

## North Somerset Strategic Housing Land Availability Assessment 2018

**Appendix A:** Sites discounted and considered unlikely for further consideration through the assessment process (Part 1 and Part 2)

The table below lists the sites discounted in the Part 1 Assessment and those categorised as 'unlikely' through the assessment (See Table 2 of the Main Report for an explanation of this category). This is published to support the Issues and Options, Local Plan consultation and provides a clear guide to ongoing plan making.

Site reference	Site name	Site area	Parish	Green Belt	AON B	Flood Zone 3b	SSSI	Local Green Space	Not adjoining existing settlement boundary	Part 1 discount	Assessment Outcome
<b>Sites discounted through Part 1 assessment</b>											
HE185	Land at Waverley Road	2.95	Backwell	Yes						✓	Discounted
HE186	Land adjacent to Easton in Gordano and Gordano Services	8.72	Pill and Easton-in-Gordano	Yes						✓	Discounted
HE189	Backwell Hill Road A	0.53	Backwell	Yes						✓	Discounted
HE1810	Backwell Hill Road B	0.2	Backwell	Yes						n/a	See *1
HE1811	Land south of Uncombe Close, Backwell	1.64	Backwell	Yes						✓	Discounted
HE1815	Chapel Pill	262.6	Abbots Leigh							✓	Discounted
HE1818	Parsonage Farm, Church Lane, Long Ashton	7.33	Long Ashton	Yes						✓	Discounted

HE1821	Land at Bridge Farm, Yanley Lane, Long Ashton	14.02	Long Ashton	Yes		SFRA fluvial flood zone 3b				✓	Discounted
HE1822	Land adjacent to Portbury Hundred and B3124 Portbury Common, Portishead	9.46	Portbury	Yes		SFRA fluvial flood zone 3b				✓	Discounted
HE1823	Land east of Ladymead Lane, Churchill	2.2	Churchill						Yes	✓	Discounted
HE1827	Greenways Farm, Lyefield Road, WSM	3.9	Weston-super-Mare						Yes	✓	Discounted
HE1828	Ashton Hill Farm, Failand	21.37	Long Ashton	Yes						✓	Discounted
HE1833	Ridings Farm, East of Silver St, Wrington	7.88	Wrington	Yes		SFRA fluvial flood zone 3b				✓	Discounted
HE1834	Land at Mead Lane	2.34	Winscombe and Sandford						Yes	✓	Discounted
HE1842	Wrington Road	1.23	Congresbury	Yes						✓	Discounted
HE1843	Builders Yard, Weston Road, Long Ashton	1.4	Long Ashton	Yes						✓	Discounted
HE1846	Hutton Garden Centre, Banwell Road, Hutton	2.68	Hutton		Yes				Yes	✓	Discounted
HE1847	Wildcountry Lane	3.82	Long Ashton	Yes					Yes	✓	Discounted
HE1848	Highridge Road, Dundry	3.25	Dundry	Yes					Yes	✓	Discounted

HE1850	South of Bridgwater Road, near Weston-super-Mare	23.37	Bleadon						Yes	n/a	See*2
HE1852	North east of A371 Locking Moor Road, near Locking	2.45	Locking			SFRA fluvial flood zone 3b			Yes	✓	Discounted
HE1853	South east of Airport roundabout, Weston super Mare	1.62	Locking			SFRA fluvial flood zone 3b			Yes	✓	Discounted
HE1855	Heathgate Farm Hewish	12.95	Puxton						Yes	✓	Discounted
HE1857	East of Frost Hill, Yatton	2.51	Yatton	Yes						✓	Discounted
HE1858	South of Kellways, West Town	0.82	Brockley	Yes						✓	Discounted
HE1859	North east of Sheepway	27.04	Portbury	Yes						n/a	See *3
HE1860	North of Happerton Lane, near Pill	0.52	Pill and Easton-in-Gordano	Yes					Yes	✓	Discounted
HE1861	Allotments near Woodhill Nurseries, Congresbury	1.2	Congresbury						Yes	✓	Discounted
HE1862	Land at Flax Bourton/east of Backwell	78.54	Backwell	Yes		SFRA fluvial flood zone 3b				✓	Discounted
HE1863	West of Stokeleigh Camp, near Leigh Woods	11.77	Abbots Leigh	Yes					Yes	✓	Discounted

HE1864	North of A369 Abbots Leigh	44.26	Abbots Leigh	Yes					Yes	✓	Discounted
HE1866	The Stables, Causeway, Nailsea	2.56	Nailsea						Yes	✓	Discounted
HE1867	West of Weston Wood Road, Portishead	0.74	Portishead	Yes						✓	Discounted
HE1868	Tower Farm Portishead	27.97	Portishead	Yes						✓	Discounted
HE1871	North of Holford Lodge near Shipway Farm, Sheepway	0.47	Portbury	Yes					Yes	✓	Discounted
HE1875	Land at Mead Farm, Sandford	2.21	Winscombe and Sandford						Yes	✓	Discounted
HE1876	West of Hill Road, Winscombe	1	Winscombe and Sandford						Yes	✓	Discounted
HE1877	Hill Road, Sandford	2.5	Winscombe and Sandford						Yes	✓	Discounted
HE1881	Garston Lane, Blagdon	4.74	Blagdon		Yes					✓	Discounted
HE1882	North of Caswell Lane, Clapton in Gordano	0.34	Portbury	Yes					Yes	✓	Discounted
HE1883	Purn House Farm industrial estate	2.4	Bleadon						Yes	✓	Discounted
HE1884	Mendip model motor racing circuit, north of Accommodation Road, near Bleadon	1.44	Bleadon						Yes	✓	Discounted
HE1885	Langford Court Farm, near Burrington	2.73	Burrington						Yes	✓	Discounted

HE1886	North of A368 Rickford	0.57	Burrington		Yes				Yes	✓	Discounted
HE1887	Land east of Langford Lane	2.46	Burrington						Yes	✓	Discounted
HE1888	North of A368 Upper Langford	2.08	Churchill						Yes	✓	Discounted
HE1890	Littlewood Lane near Brockley	3.37	Cleeve	Yes					Yes	✓	Discounted
HE1891	Land between River Yeo and Weston Road, Congresbury	3.46	Congresbury			SFRA fluvial flood zone 3b		Yes	Yes	✓	Discounted
HE1894	East of Dundry Lane near Barrow Tanks	1.25	Dundry	Yes					Yes	✓	Discounted
HE1896	South of Swallowfield Farm, Abbots Leigh	0.77	Abbots Leigh	Yes					Yes	✓	Discounted
HE18104	Former Sousta Taverna, Congresbury	0.9	Congresbury						Yes	✓	Discounted
HE18110	The Vale, south west Bristol	298.34	Long Ashton	Yes						✓	Discounted
HE18119	North East of Dunedin Way, WSM	119.89	Wick St Lawrence						Yes	✓	Discounted
HE18120	South of Fullers Lane, near Winscombe	2.13	Winscombe and Sandford		Yes				Yes	✓	Discounted
HE18122	Land south of A38, Langford	10.4	Churchill						Yes	✓	Discounted
HE18123	Burrington Farm, Burrington	3.87	Burrington		Yes				Yes	✓	Discounted
HE18124	North of Clevedon Road, Portishead	8.58	Portishead	Yes						✓	Discounted

HE18128	Manor Farm, South of Oldmixon Road, WSM	5.63	Hutton		Yes					✓	Discounted
HE18129	South of Totterdown Farm, WSM	2.53	Hutton		Yes				Yes	✓	Discounted
HE18130	Bridge Road, Bleadon	6.3	Bleadon						Yes	✓	Discounted
HE18131	Bridewell Lane near Banwell	7.54	Banwell		Yes				Yes	✓	Discounted
HE18133	South of Cedar Way, Portishead	4.64	Portishead	Yes						✓	Discounted
HE18134	Off Clapton Lane, Portishead	0.51	Portishead	Yes					Yes	✓	Discounted
HE18135	North of Clevedon Lane, Clapton in Gordano	0.97	Clapton-in-Gordano	Yes					Yes	✓	Discounted
HE18136	North of Greenfield Crescent, Nailsea	25.23	Wraxall and Failand	Yes		SFRA fluvial flood zone 3b				✓	Discounted
HE18137	Tower House Lane, Wraxall	1.45	Wraxall and Failand	Yes					Yes	✓	Discounted
HE18138	Land at Oatfield Farm, near Lulsgate	25.13	Backwell	Yes					Yes	✓	Discounted
HE18139	Land between A370 and Railway	50.27	Long Ashton	Yes						✓	Discounted
HE18141	Dark Lane, Backwell	8.3	Backwell	Yes						✓	Discounted
HE18146	Land at Hope Farm	11.2	Yatton						Yes	✓	Discounted
HE18148	South of Old Weston Road, near Congresbury	1.92	Congresbury						Yes	✓	Discounted
HE18152	Towerhead Farm, near Banwell	0.4	Banwell							✓	Discounted
HE18153	West of Castle Hill Road, near Banwell	0.64	Banwell		Yes				Yes	✓	Discounted

HE18155	South of sports ground north of Cox's Green, Wrington	2.64	Wrington	Yes						✓	Discounted
HE18156	East of Portis Fields, Portishead	3.8	Portishead	Yes		SFRA fluvial flood zone 3b				✓	Discounted
HE18157	Church Lane, Portbury	4.35	Portbury	Yes		SFRA fluvial flood zone 3b		Yes		✓	Discounted
HE18158	East of Bishops Road, Claverham	0.67	Yatton	Yes				Yes		✓	Discounted
HE18159	North of Bishops Rd, Cleeve	2.25	Yatton	Yes				Yes		✓	Discounted
HE18162	Woodspring equestrian centre	5.04	Kenn					Yes		✓	Discounted
HE18172	South east of Pilhay Farm, Puxton	6.75	Puxton					Yes		✓	Discounted
HE18173	Between the A370 and railway, Hewish	12.97	Puxton					Yes		✓	Discounted
HE18178	Woodhill Nurseries, Congresbury	2	Congresbury					Yes		✓	Discounted
HE18181	South of A370, east of Cleeve	0.76	Cleeve	Yes				Yes		✓	Discounted
HE18182	North of Rhodyate Lane, Cleeve	0.43	Cleeve	Yes						✓	Discounted
HE18184	Land at 169 Long Ashton Rd, Long Ashton	0.39	Long Ashton	Yes						✓	Discounted
HE18185	North of Balls Barn Lane, Puxton	10.75	Banwell					Yes		✓	Discounted

HE18186	South west of The Orchards, Puxton	3.94	Puxton					Yes	✓	Discounted
HE18194	Next to Knightcott industrial estate	1.31	Banwell					Yes	✓	Discounted
HE18196	Land to southeast of Langford	2.9	Churchill					Yes	✓	Discounted
HE18197	South west of Cox's Green, Wrington	8	Wrington					Yes	✓	Discounted
HE18201	South of Rhodyate Hill, Cleeve	1.83	Cleeve	Yes					✓	Discounted
HE18208	North of Colehouse Lane, Clevedon	16.9	Clevedon					Yes	✓	Discounted
HE18213	South east of Church Lane, Backwell	2.67	Backwell	Yes					✓	Discounted
HE18214	South east of St Andrew's Church, Backwell	3.15	Backwell	Yes					✓	Discounted
HE18215	Haberfield Park Farm near Abbots Leigh	28.09	Abbots Leigh	Yes		SFRA fluvial flood zone 3b		Yes	✓	Discounted
HE18216	North of Haberfield Park Farm, near Abbots Leigh	8.5	Abbots Leigh	Yes		SFRA fluvial flood zone 3b		Yes	✓	Discounted
HE18218	South of Martcombe Road, Pill/Easton in Gordano	1.8	Pill and Easton-in-Gordano	Yes				Yes	✓	Discounted
HE18219	Court House Farm south of Royal Portbury Dock	12.14	Pill and Easton-in-Gordano	Yes		SFRA fluvial flood zone 3b		Yes	✓	Discounted
HE18220	South of Mill Close, Portbury	4.71	Portbury	Yes				Yes	✓	Discounted



HE18221	North of Portbury Hundred, east, Portishead	21.87	Portbury	Yes					Yes	✓	Discounted
HE18222	Moor Farm, Portishead	8.48	Portbury	Yes						✓	Discounted
HE18223	North East of Nailsea	27.72	Wraxall and Failand	Yes						✓	Discounted
HE18225	Land at Jacklands Farm, Nailsea	2.46	Nailsea	Yes						✓	Discounted
HE18232	South of Middle Lane, Kingston Seymour	1.71	Kingston Seymour						Yes	✓	Discounted
HE18233	South of Ham Lane, Kingston Seymour	0.66	Kingston Seymour						Yes	✓	Discounted
HE18234	Land at Grange Farm, Puxton	10.54	Puxton						Yes	✓	Discounted
HE18237	Devils Elbow Farm	2.79	Locking						Yes	✓	Discounted
HE18246	West of Anson Road, WSM	12.1	Kewstoke						Yes	✓	Discounted
HE18252	South of Sherwood, Sandford	4.7	Winscombe and Sandford						Yes	✓	Discounted
HE18253	South of Roman Road, Sandford	0.6	Winscombe and Sandford						Yes	✓	Discounted
HE18265	East/south east of Littlemead, straddling Kenn Rd, Kenn	0.14	Kenn						Yes	✓	Discounted
HE18272	North of Portbury Hundred, west,	5.04	Portbury	Yes						✓	Discounted
HE18274	East of Upper Mill Farm, Barrow Gurney	1.31	Barrow Gurney	Yes					Yes	✓	Discounted
HE18275	Springhead House, Barrow Gurney	0.52	Barrow Gurney	Yes					Yes	✓	Discounted
HE18276	Land west of Wildcountry Lane	5.85	Long Ashton	Yes		SFRA fluvial			Yes	✓	Discounted

						flood zone 3b					
HE18277	Land south of Weston Road	1.01	Long Ashton	Yes					Yes	✓	Discounted
HE18278	South east of Old Weston Road, and also land north of Barrow Cottage, Flax Bourton	3.98	Flax Bourton	Yes					Yes	✓	Discounted
HE18279	West of Rosemount Road, Flax Bourton	3.99	Flax Bourton	Yes					Yes	✓	Discounted
HE18280	West and east of Eastfield, Main Road, Flax Bourton	10.99	Flax Bourton	Yes					Yes	✓	Discounted
HE18281	East of Broadoak Hill, Dundry	4.4	Dundry	Yes					Yes	✓	Discounted
HE18282	Upton Lane, Dundry	0.24	Dundry	Yes					Yes	✓	Discounted
HE18283	North of Crabtree Lane, Dundry	1.76	Dundry	Yes						✓	Discounted
HE18285	South west of The Ridings, Highridge, Dundry	1.1	Dundry	Yes					Yes	✓	Discounted
HE18286	South east of A38/A4174 roundabout, Dundry	10.08	Dundry	Yes					Yes	✓	Discounted
HE18287	South of fitness centre near Long Ashton Park and Ride site	11.95		Yes		SFRA fluvial flood zone 3b			Yes	✓	Discounted
HE18288	Land at Yanley Lane, Long Ashton	1.36	Long Ashton	Yes		SFRA fluvial flood zone 3b				✓	Discounted
HE18289	South of The Manor House, Abbots Leigh	12.36	Abbots Leigh	Yes					Yes	✓	Discounted

HE18290	Abbots Leigh Manor	1.67	Abbots Leigh	Yes				Yes	✓	Discounted
HE18291	Newlands Hill, Portishead	8.77	Portishead	Yes					✓	Discounted
HE18292	South of Portis Fields, Portishead	2.85	Portishead	Yes		SFRA fluvial flood zone 3b			✓	Discounted
HE18309	East of Smallway, Congresbury	0.6	Congresbury					Yes	✓	Discounted
HE18319	Land adjacent Mill Farm	2.44	Flax Bourton	Yes		SFRA fluvial flood zone 3b		Yes	✓	Discounted
HE18320	North of Clevedon Rd, Flax Bourton	0.16	Long Ashton	Yes					✓	Discounted
HE18321	Land at Gatcombe Farm, Weston Rd, Long Ashton	4.86	Long Ashton	Yes					✓	Discounted
HE18322	South of Leigh Court Business Centre, Abbots Leigh	5.95	Abbots Leigh	Yes					✓	Discounted
HE18323	Land west of Pill Road	5.44	Abbots Leigh	Yes					✓	Discounted
HE18324	East of Blackmoor Road near Pill	1.18	Abbots Leigh	Yes		SFRA fluvial flood zone 3b			✓	Discounted
HE18325	West of Leigh Court Training Centre, near Abbots Leigh	28.7	Abbots Leigh	Yes		SFRA fluvial flood zone 3b			✓	Discounted
HE18326	North of Pound Batch Farm	2.9	Abbots Leigh	Yes					✓	Discounted

HE18327	North East of Pound Batch Farm Abbots Leigh	0.39	Abbots Leigh	Yes						✓	Discounted
HE18328	North of Nortons Wood Lane, Clevedon	3.46	Clevedon	Yes				Yes		✓	Discounted
HE18329	North of Cadbury Court Farm, near Clevedon	0.87	Tickenham	Yes						✓	Discounted
HE18330	Walton-in-Gordano	0.18	Walton-in-Gordano	Yes						✓	Discounted
HE18331	Old mushroom farm, Gatcombe Farm, Wrington	3.05	Wrington	Yes					Yes	✓	Discounted
HE18332	North of Hillyfields, Winscombe	5.33	Winscombe and Sandford		Yes					✓	Discounted
HE18333	East of Well Close, Winscombe	2.76	Winscombe and Sandford		Yes					✓	Discounted
HE18334	Laurel Farm, near Winscombe	0.61	Winscombe and Sandford		Yes					✓	Discounted
HE18335	Gatcombe Farm, Flax Bourton	0.32	Long Ashton	Yes						✓	Discounted
HE18336	South of Royal Portbury Dock, west, by Portbury Hundred	7.88	Portbury	Yes						✓	Discounted
HE18337	South of High Street, Portbury	0.32	Portbury	Yes						✓	Discounted
HE18338	West of Priory Bungalow, Portbury	0.12	Portbury	Yes		SFRA fluvial flood zone 3b				✓	Discounted

HE18341	Eastermead Farm: East of Eastermead Lane and south of East Street, Banwell	16.33	Banwell		Yes part					✓	Discounted
HE18345	Churchill Green Farm	0.45	Churchill						Yes	✓	Discounted
HE18354	South of Manor Farm, North of Lyefield Rd, WSM	2.6	Kewstoke						Yes	✓	Discounted
HE18355	West of Walford Avenue, open space	1.7	St Georges			SFRA fluvial flood zone 3b		Yes		✓	Discounted
HE18361	Coombe Farm eastern area	0.16	Winscombe and Sandford		Yes					✓	Discounted
HE18366	Pudding Pie Lane (Chestnut Farm), Churchill	2.8	Churchill					Yes		✓	Discounted
HE18368	Lower Hill Farm , Blagdon	2.41	Blagdon		Yes					✓	Discounted
HE18369	Score Lane, Blagdon	0.79	Blagdon		Yes					✓	Discounted
HE18370	Rear of 1-4 Grib Lane, Blagdon	0.21	Blagdon		Yes					✓	Discounted
HE18373	North of Barton Road, Winscombe	1.17	Winscombe and Sandford		Yes					✓	Discounted
HE18374	South of Nut Tree Farm, Winscombe	0.52	Winscombe and Sandford		Yes					✓	Discounted

HE18377	North End Yatton south of Ham Farm	0.38	Yatton							✓	Discounted
HE18378	Boxbush Farm	0.96	Yatton					Yes		✓	Discounted
HE18384	Hannah More Road allotments and recreation ground	1.99	Nailsea					Yes		✓	Discounted
HE18386	South East of Airport roundabout, further east, Weston super Mare	3.07	Locking			SFRA fluvial flood zone 3b				✓	Discounted
HE18387	South of Hutton Hill, Hutton	1.04	Hutton		Yes					✓	Discounted
HE18388	Church Lane, Hutton	0.84	Hutton		Yes					✓	Discounted
HE18424	Chestnut Farm, Yatton	1.9	Yatton					Yes		✓	Discounted
HE18425	Land at Northend Farm, Yatton	0.5	Yatton					Yes		✓	Discounted
HE18467	Land east of Martcombe Road	0.44	Pill and Easton-in-Gordano	Yes						✓	Discounted
HE18468	North west of Parsonage Farm, Church Lane, Long Ashton	5.41	Long Ashton	Yes						✓	Discounted
HE18470	Land at former Ham Green hospital	0.86	Pill and Easton-in-Gordano	Yes				Yes		✓	Discounted
HE18471	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road, WSM	5.5	Kewstoke					Yes		✓	Discounted

HE18476	East of Bell House, Dinghurst, Churchill	0.2	Churchill					Yes	✓	Discounted	
HE18477	Jubilee Lane, Langford, Churchill	0.5	Churchill					Yes	✓	Discounted	
HE18487	West of western Barrow tank, Barrow Gurney	0.4	Barrow Gurney	Yes					✓	Discounted	
HE18488	Land at St Katherine's Farm, Lulsgate Bottom	1.05	Backwell	Yes					✓	Discounted	
HE18583	South of Tickenham Road	1.95	Tickenham	Yes				Yes	✓	Discounted	
<b>Sites assessed as 'Unlikely' through Part 2 assessment</b>							<b>Key reason for conclusion</b>				
HE1832	Locking Farm, east of Locking Head Drove	16.38	Locking							<i>Land part of designated Strategic Gap and forms part of green surrounds to Parklands Village as identified through the Weston Villages SPD.</i>	Unlikely
HE1836	Land to the west of Kenn Road	9.51	Kenn							<i>Land allocated for B Class employment purposes in Policy SA4 of the NSSAP.</i>	Unlikely
HE187	Elm Grove Nurseries	6.76	Locking							<i>Residential scheme 15/P/1205/O refused and western part of site within Strategic Gap.</i>	Unlikely
HE188	Land south of Moor Park	9.03	Locking							<i>Northern part of site is an employment allocation under Policy SA4 of the NSSAP, and southern part is important part of Strategic Gap between WSM and Locking. Recent appeal associated with app. 16/P/0329/O dismissed.</i>	Unlikely
HE1819	Kenn Road, Clevedon	1.24	Clevedon							<i>Existing business location safeguarded subject to criteria under SA4 of NSSAP.</i>	Unlikely
HE1835	Land south of Bleadon Hill	3.8	Bleadon							<i>Insurmountable landscape impact.</i>	Unlikely

HE1837	Land adjacent to Homefield Industrial Estate	0.77	Locking	<i>Recent residential application 17/P/1244/O refused on highway safety, flood risk, and Strategic Gap.</i>	Unlikely
HE1854	End of Aisecombe Way, WSM	0.61	Weston-super-Mare	<b>Site not assessed for residential use.</b> Call for site submission for B1, B2, B8, retail, sport, and leisure use.	n/a
HE1879	Land at Old School House, The Green, Locking	0.02	Locking	<i>Residential scheme 17/P/0161/F refused.</i>	Unlikely
HE1880	Land adjacent to Roath Road, Portishead	0.01	Portishead	<i>Previous application (16/P/1103/F) refused due to creation of inadequate and cramped living conditions.</i>	Unlikely
HE18101	Land north of Jubilee Lane	1.87	Churchill	<i>Site potential to play a key role in safeguarding the separate identity of Langford and the new Garden Village. Potential for compatible uses as part of a wider GI network to be considered further as part of development of SDL work.</i>	Unlikely
HE18102	Land adjacent the Mushroom Farm	0.3	Churchill	<i>Proximity to existing business site and not well-related to existing settlement of Langford. Potential for compatible uses as part of a wider GI network to be considered further as part of development of SDL work.</i>	Unlikely
HE18106	Vicarage and car park to church	1.44	Congresbury	<i>Local Green Space designation on part of site. Other sensitive features on site likely to constraint development.</i>	Unlikely
HE18121	Fullers Lane near Winscombe	1.07	Winscombe and Sandford	<i>Not well related to settlement of Winscombe.</i>	Unlikely
HE18126	Land to the north and east of J21	91.56	Puxton	<i>Flood Zone 3a-tidal. Low-lying levels landscape. Further expansion of WSM to the east of J21 was ruled out through the JSP process due largely to impact on J21 of the M5.</i>	Unlikely
HE18127	Ebdon Road, WSM	18.86	Wick St Lawrence	<i>Flood Zone 3a- tidal. Sequentially preferable sites should be identified through the plan-led process.</i>	Unlikely
HE18140	Land at Estune Business Park, Long Ashton	0.41	Long Ashton	<i>Site is allocated for employment through Policy SA4 of the NSSAP.</i>	Unlikely



HE18147	South east of M5 junction 21, WSM	93	Banwell	<i>Flood Zone 3a-tidal. Low-lying levels landscape. Further expansion of WSM to the east of J21 was ruled out through the JSP process due largely to impact on J21 of the M5.</i>	Unlikely
HE18149	Horsecastle Farm	20.6	Yatton	<i>Flood Zone 3A, southern half consented for business use, and site not well-related to existing settlement.</i>	Unlikely
HE18154	Brinsea Batch Farm	39.5	Congresbury	<i>Site is of a strategic scale. Strategic growth promoted in close proximity at Churchill SDL through JSP; a large part of the site subject to flood risk 3a.</i>	Unlikely
HE18160	The ox house forge, North of Brockley Way,	0.7	Claverham	<i>Not well-related to existing settlement of Claverham.</i>	Unlikely
HE18166	North of Barns Ground, Clevedon	1.84	Kenn	<i>Employment allocation under Policy SA4 of the NSSAP; and flood zone 3a. Site not promoted for residential development through the HLAA process.</i>	Unlikely
HE18171	South of Wemberham Lane, Yatton	1.07	Yatton	<i>Flood zone 3a; sites peripheral location close to industrial uses.</i>	Unlikely
HE18175	South of Mendip Road, Yatton	3.34	Yatton	<i>Within a designated Strategic Gap under Policy SA7 of the NSSAP; includes allotments. Bordering most sensitive bat foraging zone – See 'North Somerset and Mendip Bats Special Area of Conservation (SAC), guidance on development' SPD (2018)</i>	Unlikely
HE18176	West of Smallway, south of Frost Hill	6.74	Congresbury	<i>Within a designated Strategic Gap under Policy SA7 of the NSSAP; Bat Consultation Zone Band A – See 'North Somerset and Mendip Bats Special Area of Conservation (SAC), guidance on development' SPD (2018).</i>	Unlikely
HE18177	North of Greenholm Nurseries	2.42	Congresbury	<i>Within a designated Strategic Gap under Policy SA7 of the NSSAP; Bat Consultation Zone Band A – See 'North Somerset and Mendip Bats Special Area of Conservation (SAC), guidance on development' SPD (2018).</i>	Unlikely
HE18179	Stowey Road	4	Yatton	<i>Recent appeal (app. Ref 15/P/1918/O) identified substantial harm to the landscape character and the appearance of the area amongst other factors for a scheme of up to 60 dwellings. The importance of the northern village boundary was acknowledged.</i>	Unlikely
HE18205	Hutton Moor Playing fields	12.8	Weston-super-Mare	<i>Site accommodates existing playing pitches.</i>	Unlikely

HE18207	Aisecombe Way, WSM	1.61	Weston-super-Mare	<i>Site is largely developed for waste management purposes; residual area is adjacent to waste facilities and not appropriate for residential development; Flood Zone 3a tidal. Site also allocated for business use under Policy SA4 of the NSSAP.</i>	Unlikely
HE18212	Farleigh Fields, Backwell	21.32	Backwell	<i>Part of site is designated Local Green Space. Residential on the remainder of the site was recently dismissed at appeal – 15/P/0315/O</i>	Unlikely
HE18226	Coates Industrial Estate	2.95	Nailsea	<i>Site is an existing business site safeguarded under Policy SA4 of the NSSAP.</i>	Unlikely
HE18245	Either side of Lower Norton Lane, Kewstoke	42.56	Kewstoke	<i>Site is of a strategic scale. Mostly Flood Zone 3a land.</i>	Unlikely
HE18251	South of West Wick roundabout, near Parklands Village	5.14	Weston-super-Mare	<i>Within a designated Strategic Gap under Policy SA7 of the NSSAP; Flood Zone 3a land.</i>	Unlikely
HE18254	Haulage premises and dwelling west of Hill Road, Sandford	0.99	Winscombe and Sandford	<i>Loss of haulage premises, site not well-related to existing settlement.</i>	Unlikely
HE18255	Sandford depot	1.68	Winscombe and Sandford	<i>Existing use as depot; site not well-related to existing settlement. Site adjoins land with a withdrawn application for residential – 16/P/2795/O.</i>	Unlikely
HE18262	Hithermead Green Industrial Estate	5.16	Clevedon	<i>Site is an existing business site safeguarded under Policy SA4 of the NSSAP.</i>	Unlikely
HE18293	Fire station, WSM	0.81	Weston-super-Mare	<i>Site not promoted for development through HLAA process. Any potential for development would depend upon current occupier's requirements.</i>	Unlikely
HE18303	East of Brinsea Road, Congresbury	4.86	Congresbury	<i>Potential harm to rural setting and edge of village. A fairly recent appeal addressed this issue in relation to a site opposite HE18303.</i>	Unlikely
HE18304	East of Brinsea Road, opposite Springfield, Congresbury	1.24	Congresbury	<i>Potential harm to rural setting and edge of village. A fairly recent appeal addressed this issue in relation to a site opposite HE18303. Site not well related to existing settlement.</i>	Unlikely
HE18305	East of Brinsea Rd, north of dismantled railway, near Congresbury	3.03	Congresbury	<i>Potential harm to rural setting and edge of village. A fairly recent appeal addressed this issue in relation to a site opposite HE18303. Site not well related to existing settlement.</i>	Unlikely

HE18306	Land off Brinsea Road	3.45	Congresbury	<i>Recent appeal (app. Ref 14/P/1901/O) found that development as proposed would cause harm to the character and appearance of area, would have an adverse impact upon the living conditions of neighbouring residents amongst other factors for a scheme of up to 80 dwellings.</i>	Unlikely
HE18308	North West of A370 Congresbury bridge, Congresbury	1.38	Congresbury	<i>Within a designated Strategic Gap under Policy SA7 of the NSSAP, but consultation zone band A. Site separated from existing settlement by A road.</i>	Unlikely
HE18312	Stowell's concrete works and land to south east	5.48	Yatton	<i>Existing industrial site. Site not promoted for development through the HLAA process.</i>	Unlikely
HE18318	Land at Southfield Road Trading Estate, Nailsea	0.17	Nailsea	<i>Site is thought to be in use for tyre fitting depot, previously B8 use. Loss of this site for such uses, to housing, on this trading estate is unlikely to be favourable; e.g. potential conflict with nearby industrial uses.</i>	Unlikely
HE18357	West of Willow Drive, Bleadon	0.86	Bleadon	<i>Site part of South Hill Wildlife Site.</i>	Unlikely
HE18391	Totterdown Lane, WSM	0.67	Weston-super-Mare	<i>Site part Old Mixon to Upper Canada Scarp Wildlife Site. Site covered in dense woodland.</i>	Unlikely
HE18394	Waste management depot, Sunnyside Road North, Weston super Mare	0.43	Weston-super-Mare	<i>Site is a waste management depot; Policy 13 of Joint Waste Core Strategy safeguards operational waste sites and therefore alternative provision may be required if site is lost to other uses.</i>	Unlikely
HE18398	Walliscote Grove School and Carlton Centre	0.49	Weston-super-Mare	<i>DM68 requires prior relocation of school and Carlton Centre (learning centre); school use expected to continue. school is a listed building</i>	Unlikely
HE18400	Neva Road, WSM	0.3	Weston-super-Mare	<i>Existing recreation/ leisure use.</i>	Unlikely
HE18403	Gallagher Retail Park	3.16	Weston-super-Mare	<i>Existing operational retail use. The Issues and Options document refers to the opportunity to encourage development along the A370 Corridor in WSM including to make a more efficient use of land. This site could form part of this area-based investigation.</i>	Unlikely
HE18405	South of Kewstoke Road, Kewstoke	1.69	Kewstoke	<i>Worle Hill and Worlebury Golf Course Wildlife site, steep topography and dense woodland covers site.</i>	Unlikely

HE18406	Worle railway station and car park, and Paddock Park WSM	3.53	Weston-super-Mare	<i>Flood Zone 3a land; site safeguarded for expansion of parking under Policy DM23: Railway car parking under the Development Management Policies Plan.</i>	Unlikely
HE18407	Locking Castle Business Park, between Scot Elm Drive and M5, WSM	8.18	Weston-super-Mare	<i>Larger part of site is allocated for employment through Policy SA4 of the NSSAP.; flood zone 3a land. Site not promoted through the SHLAA for development.</i>	Unlikely
HE18408	West of Elm Tree Road, Locking	4.41	Locking	<i>Within a designated Strategic Gap under Policy SA7 of the NSSAP; would join Locking to mobile homes/caravan site with increased risk towards possible eventual coalescence of settlements; Flood Zone 3a flood land. Recent appeal associated with app. 16/P/0329/O dismissed, and this relates to the same Strategic Gap.</i>	Unlikely
HE18409	Trenchard Road, near Parklands Village	1.86	Locking	<i>Site adjoins M5, likely to be unacceptable impacts upon residential amenity. Development of this site also potential to prejudice future planning and delivery of new J21a.</i>	Unlikely
HE18411	Land south of Regent Street	0.45	Weston-super-Mare	<i>Existing uses in operation. Site not promoted for development through the SHLAA process.</i>	Unlikely
HE18413	Odeon cinema site, Weston super Mare	0.14	Weston-super-Mare	<i>Site is still in active cinema use. Site not promoted for development through the SHLAA process.</i>	Unlikely
HE18423	Bridge Works, South of Market Industrial Estate, Yatton	0.16	Yatton	<i>Loss of existing industrial depot safeguarded under Policy SA4 of the NSSAP.</i>	Unlikely
HE18426	Park Farm Yatton	0.54	Yatton	<i>Site is allocated for employment through Policy SA4 of the NSSAP.</i>	Unlikely
HE18431	By Locking Head Drove, south of A370	1.68	Locking	<i>Within a designated Strategic Gap under Policy SA7 of the NSSAP; zone 3a flood land; bat consultation zone band C</i>	Unlikely
HE18432	Depot west of Winterstoke Rd, WSM	1.18	Weston-super-Mare	<i>Loss of B uses and commercial uses; deliverability/land availability issues; zone 3a flood land</i>	Unlikely
HE18434	Uphill Grange, Uphill	3.64	Weston-super-Mare	<i>Loss of existing care home facility; implications for availability/deliverability; listed building; partly wildlife site; bat consultation zone band C</i>	Unlikely

HE18435	West of Bridgwater Road, near Uphill	3.94	Weston-super-Mare	Within a designated Strategic Gap under Policy SA7 of the NSSAP; north part is flood zone 3a; bat consultation zone band C	Unlikely
HE18436	South of Weston General	1.27	Weston-super-Mare	Existing established residential area.	Unlikely
HE18437	Euro Park southern area, Winterstoke Road, WSM	13.57	Weston-super-Mare	Site is allocated for employment through Policy SA4 of the NSSAP; zone 3a flood land	Unlikely
HE18442	Dwellings and grounds to Westwick House and Little Trewern	0.22	Weston-super-Mare	Potential loss of garden/parking area to dwellings potentially affecting amenity; unlikely to come forward	Unlikely
HE18447	Longton industrial estate, Winterstoke Road, Weston super Mare	1.03	Weston-super-Mare	Industrial estate with B uses protected by new policy SA4 Flood Zone 3a.	Unlikely
HE18450	Industrial premises east of Winterstoke Road, WSM	3.73	Weston-super-Mare	Existing business use safeguarded under Policy SA4 of the NSSAP; Flood zone 3a land.	Unlikely
HE18475	West of Kewstoke Road, (south) WSM	0.21	Weston-super-Mare	Site part of the Worle Hill and Worlebury Golf Course Wildlife site.	Unlikely
HE18480	Land south of Crooks Lane	1.51	Kewstoke	Flood zone 3a.	Unlikely
HE18483	Kewstoke Road, WSM	0.16	Weston-super-Mare	Site part of the Worle Hill and Worlebury Golf Course Wildlife site.	Unlikely
HE18557	East of Park and Ride	5.54	Weston-super-Mare	<b>Site not assessed for residential use.</b> Call for site submission for B1, B2, B8, and retail use. Site already allocated for employment purposes and development is well advanced.	n/a
HE18558	Land at Bristol Airport	7.95	Wroughton	<b>Site not assessed for residential use.</b> Call for site submission for B1 use.	n/a
HE18576	Land adjacent Pier Square	0.26	Weston-super-Mare	Site not available and comprises multiple ownerships and uses.	Unlikely

\*1: **Site not assessed for residential use.** Site submission for B1, B2, B8 use.

\*2: **Site not assessed for residential use.** Site submission for sport and leisure use.

\*3: **Site not assessed for residential use.** Site submission for B2, B8 use.