

Schedule 1: Proposed large sites for residential development

This schedule **forms part of Policy LP2: Housing, employment and mixed use allocations and** sets out the proposed housing allocations for the Local Plan and identifies the **indicative** capacity of dwellings for each site, **subject to detailed consideration. These figures are given as a guide, the final capacities may be higher or lower.** Specific requirements for each site, including transport and highways requirements, will be finalised as plan-making progresses, following responses to this consultation and more detailed analysis of all the sites. Some requirements have started to be identified and are listed on this table, but the list is not comprehensive and more specific site requirements will be added. **Site specific requirements have been included for sites where these are currently known, but further requirements may become evident as proposals are brought forward and during planning application stage.**

All proposed residential allocations can be viewed on the emerging Policies Map.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Strategic growth locations				
Wolvershill (north of Banwell)	2,800	Proposed new strategic growth area	No current consent	<ul style="list-style-type: none"> See policy LP1: Strategic location: Wolvershill (north of Banwell) Development capacity is likely to not exceed 2800 and may be slightly less subject to further masterplanning and site-specific assessment.
Yanley Lane (Woodspring golf course)	2,500	Proposed new strategic growth area	No current consent	<ul style="list-style-type: none"> See policy LP2: Strategic location: Yanley Lane (Woodspring golf course).
Total	5,300 2,800			
Wider Weston-super-Mare area				

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Land west of Hutton	400 20	Proposed new allocation	No current consent	<ul style="list-style-type: none"> A new footway to Hutton. A new 250m footway along Oldmixon Road to allow safe walking access to Broadoak Secondary School. Low density development considered appropriate at village edge.
Elm Grove Nursery, Locking	50 35	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Active travel improvements required along Elm Tree Road to link in with foot/cycleway on A371. No development to take place in area at north of site which is at future risk of flooding except access road, unless access road can be secured from eastern side of site Additional pedestrian access to be secured from eastern boundary of site
Total	450 55			
Weston-super-Mare				
Parklands Village	3,330 2,894	Carried forward from the Site Allocations Plan	Partially consented	<ul style="list-style-type: none"> Further details in Weston Villages Supplementary Planning Document.
Winterstoke Village	4,552 1,356	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Further details in Weston Villages Supplementary Planning Document.
Locking Road Car Park	230	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Pedestrian and cycle access from all sides. Secure pedestrian/ cycle access to north. Main vehicular access from Locking Road is preferred if feasible.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Former Leisuredome allocation/ Parklands site B (phase E)	216 400	Proposed new allocation, urban intensification opportunity	No current consent	<ul style="list-style-type: none"> land to be safeguarded through the site for a strategic cycle route (M5 agricultural bridge route)
Weston Rugby Club	200	Proposed new allocation, urban intensification opportunity	Extant planning permission	<ul style="list-style-type: none"> New clubhouse and changing facilities for the Rugby Club, offices and a GP surgery to be provided as part of any redevelopment. Active travel improvements (safe crossing points) at Francis Fox roundabout and Sunnyside North/A370 junction or contribution to an approved scheme in this area.
Land west of Winterstoke Road	134	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Loss of sports pitch needs to be addressed. Layout to have regard to industrial units to the south and railway line to the west. Access off Winterstoke Road. Improvements to Winterstoke Road cyclepath, widening and priority. Contribution to Broadway roundabout improvements, including active travel provision.
Westacres Caravan Park	125	Carried forward from the Site Allocations Plan	Extant planning permission	
Sunnyside Road	120	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Active travel improvements (safe crossing points) at Francis Fox roundabout and Sunnyside North/A370 junction or contribution to an approved scheme in this area.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Land north of Oldmixon Road	119	Carried forward from the Site Allocations Plan	Extant planning permission	
Woodspring Stadium, Winterstoke Road	100	Proposed new allocation, urban intensification opportunity	No current consent	<ul style="list-style-type: none"> Improvements to Winterstoke Road cyclepath, widening and priority. Contribution to Broadway roundabout improvements, including active travel provision.
Gas Works	95	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Francis Fox roundabout improvement contribution and Sunnyside North/A370 junction or contribution to an approved scheme in this area.
Dolphin Square	80	Carried forward from the Site Allocations Plan	No current consent	
Land west of Trenchard Road	75	Proposed new allocation	Extant planning permission	
Police Station/Magistrates Court/Victoria Church Roselawn	70	Carried forward from the Site Allocations Plan	No current consent	
Anson Road	70	Proposed new allocation	Resolution to grant consent	
Land at Bridgwater Road	60	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Pedestrian and cycle improvements towards Uphill.
Scot Elm Drive	57	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Direct link to the pedestrian and cycle path to east.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Former Bournville School site	48	Carried forward from the Site Allocations Plan	Extant planning permission No current consent	<ul style="list-style-type: none"> • Direct access to existing cycle and pedestrian facilities.
Lynton House Hotel	40	Carried forward from the Site Allocations Plan	Extant planning permission	
Knightstone Road Hotels	40	Proposed new allocation, urban intensification opportunity	No current consent	<ul style="list-style-type: none"> • Improved pedestrian links to west.
Former Sweat FA site, Winterstoke Road	37	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> • Vehicular and pedestrian access off Bridge Road and to south with pedestrian and cycle access through site. • Layout and design to have regard to working garage to the west. • Health and Safety Executive to be consulted. • Contaminated Land Assessment Required. • Higher standard of surface water attenuation and run off required.
Former Police Depot, Winterstoke Road	36	Proposed new allocation, urban intensification opportunity	No current consent	<ul style="list-style-type: none"> • Frontage set-aside for a right turn lane into Stuart Road and foot/cycleway widening.
Nightingale Close, Mead Vale	34 29	Carried forward from the Site Allocations Plan	No current consent Extant planning permission	<ul style="list-style-type: none"> • Redevelopment to retain commercial uses and include 34 29 residential units. • Pedestrian and cycle improvements to mitigate loss of parking. • Higher standard of surface water attenuation and run off required.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Land at Wilson Gardens/Scot Elm Drive	30	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> • Vehicular access off adjacent roundabout. • Regard to be had to hedgerows/watercourses and nature reserve to north-west.
Dauncey's Hotel, Claremont Crescent	28	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> • Conversion of part of hotel, remainder of hotel to remain. • Active travel improvements to Birnbeck Road
38-40 Birnbeck Road	26	Proposed new allocation	Extant planning permission	
Land adjacent to Diamond Batch	20	Proposed new allocation	Extant planning permission	
Former TJ Hughes, High Street	49 32	Carried forward from the Site Allocations Plan	Extant planning permission No current consent	
Land at Atlantic Road South	18	Carried forward from the Site Allocations Plan	Extant planning permission	
Land to the rear of Locking Road	12	Carried forward from the Site Allocations Plan	No current consent	
69-71 Locking Road	44	Proposed new allocation	Extant planning permission	
Madeira Cove Hotel	10	Proposed new allocation	Extant planning permission	

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Plum Tree Farm, off Summer Lane	8	Carried forward from the Site Allocations Plan	Extant planning permission	
Total	6,980 6,243			
Clevedon				
Land off Millcross	70	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Mix of 2-3 storey development appropriate. Direct access onto cycleway to west and south. Direct access onto public footpath LA22/46/90 to east. Improvements to active travel provision.
Land at 173-175 Kenn Road	54	Proposed new allocation	Extant planning permission	
Land north of Churchill Avenue	44	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Part of site to be given over to improved play/public open space facilities. Access via Wordsworth Road. Strode Rd, improvements to cycle provision.
Great Western Road	39	Proposed new allocation – urban intensification opportunity	No current Extant planning permission	<ul style="list-style-type: none"> Pedestrian and cycle improvements and cycle storage.
Castlewood	120	Proposed new allocation – urban intensification opportunity	No current consent	

Site location	Indicative Capacity	Comments	Planning status	Site requirements
2-6 Bay Road	19	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Nursing home premises to be converted. Improved connectivity to Hill Road district centre for active travel modes.
Total	226			
	292			
Nailsea				
Land South of Nailsea	600	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Site is part of a wider area being considered for strategic growth. Development of the site should have regard to strategic transport or other infrastructure required for the wider development in line with policy LP3: Nailsea and Backwell. The need for additional primary education capacity is to be considered, including the possibility of a new school on site if required.
Land at North West Nailsea	450 75	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Site is part of a wider area being considered for strategic growth. Development of the site should have regard to strategic transport or other infrastructure required for the wider development in line with policy LP3: Nailsea and Backwell. Capacity of 450 dwellings considered a maximum. No development to take place within areas of site at risk of future flooding Spine Road running through site (from Pound Lane to Watery Lane) required. Pylons to be removed. Undergrounding of 132kv line on northern boundary.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				<ul style="list-style-type: none"> • Transport Assessment required. • The need for additional primary education capacity is to be considered, including the possibility of a new school on site if required. • Relocation or replacement of Fryth Way sports pitch. • Where possible retention of Tree Preservation Order trees. • Retention of strong hedge boundaries especially to the north. • PROW links to Causeway View. • Coal Mining Risk Assessment required. • Protection of adjacent Tickenham, Nailsea and Kenn Moor Site of Special Scientific Interest. • Comprehensive approach to mitigation to protect water quality and drainage in respect of the SSSI.
Youngwood Lane	450 399	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> • Site is part of a wider area being considered for strategic growth. Development of the site should have regard to strategic transport or other infrastructure required for the wider development in line with policy LP3: Nailsea and Backwell. • Proposals must demonstrate effective coordination with neighbouring developers to ensure the site is developed appropriately as part of a wider strategic growth area in line with policy LP3: Nailsea and Backwell. • A transport corridor is required to be

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				<p>safeguarded through the site reflecting the outline planning consent, and future reserved matters phases to be coordinated with any neighbouring proposals.</p> <ul style="list-style-type: none"> • Trees to be retained as part of an open space feature /corridor. • Requires retention of strong hedge boundaries throughout the site. • Pedestrian links to footpath on northern boundary. • Vehicular access from western boundary. • Transport Assessment required. • Ecological issues to be addressed on a strategic basis as part of any future wider development. • Proposals will require a Coal Mining Risk Assessment.
West of Engine Lane	474 109	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> • Site is part of a wider area being considered for strategic growth. Development of the site should have regard to strategic transport or other infrastructure required for the wider development in line with policy LP3: Nailsea and Backwell. • Access off Engine Lane. • Strong hedge boundaries to be retained where practicable. Where this is not possible, replacement hedgerows should be provided. • Footpath on western side of Engine Lane. • Transport Assessment required. • Replacement or improved sport facilities required.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				<ul style="list-style-type: none"> Proposals will require a coal mining assessment.
Land south of The Uplands	52	Carried forward from the Site Allocations Plan	<p>No current consent</p> <p>Extant planning permission</p>	<ul style="list-style-type: none"> Access off The Uplands. Requires retention of strong hedge boundaries especially on southern boundary.
Weston College Site, Somerset Square	28	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Redevelopment site to deliver A1/A3 units at ground floor level and residential above. Public cycle parking provision and car club.
Trendlewood Way	24	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Retention of wooded area fronting Trendlewood Way required. Coal Mining Risk Assessment Required
Land east of Youngwood Lane	14	Proposed new allocation	Extant planning consent	
West End	6	Carried forward from the Site Allocations Plan	Extant planning permission	
Total	1,781 701			
Portishead				
Old Mill Road Wyndham Way Broad Location	350	Proposed new allocation – urban intensification opportunity	No current consent	<ul style="list-style-type: none"> Mixed use urban renewal to include new homes, town centre uses and net increase in employment space Development to conform to the principles of the Wyndham Way Development Area Framework and Policy LP17 Mixed use redevelopment. Detailed mix of uses to be

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				<p>determined following Wyndham Way placemaking study being prepared in consultation with residents and businesses.</p> <ul style="list-style-type: none"> Improvements to High Street and Gordano Road, Harbour Road corridor for active travel modes.
Harbour Road/Gordano Gate	93	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Development must include some employment floorspace. Footpath links required to new railway station. Layout to have regard to land required for new railway station Improvements to High Street and Gordano Road, Harbour Road corridor for active travel modes.
Land south of Clevedon Road	80	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Active travel links to High Street and Gordano Road, Harbour Road corridor.
Site V2 Harbour Road	26	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Residential development above ground floor commercial use. Improvements to High Street and Gordano Road, Harbour Road corridor for active travel modes.
Land south of Downside	23	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Access through Downside. Requires retention of strong hedge boundaries and trees to the west. Improvements to High Street and Gordano Road, Harbour Road corridor for active travel modes.
Total	572 492			
Backwell				
Grove Farm	600	Proposed new	No current	<ul style="list-style-type: none"> Development to include a new primary school.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
	515	allocation	consent	<p>Site is part of a wider area being considered for strategic growth. Development of the site should have regard to strategic transport or other infrastructure required for the wider development in line with policy LP3: Nailsea and Backwell.</p> <ul style="list-style-type: none"> The need for additional primary education capacity is to be considered, including the possibility of a new school on site if required.
Land east of Backwell	500	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Site is part of a wider area being considered for strategic growth. Development of the site should have regard to strategic transport or other infrastructure required for the wider development in line with policy LP3: Nailsea and Backwell. The need for additional primary education capacity is to be considered, including the possibility of a new school on site if required.
Land at Moor Lane	20	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Vehicular access through The Briars. Landscaping/buffer strip/POS alongside railway boundary. Requires retention of strong hedge boundary to Moor Lane and on western boundary. Balancing pond required in NW corner. Coal Mining Risk Assessment required.
Land at Farleigh Farm	125	Proposed new allocation	Extant planning permission	<ul style="list-style-type: none">

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Land west of Rodney Road	65	Proposed new allocation	Extant planning permission	•
Total	1,120			
	705			
Yatton/Claverham				
Land at North End, Yatton	154 47	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> • Requires retention of existing hedgerows/trees. • Vehicular access off roundabout. • Open space required in north-eastern corner of site. • Contribution required to comprehensive surface water strategy. • Contribution required to road safety/ congestion solutions in the wider area.
Yatton Rugby Club, Yatton/Moor Road, Yatton	160 60	Proposed new allocation (including site e Carried forward from the Site Allocations Plan)	No current consent Extant planning permission	<ul style="list-style-type: none"> • Access to combined site via North End. • Layout to respect Grange Farm (Listed Building). • No development in the orchard. • Landscape Buffer alongside Stowey Rhyne. • Contribution to comprehensive surface water strategy. • Contribution to road safety/ congestion solutions in the wider area. • Replacement/relocation of rugby club and playing pitches. • Active travel permeability across this and adjacent sites. • Pedestrian/ cycle crossing of North End Road. • Contribution to Strawberry

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				Line extension to Clevedon and "Connected Yatton".
Former UTAS site, Bishops Road, Claverham	69	Carried forward from the Claverham Neighbourhood Plan	Extant planning permission	
Land north of Egret Drive, Yatton	8	Proposed new allocation	Extant planning permission	
Rectory Farm, Yatton	100	Proposed new allocation	Extant planning permission	
Total	394			
	207			
Banwell				
Land west of Wolvershill Road	54	Proposed new allocation	Extant planning permission	<ul style="list-style-type: none"> 3m set safeguarded strip along site frontage for future active travel improvements.
Land south of Knightcott Gardens	37	Proposed new allocation	Partially consented Extant planning permission	<ul style="list-style-type: none"> Active travel link to High Street to north and improvements to pedestrian provision.
Land at Western Trade Centre	10	Proposed new allocation	Extant planning permission	<ul style="list-style-type: none"> Active travel provision improvements on route into Banwell
Total	101			
Bleadon				

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Bleadon Quarry	42	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> 500 square metres of employment floorspace at entrance of the site. Traffic calming measures on Bridge Road. Pedestrian link along Mulberry Lane. Improvements to PRow to link into existing footways in Purn Lane/ Southridge Heights via Purn Hill.
Land off Purn Way	14	Proposed new allocation	No current consent Extant planning permission	<ul style="list-style-type: none"> PRow improvements from site to link onto existing footways in Purn Lane/ Southridge Heights via Purn Hill.
Total	56			
Churchill				
Land east of Ladymead Lane	70	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane to be master planned together and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane. Access to new development off Pudding Pie Lane. Active travel provision improvements Contribution towards improved Active travel connection to Churchill School Contribution for mitigations at A368/A38 Churchill Junction
Land north of Pudding Pie Lane	65	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Land East of Ladymead Lane, Land North of Pudding Pie Lane,

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				<p> pudding Pie Lane (West) and Land South of Jubilee Lane to be master planned together and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane.</p> <ul style="list-style-type: none"> • Access to new development must come off Stock Lane via Pudding Pie (East) development or Pudding Pie Lane if former is not possible. • Active travel provision improvements • Contribution towards improved active travel connection to Churchill School • Contribution for mitigations at A368/A38 Churchill Junction
<p>Land south of Bristol Road</p>	<p>38</p>	<p>Carried forward from the Site Allocations Plan</p>	<p>Extant planning permission</p>	<ul style="list-style-type: none"> • Vehicular access off A38 • Retention of strong hedge boundaries. • Views to AONB to be retained wherever possible. • Higher standard of surface water attenuation and reduction in existing flood risk required.
<p>Pudding Pie Lane (West)</p>	<p>35</p>	<p>Carried forward from the Site Allocations Plan</p>	<p>No current consent</p>	<ul style="list-style-type: none"> • Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane to be master planned together and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane. • Access to new development must come off Pudding Pie Lane.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				<ul style="list-style-type: none"> • Active travel provision improvements • Contribution towards improved active travel connection to Churchill School • Contribution for mitigations at A368/A38 Churchill Junction • Retention of existing hedgerows required. • Layout to address overlooking issues from neighbouring properties. • Links to Public Right of Way on eastern boundary.
<p>Pudding Pie Lane (East)</p>	<p>28</p>	<p>Carried forward from the Site Allocations Plan</p>	<p>Extant planning permission</p>	<ul style="list-style-type: none"> • Vehicular access off Stock Lane. • Central open space. • Retention of existing hedgerows required. • Landscape buffer on Jubilee Lane boundary to the north. • Cycleway/Pedestrian link onto Pudding Pie Lane and Stock Lane in north-eastern corner of site.
<p>Land south of Jubilee Lane, Churchill</p>	<p>21</p>	<p>Proposed new allocation</p>	<p>No current consent</p>	<ul style="list-style-type: none"> • Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane to be master planned together and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane. • Access to new development must come off Pudding Pie Lane. • Active travel provision improvements • Contribution towards improved active travel connection to Churchill School • Contribution for

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				mitigations at A368/A38 Churchill junction
Land south of Bristol Road and north of Bath Road	68	Proposed new allocation	Resolution to grant consent	
Land at Dinghurst Road, Churchill	25	Proposed new allocation	Extant planning permission	
Total	257			
	284			
Claverham				
North Field, Claverham Works, Claverham	24	Proposed new allocation	Extant planning permission	
Total	24			
Congresbury				
Pineapple Farm	90 70	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Retain and enhance public right of way through site. Active travel provision improvements to link into local facilities. No development to take place in areas at risk of flooding
Woodhill Nurseries	60	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Enhance public right of way to provide pedestrian access onto A370. Pedestrian and cycle crossing facilities at Smallway Jct. (no current facility at junction)
Land off Wrington Lane	50	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Access to be confirmed through planning consent. Traffic management /calming/pedestrian safety measures on Wrington Lane required. Existing hedgerows to be

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				retained. <ul style="list-style-type: none"> Layout to minimise landscape impact.
Land east of Smallway	25	Carried forward from the Congresbury Neighbourhood Plan	Extant planning permission	<ul style="list-style-type: none"> Pedestrian and cycle crossing facilities at Smallway Jct. (no current facility at junction)
Land south of Cadbury Garden Centre	21	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Vehicular access off A370. Access arrangements to be confirmed through planning application, ensuring that they do not prejudice any future highway junction improvements.
Land south of Station Road adjoining Church Farm	20	Carried forward from the Congresbury Neighbourhood Plan	No current consent	<ul style="list-style-type: none"> Active travel provision improvements to link into local facilities and Strawberry Line.
Land to the north of Bristol Road	20	Carried forward from the Congresbury Neighbourhood Plan	No current consent	<ul style="list-style-type: none"> Right turn lane required on A370 to access the site. Active travel provision improvements
Land south of Station Road	13	Carried forward from the Congresbury Neighbourhood Plan	Extant planning permission	<ul style="list-style-type: none"> Active travel provision improvements to link into local facilities and Strawberry Line.
Total	299			
	238			
Sandford				
Land at Mead Farm	30	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Direct active travel access onto Strawberry Line. Contribution to the development of the

Site location	Indicative Capacity	Comments	Planning status	Site requirements
	35			Strawberry Line.
Land west of Sandford	18	Proposed new allocation	No current consent	<ul style="list-style-type: none"> Relocation of bus stop required to access the site. Direct active travel access onto Strawberry Line and public right of way. Contribution to the development of the Strawberry Line.
Land north of Greenhill Road	16	Carried forward from the Site Allocations Plan	Extant planning permission	
F Sweeting and Son site	16	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Improved footpath links to Sandford required. Regard to nature conservation importance of Towerhead Brook. Active travel provision improvements to link into local facilities and Strawberry Line.
Land south of Greenhill Lane	49	Proposed new allocation	Resolution to grant consent	
Total	80			
	84			
Winscombe				
Woodborough Farm	145	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Main vehicular access onto Woodborough Road. Secondary vehicular access to Church Road. Footpath links to Strawberry line and other surrounding Public Rights of Way. Central open space feature. Retention of mature trees/TPO's and hedge boundaries.
	83			

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Broadleaze Farm	74	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> • Direct active travel access onto the Strawberry Line. • Design/layout to minimise impact on the AONB and Strawberry Line. • Fluvial flood risk associated with Towerhead Brook must be addressed. • Noise impact assessment required re: adjacent depot. • Retention of hedgerows. • Regard to be had to nature conservation interests in relation to the Strawberry Line and Towerhead Brook.
West of Hill Road	30	Proposed new allocation	No current consent	<ul style="list-style-type: none"> • Access must be wide enough to allow 2 vehicles to pass plus a footway. • Contribution to the development of the Strawberry Line. • Active travel provision improvements to link into local facilities and Strawberry Line. • Direct access onto the Strawberry Line desirable and to be investigated. • Noise impact assessment required re: adjacent depot. • Regard to be had to nature conservation interests in relation to the Strawberry Line
Land at Coombe Farm and Shipham Lane	28 68	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> • No development within the AONB. • Design to minimise impact on the AONB. • Retention of hedgerows. • Vehicular access off Shipham Lane or through land to the south (Coombe Farm). • Contribution to the development of the Strawberry Line.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
				<ul style="list-style-type: none"> Active travel provision improvements to link into local facilities and Strawberry Line. Active travel crossing improvements at junction of Shipham Lane, Ilex Lane and Sandford Road. Provision of footway to Sandford Road from site. Provision of ramp to Strawberry Line at Homefield Close
Land at Coombe Farm	24	Carried forward from the Site Allocations Plan	No current consent	<ul style="list-style-type: none"> Design to minimise impact on the AONB. Retention of hedgerows/pond. Vehicular access off Sandford Road. Retention of on-site trees. Active travel provision improvements to link into local facilities and Strawberry Line. Provision of ramp to Strawberry Line at Homefield Close
Former Mooseheart Lodge	14	Proposed new allocation	Extant planning permission	<ul style="list-style-type: none">
Total	301			
	269			
Other settlements				
Barrow Hospital (1), Barrow Gurney	66 59	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Footpath links to Long Ashton to be provided/improved. Removal of trees to be minimised. Habitat Regulation Assessment required.
Barrow Hospital (2), Barrow Gurney	14	Carried forward from the Site	Extant planning	<ul style="list-style-type: none"> Footpath links to Long Ashton to be provided/improved. Removal of trees to be

Site location	Indicative Capacity	Comments	Planning status	Site requirements
		Allocations Plan	permission	minimised. <ul style="list-style-type: none"> Habitat Regulation Assessment required.
Unit C, Estune Business Park, Long Ashton	24	Proposed new allocation	Extant planning permission	<ul style="list-style-type: none"> Active travel provision improvements to link into local facilities.
Unit A, Estune Business Park, Long Ashton	18	Proposed new allocation	Extant planning permission	<ul style="list-style-type: none"> Active travel provision improvements to link into local facilities.
Tickenham Garden Centre, Tickenham	32 14	Carried forward from the Site Allocations Plan	Extant planning permission	
Golden Acres Fruit Farm, Tickenham	18	Proposed new allocation	Extant planning permission	
Land at Cox's Green, Wrington	45	Carried forward from the Site Allocations Plan	Extant planning permission	<ul style="list-style-type: none"> Vehicle access off Havyatt Road. Design/layout to minimise visual impact of the scheme. Retention of existing hedgerows. Improved footpath access to village. Open space requirements to be fixed through planning application.
Land north of Colliter's Way	215	Proposed new allocation	No current consent	<ul style="list-style-type: none"> No vehicular access off Colliters Way. Active travel links to all local roads and public rights of way. Active travel provision improvements to link into local facilities. To coordinate development with land in Bristol City. To ensure development does not compromise the requirements of LP2.

Site location	Indicative Capacity	Comments	Planning status	Site requirements
Gatcombe Farm, Wrington	38	Proposed new allocation	Extant planning permission	
Total	432			
	382			
GRAND TOTAL	18,046			
	12,933			

DRAFT