

Discounted capacity

2A: Sites initially assessed as being locationally broadly consistent with the Core Strategy spatial strategy, but subsequently discounted.

Ref	Broad geographic area	Site area	Dwelling yield	Location	Broad summary of initial assessment
2A/SHLAA88	Weston Urban Area	0.8	32	Weston-super-Mare	Safeguarded site for Worle train station car parking in the Replacement Local Plan.
2A/SHLAA100	Service Villages	2.11	51	Knightcott Road, Banwell	Countryside location with brownfield element not connected to existing settlement boundary.
2A/ SHLAA101	Service Villages	9.5	228	Knightcott Road, Banwell	Peripheral location extending village to the west away from existing facilities.
2A/ SHLAA103	Service Villages	5.6	134	Whitecross Lane, Banwell	Incongruous village extension to the north, poor access
2A/ SHLAA104	Service Villages	3.74	90	Golling Lane, Banwell	Incongruous village extension
2A/ SHLAA105	Service Villages	4.04	97	Castermead Lane, Banwell	Countryside location not connected to existing settlement boundary, and site currently identified for strategic highway scheme under policy T/9 of the Replacement Local Plan
2A/ SHLAA112	Service Villages	0.16	6	Dinghurst, Churchill	Sensitive location on prominent frontage not adjacent to existing settlement boundary.
2A/ SHLAA113	Service Villages	0.12	5	Dinghurst, Churchill	Countryside location not adjacent to existing settlement boundary.

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2A/ SHLAA120	C,P,N	0.22	9	Nailsea	Countryside location not adjacent to existing settlement boundary.
2A/ SHLAA121	C,P,N	0.58	23	Youngwood Lane, Nailsea	Concern about coalescence between Nailsea and Backwell - potential location as part of a Strategic Gap
2A/ SHLAA128	Service Villages	1.46	58	Marsh Road, Yatton	Incongruous extension, safeguarded for proposed playing fields in the Replacement Local Plan.
2A/ SHLAA130	Service Villages	3.28	79	North End, Yatton	Peripheral location extending village to the north away from existing facilities.
2A/ SHLAA131	Service Villages	1.16	46	Station Road, Congresbury	Countryside location, divorced from settlement boundary and remote from existing facilities.
2A/ SHLAA132	Service Villages	0.36	14	Glebeland, Church Drive, Congresbury	Very sensitive location close to church and mostly within Conservation Area.
2A/ SHLAA134	Service Villages	0.056	2	Bristol Road, former pub Congresbury	Part of site now permitted for redevelopment – remainder of site unsuitable..
2A/ SHLAA141	C,P,N	7.58	182	Clevedon Hall, Clevedon	Unsuitable for residential-sensitive site including Listed Buildings.
2A/ SHLAA142	Weston Villages	1.85	74	Weston Villages	Site contrary to masterplanning framework of the emerging Weston Villages SPD. Site proximity to M5.

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2A/ SHLAA146	Service Villages	1.5	60	Rushmoor Lane, Backwell	Not well related to existing pattern of development – access issues.
2A/ SHLAA147	Service Villages	2.16	86	West Leigh Infant School, Backwell	Incongruous extension and poor access
2A/ SHLAA148	Service Villages	0.83	8	Land NW of Manor house, Backwell	Peripheral location and poorly related to the existing facilities.
2A/ SHLAA149	Weston Urban Area	1.2	36	South West of Avoncrest	Unsuitable location for additional housing- potential contamination, poor relationship to surrounding uses and need for a comprehensive solution as part of the Avoncrest site.
2A/ SHLAA84	Weston Urban Area	3.26	78	Green Way Farm, WSM	Prominent location, would extend development over the ridge.
2A/ SHLAA85	Weston Urban Area	10.04	241	Ebdon Court Farm, WSM	Incongruous extension to the north of the town.
2A/ SHLAA86	Weston Urban Area	0.88	35	Oak Farm, WSM	Rural character inappropriate for further infilling.
2A/ SHLAA89	Weston Urban Area	2.53	61	WSM, St Georges, adjacent M5	Extends development across the River Bamwell – concern over proximity to M5
2A/ SHLAA90	Weston Urban Area	11.4	274	WSM, east of M5	Inappropriate location for residential development – extends development to east of M5 remote from existing facilities.
2A/ SHLAA91	Weston Urban Area	1.73	69	WSM, east of M5	Inappropriate location for residential development – extends development to east of M5 remote from existing facilities.

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2A/ SHLAA06	Weston Urban Area	1.16	35	Weston-super-Mare, Hildeshiem bridge	Inappropriate for residential development – safeguarded for employment use.
2A/ SHLAA92	Weston Villages	47.03	941	West of M5, Weston Villages	Site contrary to masterplanning framework of the emerging Weston Villages SPD.
2A/ SHLAA93	Weston Villages	4.93	118	North of Locking Head Farm, Weston Villages	Site contrary to masterplanning framework of the emerging Weston Villages SPD.
		131.3	3,173		

Discounted capacity

2B: Sites discounted as being incompatible with the Core Strategy spatial strategy.

Ref	Broad geographic area	Site area	Dwelling yield	Location	Broad summary of initial assessment
2B/SHLAA114	Countryside	1.33	53	Pudding Pie Lane, Langford	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA115	Countryside	2.9	70	Lostwood, Langford	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA116	Countryside	3.86	93	Burrington Farm, Burrington	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA143	Countryside	22.5	900	South of Long Ashton	Green Belt, inappropriate in relation to existing village form
2B/ SHLAA144	Countryside	385	9,240	South West Bristol	Green Belt, inappropriate development in rural location and incompatible with existing settlement pattern.
2B/ SHLAA25	C,P,N	29.22	701	North of Nailsea	Green Belt and rural character
2B/ SHLAA26	Countryside	5.93	142	Abbots Leigh	Green Belt and inappropriate in relation to existing settlement.
2B/ SHLAA27	Countryside	2.88	69	Abbots Leigh	Green Belt and rural character

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2B/ SHLAA28	Countryside	28	672	Abbots Leigh	Green Belt and inappropriate in relation to existing settlement.
2B/ SHLAA29	Countryside	8.47	203	Abbots Leigh	Green Belt and inappropriate in relation to existing settlement.
2B/ SHLAA30	Countryside	5.42	130	Abbots Leigh	Green Belt and inappropriate in relation to existing settlement.
2B/ SHLAA31	Countryside	12.32	296	Abbots Leigh	Green Belt and inappropriate in relation to existing settlement.
2B/ SHLAA32	Countryside	0.38	15	Abbots Leigh	Green Belt and rural character
2B/ SHLAA33	Countryside	1.17	47	Abbots Leigh	Green Belt and rural character
2B/ SHLAA34	Countryside	1.65	66	Abbots Leigh	Green Belt and rural character
2B/ SHLAA35	Infill villages	2.15	52	Flax Bourton	Green Belt, Flood Zone 3b
2B/ SHLAA36	Countryside	28.62	687	Abbots Leigh	Green Belt and inappropriate in relation to existing settlement.
2B/ SHLAA37	C,P,N	2.24	54	Nailsea (part of site ref 2B/25)	Green Belt and rural character
2B/ SHLAA38	C,P,N	3.78	91	Nailsea (part of site ref 2B/25)	Green Belt and rural character
2B/ SHLAA39	Service Villages	2.28	55	Easton-in-Gordano	Green Belt and rural character
2B/ SHLAA40	Countryside	0.13	5	Portbury	Green Belt and rural

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					character
2B/ SHLAA41	Service Villages	0.27	11	Easton-in-Gordano	Green Belt and rural character
2B/ SHLAA42	C,P,N	8.75	210	Portishead	Green Belt, wildlife and landscape value.
2B/ SHLAA43	Countryside	0.09	4	Tickenham	Green Belt and rural character
2B/ SHLAA67	C,P,N	3.71	89	Nailsea (part of site ref 2B/25)	Green Belt, Flood Zone 3b
2B/ SHLAA45	C,P,N	0.37	15	Portishead	Green Belt and rural character
2B/ SHLAA46	Service Villages	1.19	48	Congresbury	Green Belt, and peripheral location away from existing services and facilities.
2B/ SHLAA47	Infill villages	4.78	115	Dundry	Green Belt, and prominent location.
2B/ SHLAA48	Infill villages	0.79	32	Dundry	Green Belt and rural character
2B/ SHLAA49	Infill villages	0.06	2	Dundry	Green Belt and rural character
2B/ SHLAA50	Infill villages	0.17	7	Dundry	Green Belt and rural character
2B/ SHLAA51	Service Villages	0.86	34	Pill	Green Belt and rural character
2B/ SHLAA53	Service Villages	1.88	75	Wrington	Green Belt and rural character
2B/ SHLAA54	Service Villages	0.66	26	Yatton	Green Belt and rural character
2B/ SHLAA55	Infill villages	0.21	8	Cleeve	Green Belt and rural character

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2B/ SHLAA56	Service Villages	2.67	64	Banwell Road	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA57	Service Villages	2.75	66	Winscombe	Area of Outstanding Natural Beauty
2B/ SHLAA58	Service Villages	1.32	53	Winscombe	Area of Outstanding Natural Beauty
2B/ SHLAA59	Service Villages	1.16	46	Winscombe	Area of Outstanding Natural Beauty
2B/ SHLAA61	Countryside	7.52	180	Bridewell Lane	Area of Outstanding Natural Beauty
2B/ SHLAA64	Countryside	0.2	8	Kenn	Flood Zone 3b
2B/ SHLAA69	Countryside	10.5	252	East of M5	Flood Zone 3b
2B/ SHLAA70	Countryside	12.8	307	Hewish	Flood Zone 3b
2B/ SHLAA71	Countryside	15.8	379	East of M5	Flood Zone 3b
2B/ SHLAA72	Countryside	6.29	151	Bleadon	Flood Zone 3b
2B/ SHLAA73	Countryside	3.49	84	West of Hutton	Flood Zone 3b
2B/ SHLAA74	Countryside	76.95	1847	East of M5	Flood Zone 3b
2B/ SHLAA75	Weston Villages	3.06	73	Weston Villages, south of the A370	Flood Zone 3b
2B/ SHLAA76	Countryside	20.4	490	North of Yatton	Flood Zone 3b
2B/ SHLAA77	Countryside	7.14	171	West of Yatton	Flood Zone 3b
2B/ SHLAA78	Countryside	1.07	43	West of Yatton	Flood Zone 3b
2B/ SHLAA106	Infill villages	1.44	58	Mead Lane, Sandford	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA107	Infill villages	3.57	86	Sandmead Road, Sandford	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA126	Infill villages	0.31	12	Claverham	Countryside location not well

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					connected to any existing services and/ or facilities.
2B/ SHLAA127	Infill villages	0.72	29	Claverham	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA79	Infill villages	42.27	1014	Lower Norton Lane, Kewstoke	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA80	Infill villages	1.54	62	Crooks Lane, Kewstoke	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA81	Infill villages	1.14	46	Beach Road, Kewstoke	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA82	Infill villages	0.53	21	Sand Farm Lane, Kewstoke	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA83	Infill villages	1.68	67	Kewstoke Road, Kewstoke	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA95	Infill villages	6.5	156	Locking	Countryside location not well connected to any existing services and/ or facilities.
2B/ SHLAA98	Infill villages	1.93	77	Bleadon	Countryside location not well connected to any existing services and/ or facilities.
		822.98	20,527		

