing although some sites within the schedules have been submitted to the council for consideration for non-residential uses. In due course these will be

addressed through other workstreams for consideration through the local plan process.

In total, at this stage 367 sites comprising around 4190ha have been identified in this interim SHLAA. Following preparation of the full SHLAA, many of these will be discounted due to suitability factors, but the remaining sites will provide a pool of opportunities to draw upon through plan the making process.

The sites have been mapped and can be viewed [here](#). The sites have a unique site reference that corresponds to the site reference shown on the schedules below.

A list of all the sites considered at this stage is included at Schedule 1.

Additional sites identified or submitted through the course of the new Local Plan production will be considered through the next stages and in any updating of the SHLAA.

#### 1d Site/broad location survey

At this stage to support the Choices consultation, the list of sites has been considered against a set of key constraints. These constraints, listed below, are termed 'Primary Constraints' and any site falling within in its entirety will not be considered any further. Sites partially affected by these constraints will be available for consideration through the next stage of SHLAA albeit with the affected part of the site discounted. This approach reflects national guidance by allowing the SHLAA to focus on those sites and locations with reasonable potential.

- Regionally Important Geological Sites (RIGS)
- Flood zone 3b. Note: locations in zone 3b are treated as a Primary Constraint and will not be considered further. In relation to zone 3a, whilst the four approaches to the distribution of growth set out in the Choices document seek to avoid zone 3a, locations in this zone may still be considered in line with national guidance and subject to satisfaction of necessary policy tests.
- Scheduled Monuments
- Registered Park and Gardens
- International ecological sites (SAC/SPA/RAMSAR/SSSI)
- National Nature Reserves
- Local Nature Reserves
- Ancient woodland
- Working minerals sites

Schedule 2 includes those sites discounted through the Primary Constraints review. The Primary Constraints may be subject to change as a result of further work. Where this is the case, this will be reported in the next SHLAA report.

Consideration of additional constraints Green Belt, AONB, and more site-specific constraints will be undertaken at the next stage of the SHLAA work – the detailed site appraisal stage 2.

### Next steps

This interim SHLAA has only addressed stage 1 of the government's methodology. We have identified the long list of potential development opportunities across North Somerset and carried out an initial review against a set of key constraints. This has helped to inform the broad locations and scales of growth used to illustrate the four approaches presented in the Choices consultation.

The SHLAA will be progressed alongside the preparation of the local plan providing more detailed assessment of specific sites and locations, including delivery focussed detail. There will be a further site identification phase guided by the selected spatial strategy.

Once the preferred spatial strategy is identified, the SHLAA will help assess the potential sites which are proposed to best deliver the growth required.



Schedule 1: All sites identified at this stage

Site Reference	Site/ location name	Area (ha)
HE2080	Adjacent to 16 Roath Road, Portishead	0.01
HE2079	Land at Old School House, The Green, Locking	0.02
HE201052	Anchor Head Hotel	0.04
HE20265	East/south east of Littlemead, straddling Kenn Road, Kenn	0.14
HE2010101	Land to west of Station Road	0.15
HE20506	Land off Street End	0.15
HE20704	Land in central Nailsea	0.15
HE20714	Lynton House	0.15
HE20318	Land at Southfield Road Trading Estate, Nailsea	0.17
HE20330	land at Walton-in-Gordano	0.18
HE201053	Woodview Terrace	0.19
HE2010	Backwell Hill Road B	0.2
HE201007	Land off Abbots Leigh Road	0.22
HE2010109	Land off Sunnyside Road	0.23
HE2065	St Mary's Grove, Nailsea	0.23
HE20282	Upton Lane, Dundry	0.24
HE20700	Moor Road	0.24
HE201006	25-27 Clevedon Road	0.27
HE20102	Land adjacent to Stock Lane	0.3
HE20337	South of High Street, Portbury	0.32
HE20507	Land off Street End	0.32
HE20708	Rear of Locking Road	0.32
HE2082	North of 47 Caswell Lane, Clapton in Gordano	0.34
HE201039	Off Sladacre Lane	0.36
HE20620	North of Rhodyate Road, Cleeve	0.38
HE201009	Land off Knightstone Road	0.39
HE201062	Caswell Lane	0.39
HE20487	West of western Barrow tank, Barrow Gurney	0.4
HE2031	Old Road hospital site, Clevedon	0.41
HE20713	Former central library and adjacent building	0.41
HE2038	Station Road Nailsea	0.43
HE201092	Rear of 25 Church Road	0.44
HE20425	Land at Northend Farm, Yatton	0.45
HE201075	Orchard Close	0.47
HE2071	North of Holford Lodge near Shipway Farm, Sheepway	0.47
HE20629	Bath Road, Langford	0.49
HE201014	Land off Moor Lane	0.51
HE201041	Land at Downside Road	0.51
HE201042	Moor Lane	0.51
HE20134	Off Clapton Lane, Portishead	0.51
HE20721	Jackson-Barstow House	0.51
HE20275	Springhead House, Barrow Gurney	0.52

HE2060	West of 2 Haberfield Cottages, North of Happerton Lane, near Pill	0.52
HE209	Backwell Hill Road A	0.53
HE20310	South of Drove Road, Congresbury	0.54
HE20707	Ebdon Road	0.55
HE2086	North of A368 Rickford	0.57
HE20702	Land adjacent Coxway	0.58
HE20705	Land at Downside	0.58
HE20253	South of Roman Road, Sandford	0.59
HE20508	Land off Chapel Pill Lane	0.59
HE201005	Land off Moor Lane	0.6
HE2092	North of Rookery Farm, Congresbury	0.6
HE2054	End of Aisecombe Way, WSM	0.61
HE20618	Court Farm, Winford	0.62
HE201012	Land west of Sandford	0.63
HE20712	Former police station	0.63
HE20309	East of Smallway, Congresbury	0.64
HE2085	Langford Court Farm, near Burrington	0.66
HE20231	Land adjacent Yatton station	0.68
HE201095	Land south of Jubilee Lane	0.71
HE2067	West of Weston Wood Road, Portishead	0.74
HE201084	Land west of Kenmoor Road	0.75
HE20181	South of A370, east of Cleeve	0.76
HE2037	Land adjacent to Homefield Industrial Estate	0.77
HE2096	South of Swallowfield Farm, Abbots Leigh	0.77
HE20619	Mill Lane Portbury	0.79
HE20716	Land east of Winscombe	0.81
HE2024	Land to north of Purn Way, Bleadon	0.82
HE2058	South of Kellways, West Town	0.82
HE20419	Dolphin Sq, Oxford Street, Weston super Mare	0.83
HE20630	Land at Chestnut Farm (Area 2), Yatton	0.84
HE20357	West of Willow Drive, Bleadon	0.86
HE20329	North of Cadbury Court Farm, near Clevedon	0.87
HE20626	Oak Farm, Ebdon, WSM	0.89
HE2076	West of Hill Road, Winscombe	0.9
HE2078	Winscombe Community Centre	0.9
HE201033	Land north of Cambridge Batch	0.91
HE20510	Land off Stock Lane	0.92
HE201001	Land off Bath Road	0.94
HE201015	Land off Hill Road	0.97
HE201019	Land at Crabtree Lane	0.98
HE201065	Perret Way	0.98
HE20486	North of Church Lane, Backwell	0.99
HE20709	Mead Vale centre	1
HE20277	Land south of Weston Road	1.01
HE201045	Currells Lane	1.03
HE20616	Blackmoor Farm, Langford	1.04
HE20121	Fullers Lane near Winscombe	1.07

HE2026	Land at Millcross	1.09
HE20541	Trendlewood Way, Nailsea	1.09
HE20564	Former Sweat FA site	1.1
HE20701	Land off Wordsworth Road	1.1
HE201046	Hill Lane	1.12
HE2010103	Sunnyside Road	1.17
HE2010110	Land at Leigh Court	1.17
HE2061	Allotments near Woodhill Nurseries	1.17
HE20711	Selworthy Road	1.17
HE20715	Midhaven Rise	1.18
HE201000	Land south of Churchill Green	1.19
HE201070	Ladymeade Lane	1.2
HE201050	Western Trade Centre	1.21
HE20531	East and west of Wemberham Lane, Yatton	1.21
HE2042	Wrington Road	1.23
HE2019	Kenn Road	1.24
HE20304	East of Brinsea Road, opposite Springfield, Congresbury	1.24
HE2094	East of Dundry Lane near Barrow Tanks	1.25
HE201080	North of Youngwood Lane	1.27
HE201016	Land at Myrtle Farm	1.28
HE20101	Land north of Jubilee Lane	1.29
HE20594	Park Farm, Banwell	1.29
HE20194	Adjacent to Knightcott industrial estate	1.31
HE20274	East of Upper Mill Farm, Barrow Gurney	1.31
HE20634	Knightcott Road, Banwell (former Western Trade Centre)	1.31
HE2010106	Land off Martcombe Road	1.36
HE20288	Land at Yanley Lane, Long Ashton	1.36
HE2095	East of Kenn Road	1.37
HE20308	North West of A370 Congresbury bridge, Congresbury	1.38
HE2043	Builders Yard, Weston Road, Long Ashton	1.4
HE20501	Land off Moor Lane	1.41
HE20106	Vicarage and car park to church, Congresbury	1.44
HE20489	Land to east of Claverham	1.44
HE2084	Mendip model motor racing circuit, north of Accommodation Road, near Bleadon	1.44
HE20561	Land at Longwood Orchard	1.45
HE20177	North of Greenholm Nurseries	1.46
HE201027	Land at Burrington	1.47
HE2010113	Land north of Oldmixon Road	1.54
HE201056	Godling Lane	1.61
HE20499	Land off Ashton Road	1.61
HE2053	South east of Airport roundabout, Weston super Mare	1.62
HE2011	Land south of Uncombe Close	1.64
HE2010108	Land at Cleeve	1.7
HE20232	South of Middle Lane, Kingston Seymour	1.71
HE201076	Dunsters Road	1.73
HE20283	North of Crabtree Lane, Dundry	1.76
HE201026	North End Road	1.77

HE201096	Land to the north of Jubilee Lane	1.79
HE20218	South of Martcombe Road, Pill/Easton in Gordano	1.8
HE20628	North-west of Portbury	1.82
HE20201	South of Rhodyate Hill, Cleeve	1.83
HE201077	North of Wrinton Mead	1.87
HE20529	Moor Road, Yatton	1.87
HE20617	South of Greenhill Road, Sandford	1.87
HE201051	Clevedon Road	1.9
HE2035	Land south of Bleadon Hill	1.94
HE20178	Woodhill Nurseries, Congresbury	2
HE20703	The Uplands	2.05
HE2039	Westhay Farm, Wolvershill	2.08
HE2017	Land west of Garston's Orchard	2.09
HE201028	Mendip Centre	2.12
HE20120	South of Fullers Lane, near Winscombe	2.13
HE2051	North of Amesbury Drive, Bleadon	2.18
HE20706	Bridge Farm	2.18
HE201071	Moor Lane	2.21
HE2075	Land at Mead Farm, Sandford	2.21
HE2089	Skinnners Lane, Churchill	2.23
HE201094	North of Oldmixon Road	2.26
HE2010102	Locking Road car park	2.28
HE201035	Hilliers Lane	2.31
HE20502	Land adjacent to B3133	2.32
HE201043	Birds farm	2.33
HE20490	Land at Woodhill	2.33
HE2034	Land at Mead Lane, Sandford	2.34
HE2012	Yatton Rugby Ground	2.35
HE201060	Gracelands	2.37
HE2083	Purn House Farm industrial estate	2.4
HE201074	North of Pudding Pie Lane	2.41
HE2052	North east of A371 Locking Moor Road, near Locking	2.45
HE20225	Land at Jacklands Farm, Nailsea	2.46
HE2087	Land east of Langford Lane	2.46
HE20624	St Georges triangle	2.47
HE2057	East of Frost Hill, Yatton	2.51
HE2077	Hill Road, Sandford	2.53
HE2066	The Stables, Causeway, Nailsea	2.56
HE20354	South of Manor Farm, North of Lyefield Road	2.57
HE20196	Land to southeast of Langford	2.61
HE20155	South of sports ground north of Cox's Green, Wrinton	2.64
HE20498	Land adjacent Summer Lane and Knightcott Road	2.64
HE201017	Potters Hill	2.66
HE20213	South east of Church Lane, Backwell	2.67
HE20488	Land south of Clevedon Road	2.67
HE2046	Hutton Garden Centre, Banwell Road, Hutton	2.68
HE201030	Leighton Cresent	2.69
HE20344	Greenhill Lane, Sandford	2.73

HE20333	East of Well Close, Winscombe	2.76
HE2088	North of A368 Upper Langford	2.77
HE201034	Land east of Wolvershill Road	2.79
HE20237	Devils Elbow Farm	2.79
HE201010	Land near Winford Manor	2.8
HE20358	South of Knightcott Gardens, Banwell	2.82
HE20292	South of Portis Fields, Portishead	2.85
HE201048	Cambridge Batch	2.87
HE201067	north of Locking	2.89
HE20286	South east of A38/A4174 roundabout, Dundry	2.91
HE20592	Summer Lane, Banwell	2.91
HE2010105	Land off Bath Road	2.94
HE201013	Land off Says Lane	2.94
HE20226	Land at Coates industrial estate	2.95
HE201061	Wooleys farm	3
HE20305	East of Brinsea Road, north of dismantled railway, near Congresbury	3.03
HE20331	Old mushroom farm, Gatcombe Farm, Wrington	3.05
HE20214	South east of St Andrew's Church, Backwell	3.15
HE20187	Sandford Batch, Winscombe	3.17
HE2048	Highridge Road, Dundry	3.25
HE20717	Land south of Coombe Farm	3.3
HE20375	Land east of Congresbury	3.31
HE201025	Land at Bury Farm	3.36
HE2090	Littlewood Lane near Brockley	3.37
HE201022	Land north of Greenhill Road	3.4
HE20651	Land off Wrington Road, Congresbury	3.42
HE2023	Land east of Ladymead Lane, Churchill	3.45
HE20328	North of Nortons Wood Lane, Clevedon	3.46
HE2098	South of Knightcott Road, Banwell	3.51
HE20590	Land to west of Wyndhurst Farm	3.54
HE20278	South east of Old Weston Road, and also land north of Barrow Cottage, Flax Bourton	3.57
HE201078	North of Youngwood Lane	3.58
HE201047	West of Backwell	3.64
HE20471	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road, Weston super Mare	3.64
HE20633	Land at Dark Lane, Backwell	3.68
HE20306	Land off Brinsea Road, Congresbury	3.79
HE2047	Wildcountry Lane	3.82
HE20608	West of Ladymead Lane, Churchill	3.84
HE2010112	Land off Biddle Street	3.85
HE20495	Land to west of Anson Road	3.95
HE20179	Stowey Road, Yatton	3.98
HE20279	West of Rosemount Road, Flax Bourton	3.99
HE20597	Manor Farm, Congresbury	4.02
HE201073	Tyntesfield Springs	4.13

HE201037	Oaktree Park	4.27
HE20198	West of Butt's Batch, Wroughton	4.36
HE201093	Off Churchill Green	4.38
HE20281	East of Broadoak Hill, Dundry	4.4
HE201068	Hilldale Road	4.47
HE20133	South of Cedar Way, Portishead	4.47
HE201079	Morgans Hill	4.51
HE201044	Bridge Farm	4.62
HE20252	South of Sherwood, Sandford	4.68
HE20591	Land south of Nailsea	4.68
HE20220	South of Mill Close, Portbury	4.71
HE2081	Garston Lane, Blagdon	4.74
HE20195	East of Riverside, Banwell	4.81
HE20505	North of Jubilee Lane	4.83
HE20321	Land at Gatcombe Farm, Weston Road, Long Ashton	4.86
HE20582	East of Brookfield Walk, Clevedon	5.12
HE20549	Old Mill Road Portishead	5.17
HE201057	East of Riverside	5.5
HE201087	Part of Farleigh Fields	5.52
HE20557	East of Park and Ride	5.54
HE201058	Research Station	5.55
HE2073	UTAS site and Claverham village hall	5.57
HE20710	Gasworks	5.62
HE20128	Manor Farm, South of Oldmixon Road	5.63
HE20307	Park Farm, Congresbury	5.69
HE201008	Land off Coleridge Road	5.79
HE201038	Land south of Saxon Street, Langford	5.82
HE20276	Land west of Wildcountry Lane	5.85
HE201029	West of Drove Road	5.97
HE20200	West of Jasmine Lane, Claverham	6.02
HE20409	Trenchard Road, near Parklands Village	6.02
HE20581	North of Brookfield Walk, Clevedon	6.14
HE201021	Land off Bridge Road	6.18
HE20157	Church Lane, Portbury	6.27
HE20514	Station, Locking Road car park, part of Tesco car park and Sunnyside Rd site, WSM	6.39
HE20176	West of Smallway, south of Frost Hill	6.74
HE207	Elm Grove Nurseries	6.76
HE20433	Sports ground west of Winterstoke Road, WSM	6.79
HE201072	North of Brockley Way	6.8
HE20303	East of Brinsea Road, Congresbury	6.92
HE2091	Between River Yeo and Weston Road, Congresbury	7.01
HE20615	Land west of A4174, Highridge, Dundry	7.05
HE201023	Land off Stock Lane	7.19
HE2010116	Land at North End	7.23
HE2018	Parsonage Farm, Church Lane	7.33
HE201004	Land north of Failand	7.7
HE2010114	Land north of Gravel Hill	7.71

HE201031	Land at Leigh Woods	7.87
HE2033	Ridings Farm, East of Silver St, Wroughton	7.88
HE20558	Land at Bristol Airport	7.95
HE20124	North of Clevedon Road, Portishead	8.58
HE201089	East of Portishead	8.67
HE201018	Land between Felton Ln and Parsonage Ln	8.82
HE206	Court House Farm	8.92
HE201097	Land at Martcombe Brook	8.97
HE208	Land south of Moor Park	9.03
HE2036	Land to the west of Kenn Road	9.51
HE20599	South of Englishcombe Road, Dundry	9.53
HE2010115	Land adjacent to the Strawberry Line	9.88
HE20491	Land adjacent to M5	10.31
HE20122	Land south of A38, Langford	10.36
HE20287	South of fitness centre near Long Ashton Park and Ride site	10.36
HE201055	Eastermead Lane	10.74
HE20280	West and east of Eastfield, Main Road, Flax Bourton	10.99
HE201083	Bakers Lane	11.1
HE201099	Land north of Knightcott Road	11.57
HE2063	West of Stokeleigh Camp, near Leigh Woods	11.77
HE20219	Court House Farm south of Royal Portbury Dock	12.14
HE20593	Laurel Farm, Banwell	12.21
HE20156	East of Portis Fields, Portishead	12.38
HE20652	Land north of Oldmixon Road	12.59
HE2055	Heathgate Farm Hewish	12.95
HE20587	North of Sandford (b)	12.97
HE2010111	Sites at Parklands Villlage	13.24
HE20603	East of Wolvershill Road, Banwell	13.32
HE20437	Euro Park southern area, Winterstoke Road, WSM	13.57
HE201082	East of Lye Cross Farm	13.87
HE2021	Land at Bridge Farm, Yanley Lane, Long Ashton	13.93
HE201003	Land west of Failand	14.34
HE201011	Land south of Nailsea	14.48
HE203	Rectory Farm/land adjacent Strawberry Line, Yatton	15.24
HE2010100	Land east of Backwell	15.62
HE20497	Land north of Kewstoke Road	15.86
HE201049	North of Eastermead Lane	16.23
HE2032	Locking Farm, east of Locking Head Drove	16.38
HE20208	North of Colehouse Lane, Clevedon	16.92
HE201024	West of Brinsea Road	17.27
HE20273	Land at north west Nailsea	18.04
HE20588	North of Sandford (a)	18.06
HE20637	North of Banwell Road, Elborough	19.16
HE201081	North of New Road	20.07
HE20212	Farleigh fields, Backwell	20.66
HE2028	Ashton Hill Farm, Failand	21.37
HE2010104	Backwell Common	21.67

HE201020	Downs Farm	21.9
HE20493	Land to north of Wick St Lawrence	21.99
HE20504	Land at West End	22.69
HE201040	Land south of Elborough	22.86
HE2050	South of Bridgwater Road, near Weston super Mare	23.37
HE2027	Greenways Farm, Lyefield Road, Weston super Mare	24.66
HE20138	Land at Oatfield Farm, near Lulsgate	25.13
HE20136	North of Greenfield Crescent, Nailsea	25.23
HE20206	Herluin Way (former Avoncrest site) Weston super Mare	25.59
HE20245	Either side of Lower Norton Lane, Kewstoke	26.7
HE2059	Northeast of Sheepway	27.04
HE20223	Northeast of Nailsea	27.72
HE2068	Tower Farm Portishead	27.97
HE20604	Stonebridge Farm, Banwell	30.72
HE20579	Clifton College site	34.2
HE20222	Moor Farm, Portishead	36.14
HE20492	Land north east of Backwell	36.82
HE20589	Land at Lower Court Farm, Churchill	39.33
HE20154	Brinsea Batch Farm	39.5
HE2010107	Land around Failand	39.8
HE20500	Land adjacent to M5 and Summer Lane	39.92
HE20612	North and south of Youngwood Lane, Nailsea	40.76
HE20595	Land around Grove Farm	43.07
HE201086	Land at East of M5	43.17
HE2064	North of A369 Abbots Leigh	44.26
HE201036	Land south of Portishead	45.08
HE20611	West of Netherton Wood Lane, Nailsea	45.66
HE201088	East of J21	45.84
HE20119	Northeast of Dunedin Way	45.92
HE201090	Pill Green	48.15
HE20139	South of Long Ashton, between railway and bypass	50.27
HE2015	Pill Green	54
HE20598	Land east of Stock Lane, Langford	55.01
HE201085	South of Stancombe Quarry	65.1
HE20494	Land at Bourton	68.48
HE2062	Land at Flax Bourton/east of Backwell	71.35
HE201059	Barrow Wood	75.43
HE20607	Land east of Wolvershill Road	98.75
HE20635	North of Churchill	133.5 9
HE20496	Land east of J21	154.5 1
HE201098	Chapel Pill	188.4 7
HE20125	Land east of Clevedon	195.4 4



HE20627	Chapel Pill, Pill	195.8 5
HE20509	Land between Yatton and M5	217.8 8
HE20110	The Vale, south west Bristol	290.3 6

#### Schedule 2: Sites discounted through Primary Constraints review

Site Reference	Site/ location name	Area (ha)
HE2010110	Land at Leigh Court	1.17
HE2053	South east of Airport roundabout, Weston super Mare	1.62
HE20628	North-west of Portbury	1.82
HE2052	North east of A371 Locking Moor Road, near Locking	2.45
HE20321	Land at Gatcombe Farm, Weston Road, Long Ashton	4.86
HE201038	Land south of Saxon Street, Langford	5.82
HE201031	Land at Leigh Woods	7.87