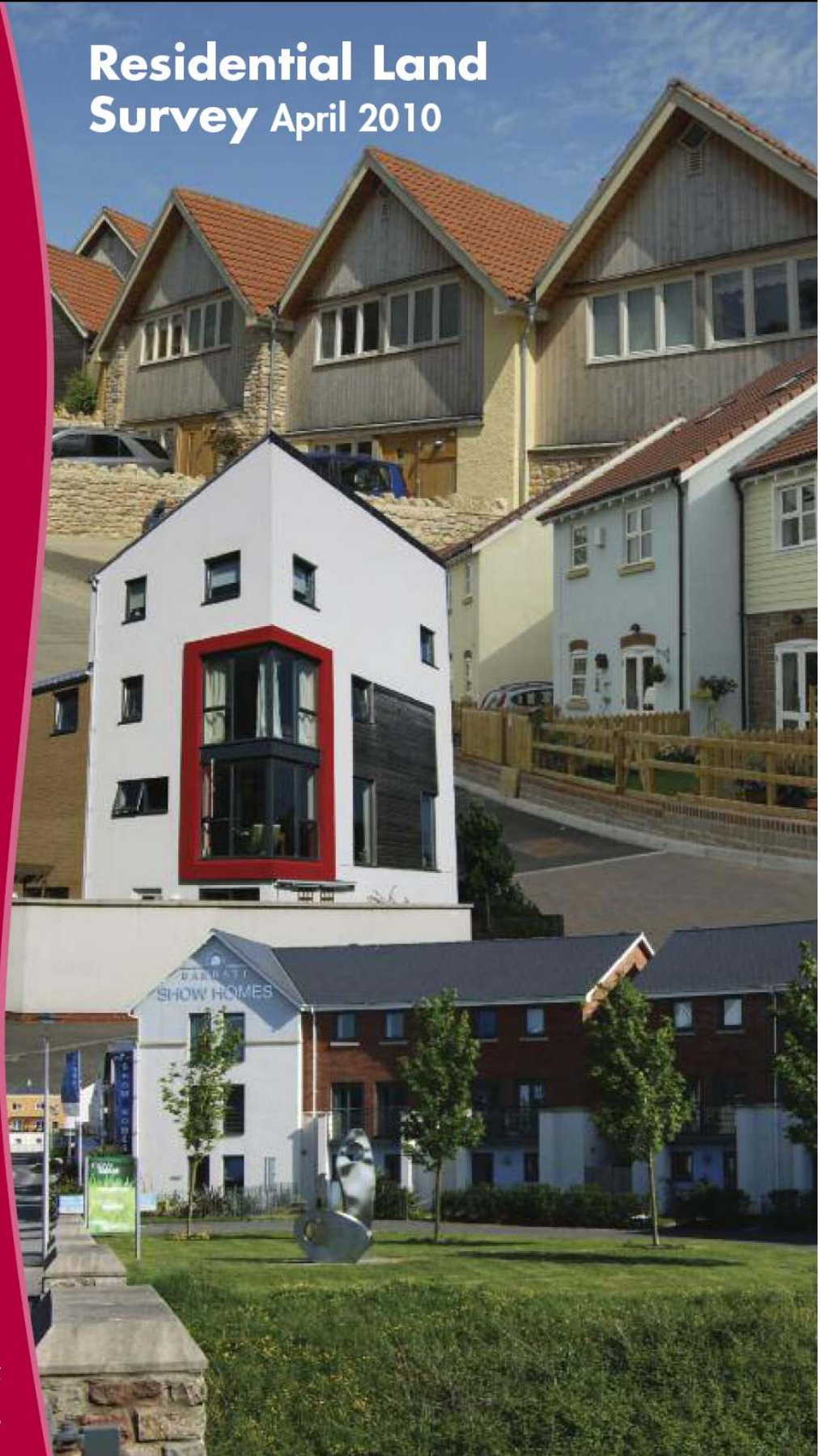


Residential Land Survey

Residential Land
Survey April 2010



Residential Land Survey – April 2010

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NOTE: This report has a base date of April 2010. All of the figures contained within the document relate to the position as at 31 March 2010. Since this date the new coalition government has announced plans to abolish Regional Spatial Strategies and has also made changes to Planning Policy Statement 3: Housing, in respect of garden land and housing densities. Due to these changes there is now uncertainty over housing targets as these will be locally derived. An updated position will be reported in the North Somerset Annual Monitoring Report, which will be published on or before 31 December 2010.

Introduction

The Residential Land Survey (RLS) details sites within North Somerset that are potentially available for housing development in line with current planning policies as well as those sites that currently have planning permission for housing.

Planning Policy Statement 3: Housing (PPS3), updated June 2010, sets out the national planning policy framework for the Government's objectives for the delivery of housing. These objectives aim to ensure that everyone has the opportunity to live in a decent home, which they can afford, in a community where they want to live.

PPS3 outlines the importance of Local Planning Authorities maintaining an adequate supply of land and buildings for housing, and the importance of keeping the housing land supply situation under review. The Residential Land Survey has a key role in this review process. The information within this document will feed into the council's Annual Monitoring Report which assesses the performance of the housing policies in the North Somerset Replacement Local Plan (March 2007), the emerging Local Development Framework Core Strategy and any subsequent Local Development Documents.

Paragraph 76 of PPS3 requires local authorities to monitor housing planning permissions granted, dwelling completions and the amount of dwellings completed on previously developed land and green field sites in both urban and rural areas.

Land supply monitoring

The policies in the Joint Replacement Structure Plan (JRSP), adopted September 2002, cover the period from 1996 to 2011. Policy 33 of the JRSP allocated 14,900 dwellings to North Somerset over this 15 year period.

Between April 1996 and March 2010, 14,768 dwellings (gross) or 14,211 (net) were completed. This leaves a residual dwelling requirement of 689 net dwellings to be built by 2011 to satisfy the structure plan target. In order to meet this requirement schedules A and B of this report identify 1,851 units with planning permission and 642 unit capacity remaining on allocated land. There are also 547 units with permission on small sites. This gives a total capacity figure of 3,040 units. If we split this figure evenly over 5 years, we would expect to deliver 608 units per annum from this current total. Therefore a current expected under provision of 73 dwellings (net) below the Structure Plan allocation of 14,900 exists. The council is confident that sites coming forward at Weston Urban Extension can meet this shortfall. 100 dwellings at Locking Parklands have been approved since 1 April 2010, and are already under construction.

PPS3, at paragraph 34, states that local planning authorities should identify sufficient land to meet the housing requirement as set out in the Regional Spatial Strategy, identifying and maintaining a rolling five year land supply.

As at 1 April 2010, the then emerging Draft Regional Spatial Strategy for the South West (Secretary of State's Proposed Changes) proposed to allocate 26,750 dwellings to North Somerset for the period 2006 to 2026. This would have equated to 1,338 dwellings per annum or 6,690 dwellings per five years. However, since then, the new coalition Government elected in May 2010 have announced plans to abolish Regional Spatial Strategies and return powers over housing numbers to local authorities. The Secretary of State sent a letter to all Local Planning Authorities on 27 May 2010 making clear that future decisions on housing supply will rest with Local Authorities, without the framework of regional numbers and plans.

On 6 July 2010 the Secretary of State announced the revocation of Regional Strategies with immediate effect. A letter from the Chief Planner was circulated to local authorities, confirming the revocation and providing advice. Local planning authorities will now be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land without the burden of regional housing targets. North Somerset Council will not be retaining the housing targets that were set out in the revoked Regional Spatial Strategy and have now commenced work to identify a new locally derived housing requirement for the district. A further statement will be published alongside this document once further details become available.

Local Development Framework and Annual Monitoring Report

At the local level North Somerset Council is required to put together a portfolio of statutory and non-statutory Local Development Documents that will be known collectively as the Local Development Framework.

Through the Local Development Framework the council is required to monitor the land supply situation and there is a statutory requirement to produce an Annual Monitoring Report (AMR) each year. The first AMR was submitted to the Secretary of State on the 31 December 2005. This and subsequent AMRs are available on the council's website at:

www.n-somerset.gov.uk/research

Many of the core national indicators that must be monitored as part of the AMR relate directly to housing land and dwelling completions. The Residential Land Survey will therefore continue to be a key source of primary evidence that will inform the AMR, enabling North Somerset to monitor and review housing policies contained in its Local Development Framework.

Methodology, survey approach and content

The April 2010 RLS tracks the status and progress of housing sites based on whether the site has detailed, full or outline planning consent; a resolution to approve subject to the completion

of a Section 106 agreement or is identified in the adopted Local Plan as still to come forward. For monitoring purposes, housing sites are grouped into two separate categories:

Large Sites: A '*large site*' is defined as a site that can accommodate 10 or more dwellings or has a site area equal to, or greater than, 0.5 hectares. A full list of all large sites and their planning and construction activity status is presented in Appendix A.

Small Sites: Sites with a capacity of less than 10 dwellings are referred to as '*small sites*'. These sites are monitored independently of large sites and full details are not listed within this report, only headline figures.

Geographical referencing

Both large and small housing sites are grouped based on the following five geographical areas:

- Clevedon
- Nailsea
- Portishead
- Weston-super-Mare
- Other (Remaining) Areas

This reflects the objectives of PPS3 and the North Somerset Replacement Local Plan to prioritise and monitor housing permissions and construction activity from land and buildings within existing urban areas.

Site referencing

In order to track the progress of housing sites from allocation to construction, each site is given a unique RLS reference number.

Appendix A tracks and records the status of housing sites and dwelling construction activity across the whole of North Somerset. Each of the five geographical areas listed are divided into four sub-sections. These distinguish individual sites as follows:

- A Sites - Sites with 'live' (detailed or outline) planning permission, including dwellings under construction or not started. At April 2010 the capacity of large sites yet to be completed was 1,851 dwellings.
- B Sites - Sites without planning permission including allocated sites in the North Somerset Replacement Local Plan, those subject to a resolution to approve / Section 106 agreement, or with a lapsed permission but still considered suitable for development. Site capacities are based on Local Plan proposals and estimates in the absence of any extant planning permission. At April 2010 the number of dwellings expected from the development of B sites was 642 dwellings. All B Sites are periodically reviewed and site capacities amended as necessary. This is consistent with current guidance that seeks to make the most efficient use of development sites.

- X Sites - Sites where development has been completed on the whole site between 1 April 2009 and 31 March 2010.
- W Sites - Sites withdrawn since the previous Survey (April 2009). Sites are withdrawn on the basis that it is no longer realistic that they will come forward for housing.

Unidentified small sites and windfall site allowances

The table below is intended to provide guidance on using and assessing small site and windfall allowances in land supply calculations. Allowances are based on information presented in the North Somerset Replacement Local Plan (March 2007) and average completions data for unidentified small sites over the past five years (2005 to 2010).

PPS3 advises that allowances for windfall sites should not be included in the first 10 years of land supply figures. The information below is provided as an indication of past trends and what we would therefore expect to come forward annually.

Unidentified annual urban windfall and small sites allowances used for land supply monitoring

Location	Annual Unidentified Urban Windfall Allowance	Annual Small Sites Allowance
Weston-super-Mare	Not specified	114**
Portishead / Nailsea / Clevedon	Not specified	47**
Other Areas	Not specified	56**
Annual Total Allowance	40*	217**

* Figures taken from the Replacement Local Plan (March 2007), taking account of windfalls allocated by the Inspector through the Inquiry process.

** Figures are based on North Somerset Residential Land Survey five year averages for recorded net completions of small site dwellings (2005 to 2010).

It should be noted that current rates of small site and windfall completions coming forward in the rural areas of North Somerset ('other areas') may be reduced in future years due to the limiting effect of Policy H/7 of the NSRLP. Policy H/7 seeks to limit the amount of unsustainable residential development coming forward outside of the four main towns. As the NSRLP was only adopted three years ago we are currently still seeing extant permissions being built out. The Annual Monitoring Report will explore this issue further.

Annual completions monitoring

Monitoring construction rates against strategic dwelling targets at Policy 33 of the Joint Replacement Structure Plan indicates that over the first 14 years of the Structure Plan period (April 1996 to March 2010), North Somerset has achieved, on average, 1,015 dwellings (net) per annum, this is 2.2% above the average target of 993 dwellings per annum from 1996 to 2011.

Current completions and capacity

Weston Urban Area

The draft RSS proposed a requirement of 3,000 dwellings to be provided within the existing Weston Urban Area by 2026. This would give an annualised requirement of 150 dwellings over the 20 year period 2006-2026. Between 2006 and 2010 the amount we would have expected to have delivered would be 600 dwellings. Net completions for this area over the four year period are 1,790 dwellings.

Remainder of North Somerset

The draft RSS proposed allocation for the remainder of the district was 5,750 dwellings, 288 per annum if split evenly over the 20 year RSS period. Between 2006 and 2010 there have been 2,523 completions within this geographical area, compared to a requirement of 1,152 dwellings.

Weston Urban Extension

Development of an urban extension at Weston must be employment led and also has other barriers to cross, including infrastructure issues and flood mitigation measures. Therefore, following the announcement that the RSS is to be abolished, it is now proposed that any housing development in this area should be of a smaller scale and take a different form to that suggested in the RSS. Master planning is now underway for how a new development may evolve, and the position will be reported on in the 2010 Annual Monitoring Report.

Large Development Areas

The location of residential development in North Somerset is focused on a number of key sites. The following information provides a short summary of progress on the large sites.

Weston-super-Mare

64 dwellings have been completed this year at **West Wick**, bringing the total now complete on this phase to 256 units. There are currently a further 98 units under construction, with work yet to start on the remaining 125 dwellings.

The remaining seven units at **Brimbleworth Lane**, St Georges completed during 2009.

A block of 10 units have now been completed at **52 Severn Road**, Weston-super-Mare.

Following demolition of an existing house, 14 apartments have been completed at **24 Shrubbery Road**, giving a net gain of 13 units.

Work is now well underway on the former **Westcliffe College** site on Upper Kewstoke Road. The first four units have been recorded as complete during this monitoring period with the remaining 24 units under construction and due to complete during the next 12 months.

The remaining three units of sheltered housing on the former **Fussells Rubber Factory** site in Worle are now complete. The units are currently used as show homes for the scheme but are available to purchase.

Clevedon

41 sheltered housing units have been completed this year on **Old Church Road**.

Nailsea

On **Silver Street** 52 units have been recorded as complete. This is one large scheme offering sheltered housing for older people.

Portishead

43 dwellings have been completed on the land adjacent to **Wyndham Way and Conference Avenue**.

On the **Ashlands**, 168 units have been completed this year, bringing the total now complete on this development to 1,171 units. A further 197 houses are under construction and 261 have permission but are not yet started.

At the **Dockside** development 69 completions have been recorded this year. The total now complete on this site is 375 units. 55 units are under construction and 281 plots with permission are yet to be started.

Other (Remaining) Areas

A further five dwellings on the former **Long Ashton Research Station** site have been completed this year, leaving only 14 units remaining, all of which are under construction.

Five units have completed on the site on **Church Road, Winford**.

An affordable housing development of 12 dwellings has been completed on **Ladymead Lane, Churchill**.

The care village on the former **Sandford Stone** site in Sandford has now been completed, providing 108 residential units, a nursing home and a care centre.

Monitoring of Previously Developed Land (PDL)

Paragraph 41 of PPS3 sets a national target that 60% of additional housing should be provided on previously developed land. At the local level, Policy H/2 of the North Somerset Replacement Local Plan (adopted March 2007) seeks to achieve **55%** of all dwellings to be constructed on PDL.

Looking at housing completions in North Somerset since the start of the Structure Plan period, between April 1996 and March 2010, 8,631 dwellings, or **58%** of all completions have been achieved on PDL. As a comparison, dwelling completions for this reporting period (2009/2010) indicate that **84%** of all completions were from PDL sources.

Gross Dwelling Completions from Previously Developed Land (PDL)

	2009/10		1996 to 2010	
	No. of units	%	No. of units	%
Greenfield Sources	127	15.60%	5,934	40.20%
PDL Sources	687	84.30%	8,631	58.40%
Agricultural Holdings	1	0.10%	203	1.40%
Totals	815	100%	14,768	100%

Dwellings from PDL sources achieved from both large and small sites over the first fourteen years of the Joint Replacement Structure Plan period, based on PPS3 definition in Annex B.

Changes to PPS3 in June 2010 now classify garden land as green field, rather than previously developed. Clarification has been sought as to how dwelling completions on garden land are to be reported in future years.

Summary of results

- Between 1 April 2009 and 31 March 2010 there were 815 gross dwelling completions in North Somerset.
- There were 43 losses to the dwelling stock recorded.
- This gives a net completions figure for 2009/10 of 772 dwellings.
- 26% of the net completions were in Weston-super-Mare, 37% were in Portishead, 8% in Clevedon, 8% in Nailsea and the remaining 22% across other areas of the district.
- 84% of the gross completions this year were on previously developed land, compared to a current national target of 60% and a local target of 55%.
- 76 affordable dwellings were recorded as completed during the surveys this year, 10% of the total net completions figure. This only includes the affordable dwellings that have come through the planning system, not those that may have been acquired by housing associations after they were completed.
- 204 of the units reported as complete this year were older persons sheltered housing units. This represents 26% of the total number of units completed during 2009/10. These units are all concentrated on large schemes, namely 108 units on the Sandford Stone site in Sandford, 41 apartments on Old Church Road in Clevedon, 52 sheltered flats on Silver Street Nailsea and the remaining 3 units on the former Fussells Rubber Factory site in Worle. Of these 204 units, 122 were one bedroom flats. This distorts the overall bed spaces completions breakdown and is explained further in table 7.

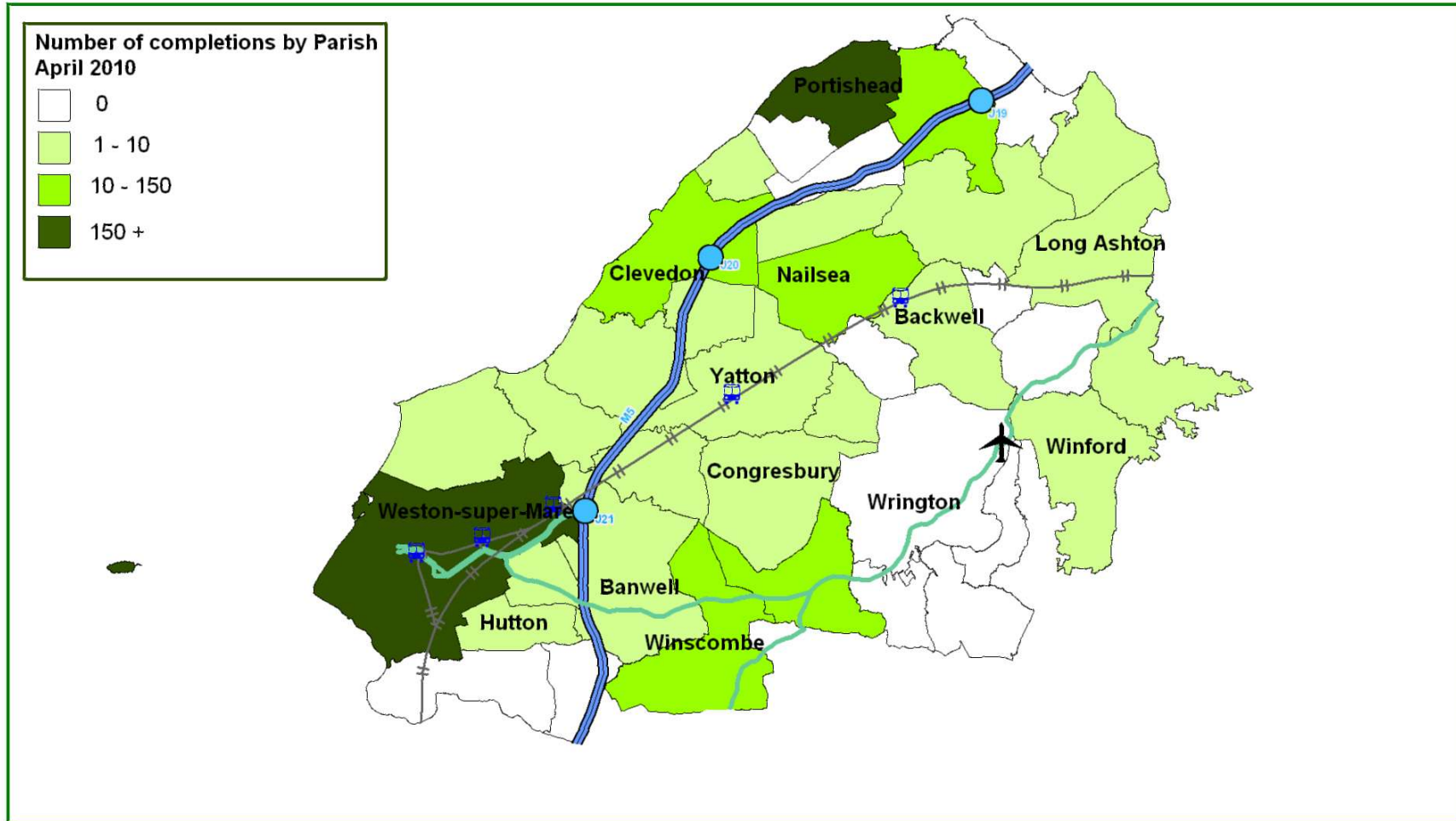
Table 1: Gross Dwelling Completions by area

	Large Sites	Small Sites	Total Sites
2010			
Clevedon	41	22	63
Nailsea	52	8	60
Portishead	280	12	292
Weston-super-Mare	102	121	223
Other	130	47	177
TOTAL	605	210	815

Table 2: Net Dwelling Completions by area

	Large Sites	Small Sites	Total Sites
2010			
Clevedon	41	19	60
Nailsea	52	6	58
Portishead	280	8	288
Weston-super-Mare	101	96	197
Other	130	39	169
TOTAL	604	168	772

Figure 1: Net Dwelling Completions by parish



Number of net housing completions by parish, April 2010

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NORTH
Scale 1:276501

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Table 3 and Figure 2: Gross Dwelling Completions 1996 to 2010

	96/97	97/98	98/99	99/00	00/01	01/02	02'03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	
Large Sites	525	697	730	845	634	896	1,080	1,088	888	1,083	884	1,185	732	605	11,872
Small Sites	136	176	145	125	178	208	183	235	199	198	315	313	275	210	2,896
Total	661	873	875	970	812	1,104	1,263	1,323	1,087	1,281	1,199	1,498	1,007	815	14,768

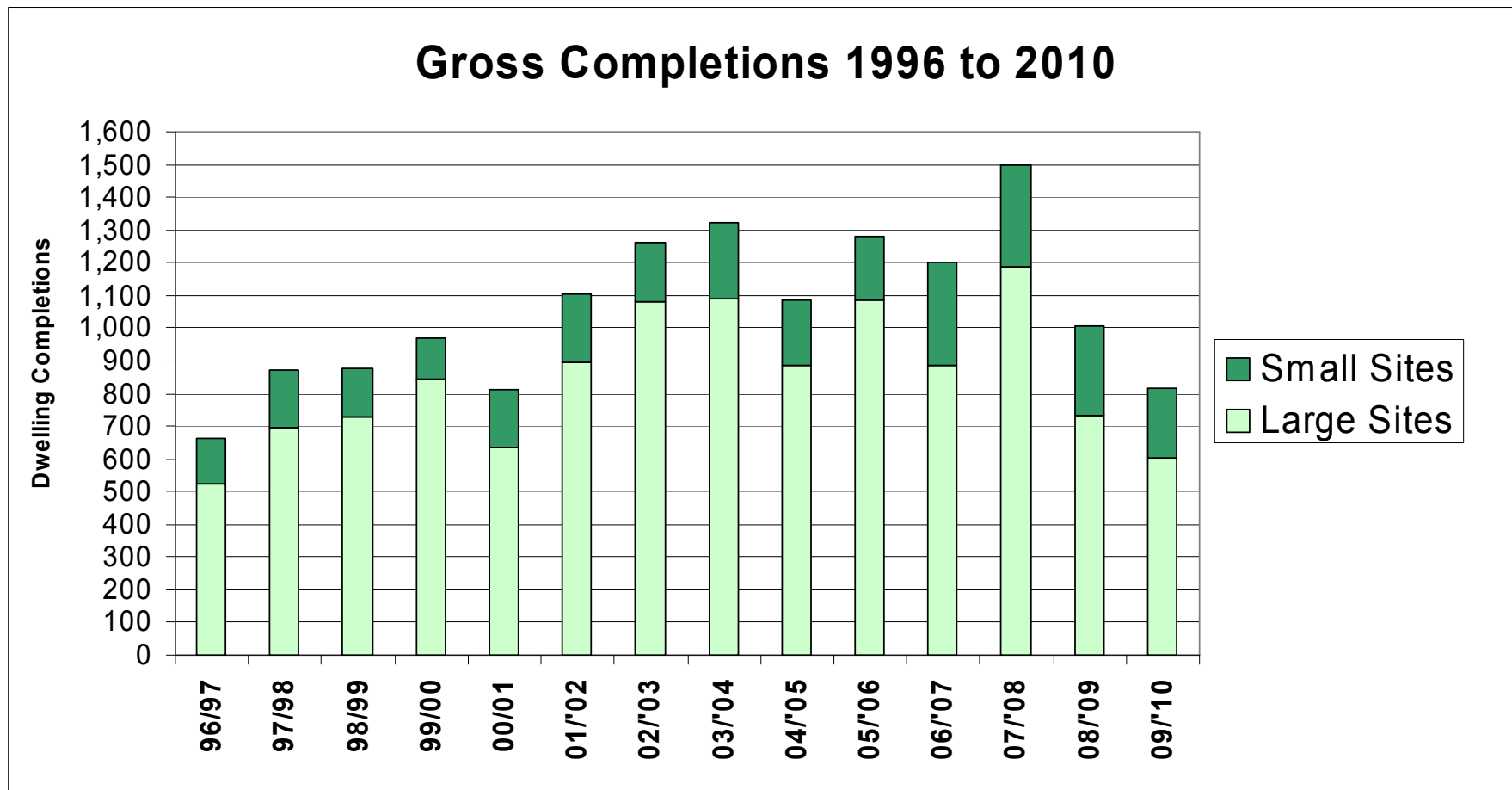


Table 4: Construction Activity on 'A' Sites (with 100+ capacity) April 2010

RLS Ref	Name / Address	Total Capacity	Without Full PP	With Full PP	Total Complete	Under Const.	Not Started	Completed Apr/09 to Mar/10
4/439	Airport View Caravan Park, WsM	173	6	167	164	0	3	0
4/479	Long Ashton Research Station, Long Ashton	351	0	351	337	14	0	5
4/353	Dockside, Portishead	1,000	289	711	375	55	281	69
4/354	Ashlands, Portishead	1,650	21	1,629	1,171	197	261	168
4/551	Former Sandford Stone, Sandford	108	0	108	108	0	0	108
4/362	West Wick	600	121	479	256	98	125	64

Table 5: Breakdown of Net Dwelling Completions April 1996 to March 2008

	96/'97	97/'98	98/'99	99/'00	00/'01	01/'02	02/'03	03/'04	04/'05	05/'06	06/'07	07/'08
New Build Dwellings	629	816	816	883	705	954	1,102	1,151	938	1,145	1,031	1,242
Changes of Use	28	53	51	81	73	94	96	107	100	105	88	139
Net Conversion Gain	4	4	4	2	9	24	40	42	55	20	55	117
Total Gain	661	873	871	966	787	1,072	1,238	1,300	1,093	1,270	1,174	1,498
<i>Demolitions</i>	27	40	9	25	1	1	21	28	11	12	32	9
<i>Changes of Use / Conversions to fewer units</i>	1	0	0	1	4	5	11	7	24	5	10	15
Losses of Stock	28	40	9	26	5	6	32	35	35	17	42	24
Net Gain in Dwelling Stock	633	833	862	940	782	1,066	1,206	1,265	1,058	1,253	1,132	1,474

Table 6: Breakdown of Dwelling Completions 1 April 2008 to 31 March 2010

Completions by Type	Total Sites 2009	Total Sites 2010
New build housing completions	783	673
Change of use from non-residential	106	57
Gross conversion within existing dwelling stock (net)	118	85
Total Gains	1,007	815
Change of use to non-residential - losses	-6	-8
Conversion within existing dwelling stock - net losses	-51	-31
Demolitions	-15	-4
Total Losses	-72	-43
Net Gain in Dwelling Stock	935	772

Table 7: Gross Completions by Dwelling Type and Bed Spaces

Flats						Houses						Total
Studio Flat	1 bed flat	2 bed flat	3 bed flat	4 bed flat	Total Flats	1 bed house	2 bed house	3 bed house	4 bed house	5+ bed house	Total Houses	
3	176	237	12	0	428	11	65	145	142	24	387	815
0.4%	21.6%	29.1%	1.5%	0.0%	52.5%	1.3%	8.0%	17.8%	17.4%	2.9%	47.5%	100.0%

It should be noted that 122 of the 176 one bedroom flats completed (69% of the total number of one bedroom flats this year) were dwellings for older people on four major schemes. Similarly, 32% of the two bedroom flats completions recorded here (77 units) were dwellings for older people across the four sites.

Table 8: Net Capacity as at 1 April 2010

	Allocated Sites	Outline Permission	Full permission Not Started	Full permission Under Construction	Total
All Large Sites	642	396	950	505	2,493
All Small Sites	0	68	378	101	547
	642	464	1,328	606	3,040

In addition to the 3,040 dwellings identified above, 100 dwellings have been granted permission on the former RAF Locking site, as the first phase of Weston Urban Extension. At the time of publishing this Residential Land Survey, work on this site had begun. In addition, a planning application for a further 900 units on Weston Airfield is being considered by the council.

The Weston Town Centre Area Action Plan also identifies 2,198 units to come forward by 2026.

Table 9: Net Capacity as at 1 April 2010 by Urban Area

	Large Sites Allocated	Large Sites Outline	Small Sites Outline	Large Sites Not Started	Small Sites Not Started	Large Sites Under Const.	Small Sites Under Const.	Large Sites Total	Small Sites Total	Total Sites
Clevedon	26	0	4	41	33	0	11	67	48	115
Nailsea	0	0	3	0	19	0	2	0	24	24
Portishead	140	310	14	600	33	252	15	1,302	62	1,364
WSM	418	68	24	223	187	220	20	929	231	1,160
Other	58	18	23	86	106	33	53	195	182	377
	642	396	68	950	378	505	101	2,493	547	3,040

Table 10: Gross Completions April 2009 to March 2010 by Urban Capacity Source

2010 Completions	Category 1 - Vacant, previously developed land / buildings	Category 2 - Vacant land not previously developed	Category 3a - Redevelopment of existing housing	Category 3b - Redevelopment of other existing uses	Category 4 - Development of under used car parks	Category 5 - Conversion of commercial buildings	Category 6 - Living over the shop	Category 7 - Sub-division of existing housing	Category 8 - Intensification of existing housing	Category 9 - Empty homes	All categories
Clevedon	41	0	1	1	0	0	0	0	20	0	63
Nailsea	52	0	0	0	0	0	0	0	8	0	60
Portishead	237	43	1	4	0	0	0	0	7	0	292
Weston-super-Mare	7	71	5	40	0	0	1	0	99	0	223
Other Non Urban Areas	1	13	0	126	0	0	0	0	37	0	177
Total Completions	338	127	7	171	0	0	1	0	171	0	815

Gross Completions on Large Sites April 2009 - March 2010

RLS Ref No.	App. No.	Location	Gross	Net	Former Use	Urban Capacity Source
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WsM						
4/362f	05/P/1642/RM	Phases 1 & 2, West Wick, Weston-super-Mare	64	64	Not developed previously	Category 2 - Vacant land not previously developed
4/321l	02/P/0653/F	Land off Brimbleworth Lane, St Georges	7	7	Not developed previously	Category 2 - Vacant land not previously developed
4/527	06/P/1713/F	52 Severn Road, Weston-super-Mare	10	10	Previously developed site	Category 3b - Redevelopment of other existing uses
4/528	05/P/1664/F	24 Shrubbery Road, Weston-super-Mare	14	13	Previously developed site	Category 8 - Intensification of existing housing
4/552	08/P/0256/F	Westcliffe College, Upper Kewstoke Road, Weston-super-Mare	4	4	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/538	07/P/0111/F	Fussells Rubber Factory, Station Road, Worle, Weston-super-Mare	3	3	Previously developed site	Category 1 - Vacant previously developed land or buildings
Total Completions Greenfield Sites			71	71	70%	
Total Completions Previous Used Land			31	30	30%	
Total Completions			102	101	100%	

Clevedon						
4/535	07/P/0378/F	54 Old Church Road, Clevedon	41	41	Previously developed site	Category 1 - Vacant previously developed land or buildings
Total Completions Greenfield Sites			0	0	0%	
Total Completions Previous Used Land			41	41	100%	
Total Completions			41	41	100%	

Nailsea						
4/529	07/P/0705/F	83 Silver Street, Nailsea	52	52	Previously developed site	Category 3b - Redevelopment of other existing uses
Total Completions Greenfield Sites			0	0	0%	
Total Completions Previous Used Land			52	52	100%	
Total Completions			52	52	100%	

Portishead						
4/353c	06/P/0668/RM	Area A, Dockside, Portishead	21	21	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/353d	06/P/2503/RM	Area B, Dockside, Portishead	9	9	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/353i	07/P/2561/RM	The Boatyard, Spine Road, Dockside, Portishead	12	12	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/353k	08/P/1543/RM	Block J, Dockside, Portishead	27	27	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354n	05/P/2941/RM	Phase 1, Area 2, The Ashlands, Portishead	6	6	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354p	06/P/2472/RM	Areas B1 and B2, Phase 2, The Ashlands	22	22	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354q	06/P/1208/RM	Phase 1, Area 6, The Ashlands, Portishead	32	32	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354r	06/P/2131/RM	Phase 1, Area 6, The Ashlands, Portishead	3	3	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354v	07/P/1186/RM	Persimmon Phase 2, Area 5, The Ashlands, Portishead	1	1	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354w	07/P/1257/RM	Charles Church Phase 2, Area 5, The Ashlands, Portishead	20	20	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354x	07/P/2894/RM	Area J, The Ashlands, Portishead	39	39	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354z	08/P/1242/RM	Phase 3, Area 4, The Ashlands, Portishead	26	26	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/354za	08/P/1167/RM	Area 3, The Ashlands, Portishead	19	19	Previously developed site	Category 1 - Vacant previously developed land or buildings
4/547	07/P/3062/F	Land adjacent to Wyndham Way and Conference Avenue, Portishead	43	43	Not developed previously	Category 2 - Vacant land not previously developed
Total Completions Greenfield Sites			43	43	15%	
Total Completions Previous Used Land			237	237	85%	
Total Completions			280	280	100%	

Other Areas

4/474d	05/P/2826/RM	Long Ashton Research Station, Long Ashton	1	1	Previously developed site	Category 3b - Redevelopment of other existing uses
4/474g	08/P/1430/RM	Long Ashton Research Station, Long Ashton	4	4	Previously developed site	Category 3b - Redevelopment of other existing uses
4/514	07/P/0140/F	7 Church Road, Winford	5	5	Previously developed site	Category 3b - Redevelopment of other existing uses
4/548	07/P/2496/F	Ladymead Lane, Churchill	12	12	Not developed previously	Category 2 - Vacant land not previously developed
4/551	07/P/3232/F	Former Sandford Stone site, Sandford Road, Sandford	108	108	Previously developed site	Category 3b - Redevelopment of other existing uses
Total Completions Greenfield Sites			12	12	9%	
Total Completions Previous Used Land			118	118	91%	
Total Completions			130	130	100%	

N. Somerset

Total Completions Greenfield Sites	126	126	21%
Total Completions Previous Used Land	479	478	79%
Grand Total (Gross)	605	604	100%

Residential Land Survey

Glossary	
A sites	Sites with dwellings under construction or with planning permission but not yet started.
Affordable housing	Both low cost and social housing that will be available to people who cannot afford to compete for housing in the open market.
Agricultural holdings	The aggregate of land (whether agricultural land or not) comprised in a contract of tenancy which is a contract for an agricultural tenancy.
Annual Monitoring Report (AMR)	Local Authorities have a statutory requirement to prepare an Annual Monitoring Report under the Planning and Compulsory Purchase Act 2004 and submit to the Secretary of State by 31 December each year. The AMR forms part of the Local Development Framework.
B sites	Sites without planning permission or those subject to a Section 106 agreement, including sites allocated in the NSRLP.
Change of use	Planning application to change the Town & Country Planning Act Use Class of a premises or a piece of land.
Core Strategy	The Core Strategy is the main Development Plan Document within the Local Development Framework setting out the long-term spatial vision for the area and the policies needed to deliver this vision.
Demolition	The removal of a dwelling or other type of premises, where the former is primarily no longer suitable for habitation.
Development	The carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.
Dwelling	A self-contained unit of accommodation where all rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door that only the household can use.
Dwellings - complete	Building works are finished and the accommodation is ready for occupation. This does not necessarily mean that the dwelling is occupied.
Dwellings - not started	Site has permission to start but no construction work has started.
Dwellings - under construction	Construction work has started but the accommodation is not ready for occupation.
Greenfield land	Land that has not been previously developed.
Gross dwellings	The total number of new dwellings completed.
Large site	A site of 10 or more dwellings or with a site area equal to or greater than 0.5 hectares.
Local Development Framework (LDF)	A suite of documents which will provide local planning guidance, and will replace the North Somerset Replacement Local Plan.
Net dwellings	New build dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions.

North Somerset Replacement Local Plan (NSRLP)	The North Somerset Replacement Local Plan, adopted in March 2007, sets out the local planning context. It applies and implements all national and regional planning policies interpreting them into specific planning guidelines for the district.
Previously developed land (PDL)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface. Also known as 'brownfield land'.
Regional Assembly	A partnership of councillors from all local authorities within a region and representatives of various sectors with a role in the region's economic, social and environmental well-being.
Regional Spatial Strategy (RSS)	A regional level planning framework for the regions of England. This was to replace Regional Planning Guidance (RPG) and forms part of the development plan for the purpose of determining planning applications. RSS's were revoked by the Secretary of State on 6 July 2010.
Residential Land Survey (RLS)	The Residential Land Survey provides a summary of the number of new homes that are built each year across the district and details of each of the large sites.
Small site	Site of less than 10 dwellings.
W Sites	Sites withdrawn since the previous survey.
Windfall sites	Individual sites arising on an unpredictable basis and not identified in local plans or through other formal planning policies.
X sites	Completed sites between 1 April 2009 and 31 March 2010.



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