

Site Ref	Other ref	Location/address of site	Size (ha)	Proposed Use	Carried Forward	Site Assessment / Sifting Decisions
Cfs01		19 Vicarage Road, Pilning	0.1	Residential	Y	Within settlement boundary
Cfs02	SG794 / NP22	North side of Green Lane	2.04	Residential / Renewable Energy	N	The site is outside and remote from the settlement boundary and is unsuitable for residential. Need for renewable not identified. Could be a solution for future recreation use?
Cfs03		2 Woodbine Cottages, New Passage Road, Pilning, BS35 4ND		Residential	N	The site is not within a settlement boundary. Located in Green Belt. But is well-related to residential area of New Passage. Would be supported by NP as an infill site.
Cfs04		Land on South side of Bank Road, Pilning. BS35 4JG. East of playing field	2	Residential	N	The site is outside of and remote from the settlement boundary. It is also located in Green Belt.
Cfs05		South side of New Passage Rd, The Nurseries, adjacent to Passage House	0.1	Residential	N	The site is not within a settlement boundary. Located in Green Belt. But is road-side and well-related to residential area of New Passage. Would be supported by NP as an infill site.
Cfs06	NP16	Redwick House Farm, Redwick Rd, Pilning, BS35 4LU		Residential	N	The site is outside of but behind to the settlement boundary of Redwick. Located in Green Belt. Would be backfill rather than infill and therefore not suitable as an infill site.
Cfs07	SG481 / NP19	Land south of Pilning Station and railway line filling in to Marsh Common Road	21.8	Residential/ Commercial	N	The site is outside of and remote from the settlement boundary. Also located within the Green Belt.
Cfs08	NP6 / SG33	Land south of Church Road, Severn Beach (West of bridle path) Gypsies Plat	8	Residential	Y	Adjacent to settlement boundary
Cfs09		21 Cross Hands Road, Pilning, Bristol.BS35 4JB	0.21	Residential	Y	Within settlement boundary. Development to be combined with Cfs10 to develop access.
Cfs10		23 Cross Hands Road, Pilning, Bristol.BS35 4JB	0.28	Residential	Y	Within settlement boundary Development to be combined with Cfs9 to develop access.
Cfs11		Land on Marsh common Road between 71 Chequers Farm and No 81	0.5	Residential	N	The site is outside and remote from the settlement boundary. Located in Green Belt.
Cfs12		Barns at St Peter's Farm, Bank Road, Pilning		Residential	N	The site is outside and remote from the settlement boundary. Located in Green Belt. Although this is not carried forward in the NP, barn conversions are considered to be permitted development and are
Cfs13		Land at Pilning Forge, Whitehouse Lane, Pilning	0.5	Light industrial/residential	Y	The site is within the settlement boundary. It has planning approval to extend the existing industrial units. But the landowner/developer has also been put forward to the NP for 9 dwellings to replace the industrial units across the site.
Cfs14	SG808	Land on the southern corner of Northwick Road and Bank Road, Pilning		Residential	Y	The site is outside of but adjacent to the settlement boundary. Located in Green Belt. It was put forward as part of SG808 but has since been submitted separately to the NP by the landowner who has planning approval for a single gypsy and traveller pitch.
NP02		Area bordered by Church Road, Little Green Lane and Gorse Cover Road, Severn Beach		Residential	N	Adjacent to settlement boundary. But land is unavailable and undeliverable.
NP03		Current Village Hall area and grounds, Severn Beach		Community/recreational/residential	N	Within settlement boundary. But the land is not available.
NP04		South of Riverside Park, area adjacent to Severn Way, Severn Beach		Residential	N	Adjacent to settlement boundary. This narrow strip of land is part of a nature reserve and is not known to be available.
NP05		East side of Little Green Lane, Severn Beach		Residential	N	The site is outside and remote from the settlement boundary. Adjacent to the M49 motorway. The land is not known to be available.
NP07		Area to the North and South of Shaft Road		Visitor car parking	N	Land not available.
NP09		End of Osborne Road, Severn Beach		Residential	N	Within settlement boundary. Land in multiple ownership with largest part a vehicle recovery yard. Land not known to be available.
NP10		South side of New Passage Rd, The Nurseries, paddock behind Passage House		Residential	N	The site is not within a settlement boundary and is in Green Belt. This site is backfill and well behind the building line rather than infill.
NP11		North side of New Passage at far end		Visitor car parking	N	The landowner was unwilling to make this site available.
NP16		Land at west end of Bank Road on north side, former tip and partially traveller sites		Residential	N	The site is outside and remote from the settlement boundary. Located in Green Belt. The site is a former tip of mixed/unknown materials. Part of the site has two gypsy and traveller sites with approved planning. Land not known to be available.
NP17		Land at end of Chessell Avenue, Pilning currently pre-fab garages.		Residential	N	Within settlement boundary and used for block garaging. Land not known to be available
NP18		Land south west of B4055, Pilning along Marsh Common Road		Green Buffer	N	As site is being proposed as a green buffer it will not need to be assessed as it does not involve development of the site.
NP20		Area on south side of Bank Road towards Pilning Street end, Pilning.		Residential	N	The site is outside of and remote from the settlement boundary. The site is also within the Greenbelt and not in line with Local Plan Policy PSP7.
NP21		Area on North side of Bank Road at Pilning Street end, Pilning.		Residential	N	The site is outside of and remote from the settlement boundary. The site is also within the Greenbelt and is not in line with Local Plan Policies CS5 and PSP7.
NP23		North side of Bank Road opposite the allotments		Community	N	The site is outside and remote from the settlement boundary. The site is also in Green Belt. The land is not available.
NP24		Two fields to north of ex-tip on junction of Northwick Road and Bank Road		Residential	N	The site is outside of and remote from the settlement boundary. The site is also in Green Belt. The land is not known to be available.
NP25		Land behind trees on west side of junction between A403 Severn Rd and Redwick Rd		Residential	N	The site is outside of but adjacent to the settlement boundary. It is located in the Green Belt. It is next to a busy main road (A403) and accommodates a communications mast. The land is not known to be available.
NP26		Land around Just as you are Tea Cottage, Severn Beach.	2.12	Visitor car parking/pub	Y	Adjacent to settlement boundary in the centre of the village. The owner of the land of and around the Tea Cottage does not wish to release land or to run a pub. The corner of Promenade Gardens is available as a small visitor car park.

NP27		Land at Shaft Road, Severn Beach.	0.15	Visitor car parking	Y	The site is not within a settlement boundary. It is located in Green Belt, but car parking will not impact the purposes of the Green Belt. The owner has confirmed the land is available.
NP28		Land at end of Passage Road, New Passage, Pilning		Visitor car parking	Y	The site is not within a settlement boundary. It is located in Green Belt, but car parking will not impact the purposes of the Green Belt. The owner has confirmed the land is available.
NP29		Land adjacent to and to the north of the allotments, Severn Beach		Visitor car parking	Y	Land is adjacent to the settlement boundary and was the overgrown car park to the former rugby club
SG135	NP1	Land to the west of Ableton Lane, Severn Beach	9.2	Residential	Y	Adjacent to settlement boundary.
SG136	NP14	Land on south side at Bank Road west of school, between school and travellers' site	0.7	Residential	Y	Adjacent to settlement boundary. Located in the Green Belt. Sustainable site located next to the school.
SG213		Severn Road Orchard Pools and North side of A403	13.93	Residential/ Commercial	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS.
SG424		Land at 111 Marshfield Common Road, Pilning	0.7	Residential	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS.
SG593	NP28	Land at Whitehouse Farm	3.24	Office / Industrial	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS.
SG616		Gilslake Farm of Station Road Pilning. (Forms part of SG481)	6.2	Residential	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS. The site is also within the Greenbelt and not in line with Local Plan Policy PSP7.
SG746		Land at Pilning Railway Station, Station Road, Pilning BS35 4JW	1.08	Mixed use / residential	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS. The site is also within the Greenbelt and not in line with Local Plan Policy PSP7.
SG752		White House Lane, Church Road, Pilning	5.4	Residential	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS
SG755		Swanmoor Stoke	261	Residential/ commercial / community	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS. Largely outside of the Parish.
SG778	NP8 / SG907	Land at Station Rd, BS35 4PL	2.43	Residential / retail / transport	Y	Within/adjacent to settlement boundary, central to the village.
SG780		South side of Central Av, Western Approach	45	Commercial	N	The site is within a safeguarded areas for economic development- Severnside Employment Area under Local Plan Policy CS12 and is therefore not suitable for residential development.
SG799		Next to 1-6 Aust Road	0.26	Residential	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS. The site is also within the Greenbelt and not in line with Local Plan Policy PSP7.
SG807	NP13	Pilning Village Hall and playing field	2.3	Residential/community/recreational	Y	Adjacent to settlement boundary. The land is in Green Belt
SG808	NP15	Land at Pilning end of Northwick Road incl. Surgery & Telecom. Old rail line & allotments on Bank Road	1.4	Community/residential	Y	Adjacent to settlement boundary. Located in Green Belt. Close to the village centre.
SG812		Gilslake Farm of Station Road Pilning	22.3	Residential	N	The site is outside and remote from the settlement boundary therefore not in line with Local Plan Policy CSS. The site is also within the Greenbelt and not in line with Local Plan Policy PSP7.
SG830		The Vicarage, The Glebe, Pilning	0.066	Residential	N	No longer available. The property was sold and the new owner is not wanting to take forward.
SG870		Plot 9000 Govier Way	3.3	Office / Industrial	N	The site is outside of and remote from the settlement boundary. The Neighbourhood Plan is not proposing to allocate for commercial/industrial uses
SG918		Land to NE of Pilning behind former tip on Northwick/Bank Road junction as far as Redham Lane	32.7	Alternative	N	The site is outside of and remote from the settlement boundary. It is within Green Belt.