

## North Somerset Strategic Housing Land Availability Assessment 2018

### Appendix B: Sites assessed as potentially being suitable for development subject to further plan making

The tables below list the sites categorised as either 'likely' (A sites) or 'less likely' (B sites) through the Part 2 Assessment (See Table 2 of the Main Report for an explanation of these categories), and can be considered further in the through the preparation of the Local Plan. The Assessment is not part of the development plan and does not allocate sites. The identification of, and conclusions drawn on particular sites does not imply that there is a presumption in favour of any development proposal or that planning permission will be granted should an application be submitted. Identification of a site within this schedule does not override current Development Plan policy that may not support the development of the site in principle.

The assessment of constraints carried out for this study provides a starting point for the consideration of each site through the plan making process and is proportionate to the Issues and Options stage of the Local Plan. Further analysis and evaluation of constraints is anticipated to inform the next stage of the plan.

Nb. The usual relevant national tests and standards will apply to all sites whether stated in this assessment or not e.g. the need for Sequential and Exceptions Test in relation to flood risk, standards associated with noise, and highway requirements etc.

**A Sites schedule:** *The site is considered to have reasonable potential for further consideration and should be considered further in the plan making process. In many cases these sites may still be subject to constraints that would need to be addressed to bring the site forward.*

A sites: Site details									
Site reference	Source ref	Site name	Gross site area	Net res area	PDL	Current land use	Surrounding land use	Character	Parish
HE1838	CFS1774	60 Station Road, Nailsea	0.4	0.4	Part	Residential	Residential	Suburban	Nailsea
HE1851	CFS1718	North of Amesbury Drive, Bleadon	2.2	1.9	No	Agricultural	Agricultural	Rural	Bleadon
HE1865	CFS1775	St Mary's Grove, Nailsea	0.2	0.2	No	Agricultural	Residential	Semi-rural	Nailsea
HE1873	CFS17105	UTAS site and Claverham village hall	5.6	3.6	Part	Other	Agricultural	Semi-rural	Yatton

HE18183	2014 HELAA	West of Alburys, Wrington	1.8	1.8	No	Agricultural	Residential	Semi-Rural	Wrington
HE18198	JSP-NSC0121	West of Butt's Batch, Wrington	2.8	2.4	No	Agricultural	Residential	Semi-Rural	Wrington
HE18317	2014 HELAA	Greenstones, Nailsea	0.3	0.3	Yes	Other	Other	Urban	Nailsea
HE18356	2014 HELAA	North of South Combe, Bleadon	1.9	1.9	No	Agricultural	Agricultural	Rural	Bleadon
HE18365	2014 HELAA	Farm north of Elm Tree Road, Locking	0.2	0.2	No	Agricultural	Residential	Semi-Rural	Locking
HE18402	2014 HELAA	Rugby ground, WSM	2.2	1.9	Part	Other	Other	Urban	Weston-super-Mare
HE18415	2014 HELAA	Royal Parade, WSM	0.6	0.6	Yes	Other	Retail	Urban	Weston-super-Mare
HE18478	2014 HELAA	North east of Orchard Close, Banwell	0.4	0.4	No	Agricultural	Agricultural	Semi-Rural	Banwell
HE18567	2014 HELAA	Land south of Clifton Road, WSM	0.1	0.1	Yes	Office	Residential	Suburban	Weston-super-Mare

### A Sites: Constraints profiling (key constraints recorded at this stage – not exhaustive)

Site ref	Flood Risk	Heritage and Archaeology	Landscape	Ecology esp. bats SAC	Transport	Physical Features	Policy	PROW
HE1838	Mapping indicates site to be outside of FZ 2 and 3.		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band B	Access to adopted highway	Trees/Hedgerows; existing buildings on site.	Site within settlement boundary.	Adjoins
HE1851	Mapping indicates site to be outside of FZ 2 and 3.		Landscape Charter Assessment 2005 - E1 Mendips Ridges and Combes	Horseshoe Bat Band C	Access to adopted highway	Trees/Hedgerows	Site adjacent existing settlement boundary.	Yes

			Agricultural Land Classification - GRADE 2					
HE1865	Mapping indicates site to be outside of FZ 2 and 3.		Landscape Charter Assessment 2005 - K1 Nailsea Farmed Coal Measures Agricultural Land Classification - GRADE 2	Horseshoe Bat Band B. Site within area likely to be used frequently by Horseshoe bats for foraging and commuting.	Site appears not to have direct access to adopted highway.	Trees/Hedgerows; existing buildings.	Site adjacent existing settlement boundary with small part within boundary of Nailsea.	Adjoins
HE1873	Mapping indicates site to be outside of FZ 2 and 3.	Listed Building - Grade II Court De Wyck within centre of site.	Landscape Charter Assessment 2005 - J5 Land Yeo and Kenn Rolling Valley Farmland Agricultural Land Classification - GRADE 1	<b>Horseshoe Bat Band A and close proximity to Juvenile Sustenance Zone.</b>	Access to adopted highway	Existing buildings/structures	Site adjacent existing settlement boundary. SA5 - 0.6ha of site previously designated Local Green Space but not carried forward. Claverham NP allocates a smaller site within site HE1873 for housing.	None identified
HE18183	Mapping indicates site to be outside of FZ 2 and 3.		Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 2	<b>Horseshoe Bat Band A</b>	Access to adopted highway	Trees/Hedgerows	Site adjacent to existing settlement boundary.	Yes
HE18198	SFRA tidal and fluvial flood zone 2 and Fluvial 3b		Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland	Horseshoe Bat Band B	Access to adopted highway	No physical features of note identified at this stage.	Site adjacent to existing settlement boundary.	None identified

	indicated directly to the south of the site.		Agricultural Land Classification - GRADE 3					
HE18317	Mapping indicates site to be outside of FZ 2 and 3.		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures	Site within existing settlement boundary.	None identified
HE18356	Mapping indicates site to be outside of FZ 2 and 3.		Landscape Charter Assessment 2005 - E1 Mendips Ridges and Combes Agricultural Land Classification - GRADE 2	Horseshoe Bat Band C	Access uncertain.	Trees/Hedgerows	Site adjacent to existing settlement boundary.	Adjacent
HE18365	Mapping indicates site to be outside of FZ 2 and 3.	Listed Buildings	Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures, trees and hedgerows.	Site within existing settlement boundary.	None identified
HE18402	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A affect		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway	Existing rugby ground and car park.	DM60: site within WSM Town Centre area, and within settlement boundary. DM68 applies.	None identified

	northern part of site.							
HE18415	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A.	Conservation Areas.	Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures	DM60: site within WSM Town Centre area, and within settlement boundary.	None identified
HE18478	Mapping indicates site to be outside of FZ 2 and 3.	Conservation Areas	Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 4	Horseshoe Bat Band C	Site appears to be landlocked / access difficult.	Trees/Hedgerows	Site is adjacent to existing settlement boundary.	None identified
HE18567	SFRA tidal and fluvial flood zone 2	Conservation Areas	Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway		DM60 - Town Centre. Site within existing settlement boundary. Site within area designated area of residential subdivision.	None identified

<b>A Sites: Constraints summary and indicative capacity</b>						
<b>Site ref</b>	<b>Availability</b>	<b>Key constraints identified at this stage</b>	<b>Actions to Address Constraints</b>	<b>Benchmark dwelling capacity (see para 3.6 of Main Report)</b>	<b>Capacity review notes</b>	<b>Capacity review</b>
HE1838	Call for sites submission present for Local Plan.	Within Bat Consultation Band band B.	Identify mitigation strategy to address impacts upon bat SAC.	17	<i>Current application on site (18/P/3299/FUL) for 5 dwellings. Assume this</i>	5

					<i>figure as BDC likely to overestimate.</i>	
HE1851	Call for sites submission present for Local Plan.	Bat consultation band band C.	Identify mitigation strategy to address any impacts upon bat SAC.	74	<i>No change; BDC assumed at this stage.</i>	74
HE1865	Call for sites submission present for Local Plan.	Access may require other land; Bat consultation band B.	Consideration of access options for site. Further investigation of potential impact on bats and mitigation.	9	<i>No change; BDC assumed at this stage.</i>	9
HE1873	Call for sites submission present for Local Plan.	Site includes employment premises (UTAS) and village hall. Listed buildings. Bat Consultation Band A	Design to mitigate potential impact on listed building; retention of village hall (as envisaged by promoters) (or prior relocation otherwise); Identify mitigation strategy to address any impacts upon bat SAC.	145	Claverham NP allocates part of the site for housing for 77 units. A higher capacity could be achieved if the land to the north was included also. It is recommended that the southern parcel, previously LGS, is retained as open space as per NP.	77
HE18183	Not submitted through current plan making process.	Bat consultation band, mainly band A, partly B	Identify mitigation strategy to address any impacts upon bat SAC	70	<i>No change; BDC assumed at this stage.</i>	70
HE18198	JSP call for site submission present	Bat consultation band band B; potential for impacts on nearby flood zone.	Identify mitigation strategy to address any impacts upon bat SAC. Further investigation of potential impact on flood risk required.	95	<i>No change; BDC assumed at this stage. Nb: Nearby density much lower in this rural location. Therefore potential for any allocation to be lower density to respond to surrounding context and this would reduce the capacity.</i>	95
HE18317	Not submitted through	Availability of site unknown.	Cannot be assumed that site will become available over plan period. If considered	10	<i>No change; BDC assumed at this stage.</i>	10

	current plan making process.		further, further investigations required.			
HE18356	Not submitted through current plan making process.	Availability of site unknown. Potential access constraint.	Cannot be assumed that site will become available over plan period. If considered further, further investigations required. Further investigation of access required.	78	<i>No change; BDC assumed at this stage.</i>	78
HE18365	Not submitted through current plan making process.	Availability of site unknown. Potential access constraint.	Cannot be assumed that site will become available over plan period. If considered further, further investigations required.	8	<i>No change; BDC assumed at this stage.</i>	8
HE18402	Not submitted through current plan making process.	Rugby ground is covered by policy DM68; NE corner is zone 3a flood land.	Compliance with policy DM68, such as prior relocation of rugby ground or redevelopment to include residential and stadium on existing site; mitigation for flooding.	76	Draft masterplanning work for this site estimating around 163 units as part of a site redevelopment incorporating stadium.	163
HE18415	Not submitted through current plan making process.	Within conservation area; flood zone 3a. Availability and land assembly likely to be challenging.	Sensitive treatment re conservation area; mitigation for flooding taking into account existing defences. Further investigation of potential for development given no recent call for sites submission.	22	<i>No change; BDC assumed at this stage. Likely that any redevelopment would yield a higher capacity given the likely higher density.</i>	22
HE18478	Not submitted through current plan making process.	Access potentially could depend on development of land to north (housing allocation); potential for impact on heritage assets.	Access being achieved, potentially via development of adjacent land; consideration of heritage features and potential impacts from development of this site.	18	<i>No change; BDC assumed at this stage.</i>	18

HE18567	Not submitted through current plan making process.	Application consented for this site for 8 units.		5	Draft urban living work indicates potential for 11 units. Current consent for 8 units not yet counted in permissions category within the SHLAA.	8
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**B Sites schedule:** *The site is considered to have some potential for further consideration however it is subject to key constraints or it may not form a suitable allocation in itself. In many cases it may rely on wider measures to make it more suitable or achievable such as the cessation/relocation of an existing use.*

B sites: Site details									
Site reference	Source ref	Site name	Gross site area	Net res area	PDL	Current land use	Surrounding land use	Character	Parish
HE183	CFS17107	Rectory Farm/land adjacent Strawberry Line, Yatton	11.3	5.6	No	Agricultural	Residential	Semi-Rural	Yatton
HE1812	CFS17110	Yatton Rugby Ground	2.4	2.0	No	Recreation/leisure	Agricultural	Suburban	Yatton
HE1817	CFS17104	Land west of Garston's Orchard, Wrington	2.1	1.8	No	Agricultural	Agricultural	Semi-Rural	Wrington
HE1824	CFS1716	Land to north of Purn Way, Bleadon	0.8	0.8	No	Agricultural	Residential	Semi-Rural	Bleadon
HE1831	CFS1739	Old Road hospital site, Clevedon	0.4	0.4	Yes	Other	Residential	Urban	Clevedon
HE1839	CFS1712	Westhay Farm, Wolverhill	2.1	1.8	No	Other	Agricultural	Semi-Rural	Banwell
HE1856	CFS17108	Biddle Street, south of Rectory Farm, Yatton	2.6	2.2	No	Agricultural	Agricultural	Rural	Yatton
HE1878	CFS1798	Winscombe Community Centre	0.9	0.9	Part	Other	Residential	Urban	Winscombe and Sandford
HE1889	CFS1729	Skinnners Lane, Churchill	2.2	1.9	No	Agricultural	Residential	Semi-Rural	Churchill
HE1892	CFS1743	North of Rookery Farm, Congresbury	0.6	0.6	No	Agricultural	Agricultural	Semi-Rural	Congresbury
HE1895	CFS1756	East of Kenn Road	1.4	1.4	No	Agricultural	Agricultural	Rural	Kenn



HE1898	CFS1713	South of Knightcott Road, Banwell	3.5	3.0	No	Agricultural	Agricultural	Semi-Rural	Banwell
HE18125	JSP-TESS031	Land East of Clevedon	189.7	94.9	No	Agricultural	Agricultural	Rural	Clevedon
HE18163	2014 HELAA	Concrete works, Kenn	1.0	1.0	Yes	Residential	Agricultural	Urban	Kenn
HE18164	SAP	Stonehouse/The Maples, Kenn	0.3	0.3	Part	Residential	Residential	Suburban	Kenn
HE18165	2014 HELAA	North of Westonwood, off B3133, Kenn	0.2	0.2	No	Agricultural	Residential	Semi-Rural	Kenn
HE18174	2014 HELAA	Land to the south of Wrington Lane	6.7	4.4	No	Agricultural	Agricultural	Rural	Congresbury
HE18195	JSP-NSC0022	East of Riverside, Banwell	4.8	4.1	No	Agricultural	Residential	Semi-Rural	Banwell
HE18200	JSP-NSC0124	West of Jasmine Lane, Claverham	6.8	4.4	No	Agricultural	Agricultural	Semi-Rural	Yatton
HE18209	SAP	North of Chestnut Drive, Claverham	4.2	3.6	No	Agricultural	Residential	Semi-Rural	Yatton
HE18248	UL	West of Goosey Lane, WSM	1.2	1.2	Yes	Other	Residential	Suburban	St Georges
HE18257	SAP	Hilliars Lane, Churchill	1.7	1.7	No	Agricultural	Agricultural	Rural	Churchill
HE18295	No CFS; site area based upon previous HELAA 2014 site.	Industrial premises at Warne Road, WSM	10.4	5.2	Yes	Industrial	Residential	Urban	Weston-super-Mare
HE18299	SAP	Car park north of Stock Way South, Nailsea	0.9	0.9	Yes	Other	Residential	Urban	Nailsea
HE18307	JSP-NSC0042	Park Farm, Congresbury	5.8	3.7	Part	Agricultural	Agricultural	Rural	Congresbury
HE18310	JSP-NSC0049	South of Drove Road, Congresbury	0.5	0.5	No	Agricultural	Agricultural	Semi-Rural	Congresbury
HE18313	2014 HELAA	South of Shiners Elm, Yatton	3.7	3.2	No	Agricultural	Agricultural	Semi-Rural	Yatton
HE18314	2014 HELAA	Land adjacent Strawberry Line Yatton,	4.8	4.0	No	Agricultural	Agricultural	Rural	Yatton

HE18342	2014 HELAA	North of Eastermead Lane, Banwell	4.1	3.5	No	Agricultural	Agricultural	Rural	Banwell
HE18344	SAP	Greenhill Lane, Sandford	2.5	2.1	No	Agricultural	Agricultural	Semi-Rural	Winscombe and Sandford
HE18346	2014 HELAA	South of Rookery Farm, West of Silverstone Way, Congresbury	1.8	1.8	No	Agricultural	Agricultural	Semi-Rural	Congresbury
HE18348	2014 HELAA	Land west of Butts Batch, Wrington	0.7	0.7	No	Other	Residential	Semi-Rural	Wrington
HE18358	SAP	South of Knightcott Gardens, Banwell	2.8	2.4	No	Agricultural	Residential	Semi-Rural	Banwell
HE18364	2014 HELAA	East of The Bury, Locking	2.9	2.4	No	Agricultural	Agricultural	Rural	Locking
HE18375	2014 HELAA	Land east of Congresbury	3.3	2.8	No	Agricultural	Residential	Semi-Rural	Congresbury
HE18382	2014 HELAA	Adjacent to 117 High Street, Portishead	0.1	0.1		Other	Residential	Suburban	Portishead
HE18390	2014 HELAA	North of Bleadon Hill, WSM	2.9	2.4	No	Agricultural	Agricultural	Semi-Rural	Weston-super-Mare
HE18412	2014 HELAA	Meadow Street Triangle, WSM	0.4	0.4	Yes	Other	Retail	Urban	Weston-super-Mare
HE18416	2014 HELAA	St James St, WSM	0.9	0.9	Yes	Retail	Retail	Urban	Weston-super-Mare
HE18451	2014 HELAA	Winterstoke Road scrap yard, WSM	0.5	0.5	Yes	Other	Industrial	Urban	Weston-super-Mare
HE18460	2014 HELAA	Land to the rear of Locking Road, WSM	0.3	0.3	Yes	Industrial	Residential	Urban	Weston-super-Mare
HE18461	2014 HELAA	Former police depot, west of Winterstoke Road, WSM	0.9	0.9	Yes	Other	Residential	Urban	Weston-super-Mare
HE18469	2014 HELAA	Vicarage, All Saints Church, Long Ashton	0.3	0.3	Part	Residential	Residential	Suburban	Long Ashton
HE18474	2014 HELAA	108-112 Worlebury Hill Road, WSM	0.8	0.8	Part	Residential	Residential	Suburban	Weston-super-Mare
HE18481	2014 HELAA	Off Beach Road, Kewstoke	1.2	1.2	No	Agricultural	Residential	Semi-Rural	Kewstoke
HE18482	2014 HELAA	Sand Farm Lane, Kewstoke	0.5	0.5	No	Agricultural	Agricultural	Semi-Rural	Kewstoke

HE18486	JSP-NSC0011	North of Church Lane, Backwell	1.0	1.0	No	Agricultural	Agricultural	Semi-Rural	Backwell
HE18569	2014 HELAA	Upper floors of Regent House	0.1	0.1	Yes	Office	Mixed retail/office	Urban	Weston-super-Mare
HE18573	2014 HELAA	Warleys Lane, north, WSM	0.3	0.3	No	Other	Industrial	Suburban	Weston-super-Mare

### B Sites: Constraints profiling (key constraints identified at this stage – not exhaustive)

Site ref	Flood Risk	Heritage and Archaeology	Landscape	Ecology esp. bat SAC	Transport	Physical Features	Policy	PROW
HE183	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A.		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 3	Wildlife Site. Horseshoe Bat Band B.	Access to adopted highway	Trees/Hedgerows	SA8 - Proposed primary school on 1.88ha	None identified
HE1812	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A.		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 2	Horseshoe Bat Band B	Access to adopted highway		Site adjacent existing settlement boundary. DM68 applies.	None identified
HE1817	SFRA tidal and fluvial flood zone 2	Within Wrington Conservation Area	Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Horseshoe Bat Band B	Access to adopted highway	Trees/Hedgerows	Site adjacent existing settlement boundary.	None identified

HE1824			Landscape Charter Assessment 2005 - E1 Mendips Ridges and Combes Agricultural Land Classification - GRADE 2	Horseshoe Bat Band C	Access to adopted highway	Trees/Hedgerows	Site adjacent existing settlement boundary.	None identified
HE1831	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway	Trees/Hedgerows	Site within settlement boundary.	None identified
HE1839	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A4 Locking and Banwell Moors Agricultural Land Classification - GRADE 3	Part within Horseshoe Bat Band C		Existing buildings/structures	Site adjacent existing settlement boundary at Parklands Village.	None identified
HE1856	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 3	Wildlife Site Horseshoe Bat Band B	Access to adopted highway	Trees/Hedgerows	Site adjacent existing settlement boundary.	None identified
HE1878			Landscape Charter Assessment 2005 - J1 Lox Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 2	Wildlife Site Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures	Site within settlement boundary. Site adjacent to Millenium Green LGS.	Yes
HE1889			Landscape Charter Assessment 2005 - E1 Mendips Ridges	Horseshoe Bat Band C	Access to adopted highway	Trees/Hedgerows	Site adjacent existing	None identified

			and Combes Agricultural Land Classification - GRADE 1				settlement boundary.	
HE1892	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Horseshoe Bat Band B			Site adjacent existing settlement boundary.	None identified
HE1895	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 2	Horseshoe Bat Band C	Access to adopted highway	Trees/Hedgerows	Site adjacent existing settlement boundary.	None identified
HE1898			Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Mostly within Horseshoe Bat Band B; rest within C.	Access to adopted highway	Trees/Hedgerows	Site adjacent existing settlement boundary.	Yes
HE18125	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A; tidal defenses are present. Flood zone 3b affects	Listed Buildings within site close to J20 - Newhouse Farmhouse, Moor Lane and Newhouse Cottage, both Grade II.	Landscape Charter Assessment 2005 - A3 Kenn and Tickenham Moors Agricultural Land Classification - GRADE 3	Wildlife Site Horseshoe Bat Band mostly C; some smaller part in band B. Concern on surface water run-off to nearby Tickenham Moor SSSI	Site within strategic transport mitigation corridor.	Water Features	Location identified in JSP as a strategic contingency location to be considered at review if further capacity is required. DM25 - Strategic Cycle	Yes

	the site on its southeast corner.						Route safeguarded through site.	
HE18163	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 2	Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures	Site adjacent to existing settlement boundary.	Yes
HE18164	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 2	Horseshoe Bat Band C			Site partly within existing settlement boundary.	None identified
HE18165	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 2	Horseshoe Bat Band C	Access to adopted highway	Trees/Hedgerows	Site within existing settlement boundary.	None identified
HE18174	SFRA tidal and fluvial flood zone 2		Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 2	<b>Horseshoe Bat Band A and fairly close proximity to Juvenile Sustenance Zone</b> ; site likely to be highly sensitive ecologically.	Access to adopted highway		Site adjacent to existing settlement boundary.	Yes

HE18195	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A	Site adjacent to Banwell Conservation Area on its eastern edge. Potential to affect setting of listed buildings within the Conservation Area.	Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 1	Mostly in Horseshoe Bat Band B; remainder in band C.	Access to adopted highway	Trees/Hedgerows	Site adjacent to existing settlement boundary.	None identified
HE18200			Landscape Charter Assessment 2005 - J5 Land Yeo and Kenn Rolling Valley Farmland Agricultural Land Classification - GRADE 1	<b>Horseshoe Bat Band A</b>		Trees/Hedgerows	Site adjacent to existing settlement boundary.	Yes
HE18209			Landscape Charter Assessment 2005 - J5 Land Yeo and Kenn Rolling Valley Farmland Agricultural Land Classification - GRADE 1	<b>Horseshoe Bat Band A</b>		Trees/Hedgerows	Site adjacent to existing settlement boundary.	Yes
HE18248	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - Agricultural Land Classification - GRADE 3				Within settlement boundary.	None identified
HE18257			Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley	Partly in Horseshoe Bat Band B;	Access to adopted highway	Trees/Hedgerows	Site adjacent to settlement boundary.	None identified

			Farmland Agricultural Land Classification - GRADE 2	remainder in band C.				
HE18295	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C, within built-up area of WSM	Access to adopted highway	Existing buildings/structures	DM60: site within WSM Town Centre area, and within settlement boundary.	None identified
HE18299	Not zone 3		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band B	Access to adopted highway	Existing buildings/structures - existing car park hard standing.	DM63 - site within Nailsea Primary Shopping Area. Site within existing settlement boundary.	None identified
HE18307	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A. Flood zone 3b affects the eastern edge of the site.	Listed Building - the large curtilage of the Park Farmhouse falls within the southern boundary of the site, Grade II,	Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 2	<b>Wildlife Site Horseshoe Bat Band A close to existing watercourse.</b>	Access to adopted highway	Trees/Hedgerows	Site adjacent to existing settlement boundary.	None identified
HE18310	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Horseshoe Bat Band B	Access to adopted highway	Trees/Hedgerows	Site adjacent to existing settlement boundary.	Yes



HE18313	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 3	Horseshoe Bat Band B		Trees/Hedgerows	Site adjacent to existing settlement boundary.	None identified
HE18314	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 3	Wildlife Site Horseshoe Bat Band B		Trees/Hedgerows	Site adjacent to existing settlement boundary.	None identified
HE18342	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A4 Locking and Banwell Moors Agricultural Land Classification - GRADE 3	Part Horseshoe Bat Band B; remainder band C.	Access to adopted highway	Trees/Hedgerows		Yes
HE18344			Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Horseshoe Bat Band B			Site adjacent to existing settlement boundary.	Yes
HE18346			Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land	Horseshoe Bat Band B	Site Landlocked	Trees/Hedgerows	Site adjacent to existing settlement boundary.	Yes

			Classification - GRADE 3					
HE18348			Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Horseshoe Bat Band B	Access to adopted highway		Site adjacent to existing settlement boundary.	None identified
HE18358			Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 1	Horseshoe Bat Band B	Access to adopted highway	Trees/Hedgerows	Site adjacent to existing settlement boundary.	None identified
HE18364	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A4 Locking and Banwell Moors Agricultural Land Classification - GRADE 3	Horseshoe Bat Band C; smaller part in band B.	Access to adopted highway	Trees/Hedgerows	Site adjacent to existing settlement boundary.	Yes
HE18375	SFRA tidal and fluvial flood zone 2, and fluvial FZ 3b close to site.	Listed Buildings	Landscape Charter Assessment 2005 - J2 River Yeo Rolling Valley Farmland Agricultural Land Classification - GRADE 2	<b>Part of site in Horseshoe Bat Band A;</b> remainder in band B.	No direct access to site as assessed but previous app identified an access to Park Road, to the north of the site.	Existing buildings, hedgerows etc.	Site adjacent to existing settlement boundary.	Yes

HE18382	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A	Conservation Areas Listed Buildings	Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C		Existing buildings/structures	Site within existing settlement boundary.	None identified
HE18390			Landscape Charter Assessment 2005 - E1 Mendips Ridges and Combes Agricultural Land Classification - GRADE 3	Horseshoe Bat Band B	Access to adopted highway	Trees/Hedgerows	Site adjacent to existing settlement boundary.	None identified
HE18412	SFRA tidal and fluvial flood zone 2		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures	DM60: site within WSM Town Centre area, and within settlement boundary.	None identified
HE18416	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A	Conservation Areas	Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures	DM60: site within WSM Town Centre area, and within settlement boundary. DM63 - site is within the Primary Shopping Area.	None identified
HE18451	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C			Site within existing settlement boundary. DM60 - site in designated Town Centre area.	None identified

HE18460	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures	Site is an existing housing allocation and within settlement boundary.	None identified
HE18461	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C	Access to adopted highway	Existing buildings/structures	Site is within existing settlement boundary.	None identified
HE18469		Conservation Areas Listed Buildings	Landscape Charter Assessment 2005 - J5 Land Yeo and Kenn Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Horseshoe Bat Band C	Access to adopted highway	Trees/Hedgerows	Site within existing settlement boundary.	None identified
HE18474			Landscape Charter Assessment 2005 - E2 Worlebury Ridges and Combes Agricultural Land Classification - GRADE 3	Horseshoe Bat Band C	Access to adopted highway	Trees/Hedgerows	Site is adjacent to existing settlement boundary.	None identified
HE18481	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 4	Part in Horseshoe Bat band C; remainder outside bands.			Site is adjacent to existing settlement boundary.	None identified

HE18482	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - A1 Kingston Seymour and Puxton Moors Agricultural Land Classification - GRADE 4		Access to adopted highway	Trees/Hedgerows	Site is adjacent to existing settlement boundary.	None identified
HE18486		Conservation Areas	Landscape Charter Assessment 2005 - J5 Land Yeo and Kenn Rolling Valley Farmland Agricultural Land Classification - GRADE 3	Horseshoe Bat Band B		Trees/Hedgerows	Site is adjacent to existing settlement boundary.	None identified
HE18569			Landscape Charter Assessment 2005 - Agricultural Land Classification - URBAN	Horseshoe Bat Band C			DM60 - Town Centre. Site within existing settlement boundary.	None identified
HE18573	SFRA tidal and fluvial flood zone 2 SFRA tidal flood zone 3A		Landscape Charter Assessment 2005 - Agricultural Land Classification - GRADE 3				Site within existing settlement boundary.	None identified

### B Sites: Constraints summary and indicative capacity

Site reference	Availability	Key Constraints identified at this stage	Actions to address constraints	Benchmark dwelling capacity (see para 3.6 of Main Report)	Capacity Review notes	Capacity review
HE183	Call for sites submission	Drainage including poor water conveyance, zone 3a flood land; ecology; proximity to SSSI and	Sequential and exceptions test would be required to be satisfied.	226	The gross to net area conversion allows for the	226

	present for Local Plan.	wildlife site; transport; includes land allocated for primary school in NSSAP; bat consultation band B.	Sequentially preferable sites should be identified first.		provision of the primary school allocation. BDC considered reasonable, although requirements for drainage could reduce capacity.	
HE1812	Call for sites submission present for Local Plan.	Loss of playing field re policy DM68; NE extremity is 3a flood land; bat consultation band B	Prior replacement of playing field; mitigation for or avoidance of flood land; mitigation for bats	80	<i>No change; BDC assumed at this stage.</i>	80
HE1817	Call for sites submission present for Local Plan.	Part of site is 3B flood land, including land by potential access roads; bat consultation band B	Avoid housing development on flood zone 3B; ensure access can be achieved; Identify mitigation strategy to address impacts upon bat SAC. Consider any specific issues raised during previous appeal.	71	<i>No change; BDC assumed at this stage.</i>	71
HE1824	Call for sites submission present for Local Plan.	Access needs investigation. Bat consultation band C. Potential to increase flood risk elsewhere and impacts upon biodiversity as identified through refused planning application 17/P/1351/O.	Investigate access; Identify mitigation strategy to address any impacts upon bat SAC. Residential proposal previously refused on principle (CS33) and in relation to biodiversity and flood risk. Further consideration to be given to these issues if considering site for allocation.	33	<i>Referenced application was for upto 16 dwellings. Assume this figure at this stage.</i>	16
HE1831	Call for sites submission present for Local Plan.	Flood zone 3a tidal; site owner willing to sell it subject to being declared surplus to NHS requirements	Flood mitigation; issue that site would need to be declared surplus to NHS requirements	16	<i>No change; BDC assumed at this stage.</i>	16
HE1839	Call for sites submission present for Local Plan.	North part of site is zone A flood land; bat consultation band C	Mitigation for flooding and Identify mitigation strategy to address impacts upon bat SAC.	71	BDC very likely to be an over-estimation given nature of site, features on-site and proximity to the M5. Further capacity	25

					testing to be carried out; for the purposes of this study, assume 70% reduction in gross site area.	
HE1856	Call for sites submission present for Local Plan.	Zone 3a flood land; Proximity to SSSI and Wildlife Site; Bat Consultation band B	Mitigation for flooding, Identify mitigation strategy to address impacts upon bat SAC. Mitigation/design regarding proximity of SSSI/Wildlife Site, if possible	87	<i>No change; BDC assumed at this stage.</i>	87
HE1878	Call for sites submission present for Local Plan.	Site is community centre; policy DM68 applies; bat consultation band C	Provision of replacement community centre; Identify mitigation strategy to address impacts upon bat SAC.	36	<i>No change; BDC assumed at this stage.</i>	36
HE1889	Call for sites submission present for Local Plan.	Bat consultation band C. Site potential to be associated with new strategic transport interventions associated with Churchill SDL. Development of this site would link parts of settlement into a larger form of settlement.	Consider site alongside strategic transport options, and in relation to wider planning of development around Churchill in the context of the JSP.	76	<i>No change; BDC assumed at this stage.</i>	76
HE1892	Call for sites submission present for Local Plan.	Access needs investigation; Partly zone 3A tidal flood zone, with part of that also fluvial; bat consultation band B	Consideration of access; Flood mitigation; Identify mitigation strategy to address impacts upon bat SAC.	24	<i>No change; BDC assumed at this stage.</i>	24
HE1895	Call for sites submission present for Local Plan.	Kenn has limited facilities; Tidal flood zone 3A; bat consultation band C; highway access may be constrained and site may be landlocked.	Flood mitigation; Identify mitigation strategy to address impacts upon bat SAC; further investigation of site access.	55	55 likely to be high in the context of the existing village and its character.	55
HE1898	Call for sites submission present for Local Plan.	Open sloping ground, landscape impact. Bat consultation band B. Larger site recently refused.	Difficult to mitigate landscape impact. Potential to consider whether smaller site has same landscape impact.	119	CFS submission indicates up to 60 units.	60
HE18125	JSP call for site	Flood risk affects the site extensively, landscape and environmental impact- SSSI, and	Site considered under terms of JSP as contingency location. Including engagement with	3794	Benchmark capacity considered high given environmental	1500

	submission present	impact on M5. Site potential to be critical in delivering strategic transport link to J20. The requirement for this could be a constraint on the development of this site but conversely, development could facilitate the link.	statutory bodies. Any potential development should avoid the 3b area and sequential and exceptions test required to be satisfied in discussion with the Environment Agency and Internal Drainage Board. At review stage, if development potential is to be considered, investigate in line with strategic transport options to help secure effective delivery of connection. Consider impact upon M5 in discussion with Highways England.		constraints. @ 30dph = c.2,800. JSP includes contingency allowance of 1,500. Developer representation is for 2,500 - 3,000 dwellings on site submission. Assume JSP figure at this stage.	
HE18163	Not submitted through current plan making process.	Kenn has limited facilities; zone 3a flood land; bat consultation band C. Existing residential.	Mitigation for flooding and Identify mitigation strategy to address impacts upon bat SAC.	40	Shape of site means that the BDC is unlikely to be feasible. Site was previously allocated for 14 units in Replacement Local Plan (2007). Assume this figure for this study.	14
HE18164	Not submitted through current plan making process.	Kenn has limited facilities; zone 3a flood land; bat consultation band C	Mitigation for flooding and Identify mitigation strategy to address impacts upon bat SAC.	10	<i>No change; BDC assumed at this stage.</i>	10
HE18165	Not submitted through current plan making process.	Kenn has limited facilities; zone 3a flood land; bat consultation band C	Mitigation for flooding and Identify mitigation strategy to address impacts upon bat SAC.	8	<i>No change; BDC assumed at this stage.</i>	8



HE18174	Not submitted through current plan making process.	Ecological constraints- bat consultation band A. Utilities pipeline passes through site.	Identify mitigation strategy to address any impacts upon bat SAC. Consider utilities constraint and potential impact upon capacity.	174	<i>No change; BDC assumed at this stage although utilities may reduce developable area and correspondingly, development yield.</i>	174
HE18195	JSP call for site submission present	NW corner of site is flood zone 3a; bat consultation band B. Utilities passes under site. Potential harm to heritage features.	Mitigation for flooding and bats. Likely to be difficult to address any impact on heritage given proximity to features nearby.	164	<i>No change; BDC assumed at this stage.</i>	164
HE18200	JSP call for site submission present	Claverham has limited facilities with no food shop or Post Office. Bat Consultation Band A bordering B	The limited facilities are not easily mitigated. Identify mitigation strategy to address impacts upon bat SAC.	176	<i>No change; BDC assumed at this stage.</i>	176
HE18209	Not submitted through current plan making process, although land to north submitted through JSP process.	West fields are Local Green Space (LGS) in the Claverham Neighbourhood Plan (made). Bat Consultation band A	Do not develop the LGS. Access to eastern field likely to be difficult without development of western field (LGS). Identify mitigation strategy to address impacts upon bat SAC. Consider potential of site alongside adjoining site submission.	142	<i>No change; BDC assumed at this stage.</i>	142
HE18248	Not submitted through current plan making process.	Loss of existing business (caravan/motorhomes sales) Zone 3a flood land	North east part of site already has consent for residential (c/u to 9 dwellings). Depending on existing use class, specific criteria in employment policies may need to be demonstrated. Mitigation for flooding.	48	<i>No change; BDC assumed at this stage.</i>	48
HE18257	Not submitted through current plan	Not well related to settlement; bat consultation band mainly C	Consider site potential in association with any settlement boundary review undertaken.	69	<i>No change; BDC assumed at this stage.</i>	69

	making process.					
HE18295	Not submitted through current plan making process.	SAP policy SA4 protects uses within existing B1-B8 business employment areas subject to criteria; zone 3a flood land. Large site with a multitude of uses and occupants -land availability likely to be an overriding constraint.	Compliance with policy SA4; flood mitigation. Consider potential for development as part of a wider area-based strategy for this area taking into account the existing businesses on site. If pursued, once an appropriate planning strategy is devised or options for, consider selection of appropriate delivery vehicle to progress development. Strategies should be explored to address replacement business land.	208	Draft urban living work estimates 442 units.	208
HE18299	Not submitted through current plan making process.	Potential loss of car parking in this town centre location. Site location within Primary Shopping Area.	Assess impact of loss of car parking and scope for alternative provision. Compliance with DM63 to be investigated and addressed. May require alteration to retail area designation if allocation of site considered.	35	<i>No change; BDC assumed at this stage.</i>	35
HE18307	JSP call for site submission present	Access improvements re Park Road likely to be needed; site includes a dwelling, which is part of listed Park Farm complex-possible listed building and land assembly issues; bat consultation band A. Part of site is in Flood Zone 3b associated with the Congresbury Yeo.	Address access, listed building/ownership and bat mitigation issues. Avoid areas at risk of flooding and ensure any potential development does not add to flood risk elsewhere.	150	<i>No change; BDC assumed at this stage.</i>	150
HE18310	JSP call for site submission present	Loss of treed area; zone 3a, tidal and fluvial flood land; bat consultation band B	Flood mitigation and satisfactory demonstration of Sequential and Exceptions Test, mitigation for bats	22	<i>No change; BDC assumed at this stage.</i>	22
HE18313	Not submitted through	Tidal Flood Zone 3a flood land; Bat Consultation band B. Poor natural drainage in the vicinity.	Mitigation for flooding including Sequential and Exceptions Test, and bats.	126	<i>No change; BDC assumed at this stage.</i>	126

	current plan making process.					
HE18314	Not submitted through current plan making process.	Includes an area of Wildlife site; Zone 3a flood land and poor surface water conveyance; Bat Consultation band B. Poor natural drainage in the vicinity.	Avoid development in wildlife site; mitigation for flooding including Sequential and Exceptions Test and bats	162	<i>No change; BDC assumed at this stage.</i>	162
HE18342	Not submitted through current plan making process.	Flood zone 3a extensive over site. Safeguarded Banwell Bypass likely to affect any potential of this site.	Mitigation for flooding if that is possible, but site conditions may make it difficult; mitigation for bats.	138	BDC likely to be too high given the bypass and location of the site.	138
HE18344	Not submitted through current plan making process, however site is currently subject of planning appeal.	Relatively limited facilities in village; Bat consultation band C	Identify mitigation strategy to address impacts upon bat SAC	86	<i>No change; BDC assumed at this stage.</i>	86
HE18346	Not submitted through current plan making process.	No obvious access which might present deliverability issues; bat consultation band B	Consideration of access, mitigation for bats	70	<i>No change; BDC assumed at this stage.</i>	70
HE18348	Not submitted through current plan making process,	Potential impact on bat SAC.	Consider potential impact upon bats and suitable mitigation. Consider potential alongside submitted sites and any review of settlement boundary.	28	<i>No change; BDC assumed at this stage. However, given peripheral location on settlement edge, this</i>	28

	although land surrounding to west of site was submitted through JSP process.				<i>capacity likely to be too high.</i>	
HE18358	Not submitted through current plan making process.	Prominent sloping ground, landscape impact, including potentially on the AONB (ref. dismissed appeal on adjoining land). Bat consultation band B	Further assessment of landscape impact; consideration of impacts on bat SAC and potential mitigation.	96	<i>No change; BDC assumed at this stage.</i>	96
HE18364	Not submitted through current plan making process.	Some landscape impact likely, partly sloping undeveloped fields on south side of Locking; mostly zone 3a flood land although the southernmost part constrained by fluvial 3b associated with Hutton and Locking Rhyne that runs to the south, some 3b.	Difficult to mitigate landscape impact; mitigation for 3a flooding may be possible although zone 3b needs to be avoided.	98	BDC likely to be high. Capacity @ 30dph equates to 73 dwellings.	98
HE18375	Not submitted through current plan making process.	Flood zone constraint only affects part of site but there may be impacts arising from the development of the site given the proximity to flood zone. Part of site in bat band A.	Avoid flood risk part of site and investigate further. Identify mitigation strategy to address any impacts upon bat SAC, particularly given proximity to the Congresbury Yeo. Cannot be assumed that site will become available over plan period. If considered further, further investigations required.	112	<i>No change; BDC assumed at this stage.</i>	112
HE18382	Not submitted through current plan making process.	Listed building, potentially difficult to mitigate for. Loss of existing car park.		6	<i>No change; BDC assumed at this stage.</i>	6

HE18390	Not submitted through current plan making process.	Slight landscape impact from loss of clearly visible field; Bat consultation band B.	Design to reduce landscape impact; mitigation for bats.	97	<i>No change; BDC assumed at this stage.</i>	97
HE18412	Not submitted through current plan making process.	Existing uses on site including commercial. Likely to be complex land assembly to bring forward a comprehensive redevelopment.	Further investigation of availability and scope for redevelopment alongside benefits that can be achieved.	16	BDC reflects a standard density multiplier. It is likely that any redevelopment scheme would need to be mixed use with commercial uses at ground floor with residential above. Scope for higher capacity with higher density. To gain a better potential yield, outline design layouts could be explored.	16
HE18416	Not submitted through current plan making process.	Within primary shopping area, but some residential may be appropriate under policy DM63. West part is in conservation area. Site is unlikely to come forward as a comprehensive development site and land assembly would be complex and protracted.	Sensitive design. Consideration of loss of retail potential and impact on retail functioning. Residential already on upper floors. Scope for further capacity in a redevelopment scheme. Site unlikely to come forward as a comprehensive site.	34	<i>No change; BDC assumed at this stage.</i>	34
HE18451	Not submitted through current plan making process.	Site is an existing scrap yard located in industrial/retail area, and potentially difficult to find suitable relocation site. Likely contamination present due to current/historic use; flood zone 3a.	Consider site in relation to wider town centre regeneration opportunities. Consider potential for replacement site opportunities for these types of existing uses.	21	<i>Draft urban living work estimates 74 units at an average density of 140dph.</i>	74

HE18460	Not submitted through current plan making process.	Existing business uses on site, and potential noise constraint from railway.	Consider availability of site over plan period, and extent of potential noise impact and mitigation measures.	12	<i>Site allocated for 24 units. Draft urban living work indicates potential for 24 units. Whilst the latter is assumed for the purposes of this study, the constrained nature of this site including access may make this difficult to achieve.</i>	24
HE18461	Not submitted through current plan making process.	Electricity pylon crosses site, partly flood zone 3a.	Would require Sequential and Exceptions Test; design and layout options to investigate compatibility with pylon.	38	<i>No change; BDC assumed at this stage, although development likely to be constrained by existing utilities.</i>	38
HE18469	Not submitted through current plan making process.	Site within conservation area, adjoining listed church, with potential for impact on setting; bat consultation Band C	Careful design, mitigation for bats	11	<i>No change; BDC assumed at this stage.</i>	11
HE18474	Not submitted through current plan making process.	Possible landscape impact/impact on trees; bat consultation band C	Careful design; mitigation for bats	34	<i>No change; BDC assumed at this stage.</i>	34
HE18481	Not submitted through current plan making process.	Flood zone 3a; bat consultation band C	Mitigation for flooding and bats	46	<i>No change; BDC assumed at this stage.</i>	46

HE18482	Not submitted through current plan making process.	Flood zone 3a; bat consultation band C	Mitigation for flooding and bats	21	<i>No change; BDC assumed at this stage.</i>	21
HE18486	JSP call for site submission present	Access may depend on development of adjoining land. Bat consultation band A	Investigate access; mitigation for bats	40	<i>No change; BDC assumed at this stage.</i>	40
HE18569	Not submitted through current plan making process.	Site availability uncertain; potential inability to secure sufficient parking.	Investigate site availability further and consider as part of wider town regeneration opportunities.	4	<i>Draft urban living work indicates potential for 39 units.</i>	39
HE18573	Not submitted through current plan making process.	Proximity to existing business uses may constraint residential development.	Consider site potential further with reference to nearby distribution use.	11	<i>Draft urban living work indicates potential for 14 units.</i>	14