

Schedule of Allocated Sites and Local Green Space

Schedule 1

Proposed large sites for residential development (over 10 dwellings)

Schedule 2

Proposed Employment Sites

~~Schedule 3~~

~~Safeguarded Employment Sites~~

Schedule 4 ³

Local Green Space

Schedule 5 ⁴

Proposed sites for community facilities

Schedule 1

Schedule to Policy SA 1

Proposed large sites for residential development (over 10 dwellings)

Sites marked * are the residential element of a mixed use scheme and are subject to Policy SA3

Development on these sites will need to conform to the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, relevant Supplementary Planning Documents and Neighbourhood Development Plans

A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Schedule 1 Site Location	Status at April 2016-2017	Relevant planning permission ref	Capacity remaining (at April 2016 2017)	Site specific details/notes
WESTON-SUPER-MARE				
Winterstoke Village (former Weston Airfield) *	Part full consent, part outline, part approved, part subject to legal agreement	10/P/0756/OT2 12/P/1510/OT2 13/P/0834/RM 14/P/2723/RM 15/P/2437/RM 15/P/2570/RM 16/P/0622/RM 16/P/1842/RM	2233 1,986	Major strategic mixed use allocation from Core Strategy. Further details in Weston Villages Supplementary Planning Document. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Parklands Village (former RAF Locking site) *	Part full consent, part outline, part no consent	09/P/1614/F 12/P/0760/F 12/P/1266/OT2 13/P/0997/OT2 15/P/1777/RM 15/P/1646/O	3700 3,679	Major strategic mixed use allocation from Core Strategy. Further details in Weston Villages Supplementary Planning Document. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.

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Land at Atlantic Road South	Full planning permission	14/P/1210/LDE	23	Carried over from North Somerset Replacement Local Plan – Site H14.
Land at Milton Hill	Full planning permission	08/P/0570/RM	12	Carried over from North Somerset Replacement Local Plan – Site H15.
Land adjacent to Plum Tree Farm, off Summer Lane	Full planning permission	08/P/0626/RM	8	Carried over from North Somerset Replacement Local Plan – Site H27.
Brimbleworth Farm St Georges	Full planning permission	11/P/2214/F	14	Current permission, new allocation.
Ebdon Court, Trenleigh Drive	Full planning permission	14/P/0617/F	65	Current permission, new allocation
Scot Elm Drive	Outline planning consent	13/P/2409/O	72	Current permission, new allocation.
Land at Wellsea Grove	Full planning permission	14/P/0156/F	34	Carried over from North Somerset Replacement Local Plan.
Royal Pier Hotel	Full planning permission subject to legal agreement	11/P/0006/F	63	Carried over from North Somerset Replacement Local Plan – Site H65.
Dorville Hotel	Full planning permission	12/P/2268/F	20	Carried over from North Somerset Replacement Local Plan – Site H70
85-89 Bristol Road Lower	Full planning permission	12/P/1053/F	10	Current permission
Lynton House Hotel	No current consent		41	New allocation. Capacity based on past consent.
The Bayside Hotel	Full planning permission	14/P/1791/F	15	Current permission.
Westacres Caravan Park	No current consent		130	Carried over from North Somerset Replacement Local Plan – H20b.

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				A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation required.
Orchard House, Ebdon Road	No current consent		12	Carried over from North Somerset Replacement Local Plan – H29. Higher standard of surface water attenuation required. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Land to the rear of Locking Road	No current consent		24	New allocation. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation required.
Former Weston Library and adjacent BT building, Boulevard	No current consent Part full consent, part no consent		70	New allocation. Conversion of Weston Library (Listed building) 20 22 units. Flat development on former BT building (50 48 units) A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Lawrence Court, Lawrence Road	Full Planning Permission	15/P/1616/F	14	Current permission, new allocation.
Former TJ Hughes Store, High St	No current consent		18	New allocation. Retail/restaurants on ground floor.

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Walliscote Place*	No current consent		70	New allocation. Key Town Centre site. Landmark high rise buildings may be appropriate. Demolition of former Police Station building. Conversion of Magistrate Courts (listed building). Some commercial development on the footprint of Roselawn/Central Chambers buildings.
Dolphin Square*	No current consent		220	New allocation. Phase 4 of the redevelopment scheme. Includes land/buildings fronting Sea Front. Pedestrian link required between Carton St Car Park and Oxford St. Development to have regard to and relate well to Phase 3 development (leisure).
Land to the west of Winterstoke Road*	No current consent		70	New allocation. Loss of sports pitch needs to be addressed. Layout to have regard to industrial units to the south and railway line to the west. Access off Winterstoke Road. 0.5 ha employment on northern boundary. Consideration of fact that site is within 5km consultation zone for Bats SAC (North Somerset and Mendip Bats Special Area of Conservation). A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation required. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.

Schedule 1 Site Location	Status at April 2016-2017	Relevant planning permission ref	Capacity remaining (at April 2016 2017)	Site specific details/notes
Land to the north of the A370, Summer Lane	No current consent Full planning permission	10/P/1339/F	89 67	Carried over from North Somerset Replacement Local Plan – Sites H17 & M2. Consideration of fact that site is within 5km consultation zone for Bats SAC. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Bridge Farm, Bristol Road*	No current consent		73	Carried over from North Somerset Replacement Local Plan – Sites H63 & M4 Mixed use site - to include 0.5 hectares employment. Flood Zone has been reassessed and site is in Flood Zone 3 – Flood Risk Assessment sequential and exception test required. Layout to have regard to proximity of railway line. Consideration of fact that site is within 5km consultation zone for Bats SAC. Higher standard of surface water attenuation required. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Birnbeck Pier*	No current consent		50	New allocation for mixed use scheme. Residential, leisure, hotel and tourism, ancillary retail, cafés, bars and restaurants and community facilities. Does not include 63 dwellings on Royal Pier Hotel, Dorville or Lynton House Hotel. Prince Consort Gardens to be kept free from development. Madiera car park has potential for development.

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				<p>Great weight should be given to the conservation of heritage assets.</p> <p>Special regard must be given to desirability of preserving the setting of a listed building; and preserving or enhancing the character or appearance of the Birnbeck Conservation Area.</p> <p>Development will be expected to avoid or minimise conflict with the conservation of any heritage asset.</p> <p>Harm should always be avoided in the first instance, only where this is not possible should mitigation be considered.</p> <p>Landside development to ensure renovation of Birnbeck Pier.</p> <p>50 dwelling capacity is an indicative assessment which will be subject to detailed appraisal against the objectives set out in the emerging Birnbeck Conservation Area Appraisal.</p> <p>Innovative car parking solutions to accommodate the increase in cars to the area. Underground car parking will be required on a number of sites.</p> <p>High quality public realm throughout the area.</p> <p>Improve pedestrian access to and along the water front, particularly in terms of disabled access from Marine Parade to Birnbeck Road and the steps by the Royal Pier Hotel.</p> <p>Protect important views and vistas within the area, as identified in the Birnbeck Conservation Area Appraisal.</p> <p>Conserve and enhance key historic features within the area.</p> <p>The island part of this allocation is surrounded by the Severn Estuary European site. Should development</p>

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				take place on the island it will need to take account of the sensitivity of the location and the need for suitable mitigation measures.
Gas Works, Winterstoke Road	No current consent		240	New allocation. Contamination study required. Access off A370. High quality design required on key approach to Town Centre. Landmark buildings facing Drove Road roundabout. Pedestrian access to Rectors Way footpath (to the south), Newlands Road and Marchfield Way. Health and Safety Executive to be consulted. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation required. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Nightingale Close, Mead Vale*	No current consent		40	New allocation for mixed use scheme. Redevelopment to include retail, restaurant/cafe uses, 40 residential units, community uses and car parking. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation and run off required.

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South of Herluin Way, Avoncrest Site*	No current consent		750	New allocation for mixed use scheme to include the following: Spine road with access off Aisecombe Way to the east and Winterstoke Rd to the south, Site for Primary School, Remediation work to eliminate risk of contamination, Noise buffer alongside railway line, Safeguarding of Airfield bridge link, Open Space, 2.5 ha of Employment land on western part of site, Higher standard of surface water attenuation and run off required, Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Former Bournville School Site, Sellworthy Road	No current consent		45	New allocation. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation and run off required.
Former Sweat FA Site, Winterstoke Road	No current consent		45	New allocation. Vehicular and pedestrian access off Bridge Road. Layout and design to have regard to working garage to the west. Health and Safety Executive to be consulted. Contaminated Land Assessment Required. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.

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				Higher standard of surface water attenuation and run off required.
Station Gateway *	No current consent		300	<p>New allocation.</p> <p>Includes Sunnyside Road, Locking Road Car Park, Station Approach and part of Tesco car park. High quality design on key approach to Town Centre.</p> <p>Design standards to be set out in Town Centre Regeneration Supplementary Planning Document. Retention of public car parking levels through multi storey development.</p> <p>Improved pedestrian links to and across railway station.</p> <p>Area included in the 'area of search' for a new Primary School site.</p> <p>Area suitable for office development.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning applications.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Land at Bridgwater Road	No current consent		70	<p>New allocation.</p> <p>Hedge/tree boundaries to be retained wherever possible.</p> <p>Highway access to be delivered south of site onto Bleadon Hill.</p> <p>Transport Assessment to assess safety aspects of increased vehicular and pedestrian movements at the A370 junction.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p>

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				Higher standard of surface water attenuation and run off required.
Land north of Oldmixon Road	Outline planning consent	16/P/0150/O	130	Current permission. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Land at Wentwood Drive	Outline planning consent	15/P/0983/O	50	Current permission.
Dauncey's Hotel, Clarement Crescent	No current consent		10	Conversion of part of hotel, remainder of hotel to remain. Listed building and within Conservation Area.
26 Bristol Road Lower	No current consent		16	Large Victorian property with numerous modern extensions, last used as a care home, now vacant. Design must consider heritage assets, and layout must take account of parking requirements.
Queensway/Midhaven Rise	No current consent		35	Development dependant on the provision of suitable alternative football pitch in the locality.
Land at Wilson Gardens/Scot Elm Drive	No current consent		51	Vehicular access off adjacent roundabout. Regard to be had to hedgerows/watercourses and nature reserve to north west. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.

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				Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
TOTAL FOR WESTON-SUPER-MARE			8640 8,547	
CLEVEDON				
Royal Pier	Full planning permission	10/P/2083/F	17	Carried over from North Somerset Replacement Local Plan – Site H68
Clevedon Hall Estate	Full planning permission	12/P/1539/F 15/P/2135/F	42 39	Current permission.
Highcliffe Hotel	Full planning permission	12/P/0430/F	14	Current permission
Marine Hill House, Marine Hill	Full planning permission	11/P/2183/F	9	Current permission.
Moor Lane	No current consent		10	Carried over from North Somerset Replacement Local Plan – Site H87. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Yeolands Farm	No current consent		15	New allocation. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.

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North of Churchill Avenue	No current consent		44	New allocation. Part of site to be given over to improved play/POS facilities. Access via Wordsworth Road. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Millcross site	No current consent		70	New allocation. Previously proposed as a new hospital site. Site large enough to accommodate some health/care facilities. Mix of 2-3 storey development appropriate. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Waverley House	No current consent		21	Former office building to be converted.
2-6 Bay Road	No current consent		19	Nursing home premises to be converted. Design must consider heritage assets, and layout must take account of parking requirements.
Court Farm, All Saints Lane	No current consent		10	Livery with various agricultural style buildings. Design must consider adjacent heritage assets and wildlife site. Layout must take account of parking requirements and need to retain openness of Green Belt. No development to take place within the Green Belt. Access off All Saints Lane.

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				A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
TOTAL FOR CLEVEDON			221 237	
NAILSEA				
Sycamore House	Full planning permission	14/P/1844/F	30	Current permission
Trendlewood Way	No current consent		30	New allocation. Was previously proposed as mixed development. Retention of wooded area fronting Trendlewood Way required. Land to be made available for local shop unit Consideration of fact that site is within 5km consultation zone for Bats SAC. Coal Mining Risk Assessment Required.
Police Station	No current consent		40	New allocation.
Land at West End	No current consent		20 10	New allocation. Consideration of fact that site is within 5km consultation zone for Bats SAC.
West of Engine Lane	No current consent		195 183	New allocation. Access off Engine Lane. Strong hedge boundaries to be retained where practicable. Where this is not possible, replacement hedgerows should be provided. Footpath on western side of Engine Lane. Full Transport Assessment required. Replacement or improved sport facilities required. Housing mix to meet local needs

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				<p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Proposals will require a coal mining assessment.</p> <p>Higher level of surface water attenuation and run off required.</p>
Land south of The Uplands	No current consent		50	<p>New allocation.</p> <p>Access off The Uplands (to be widened).</p> <p>Requires retention of strong hedge boundaries especially on southern boundary.</p> <p>Housing mix to meet local needs</p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Land at North West Nailsea	No current consent		450	<p>New allocation.</p> <p>Capacity of 450 dwellings considered a maximum</p> <p>Spine Road running through site (from Pound Lane to Watery Lane) required.</p> <p>Pylons to be removed.</p> <p>Undergrounding of 132kv line on northern boundary.</p> <p>Transport Assessment required.</p> <p>New Primary School to be included as part of development</p> <p>The need for additional primary education capacity is to be considered, including the possibility of a new school on site if required.</p> <p>Relocation or replacement of Fryth Way sports pitch.</p>

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				<p>Where possible retention of Tree Preservation Order trees.</p> <p>Retention of strong hedge boundaries especially to the north.</p> <p>PROW links to Causeway View.</p> <p>Coal Mining Risk Assessment required.</p> <p>Housing mix to meet local needs</p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Protection of adjacent Tickenham, Nailsea and Kenn Moor Site of Special Scientific Interest.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and run off required.</p> <p>Comprehensive approach to mitigation to protect water quality and drainage in respect of the SSSI.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Weston College site, Somerset Square	No current consent		28	<p>Part of Crown Glass Shopping Centre.</p> <p>Redevelopment site to deliver A1/A3 units at ground floor level and residential above.</p>
Youngwood Lane	No current consent		170	<p>New allocation.</p> <p>Site is part of a wider area being considered through the Joint Spatial Plan as a location for strategic growth. Layout should have regard to this and any required strategic transport corridor and other infrastructure required for the wider development.</p> <p>Proposals must demonstrate effective coordination with neighbouring developers to ensure the site is</p>

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				<p>developed appropriately as part of a wider strategic growth area.</p> <p>Trees to be retained as part of an open space feature /corridor.</p> <p>Requires retention of strong hedge boundaries throughout the site.</p> <p>Pedestrian links to footpath on northern boundary.</p> <p>Vehicular access from western boundary.</p> <p>Full Transport Assessment required.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Ecological issues to be addressed on a strategic basis as part of any future wider development.</p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Proposals will require a Coal Mining Risk Assessment.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
TOTAL FOR NAILSEA			815 961	
PORTISHEAD				
St Josephs RC School, West Hill, Portishead	Full planning permission	13/P/1809/F	11	Current permission
Elm Walk, Battens Orchard	Outline planning permission	14/P/2348/O 17/P/0122/RM	14	Current permission. Capacity updated to reflect new registered application.

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	Full planning permission			
Severn Paper Mill	Full planning permission	14/P/1186/RM	117 70	Carried over from Replacement Local Plan – Site H65.
South west of Severn Paper Mill	No current consent		70 69	New Allocation – previously allocated employment site A Flood Risk Assessment, sequential and exception test will need to accompany any planning application Small part of site to be reserved for employment as per application 16/P/1608/F Flood plain compensation required (Fluvial FZ3).
Old Mill Road*	No current consent		20 0	New allocation. Proposed as a mix of employment uses, retail, leisure, café's, bars, and restaurants and 20 some residential units. Pedestrian/cycleway links to dockside development, adjacent supermarket and proposed rail station required. Existing businesses to be relocated or incorporated into redevelopment scheme. No net loss of employment capacity will be supported. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Flood plain compensation required (Fluvial FZ3).
Land south of Downside	No current consent		23	New Allocation. Access through Downside. Requires retention of strong hedge boundaries and trees to the west.

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Marine View, Harbour Road	Full planning permission	14/P/2570/F 16/P/2855/F	118 126	Current consent for retirement complex.
Harbour Road/Gordano Gate*	No current consent		93	Former employment allocation. Development must include some employment floorspace. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Footpath links required to new railway station. Layout to have regard to land required for new railway station.
Land at Wyndham Way	No current consent		35	Access off Cheviot Meadow. Retention of tree screen to Wyndham Way. Parking must be contained within the development site, off-site parking not acceptable in this location. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Site V2 Harbour Road	No current consent		10	Vacant site. Residential development above ground floor commercial use. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
TOTAL FOR PORTISHEAD			373 440	
SERVICE VILLAGES				
The Chestnuts, south of Sidcot Lane, Winscombe	Outline planning permission	10/P/0592/O 16/P/1607/F	24	Carried over from Replacement Local Plan – Site H41.

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	Full planning permission			
Woodborough Farm, Winscombe	No current consent Outline planning consent subject to legal agreement	15/P/1979/O	175	New allocation. Main vehicular access onto Woodborough Road. Secondary vehicular access to Church Road. Footpath links to Strawberry line and other surrounding Public Rights of Way. Central open space feature. Retention of mature trees/TPO's and hedge boundaries. Consideration of fact that site is within 5km consultation zone for Bats SAC.
Land to the east and west of Wemberham Lane, Yatton	No current consent		24	Carried over from Replacement Local Plan – Site H43. Consideration of fact that site is within 5km consultation zone for Bats SAC. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation and run off required. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Oxford Plasma, Yatton	Full planning permission	14/P/2468/RM	51	Carried over from Replacement Local Plan – Site H86. Capacity updated to reflect current application. Higher standard of surface water attenuation will be required.
Arnolds Way, Yatton Phase 1	Full planning permission	15/P/1498/RM	150 105	Current permission. To include site for new Primary School.

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Yatton Station	No current consent		21	<p>New allocation.</p> <p>Improved capacity of existing railway car park required as part of development proposal.</p> <p>The west part of the allocated housing site includes a small part of a very large local Wildlife Site (the Congresbury Yeo, adjacent land and rhynes Wildlife Site). West of but adjacent to the allocated housing site, and also partly falling within the Wildlife Site, is the Cheddar Valley Railway Walk Local Nature Reserve (along the Strawberry Line cycle path). Given the existence of these designated areas, it is important that development proposals for the allocated housing site incorporate an appropriate wildlife buffer to be safeguarded and managed for the benefit of wildlife. Ecological issues will be a significant factor in any future planning application. Higher standard of surface water attenuation and run off required.</p>
Moor Lane, Backwell	<p>No current consent</p> <p>Outline planning permission</p>	15/P/1916/O	65	<p>New allocation.</p> <p>Vehicular access through The Briars.</p> <p>Landscaping/buffer strip/POS alongside railway boundary.</p> <p>Requires retention of strong hedge boundary to Moor Lane and on western boundary.</p> <p>Balancing pond required in NW corner.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Coal Mining Risk Assessment required.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Cobthorn Way, Congresbury	Outline planning	15/P/0519/O	38	Access off Cobthorn Way.

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	consent subject to legal agreement			Traffic Management/Calming/Pedestrian safety measures on Wrington Lane. Open Space on southern boundary. Existing hedgerows to be retained. Removal of overhead pylons. Consideration of fact that site is within 5km consultation zone for Bats SAC. Higher standard of surface water attenuation and run off required.
Venus Street, Congresbury	Full planning permission	16/P/0147/F	14	New allocation. Vehicular access onto Venus Street. Higher standard of surface water attenuation and run off required.
Pudding Pie Land (West), Churchill	No current consent Outline planning consent subject to legal agreement	15/P/2521/O	35	New allocation. Access off Pudding Pie Lane. Retention of existing hedgerows required. Layout to address overlooking issues from neighbouring properties. Links to Public Right of Way on eastern boundary. Consideration of fact that site is within 5km consultation zone for Bats SAC.
Pudding Pie Lane (East), Churchill	Outline planning consent subject to legal agreement	15/P/1414/O	141	Vehicular access off Stock Lane. Central open space. Retention of existing hedgerows required. Landscape buffer on Jubilee Lane boundary to the north. Cycleway/Pedestrian link onto Pudding Pie Lane and Stock Lane in north eastern corner of site.
Says Lane, Churchill	Outline planning consent	15/P/1313/O	43	Pedestrian crossing across A38 required. Speed limit reduction on A38. Retention of existing hedgerows required.

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	subject to legal agreement			Central open space feature. Swales fronting A38. Consideration of fact that site is within 5km consultation zone for Bats SAC.
Land at North End, Yatton	Outline planning consent subject to legal agreement	15/P/0946/O	170	Requires retention of existing hedgerows/trees. / Tree Preservation Orders Vehicular access off roundabout. Open Space required in north eastern corner of site. Contribution required to comprehensive Surface Water Strategy. Contribution required to road safety/ congestion solutions in the wider area. Consideration of fact that site is within 5km consultation zone for Bats SAC. Higher standard of surface water attenuation required. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Arnolds Way, (Phase 2) Yatton	Outline planning consent subject to legal agreement	15/P/1488/O	200	New allocation. Requires retention of existing hedgerows. Continuation of pedestrian/cycleway links through consented housing site to the south. Footpath/Cycleway Links to Strawberry Line required. Access off roundabout through consented housing site to the south. Primary School reservation. Landscape buffer to existing development on eastern boundary.

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				<p>Contribution to comprehensive Surface Water Strategy.</p> <p>Contribution to road safety/ congestion solutions in the wider area.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Land to the east of Wolvershill Road, Banwell	No current consent Outline planning consent subject to legal agreement	16/P/2094/O	44	<p>New allocation.</p> <p>Bungalows on north east corner.</p> <p>Limited pedestrian access to bridleway to the north.</p> <p>Open space through centre of site following water main.</p> <p>Higher standard of surface water attenuation and reduction in existing flood risk required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Moor Road, Yatton	No current consent		60	<p>New allocation.</p> <p>Layout to respect Grange Farm (Listed Building).</p> <p>No development in the orchard. apart from access road</p> <p>The provision of an access road across the orchard will only be considered if alternative access arrangements cannot be made and subject to a suitable scheme being agreed with Natural England. Should a suitable scheme not be agreed, alternative access arrangements must be made.</p> <p>Landscape Buffer alongside Stowey Rhyne.</p>

Schedule 1 Site Location	Status at April 2016-2017	Relevant planning permission ref	Capacity remaining (at April 2016 2017)	Site specific details/notes
				<p>Contribution to comprehensive Surface Water Strategy.</p> <p>Contribution to road safety/ congestion solutions in the wider area.</p> <p>Replacement/relocation of rugby playing pitches</p> <p>Site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and reduction in existing flood risk required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Land off Wroughton Lane, Congresbury	Outline planning consent	16/P/1521/O	50	<p>New allocation.</p> <p>Access to be confirmed through planning consent.</p> <p>Traffic management/calming/pedestrian safety measures on Wroughton Lane required.</p> <p>Existing hedgerows to be retained.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Layout to minimise landscape impact.</p>
Land south of Cadbury Garden Centre, Congresbury	No current consent		21	<p>New Allocation.</p> <p>Vehicular access off A370.</p> <p>Access arrangements to be confirmed through planning application, ensuring that they do not prejudice any future highway junction improvements.</p>
Land at Shipham Lane, Winscombe	No current consent		28	<p>New Allocation.</p> <p>No development within the AONB.</p> <p>Design to minimise impact on the AONB.</p> <p>Retention of hedgerows.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Vehicular access off Shipham Lane or through land to the south (Coombe Farm).</p>

Schedule 1 Site Location	Status at April 2016 2017	Relevant planning permission ref	Capacity remaining (at April 2016 2017)	Site specific details/notes
Land adjoining Coombe Farm, Winscombe	No current consent		24	New Allocation. Design to minimise impact on the AONB. Retention of hedgerows/pond. Vehicular access off Sandford Road. Retention of on-site trees. Consideration of fact that site is within 5km consultation zone for Bats SAC. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Broadleaze Farm, Winscombe	No current consent		74	New Allocation. 74 dwelling capacity considered a maximum. Design/layout to minimise impact on the AONB and Strawberry Line. Fluvial flood risk associated with Towerhead Brook must be addressed. Noise impact assessment required re: adjacent depot. Retention of hedgerows. Regard to be had to nature conservation interests in relation to the Strawberry Line and Towerhead Brook. Consideration of fact that site is within 5km consultation zone for Bats SAC. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Land at Cox's Green, Wrington	No current consent		28	New allocation. Vehicular access off Havyatt Road. Design/layout to minimise visual impact of the scheme. Retention of existing hedgerows.

Schedule 1 Site Location	Status at April 2016-2017	Relevant planning permission ref	Capacity remaining (at April 2016 2017)	Site specific details/notes
				Improved footpath access to village. Open space requirements to be fixed through planning application. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Land south of Bristol Road, Churchill	No current consent		41	New Allocation. Vehicular access off A38. Site layout/boundary to have regard to potential improvement of A38/A368 junction in connection with possible the Joint Spatial Plan growth being considered along A38 Corridor. Retention of strong hedge boundaries. Views to AONB to be retained wherever possible. Higher standard of surface water attenuation and reduction in existing flood risk required.
TOTAL FOR SERVICE VILLAGES			-1,255 1,476	
INFILL VILLAGES				
Bleadon Quarry, Bleadon*	Planning permission subject to legal agreement Outline planning consent	14/P/0687/O	42	New allocation for a mixed use scheme. 500 sq metres of employment floorspace at entrance of the site. Traffic calming measures on Bridge Road. Pedestrian link along Mulberry Lane. Higher standard of surface water attenuation required.
Jackson Barstow House, Uphill	No current consent		20	New Allocation. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.

Schedule 1 Site Location	Status at April 2016-2017	Relevant planning permission ref	Capacity remaining (at April 2016 2017)	Site specific details/notes
Land north of Greenhill Road, Sandford	Outline planning permission	15/P/0583/O	118	Current permission. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
TOTAL FOR INFILL VILLAGES			62 180	
OTHER SETTLEMENTS AND COUNTRYSIDE				
Barrow Hospital, Barrow Gurney	Full Planning permission	13/P/0749/RM	35 20	Previously proposed to be allocated for 215 units as part of a mixed use residential and care scheme. Only consented open market dwellings retained within this allocation.
Redwood Lodge, Failand	Full Planning Permission	15/P/0574/F	124	New allocation. Only suitable for care village as consented.
Tickenham Garden Centre, Tickenham	Planning permission subject to legal agreement	16/P/0032/O	32	Current permission.
F Sweeting and Son site, Station Road, Sandford	No current consent		16	New allocation. Improved footpath links to Sandford required. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Regard to nature conservation importance of Towerhead Brook. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Barrow Hospital (1), Barrow Gurney	No current consent		66	Previously developed land in Green Belt. Footpath links to Long Ashton to be provided/improved. Removal of trees to be minimised.

Schedule 1 Site Location	Status at April 2016-2017	Relevant planning permission ref	Capacity remaining (at April 2016 2017)	Site specific details/notes
				Habitat Regulation Assessment required. Within Bat Consultation Zone.
Barrow Hospital (2), Barrow Gurney	No current consent		14	Previously developed land in Green Belt. Footpath links to Long Ashton to be provided/improved. Removal of trees to be minimised. Habitat Regulation Assessment required. Within Bat Consultation Zone.
Winford Coach Station, 10 High Street, Winford	No current consent		11	Previously developed site in centre of village. Former coach station – contamination report required. Layout to allow for school drop off/pick up point.
TOTAL FOR OTHER SETTLEMENTS AND COUNTRYSIDE			159 283	
GRAND TOTAL			-11,405 12,124	

Schedule 2: Proposed Employment Sites

See Policy SA 4

Development on these sites will need to conform to the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, relevant Supplementary Planning Documents and Neighbourhood Development Plans.

Schedule 2 Site location	Hectares allocated for B use classes	Comments
WESTON-SUPER-MARE		
Weston Villages – other employment sites set out in Weston Villages SPD and sites with planning permission.	17.6	Figures and boundary to be confirmed through masterplanning and approved plans associated with planning permissions at the Weston Villages development.
Haywood Village Business Quarter	24.0	Park and Ride site, public house and The Hive removed from allocation.
West Wick Business Park – Land adjacent to west of M5	4.7	Carried over from Replacement Local Plan – E22. Forms remaining and consolidated part of allocation.
Europark	13.6	Existing employment site and residual allocation from Replacement Local Plan – E12
Weston Gateway, South of A370	1.2	Open B Class where compatible with surrounding uses.
Summer Lane, North of A370	3.6	Carried over from mixed use allocation in the Replacement Local Plan – M2. 3.6ha remaining without reserved matters consent.
Land at Aisecombe Way	0.5	Reserved for waste associated development.
Moor Park, A371	5.3 4.5	Existing employment site and residual allocation from Replacement Local Plan.
TOTAL FOR WESTON-SUPER-MARE	70.5 68.5	
CLEVEDON		
Land to the west of Kenn Road	8.2	Allocation carried over from Replacement Local Plan – E39. Outline permission for employment.

Schedule 2 Site location	Hectares allocated for B use classes	Comments
		Higher standard of surface water attenuation and reduction in existing flood risk required
Clevedon 5/20 Kenn Road Business Park / Yeo Bank	2.1	Residual allocation from Replacement Local Plan – E26 PP 2011 for office, 2012 5 industrial units Portbury House removed from allocation.
TOTAL FOR CLEVEDON	10.3	
NAILSEA		
Land at North West Nailsea	1.5	1.5 hectare B1(a) allocation as part of wider mixed use allocation. Employment provision to be located at the eastern end of the site.
TOTAL FOR NAILSEA	1.5	
PORTISHEAD		
Gordano Gate	1.6 1.1	Existing employment site and residual allocation from Replacement Local Plan -E4. Flood plain compensation required (Fluvial FZ3). Part of the site is located within the town centre (Policy DM60).
TOTAL FOR PORTISHEAD	1.6 1.1	
SERVICE VILLAGES		
Elliott Medway, Congresbury	0.3	Planning permission for dwellings and B1 units. Higher standard of surface water attenuation and reduction in existing flood risk required.
Estune Business Park, former Long Ashton Research Station, Long Ashton	0.38	Existing employment site and residual allocation from Replacement Local Plan - E28. Planning permission still valid as only part built.
Burnett Industrial Estate and Havyatt Business Park, Wrington	0.51	Existing employment site and residual allocation from Replacement Local Plan - E29. Planning permission for single storey warehouse.
Park Farm, Yatton	0.42	Carried over from Replacement Local Plan – allocation E32. Higher standard of surface water attenuation and reduction in existing flood risk required.

Schedule 2 Site location	Hectares allocated for B use classes	Comments
TOTAL FOR SERVICE VILLAGES	1.61	
TOTAL EMPLOYMENT ALLOCATION	85.51 83.01	

Schedule 3: Safeguarded Employment Sites

See Policy SA 5

Development on these sites will need to conform to the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, relevant Supplementary Planning Documents and Neighbourhood Development Plans.

Schedule 3 Site location	Hectares safeguarded for B use classes	Comments
Worle Parkway	1.5	Existing employment site
Part of West Wick Business Park – Land adjacent to west of M5	8.7	Land area relates to the existing Lidl distribution building and units to the north of.
Morston Court, Herluin Way	0.5	Existing employment site
Europark, east of Winterstoke Road	13.6	Existing employment site
Weston Industrial Estate, east of Winterstoke Road	9	Existing employment site
Oldmixon Crescent	18.7	Existing employment site
Weston Business Park (Moor Park)	4.5	Existing employment site
Summer Lane, North of A370	0.5	Knightstone Headquarters site
TOTAL FOR WESTON-SUPER-MARE	57.0	
Castlewood	4.2	Existing employment site
Hither Green	5.3	Existing employment site
5C Business Centre	1.2	Existing employment site
Britannia Way Estate	0.5	Existing employment site
Kimberley Road / Tweed Road / SKF Premises	6.7	Existing employment site

Schedule 3 Site location	Hectares safeguarded for B use classes	Comments
Pizey Avenue / Knowles Road Estates	0.7	Existing employment site
Clevedon 5/20 Kenn Road Business Park / Yeo Bank	13.4	Existing employment site and residual allocation from Replacement Local Plan – E26
Waverley House, Old Church Road	0.2	Existing employment site
173-175 Kenn Road, north of Tesco	1.2	Existing employment site
TOTAL FOR CLEVEDON	33.4	
Coates, Vines, Southfield Rd Trading Estates and GE Gas&Oil	8.6	Existing employment site
West End Trading Estate	7.2	Existing employment site
TOTAL FOR NAILSEA	15.8	
Avon and Somerset Police Headquarters	12.3	Existing employment site
Greystoke Business Centre	0.3	Existing employment site
Quays Office Park	1.2	Existing employment site
Gordano Gate	3.4	Existing employment site and residual allocation from Replacement Local Plan -E4
Portis Fields, Bristol Road	1.5	Existing employment site
Marine View / Portishead Quays	1.1	Existing employment site and part of residual allocation from Replacement Local Plan – E7 Planning permission for hotel Application in progress for assisted living dev covering all of undeveloped area (14/P/2570/F)
Kestrel Court / Portishead Quays / Harbour Road	5.3	Existing employment site and part of residual allocation from Replacement Local Plan – E7 Outline permission for emp dev at Severn Paper Mill
TOTAL FOR PORTISHEAD	25.1	
Knightcott Industrial Estate, Banwell	2.2	Existing employment site
The Old Brewery Office Park, Lodway, Pill	0.3	Existing employment site
Eden Office Park, Ham Green, Easton-in-Gordano	3.5	Existing employment site

Schedule 3 Site location	Hectares safeguarded for B use classes	Comments
Long Ashton Business Park, Long Ashton	0.7	Existing employment site
Estune Business Park, former Long Ashton Research Station, Long Ashton	0.7	Existing employment site and residual allocation from Replacement Local Plan – E28 Planning permission still valid as only part built
Burnett Industrial Estate and Havyatt Business Park, Wroughton	4.6	Existing employment site and residual allocation from Replacement Local Plan – E29 Planning permission for single storey warehouse
Market Industrial Estate, Yatton	0.8	Existing employment site
Smart Systems, Yatton	5.6	Existing employment site
Bob Martin and Stowell Concrete, Yatton	9.1	Existing employment site
TOTAL FOR SERVICE VILLAGES	27.5	
Locking Farm Industrial Estate, Locking	0.5	Existing employment site
Farleigh Court, Flax Bourton	1.3	Existing employment site
Winford Cattlemarket, former Avon Livestock Centre	0.4	Existing employment site
TOTAL FOR INFILL VILLAGES	2.2	
TOTAL SAFEGUARDED LAND	161.0	

Schedule 4-3**Schedule to Policy SA 7 5****Proposed sites for Local Green Space**

HER= Historic Environment Record

Schedule 43	Location, (in order by parish)	Site area (ha)	Justification
ABBOTS LEIGH			
	Abbots Pool, Abbots Leigh	3.91	Area with lake amidst woodland, with bridleway and footpaths. Used for informal recreation. Wildlife Site. HER: archaeological site: Abbots Pool and 2 pools to north medieval; C20 fishponds.
BACKWELL			
	Farleigh Fields, Backwell	8.85	Two fields meeting in a T shape near St Andrew's Church. Pasture, but considered to exceptionally warrant LGS designation because of their particular importance in terms of the setting of the grade 1 listed St Andrew's Church, being high lying, prominent and visible from a significant distance to the south. They are also crossed by public rights of way, which lead towards and afford views of the church. On HER, there is an archaeological site within the northern field (Neolithic stone slab).
	Backwell Lake	5.42	Attractive area with lake and surrounding grass and trees. Wildlife Site and Local Nature Reserve. Used for informal recreation. No records on HER.
BANWELL			
	Banwell recreation ground, Westfield Rd, Banwell	1.22	Recreation ground, with boundary trees. Used for recreation. No record on HER.
	Riverside Green, Banwell	0.53	Grass open space, some trees, play area. Used for informal recreation. HER shows archaeological site: site of Daniel Day's House, Riverside, 1815.
BLAGDON			

	The Rocks common land, Blagdon	0.36	Fairly high lying area of grass and trees above rocks, with woodland to south, crossed by footpath (PROW), and used for informal recreation. Includes seats and picnic area. HER shows archaeological site, old quarry at Street End, post medieval quarry
CHURCHILL			
	Land west of Rowan Way Churchill	1.51	Grass space with trees, used for informal recreation. No records on HER.
CLEVEDON			
	Salthouse Fields, Clevedon	3.89	Iconic grass space, used for recreation, alongside Marine Lake and Severn estuary. HER: Includes archaeological site: site of C17 saltworks, also Victorian promenade sea defences, C19.
	Wains Hill (Poets Walk), Clevedon	4.55	Attractive hill, grass with some treed areas, near Severn estuary. Used for informal recreation, (walking etc). Local Nature Reserve and Wildlife Site. HER shows site is a scheduled monument, with some archaeological sites (points); eg. slight univallate hillfort, and Wains Hill hillfort (Iron Age).
	Church Hill, Clevedon	4.40	Attractive hill, grass and treed areas, near Severn estuary. Used for informal recreation, (walking etc). Local Nature Reserve and Wildlife Site. HER: Includes archaeological sites (points) ridge and furrow, Church Hill; post medieval mining on s side of Church Hill; C19 Lookout tower, Church Hill.
	Alexandra Gardens, Clevedon	0.81	Attractive well treed area with more open grassed part to south. Crossed by footpaths. HER: Unregistered park or garden; archaeological site, C19 municipal park.
	Pier Copse, Clevedon	0.44	Attractive grassed but well treed area. HER: Unregistered park or garden.
	Herbert Gardens, East of Herbert Road, Clevedon	1.21	Attractive area well treed on boundaries. Used for informal recreation. HER: Unregistered park or garden; archaeological site, C19 municipal park.

	Dial Hill, Clevedon	4.64	Hill including densely wooded slopes crossed by footpaths, more open at top. HER: number of archaeological sites, (points) including old C19 quarries, late prehistoric lynchets, Iron Age, site of C19 reservoir, site of C19 limekiln, etc
	Strawberry Hill, Clevedon	11.86	Long area of woodland crossed by public footpaths. Wildlife Site. HER: some archaeological sites, including stone macehead, a flint knife, Neolithic/Bronze Age, etc.
	Land at Old Park Road, Clevedon	0.3	Attractive woodland in residential area. No records on HER.
	Land at Green Beach, Clevedon	0.75	Attractive grassed area with some trees and ornamental gardens overlooking Severn estuary. Used for informal recreation. HER: unregistered park and garden; includes archaeological sites: late C19 municipal park; Golden jubilee bandstand, 1887.
	Sunhill Park, Sunnyside Road, Clevedon	0.56	Area of dense trees with more open central area next to community centre. Attractive. Used for informal recreation. HER: Unregistered park or garden; archaeological site; early C20 garden, now municipal park.
	Highdale Hill, Clevedon	1.16	Attractive area with woodland and some more open areas to west, crossed/bounded by public footpath. HER shows archaeological sites: Christ Church and Highdale Farm; scatter of stones to north and west of Highdale Farm.
	Land near M5 and River Blind Yeo, along south east and southern edge of Clevedon	7.01	Largely linear open space alongside M5 and River Blind Yeo. Used for informal recreation. Also contributes to townscape. Includes play area near Hazell Close. No records on HER.
	Land at Crabtree Path, Clevedon	0.21	Grassed area with some boundary trees. Used for informal recreation. No records on HER.
	Marshalls Field, Clevedon	3.49	Grass open space part bounded by River Land Yeo, with some boundary trees. Part bounded by a raised cycle/walkway to west. No record on HER. Used for informal recreation. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.

	North east of Walton Park Hotel, Clevedon	2.27	Grassed area with woodland, overlooking Bristol Channel. Used for informal recreation. On HER: unregistered park or garden (Walton gardens and park, late C19 park). HER also shows archaeological site: old quarries and tramway at cliff top, Walton St Mary, C19 quarry).
	Millennium Orchard, Clevedon	0.30	Community orchard, accessible to the public and used for community events like wassailing etc. No records on HER.
	Land at Brookfield Walk	-1.88	Grass area on east edge of Clevedon adjacent to community orchard. Used for informal recreation. Boundary hedges. No records on HER
	Grass space with play area, at Teignmouth Road/Beaconsfield Road junction.	0.35	Grass area, a few trees, and adjoining play area. Used for informal recreation. No records on HER.
	Cherry Avenue play area	0.22	Grass open space for informal recreation. No records on HER.
	Land at Walton Road in front of Conygar Close	0.27	Attractive grass area with trees used for informal recreation. HER shows archaeological site: site of Walton Park station, c 1907-1940.
	Westbourne housing estate open spaces	0.90	Grass areas with trees amidst housing. Visual amenity and informal recreation. No records on HER.
	Land, including walk, north of former Hangstone Quarry, running from junction of Victoria Road with Old Church Road.	0.24	Attractive area including ornamental garden, with grass and treed areas as part of walk. HER shows some archaeological sites just outside boundary, including Pleistocene bone deposits and Roman pottery from cave, at the quarry.
CONGRESBURY			
	Congresbury Millennium Green, Congresbury	2.63	Comprises attractive grass spaces either side of river. Larger northern area has some mature trees on boundary, and includes public footpaths and play area. Used for informal recreation. Southern area includes community orchard. HER shows archaeological site: site of tannery east of the Ship and Castle, C18.
	Recreation area adjoining King George V Jubilee playing field, Congresbury	0.47	Grass recreation area with play equipment. No record on HER.
	Land at St Andrew's Church, Congresbury	0.8	Attractive grass area with trees, and the adjoining historic church yard, adjacent to and important to the setting of the grade 1 listed church. While cemeteries are not normally appropriate for LGS designation, the

			historic importance of the graveyard, with listed walls and monuments, reflected on the HER, together with its importance to the setting of the church, is considered to warrant an exception.
LOCKING			
	Locking Green, Locking	0.74	Grassed open space including and bounded by trees. Includes play area. Used for recreation. HER: within broad archaeological site for core settlement of Locking.
	South of Anson Road, near Parklands Village, Locking parish	1.38	Grass open space with boundary trees. Includes play area. Used for recreation. No record on HER
LONG ASHTON			
	Land at village hall, Long Ashton	2.01	Open space used for recreation. Includes play area. No records on HER. LGS in the Long Ashton Neighbourhood Plan 2014-2033, which has now been made.
	Birdwell Recreation Ground (Lampton Road), Long Ashton	0.21	Grass open space used for recreation. No records on HER. LGS in the Long Ashton Neighbourhood Development Plan 2014-2033, which has now been made.
	Peel Park, Long Ashton	2.55	Grass open space used for recreation. LGS in the Long Ashton Neighbourhood Development Plan 2014-2033, which has now been made.
	Long Ashton cricket ground, Long Ashton	1.50	Cricket ground. LGS in the Long Ashton Neighbourhood Development Plan 2014-2033, which has now been made.
	Land north east of Long Ashton	298.01	Very large site including land at Ashton Court Estate. LGS in the Long Ashton Neighbourhood Development Plan 2014-2033, which has now been made.
NAILSEA			
	Scotch Horn Park, Nailsea	3.7	Attractive park with landscaped grounds. Includes play area and skateboard park. Used for recreation. On HER the Nailsea glassworks Scheduled Monument just extends far enough south to include a small area on north edge of park.
	Land south of Bibury Close, Nailsea	0.35	Rectangular grass area with some trees. Used for informal recreation. No records on HER. Part of Trendlewood Community Park

	Nowhere Wood and land west of Bibury Close, and north of Avening Close, Nailsea	3.1	Comprises wooded area with public access including the site of a former Pennant sandstone quarry, in north, and grassed area, south to Avening Close, to south. Used for recreation. HER shows the site of the quarry as an archaeological site (site of C19 quarry) Part of Trendlewood Community Park
	Land, north of Chelvey Rise, east of Trendlewood Way, Nailsea	0.38	Long shaped area of grass and trees. Used for informal recreation. No records on HER. Part of Trendlewood Community Park
	Land south of Turnbury Avenue and land south of Fowey Close, Nailsea	1.93	Linear space on south east edge of Nailsea used for informal recreation. No records on HER. Part of Trendlewood Community Park
	Land at junction of Blackthorn Way and Nailsea Park, Nailsea	1.04	Grass area south of Blackthorn Way, with scattered trees and tree group. Used for informal recreation. HER: 4 archaeological sites: 1. tented camp for British troops in WW2 pre 1941, Nailsea Park; 2. site of WW2 hutted camp, c1941-43, Nailsea; 3. site of WW2 USA coloured troops camp, 1943-5, Nailsea Park; 4. coal mine shaft and spoil heap, Nailsea Park, post medieval coal mine.
	Land to east of Hawthorn Way, west of Trendlewood Way, opposite Cedar Way, Nailsea	0.94	Elongated area of grass with scattered trees and tree group. Used for informal recreation.
	Nightingale Gardens, Nailsea	2.44	Open space used for recreation, crossed by paths. Partly bounded by trees.
	Hannah More Park, Nailsea	1.12	Grassed open space with trees and play area, used for recreation.
	Rhyne View open space, Nailsea	0.49	Grassed area used for recreation. No record on HER.
	Stockway North nature reserve, Nailsea	0.27	Attractive area with woodland, and public access. Though called a nature reserve it is not a designated Wildlife Site. Used for recreation like pond dipping.

			No record on HER.
	Glassworks site, east of garage to Royal Oak inn, Nailsea	0.39	Historic interest as scheduled ancient monument, (Nailsea glassworks).
	Middle Engine Pit, Caversham Drive, Nailsea	0.37	Historic interest, as scheduled ancient monument (remains of former Elms Colliery), and site of listed building (Engine House and associated buildings from Middle Engine Pit).
	Nowhere Lane (East End Pit) Nailsea	0.25	Includes former coal tip (“tump”) of historic interest, well treed. On HER as archaeological site: site of East End Pit, Trendlewood Way, post medieval coal mine.
	The Perrings open space, Nailsea	1.78	Grassed open space used for informal recreation. Includes play area. HER shows site of old quarry, post medieval in SE corner.
	West of Sedgemoor Close, Nailsea	1.80	Open space with trees, used for informal recreation. No records on HER.
	Netcott’s Meadow, north of Backwell Lake, west of Bucklands End, Nailsea	0.99	A designated Wildlife Site and Local Nature Reserve, managed by Avon Wildlife Trust and accessible to the public. Includes grassland, a pond, higher land and trees. Includes footpaths and seat. HER shows archaeological site: site of WW2 home guard trench and post on north boundary.
	Moorend Spout nature reserve	2.39	Nature reserve owned by Nailsea Environment and Wildlife Trust. Partly a designated Wildlife Site. Attractive, includes area of carr woodland and a pond. Managed for benefit of wildlife and as a public amenity. Low lying, with adjacent rhynes. Crossed by public footpath. No records on HER.
PILL AND EASTON IN GORDANO			
	Yew Tree Gardens, Easton in Gordano/Pill	0.38	Grassed open space, bounded by hedgerows and trees. Used for recreation. Includes play area. No records on HER.
	Crockern Pill, Easton in Gordano/Pill	0.29	Grassed open space, adjoining the historic pill leading to the River Avon, (which has been used by mariners since before the C15th).

			HER: some archaeological sites including site of C19 dry dock, Pill, and site of C19 boat breakers yard, Pill, etc.
	Watchhouse Hill, Easton in Gordano/Pill	10.94	Hill area of grassland and woodland, adjacent to the River Avon. Crossed by paths (including Public Right of Way). Used for informal recreation. HER: includes part of an unregistered park and garden (late C18 pleasure grounds and park, Ham Green Hospital); also some archaeological sites; eg. boundary stone; site of Ham Green Farm, palaeolithic flint flake, Ham Green Farm. Listed under "open space" on the council's Parks and play areas web site. Watchhouse Hill is "owned and managed by North Somerset Council as public open space for its nature conservation and amenity value", (paragraph 3.3.2 of Watchhouse Hill Management Plan 2013-17, by North Somerset Council.)
	Victoria Park, Easton in Gordano/Pill	0.221	Grass area with trees. Used for informal recreation. HER: archaeological site: Victoria Park, Pill, C19 park.
	Land north of Macrae Road, Ham Green.	1.16	Grass open space with avenue of trees. Suitable for informal recreation. No record on HER.
PORTBURY			
	Conygar Hill, Portbury	2.13	Hill of historic interest (scheduled monument) adjoining Portbury village, with footpath. Wildlife Site. HER: Includes scheduled monument (slight univallate hillfort on Conygar Hill.) Also includes archaeological sites like core settlement (Portbury enclosure) and flight of strip lynchets (medieval), Portbury.
PORTISHEAD			
	Lake Grounds, Portishead	10.96	Grassed area with lake and trees, adjacent to Severn Estuary. Used for informal recreation. HER: Unregistered park or garden C20 municipal park dominated by Marine Lake; also archaeological site: Lake Grounds c1905-10 Park.

	Eastwood and Battery Point, Portishead	10.92	<p>Battery Point is an attractive grass area adjoining Severn Estuary. Eastwood is the adjoining woodland to east, crossed by public footpaths. Used for informal recreation. Statutory Local Nature Reserve and Wildlife Site.</p> <p>HER: Battery Point has a number of archaeological sites, eg. Gun battery at Portishead fort rebuilt 1864, dismantled 1914, WW2 observation platform, 1940, etc. Eastwood has some too, such as Iron Age hillfort; old limekiln C19, etc.</p>
	Central Park, Port Marine, Portishead	0.94	<p>Attractive landscaped grassed area with ornamental gardens, including statues. Used for informal recreation.</p> <p>HER: includes archaeological site on periphery: site of Baileys Mill Portishead Dock, 1890s-1950s, cattle field mill.</p>
	Land at Newhaven Road, Portishead	1.21	<p>Area of grass open space and woodland to north. Includes small play area, with linking path. Used for informal recreation.</p> <p>No records on HER.</p>
	Woodhill between Pier Road and Woodhill Park, Portishead	0.64	<p>Wooded area. Attractive, helps break up urban fabric.</p> <p>HER: 2 archaeological sites both on peripheral locations: postmedieval stone, and site of light AA Portishead VP 508 (4) (1 Bofurs gun).</p>
	Welly Bottom, Portishead	1.48	<p>Long area of mixed woodland and grassed open space, crossed by public footpath. Used for informal recreation.</p> <p>No records on HER.</p>
	Land at Fedden Village, north of Nore Road, west of Glenwood Rise, Portishead	5.36	<p>Includes attractive open space associated with grade 2 listed Portishead Nautical National School, overlooking Severn estuary. Also includes woodland.</p> <p>HER shows the listed building.</p>
	Portishead Golf Course	11.44	<p>Golf course sloping down towards Severn Estuary. There are attractive views looking down across the site from Nore Road. No records on HER. While golf courses are normally not appropriate for LGS it is considered that this site, within the settlement, warrants an exception. The importance to townscape of this open land within the settlement, affording views down from Nore Road to the sea, is considered to be particularly strong justification for designation.</p>

	Kilkenny Fields, Portishead	8.39	Informal open space sloping down towards Severn Estuary, used for recreation. There are attractive views looking down across the site from Nore Road to the sea. Bordered by public footpaths. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.
	Land at Blackdown Road, Portishead	2.7	Long grassed area, high lying, between residential areas. Crossed by public footpath. Used for recreation. HER: 2 archaeological sites (points): site of post medieval stone; flint scatter at Nore Rd, Neolithic/Bronze Age. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.
	Land at St Peter's Church, Portishead	0.92	Graveyard to the grade 1 listed church, and adjoining land, including the Millennium Garden, important to the setting of the church, and attractively laid out, with seating. While cemeteries are not normally appropriate for LGS designation, an exception is considered to be warranted, notably in view of the particular importance of the land in townscape and historic terms. HER refers to listed tomb of John Hobbes to west of Medieval Churchyard Cross; and archaeological site: the site of a post medieval dwelling house 40m south of the church.
	Land at The Vale, Portishead	1.85	Landscaped grassed open space with trees and pond. Attractive, used for informal recreation. No records on HER.
	Land at The Russets, Portishead	0.23	Grass area with trees crossed by footpaths, used for informal recreation. No records on HER.
	Linnet Gardens, The Finches, Ashlands, Portishead	0.68	Open space, with trees. Used for informal recreation. No records on HER.
	Land at Stonechat Green, Ashlands, Portishead	0.70	Open space, with trees and playground. Used for informal recreation. No records on HER.
	Merlin Park, Portishead	4.28	Recreational space with play area, boundary trees. No record on HER.
	Land north of Hawthorn Close, Portishead	2.49	Woodland visible from footpath off Hawthorn Close and from roads to north. Contributes to townscape. Crossed by public footpath. HER shows archaeological site (point): site of hydraulic ram, C19..

	Land north of Denny View, Portishead	1.3	Woodland visible from roads. Contributes to townscape. HER shows archaeological site (point): remains of landscape garden of Bruton Manor C19.
TICKENHAM	Village recreation area by village hall	0.5	Recreation area including grass area and area with play equipment. No records on HER.
UPHILL			
	Donkey Field, Uphill	1.39	Attractive grassed area with trees, woodland to rear. Wildlife site. No records on HER.
	Uphill Recreation Ground, New Church Rd, Uphill.	0.73	Grass space with boundary trees. Includes play area and seating. Used for recreation. No records on HER.
	Uphill Hill, Uphill	18.35	Attractive hill, grassland crossed by footpaths, topped by St Nicholas's Church, a listed building. Site is a Natura 2000 site (of international importance for wildlife). HER: Includes several archaeological sites, such as core settlement of Uphill Old Church, site of quarry at Folly Lane, site of Folly House, remains of WW2 searchlight battery, E of St Nicholas Church; C19 limekilns and Bronze Age Round Barrows etc.
WESTON-SUPER-MARE			
	Grove Park, W-s-M	3.15	Visually attractive, with landscaped grounds. Also value for recreation, historic interest. On HER: Registered historic park and garden, several archaeological sites, including C19 Grove Park
	Ashcombe Park, W-s-M	13.46	Visually attractive, value for recreation, historic interest. On HER: Registered historic park and garden, Several archaeological sites, including Ashcombe Park, c1912.
	Ellenborough Park West, W-s-M	1.85	Visually attractive with trees. Value for recreation. Wildlife interest (SSSI and Wildlife Site). HER refers to Ellenborough Park archaeological site, 1855.
	Ellenborough Park East, W-s-M	1.17	Visually attractive with trees. Value for recreation. Wildlife interest (Wildlife Site). HER refers to Ellenborough Park archaeological site, 1855.
	Clarence Park West, W-s-M	3.73	Attractive park with landscaped grounds and trees. Value for recreation HER: Unregistered park or garden; archaeological site, Clarence Park, late C19 park.

	Clarence Park East, W-s-M	2.76	Attractive grass space with boundary trees. Value for recreation. HER: Unregistered park or garden, archaeological site, late C19 municipal park.
	Beach Lawns, W-s-M	5.48	Long areas of grass along sea front. Attractive and important in townscape. Also value for recreation, including use for events. Wildlife Site. HER: unregistered park or garden.
	Prince Consort Gardens, W-s-M	0.73	Ornamental gardens overlooking Severn Estuary, with grass space, some trees and seating. Attractive, value for informal recreation. HER: unregistered park or garden; municipal gardens created 1870s
	Walford Avenue, W-s-M	10.89	Area of mainly open grass with some trees, crossed by cycleways. Includes playground. Used for recreation. Also helps break up urban fabric. HER: some archaeological points; eg. Roman occupation NE of Priory School, site of dwelling, Banwell 1815. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council
	Castle Batch, W-s-M	8.21	Grassed area, with numerous boundary trees and some trees on scheduled monument. Used for informal recreation. Crossed by public footpaths. HER: includes motte in north centre, a scheduled monument. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.
	Land north of St Andrew's Bowls Club, south east of Ullswater Close, east of Baildon Crescent, W-s-M	1.03	Grassed area. Used for recreation. Includes play area. A few trees. Crossed by paths. No records on HER.
	Land at The Tips, Broadway, W-s-M	1.34	Grass play area surrounded by woodland. Attractive area. HER: archaeological site: The Tips railway spoil heap, 1840s.
	Coronation Estate play area, W-s-M	0.35	Grassed play area amidst area of housing. Used for informal recreation. No records on HER

	Land at Shrubbery Terrace/ Shrubbery Avenue, W-s-M	0.34	Attractive grass space with well treed area towards south. Includes play area. Called "Shrubbery Park". HER: unregistered park or garden.
	Eastfield Park, W-s-M	0.66	Attractive park, grass and well treed area. HER: unregistered park or garden; archaeological site:1870s park.
	Land at Spring Terrace, W-s-M	0.59	Grass area with some boundary trees. No records on HER.
	Land at Old Bristol Road, W-s-M	0.25	Attractive grass space with trees, clearly visible from adjoining roads. No records on HER
	Land at Almond Close, W-s-M	0.4	Grass area. Used for recreation. No records on HER.
	Land to the rear of Willow Gardens, St Georges, W-s-M	0.28	Grass open space with play area. Used for recreation. Some boundary trees. No records on HER
	Lynch Farm near Savernake Road, W-s-M	4.22	Grass area, fairly high lying, with numerous trees on boundary. Includes play area. Crossed by public right of way. Used for informal recreation. No records on HER. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.
	Land west of Beechmount Drive, W-s-M	0.91	Largely sloping area, much of it well treed, particularly visible from Broadway and Beechmount Close. Important for townscape. No records on HER.
	Jubilee Park including land at Windwhistle Lane, W-s-M	4.17	Grass area subdivided by footpaths, used for recreation. Includes tree groups especially on boundary. No records on HER.
	The Potteries Millennium Green, W-s-M	0.49	Grassed open space partly bounded by trees, with seats. Crossed by footpaths. Includes play area. Used for recreation. No records on HER.

	West of Summer Lane, Locking Castle, (west to Moor Lane, W-s-M	6.14	<p>Attractive area alongside railway which includes lake for fishing with lakeside trees and footpaths. Used for informal recreation. Includes Wildlife Site.</p> <p>HER: archaeological site: Railway borrow pit at Banwell Road bridge , 1840s (north east end of site).</p> <p>A “Neighbourhood open space” on the council’s Parks and play areas web site, maintained by the council</p>
	Ebdon Grounds, south of Buttercup Crescent, W-s-M	0.29	Grass open space fringed by trees. Used for informal recreation. No records on HER.
	Land at Railway Triangle, (Worle Moor), Locking Castle, W-s-M	3.16	Attractive grassed area, including trees, particularly alongside paths. Includes play area and pond. Used for informal recreation.
	Silverberry Road, W-s-M	1.51	Grass area used for recreation. Numerous trees on boundary. No records on HER.
	Cemetery, south of Bristol Road Lower, W-s-M	7.1	<p>Historic cemetery with grass and trees. Attractive.</p> <p>On HER, archaeological sites include Milton Road cemetery, 1856, and Bronze age cremations; pottery.</p> <p>Though a cemetery, normally not appropriate for LGS designation, the particular qualities of this site are considered to warrant an exception. (These include the fact it is a historic cemetery on the HER.) The site has a path through it.</p>
	Land at Bransby Way, Locking Castle, W-s-M	0.58	Open space south west of local centre, Locking Castle, Weston super Mare. Used for informal recreation. No records on HER.
	Plumley Park, Locking Castle (SW of Moor Lane railway bridge), W-s-M	5.74	Open space alongside railway with footpath. Includes small lake, a Wildlife Site. Used for informal recreation. No records on HER.
	Land at Lynchmead Farm, adjoining Bluebell Road, W-s-M	1.33	<p>Grass open space with footpath around. Surrounded by housing. Used for recreation.</p> <p>No records on HER.</p> <p>A “Neighbourhood open space” on the council’s Parks and play areas web site, maintained by the council.</p>

WINSCOMBE

	Winscombe Millennium Green, Winscombe	1.89	Grass space flanked by trees, used for community events, informal recreation. Also some historic interest by association with former station and railway walk; (line of railway opened 1869 but rail use discontinued in 1963 following Beeching report). HER: archaeological site: site of Winscombe station, 1869.
WRAXALL AND FAILAND			
	Land north of Vowles Close, bordering north east edge of Nailsea.	5.39	Grass open space, crossed by footpaths. Attractive, with some wooded areas and trees. Owned and managed by North Somerset Council as public open space, Used for informal recreation. HER shows archaeological site: coal workings at Lodge Lane/High St, post medieval coalmine.
WRINGTON			
	Play area and Glebe Field off Church Walk, Wrington	0.3	Grass space with tree groups, play area. Used for recreation. HER: site is within broad archaeological site of Wrington core settlement.
	The Old Quarry off Wrington Hill, Wrington	1.3	Woodland with site of former quarry, used for informal recreation. Wildlife Site. HER: includes archaeological sites: disused post medieval quarry in Prestow Wood, and C19 limekiln at Wrington Hill
	Land at the junction of Alburys with West Hay Road, Wrington	0.25	Attractive area of grass and trees, suitable for informal recreation. No records on HER.
	Land at Redhill (Church Road/Redhill (A38) junction)	0.28	Attractive area with grass and trees, crossed by footpaths, used for informal recreation. Maintained by and on behalf of the community. No record on HER
YATTON			
	Claverham Playground, Broadcroft Close, Claverham	0.28	Grass space with play area, some boundary trees. Used for recreation. No records on HER.
	Village green, off Church Road	0.23	Attractive grass areas near church. Subdivided by footpaths and with some ornamental planted borders. Includes seats. HER has 3 archaeological sites.
	St Mary's church yard	1.1	Attractive historic church yard with some monuments.

			HER: Listed buildings: Church of St Mary; churchyard cross 6m south of church porch.
	Grass area adjacent to Claverham village hall.	0.63	Grass area with trees to rear, used for May Day celebrations and other events. No records on HER.

Schedule 5-4

Schedule to Policy SA 10 8

Proposed sites for community facilities

Development on these sites will need to conform to the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, relevant Supplementary Planning Documents and Neighbourhood Development Plans.

Schedule 5-4 Site location	Uses	Comments
Primary Schools		
Land to the south of Church Lane, Backwell	Primary school playing fields	Carried over from Replacement Local Plan.
Land next to the Village Hall, Kewstoke	Primary school replacement site	Carried over from Replacement Local Plan. Higher level of surface water attenuation and reduction in existing flood risk required.
Arnolds Way, Yatton Phase 1	Primary School	Exact site not fixed at present.
Land at The Batch, Yatton	Primary school replacement site	Carried over from Replacement Local Plan. Higher level of surface water attenuation and reduction in existing flood risk required.
Winterstoke Village East (former Weston Airfield)	New primary school	New allocation.
Winterstoke Village West (former Weston Airfield)	New primary school	New allocation
Parklands Village North	New primary school	New allocation.
Parklands Village Central	New primary School	New allocation.
Parklands Village South	New primary school	New allocation.
Secondary Schools and Higher Education		
Parklands Village	New secondary school	New allocation.
Allotments		

Schedule 5-4 Site location	Uses	Comments
Maltlands, Railway Triangle, Locking Castle, Weston-super-Mare	Allotments	New allocation.
Mendip Road, Yatton	Allotments	New allocation — land also allocated for cemetery
Cemeteries		
Ebdon Road, Weston-super-Mare	Cemetery	Carried over from Replacement Local Plan.
Mendip Road, Yatton	Cemetery	New allocation — land also allocated for allotments
Community Halls		
Kenn Street, Kenn	Replacement community hall	Carried over from Replacement Local Plan
Strategic Open Space		
West of Bridge Road, Bleadon	Strategic open space	Carried over from Replacement Local Plan. Suitable for a Primary School if ever needed in the village
East and North of Brookfield Walk, Clevedon	Strategic open space	Carried over from Replacement Local Plan
North of Greenfield Crescent, Nailsea	Strategic open space	Carried over from Replacement Local Plan
North of Woodland Road, Nailsea	Strategic open space	Carried over from Replacement Local Plan
South of Rickyard Road, Wrington	Strategic open space	Carried over from Replacement Local Plan Outdoor playing space incorporating playing pitches and children's play areas to meet under provision in Wrington
West of Mendip Road, Yatton	Strategic open space	Carried over from Replacement Local Plan
Wemberham Lane, Yatton	Strategic open space	Carried over from Replacement Local Plan
Stream Cross, Claverham	Strategic open space	Carried over from Replacement Local Plan
Land adjacent to Flax Bourton C of E Primary School, Flax Bourton	Strategic open space	Carried over from Replacement Local Plan