Topic Paper: Identifying Strategic Development Location Options – Appendix 1

Site Assessment Table – Process Overview

This appendix presents the Site Assessment Table, which forms part of the audit trail for identifying and assessing potential development sites for the Local Plan. The table provides a transparent record of the multi-stage sieving process, linking to the wider evidence base and supporting documents.

Stage 1: Basic Site Details and Initial Filtering
All sites are first recorded with basic details, including location, size, and land type. Sites below the minimum size threshold for Local Plan consideration are excluded at this stage.

Stage 2: HELAA Assessment
Sites that pass the initial filter are assessed using the Housing and Economic Land Availability Assessment (HELAA) methodology, considering suitability, availability, and achievability.

Stage 3: Settlement Sustainability
Sites are then assessed for their sustainability, focusing on those in or adjacent to the most sustainable settlements, those with good access to employment, services, and sustainable transport options.

Stage 4: Spatial Strategy Principles
Remaining sites are assessed against the Local Plan's spatial strategy principles, which reflect priorities such as carbon neutrality, nature recovery, health and well-being, connectivity, heritage, and infrastructure provision.

Stage 5: Selection for Consultation
Sites meeting all previous criteria are identified as potential options for public consultation as part of the Local Plan Options consultation. Further assessment, such as viability testing and transport modelling, will also inform which sites are taken forward into the draft Local Plan.

The inclusion of a site in this table does not guarantee its allocation for development. Further assessment, including Green Belt review, environmental constraints, and deliverability, will be undertaken as the Local Plan progresses.

For more detail on the assessment process and supporting evidence, please refer to the main Topic Paper and associated documents.

Viewing Guidance

Please note that, due to the amount of information included, the text in the Site Assessment Table may appear small when printed. For the best experience, it is recommended to view the document on screen, where you can zoom in and navigate easily to read all details clearly. Most PDF readers allow you to enlarge the view and search for specific sites or criteria.

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles											Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
A02B	Lansdown Grange Farm	Bath	Greenfield	0.47	Suburban and Market Towns	21	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site has poor levels of accessibility. Would require significant improvements.	Flood Zone 1	Grade 3	Ecological Network - within/ partially contains decidious woodland, traditional woodland	The site is within a sensitive and highly valued landscape.	The site does not contain designated or undesignated heritage assets however, there may be some heritage value.	Yes				No	Not Deliverable or Developable	
A03i	bath equestrian centre	Bath	Mix	5.05	Suburban and Market Towns	189	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Grade 3	Ecological Network	The site is within a sensitive and highly valued landscape.		Yes				Yes		Bath Equestrian Centre
A03iiA	Kingswood School and Kingswood Preparatory School	Bath	Brownfield	30.84	New Settlement	596	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site has good levels of accessibility by public transport.	Flood Zone 1 - Low risk of surface water flooding (2%)	Grade 3	Ecological Network (87%) – Site has ecological value with part of the site designated as an SNCI or mapped priority habitat.	Highly sensitive and valued landscape, Cotswold National Landscape, setting of the Bath WHS.	The site is unsuitable for development due to impacts to the setting of the Bath WHS and other landscape and heritage impacts.	Yes				No	Not Deliverable or Developable. Sensitive location within the setting of the Cotswold National Landscape, and within the City of Bath WHS.	
B04	Land north of Upper Road	Bath	Greenfield	12.16	New Settlement	304	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Low risk of surface water flooding (2%)	Grade 3	Ecological Network - Nature Recovery Network - Site of Nature conservation Interest (1%)	Highly sensitive and valued landscape, Cotswold National Landscape, setting of the Bath WHS.	The site is unsuitable for development due to impacts to the setting of the Bath WHS and other landscape and heritage impacts.	Yes				No	Not Deliverable or Developable	
B04a	Lansdown Poultry Farm	Bath	Greenfield	8.12	Suburban and Market Towns	305	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Low risk of surface water flooding (6%)	Grade 3	Ecological Network - Nature Recovery Network Grassland Strategic Network (16%)	Highly sensitive and valued landscape, Cotswold National Landscape, setting of the Bath WHS.		Yes				No	Not Deliverable or Developable	
B07	Sham Castle	Bath	Brownfield	65.4	New Settlement	589	Mixed or non-residential use	Available	Renewable Energy Generation	Mixed or non-residential use	Yes		Bath	10	Yes		Access appears to be a single lane road accessed via North Road.	Flood Zone 1	Grade 3	Ecological Network - Significant Ecological constraints	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	Scheduled monument, undesignated heritage asset. Site presents significant heritage constraints.	Yes				No	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
BWK02		Bath	Brownfield	0.38	Suburban and Market Towns	17	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Access appears to be a single lane road accessed via North Road.	Flood Zone 1 - Low risk of surface water flooding (24%) - Area at medium risk of surface flooding (11%)	Grade 3	Ecological Network - Potential ecological value in the boundary features.		Setting of the City of Bath World Heritage Site	Yes				No	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
CDN05		Bath	Mix	7.88	Suburban and Market Towns	296	Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Yes		Bath	10	Yes			Flood Zone 1	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.		Yes				Yes		Sulis Club
CDN06		Bath	Greenfield	7.07	Suburban and Market Towns	265	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At Low Risk of Surface Water Flooding (11%)	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.		Yes				Yes		Sulis Club
CDN07	Claverton Down Rd, Claverton Down, Bath BA2 7WW	Bath	Brownfield	2.71	Rural Areas	65	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath		Yes			Flood Zone 1	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.		Yes				No	The site is in a sensitive location within the WHS and Cotswolds AONB. It contains ecological and landscape designations and includes an undesignated heritage asset. It is also part of the NRN Grassland Strategic Network. Despite constraints, the site is previously developed land currently used as commercial offices and has existing access which sets a precedent for development on the site.	
D09a		Bath	Greenfield	2.31	Suburban and Market Towns	2	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site has no direct access to the highway network at present.	Flood Zone 1	Grade 3	Ecological Network - Significant Ecological constraints	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	Significant Heritage constraints.	Yes				No	Not Deliverable or Developable	
D09b		Bath	Greenfield	0.68	Suburban and Market Towns	31	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	Situated within the Bath Conservation Area, Bath World Heritage Site. Within the vicinity of Listed Buildings.	Yes				No	Not Deliverable or Developable	
D12		Bath	Mix	58.82	Suburban and Market Towns	99	Unsuitable	Available	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land	Ecological Network - Site is wholly within a Site of Nature Conservation Interest	The site consists of two separate land parcels in a sensitive location within the National Landscape	Bath Conservation Area, Bath World Heritage Site. Site sits adjacent to a designated heritage asset.	Yes				No	Not Deliverable or Developable	
E14X		Bath	Greenfield	4.08	Suburban and Market Towns	153	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	No	Location not considered suitable for local plan led growth											N/A		
E14Z		Bath	Greenfield	10.14	New Settlement	357	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site has good levels of accessiblity.	Flood Zone 1	Grade 3	Ecological Network - Site is wholly within a Site of Nature Conservation Interest - Site contains features of ecological and biodiversity value.	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	Yes				No	This site lies to the east of land already allocated for residential development. This site is located within the Green Belt. Development of this site would result in multiple additional impacts on settings of WHS, Wansdyke schedule monument and village conservation area, rendering the site unsuitable for development. In addition, the landscape impact of development on this site would be unacceptable in landscape terms.	
E16a	"Land to the rear of Manor Farmhouse, Corston"	Bath	Greenfield	0.54	Suburban and Market Towns	24	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accesible.	Flood Zone 1	Grade 3 (52%)	Ecological Network - Site is within/ contains a Site of Nature Conservation Interest (58%) - Site contains features of ecological and biodiversity value.	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	Yes				No	The site is located within the Green Belt. Most of the site lies within an SNCI. The site forms part of the green edge to the WHS and is also highly sensitive in landscape terms. In WHS terms, development of this site would result in urban form spilling over the edge of the bowl and would therefore be unacceptable.	
E16b		Bath	Mix	1.25	Suburban and Market Towns	56	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accesible.	Flood Zone 1	Grade 3	Ecological Network - Site is within/ contains a Site of Nature Conservation Interest (71%) - Site contains features of ecological and biodiversity value.	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	Yes				No	The site is located within the Green Belt. Most of the site lies within an SNCI. The site forms part of the green edge to the WHS and is also highly sensitive in landscape terms. In WHS terms, development of this site would result in urban form spilling over the edge of the bowl and would therefore be unacceptable.	
E16c		Bath	Greenfield	0.44	Suburban and Market Towns	20	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible.	Flood Zone 1	Grade 3	Ecological Network - Site contains features of ecological and biodiversity value.	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	Yes				No	The site is located within the Green Belt. The site forms part of the green edge to the WHS and is also highly sensitive in landscape terms. In WHS terms, development of this site would result in urban form spilling over the edge of the bowl and would therefore be unacceptable.	
KING03b		Bath	Brownfield (partly identified in the Brownfield Register)	0.27	Bath Central Area	24	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
A02B	Lansdown Grange Farm	Bath	Greenfield	0.47	Suburban and Market Towns	21	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site has poor levels of accessibility. Would require significant improvements.	Flood Zone 1	Grade 3	Ecological Network - within/ partially contains decidious woodland, traditional woodland	The site is within a sensitive and highly valued landscape.	The site does not contain designated or undesignated heritage assets however, there may be some heritage value.	Yes				No	Not Deliverable or Developable	
A03i	bath equestrian centre	Bath	Mix	5.05	Suburban and Market Towns	189	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Grade 3	Ecological Network	The site is within a sensitive and highly valued landscape.		Yes				Yes		Bath Equestrian Centre
A03iiA	Kingswood School and Kingswood Preparatory School	Bath	Brownfield	30.84	New Settlement	596	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Low risk of surface water flooding (2%)	Grade 3	Ecological Network (87%) – Site has ecological value with part of the site designated as an SNCI or mapped priority habitat.	Highly sensitive and valued landscape, Cotswold National Landscape, setting of the Bath WHS.		Yes						
B04	Land north of Upper Road	Bath	Greenfield	12.16	New Settlement	304	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Low risk of surface water flooding (2%)	Grade 3	Ecological Network - Nature Recovery Network - Site of Nature conservation Interest (1%)	Highly sensitive and valued landscape, Cotswold National Landscape, setting of the Bath WHS.	The site is unsuitable for development due to impacts to the setting of the Bath WHS and other landscape and heritage impacts.	Yes				No	Not Deliverable or Developable	
B04a	Lansdown Poultry Farm	Bath	Greenfield	8.12	Suburban and Market Towns	305	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Low risk of surface water flooding (6%)	Grade 3	Ecological Network - Nature Recovery Network Grassland Strategic Network (16%)	Highly sensitive and valued landscape, Cotswold National Landscape, setting of the Bath WHS.		Yes				No	Not Deliverable or Developable	
B07	Sham Castle	Bath	Brownfield	65.4	New Settlement	589	Mixed or non-residential use	Available	Renewable Energy Generation	Mixed or non-residential use	Yes		Bath	10	Yes		Access appears to be a single lane road accessed via North Road.	Flood Zone 1	Grade 3	Ecological Network - Significant Ecological constraints	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	Scheduled monument, undesignated heritage asset. Site presents significant heritage constraints.	Yes				No	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
BWK02		Bath	Brownfield	0.38	Suburban and Market Towns	17	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Access appears to be a single lane road accessed via North Road.	Flood Zone 1 - Low risk of surface water flooding (24%) - Area at medium risk of surface flooding (11%)	Grade 3	Ecological Network - Potential ecological value in the boundary features.		Setting of the City of Bath World Heritage Site	Yes				No	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
CDN05		Bath	Mix	7.88	Suburban and Market Towns	296	Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Yes		Bath	10	Yes			Flood Zone 1	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.		Yes				Yes		Sulis Club
CDN06		Bath	Greenfield	7.07	Suburban and Market Towns	265	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At Low Risk of Surface Water Flooding (11%)	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.		Yes				Yes		Sulis Club
CDN07	Claverton Down Rd, Claverton Down, Bath BA2 7WW	Bath	Brownfield	2.71	Rural Areas	65	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath		Yes			Flood Zone 1	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.		Yes				No	The site is in a sensitive location within the WHS and Cotswolds AONB. It contains ecological and landscape designations and includes an undesignated heritage asset. It is also part of the NRN Grassland Strategic Network. Despite constraints, the site is previously developed land currently used as commercial offices and has existing access which sets a precedent for development on the site.	
D09a		Bath	Greenfield	2.31	Suburban and Market Towns	2	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site has no direct access to the highway network at present.	Flood Zone 1	Grade 3	Ecological Network - Significant Ecological constraints	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	Significant Heritage constraints.	Yes				No	Not Deliverable or Developable	
D09b		Bath	Greenfield	0.68	Suburban and Market Towns	31	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	Situated within the Bath Conservation Area, Bath World Heritage Site. Within the vicinity of Listed Buildings.	Yes				No	Not Deliverable or Developable	
D12		Bath	Mix	58.82	Suburban and Market Towns	99	Unsuitable	Available	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land	Ecological Network - Site is wholly within a Site of Nature Conservation Interest	The site consists of two separate land parcels in a sensitive location within the National Landscape	Bath Conservation Area, Bath World Heritage Site. Site sits adjacent to a designated heritage asset.	Yes				No	Not Deliverable or Developable	
E14X		Bath	Greenfield	4.08	Suburban and Market Towns	153	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	No	Location not considered suitable for local plan led growth											N/A		
E14Z		Bath	Greenfield	10.14	New Settlement	357	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site has good levels of accessibility.	Flood Zone 1	Grade 3	Ecological Network - Site is wholly within a Site of Nature Conservation Interest - Site contains features of ecological and biodiversity value.	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	Yes						
E16a	"Land to the rear of Manor Farmhouse, Corston"	Bath	Greenfield	0.54	Suburban and Market Towns	24	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible.	Flood Zone 1	Grade 3 (52%)	Ecological Network - Site is within/ contains a Site of Nature Conservation Interest (58%) - Site contains features of ecological and biodiversity value.	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	Yes						
E16b		Bath	Mix	1.25	Suburban and Market Towns	56	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accesible.	Flood Zone 1	Grade 3	Ecological Network - Site is within/ contains a Site of Nature Conservation Interest (71%) - Site contains features of ecological and biodiversity value.	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	Yes						
E16c		Bath	Greenfield	0.44	Suburban and Market Towns	20	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible.	Flood Zone 1	Grade 3	Ecological Network - Site contains features of ecological and biodiversity value.	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	Yes						
KING03b		Bath	Brownfield (partly identified in the Brownfield Register)	0.27	Bath Central Area	24	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
KING03c		Bath	Brownfield	0.69	Bath Central Area	62	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes but constrained for private cars.	Flood Zone 2 (67%) - Area at Low Risk of Surface Water Flooding	Urban Land	Ecological Network (67%)	The site is within a sensitive location within the Bath Conservation Area and WHS.	The site is within the Bath Conservation Area and WHS and setting of the WHS. The site is within or	No				No	Not Deliverable or Developable	
KING07		Bath	Greenfield	0.1	Bath Central Area		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
KING19	KSS	Bath	Brownfield	0.39	Suburban and Market Towns	18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes but constrained for private cars.	Flood Zone 1	Urban Land	There are some biodiversity constraints relating to bats and SACs	The site is within a sensitive location within the Bath Conservation Area and WHS.	Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	No						
KING20		Bath	Brownfield	0.12	Bath Central Area	11	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes but constrained for private cars.	Flood Zone 2 (19%) - Area at Low Risk of Surface Water Flooding (30%) - Area at Medium Risk of Surface Water Flooding (15%)	Urban Land	Ecological Network (19%) - There are some biodiversity constraints relating to bats and SACs	The site is within a sensitive location within the Bath Conservation Area and WHS.	Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting.	No				No	Not Deliverable or Developable	
KING21		Bath	Greenfield	0.1	Bath Central Area		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
KING22		Bath	Brownfield	0.16	Suburban and Market Towns	7	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
KING23		Bath	Brownfield	0.31	Suburban and Market Towns	14	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Low development/ residential yield.	Bath		N/A												N/A		
LAM06		Bath	Greenfield	2.94	Suburban and Market Towns	110	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - within or partially contains - Area at high risk of flooding (2%) - At medium risk of surface water flooding (3%) - At low risk of surface water flooding (8%)	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	Yes						

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
LAM07		Bath	Greenfield	1.7	Suburban and Market Towns	77	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - within or partially contains - Area at high risk of flooding (7%) - At medium risk of surface water flooding (12%) - At low risk of surface water flooding (19%)	Grade 3	Ecological Network - Site of Nature Conservation Interest	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	No				No	Not Deliverable or Developable	
LAM08		Bath	Mix	1.63	Suburban and Market Towns	14	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 3 (81%) - Flood Zone 2 - At medium risk of surface water flooding (42%) - At low risk of surface water flooding (68%)	Urban Land	Ecological Network	Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	No				No	Not Deliverable or Developable	
LAM09		Bath	Greenfield	0.94	Suburban and Market Towns	37	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 3 (13%) - Flood Zone 2 (77%)- At medium risk of surface water flooding (8%) - At low risk of surface water flooding (12%)	Urban Land	Ecological Network	Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	No		Factors that may impact availability include costs associated with the potential remediation works of the historic landfill.				
LAM10		Bath	Greenfield	1.69	Suburban and Market Towns	55	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Land is partially a local green space. Remainder of the land is proposed to be designated as a new local green space as part of the local plan	Bath		N/A												N/A		
LAM11		Bath	Greenfield	0.33	Suburban and Market Towns	15	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Grade 3	Ecological Network	The site is situated within a sensitive location within the Bath WHS, setting of the Bath WHS and the Bath Landcape setting of Bath.	World Heritage Site Boundary, World Heritage Site Setting.	Yes						
LAM12		Bath		0.07	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
LAN06		Bath	Mix	18.6	New Settlement		Mixed or non-residential use	Available	Other Uses	Mixed or non-residential use	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Grade 3	Ecological Network - SNCI (53%) sites ecology constraints noted.	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting - Heritage constraints noted to present difficulty for land to be suitable for development.	Yes			Site safeguarded land for sport and recreational activity.		No	Site safeguarded land for sport and recreational activity.	
LAN07	KS6	Bath	Brownfield	2.97	Suburban and Market Towns	76	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Land is allocated for development within the LPPU Ref: SB24.	Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (6%) - At medium risk of surface water flooding (1%) - At low risk of surface water flooding (1%)	Urban Land	Green Infrastruructure (51%) - Deciduous Woodland (32%)		Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site within/ partially contains an undesignated heritage asset (32%).	No				Yes	Land is allocated for development within the LPPU Ref: SB24.	
LAN08		Bath	Brownfield (Brownfield Register)	0.1	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
LYN02		Bath	Brownfield	0.11	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
LYN03		Bath	Brownfield	0.87	Suburban and Market Towns	39	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Land is allocated for development within the LPPU Ref: SB25.	Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (10%)	Urban Land	Ecological Network	The site is situated within a sensitive location within the Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	No				Yes	Land is allocated for development within the LPPU Ref: SB25.	
LYN04	Land East of 16th Green, Stockwood Vale Golf Club	Bath	Brownfield	0.21	Suburban and Market Towns	9	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Land is allocated for development within the LPPU Ref: SB25.	Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (7%)	Urban Land	Ecological Network	The site is situated within a sensitive location within the Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (66%). Grade II Listed Building (Chapel of St Martin).	No				Yes	Land is allocated for development within the LPPU Ref: SB25.	
LYN05	"BS31 2FW "	Bath	Brownfield	1.73	Suburban and Market Towns	31	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	A sale is proposed to Cross Manufacturing who are located nearby in existing premises.	Bath	10	Yes			Flood Zone 1	Urban Land	Ecological Network	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Adjacent to the Bath Conservation Area.	No				No	A sale is proposed to Cross Manufacturing who are located nearby in existing premises.	
MOR01	"Site to South of Bloomfield Road,\n Bath,\n BA2 2AY"	Bath	Greenfield	"1.0"	Rural Areas		Unsuitable	Available	Achievable	Not Deliverable or Developable	No	Unsuitable in HELAA	Bath		N/A												N/A		
NEW02	"Site to South of Bloomfield Road,\n Bath,\n BA2 2AY"	Bath	Brownfield	1.49	Suburban and Market Towns	63	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Land is allocated for development within the Placemaking Plan Ref: SB18.	Bath	10	Yes			Flood Zone 1 - Area at Low Risk of Surface water flooding (1%)	Urban Land	Ecological Network (88%)	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (66%). Grade II Listed Building (Lodge to Manor Hospital) Grade II* Listed Building (Manor House).	No				Yes	Land is allocated for development within the Placemaking Plan Ref: SB18.	
NEW04		Bath		0.06	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
NEW05		Bath	Brownfield	1.27	Suburban and Market Towns	57	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Area at low risk of surface water flooding (14%) - Area at medium risk of surface water flooding (6%) - Area at high risk of surface (4%).	Urban Land		Within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Partially within the Bath Conservation Area (2%)	No		Potential remediation costs associated due to existing buildings or previous land use.				
NEW06		Bath	Brownfield	0.5	Suburban and Market Towns	23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land		Within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (4%).	No						
NEW07		Bath	Greenfield	3.74	Suburban and Market Towns	15	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land - Grade 3 Agriculture Land (2%)	Ecological Network - Site of Nature Conservation Interest - Site significant ecological constraints.	Cotswold National Landscape - Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (3%). Site presents significant Heritage Constraints.	Yes		North Side of River Avon, North Sideof Upper Bristol Road Historic Landfill (5%)	Southern half of the land falls under common land/ village green designation (28%) - Land is safeguarded land for sport and recreation in its entirety.	No	Not Deliverable or Developable	
NEW08		Bath	Brownfield	3.19	Suburban and Market Towns	103	Mixed or non-residential use	Available	Other Uses	Mixed or non-residential use	Yes		Bath	10	Yes			Flood Zone 2 - Flood Zone 3 (14%) - Area at low risk of surface water flooding (52%) - Area at medium risk of surface water flooding (19%) - Area at high risk of surface water flooding (3%)	Urban Land	Ecological Network - Green Infrastructure	Landscape setting of Bath - Within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (21%).	Yes		Brassmill Lane Historic Landfill (59%)	Land is partially safeguarded for sport and recreation (3%).			
ODN01b		Bath	Brownfield	0.44	Suburban and Market Towns	20	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Reasonable transport to the city centre local services within the vicinity.	Flood Zone 1 - At medium risk of surface water flooding (13%) - At low risk of surface water flooding (42%)	Urban Land	Within / partially contains an Ecological Network (4%)	World Heritage Site Boundary, World Heritage Site Setting	World Heritage Site Boundary, World Heritage Site Setting.	No						
ODN04		Bath	Greenfield	0.63	Suburban and Market Towns	0	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land	Ecological Network	World Heritage Site Boundary, World Heritage Site Setting	Bath World Heritage Site Boundary, World Heritage Site Setting. Bath Conservation Area.	No				No	Not Deliverable or Developable	
ODN05		Bath		0.08	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
ODN06		Bath	Greenfield	2.89	Suburban and Market Towns	90	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Urban Land	Ecological Network - Site contains features of ecological value.	Sensitive location within the Bath WHS setting of the City Bath WHS. Landscape setting of Bath.	World Heritage Site Boundary, World Heritage Site indicative Extent/ Setting. Site is or partially contains an undesignated heritage asset (8%).	No						
ODN07		Bath	Mix	5.42	Suburban and Market Towns	203	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Urban Land	Ecological Network	Situated within a sensitive location within the Bath WHS, setting of the Bath WHS and the Bath Landcape setting of Bath. Plays a role in defining the edge of the settlement.	World Heritage Site Boundary, World Heritage Site indicative Extent/ Setting. Site is or partially contains an undesignated heritage asset (25%).	Yes		Rush Hill Historic Landfill (47%)	Site safeguarded land for sport and recreational activity (47%).	No	Site safeguarded land for sport and recreational activity.	
OLD03		Bath	Brownfield	0.33	Suburban and Market Towns	15	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Bath		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
OLD04		Bath	Brownfield	2.42	Suburban and Market Towns	91	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Urban Land	Green Infrastructure - Deciduous Woodland (<0.5%) - Close to sites with Ecological Value.	World Heritage Site Boundary, World Heritage Site Setting	World Heritage Site Boundary, World Heritage Site Setting. Site is or partially contains an undesignated heritage asset (5%).	No						
OLD05		Bath	Brownfield	0.26	Suburban and Market Towns	12	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land	Green Infrastructure - Deciduous Woodland (<0.5%) - Close to sites with Ecological Value.	World Heritage Site Boundary, World Heritage Site Setting	World Heritage Site Boundary, World Heritage Site Setting. Site is or partially contains an undesignated heritage asset (15%).	No						
OLD06		Bath	Brownfield	0.46	Town Centre	29	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Bath		N/A											N/A		
S1PS53		Bath	Greenfield	4.17	Suburban and Market Towns	156	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Grade 3 (3%)Grade 4 and Urban Land	Green Infrastructure Network	The site is within a sensitive location within the National Landscape and WHS setting.	World Heritage Site Boundary, World Heritage Site indicative Extent/ Setting. Site is or partially contains an undesignated heritage asset (5%).	Yes			Site safeguarded land for sport and recreational activity.	No	Site safeguarded land for sport and recreational activity.	
S1PS55		Bath	Greenfield	3.23	Suburban and Market Towns	121	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Grade 3	Ecological Network	The site is within a sensitive location within the National Landscape and WHS setting.	World Heritage Site Boundary, World Heritage Site indicative Extent/ Setting	Yes						
S1PS56		Bath	Greenfield	81.47	New Settlement	1795	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At high risk of surface water flooding (1%) - At medium risk of surface water flooding (2%) - At low risk of surface water flooding (6%)	Grade 3 (84%)	Ecological Network - SNCI (31%)	The site is within a sensitive location within the National Landscape and WHS setting.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area (86%). Site is or partially contains an undesignated heritage asset (1%).	Yes		Land within or partially contains Land at Primrose Hill Farm (2%) Historic Landfill				
S1PS57		Bath	Greenfield	4.15	Suburban and Market Towns	156	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Local Green Space - Archery Field. Approach to Local Green Space Review is to take forward existing sites already designated. No comments received regarding review of this parcel of land	Bath		N/A											N/A		
S1PS58		Bath	Greenfield	10.2	New Settlement	254	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Grade 3	Ecological Network - SNCI (2%)	The site is within a sensitive location within the National Landscape and WHS setting.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	Yes			Land partially (33%) Site safeguarded land for sport and recreational activity.	No	Land is safeguarded for sport and recreation.	
S1PS61		Bath	Greenfield	13.58	New Settlement	315	Unsuitable	Potentially available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The area of the site not designated as an SNCI has no obvious access.	Flood Zone 1 - At high risk of surface water flooding (4%) - At medium risk of surface water flooding (6%) - At low risk of surface water flooding (12%)	Grade 3	Ecological Network - Majority of the site is SNCI with ecological value.	The site is within a sensitive location within the National Landscape and WHS.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	Yes			Site safeguarded land for sport and recreational activity.	No	Not Deliverable or Developable	
S1PS74		Bath	Greenfield	1.74	Suburban and Market Towns	78	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 2 (2%) - At low risk of surface water flooding (2%)	Urban Land	Ecological Network (2%)	The site is within a sensitive location within the WHS	World Heritage Site Boundary, World Heritage Site setting, Conservation Area. Site is or partially contains an undesignated heritage asset (61%).	No			Land to the south west has planning permission for eight dwellings ref: 21/0336/FUL.			
S1PS76		Bath	Greenfield	6.75	Suburban and Market Towns	64	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At medium risk of surface water flooding (1%) - At low risk of surface water flooding (5%)	Urban Land	Ecological Network - Site of Nature Conservation Interest	The site is within a sensitive location within the National Landscape and WHS.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	Yes			Part of the land is safeguarded for sport and recreation.	No	Land is safeguarded for sport and recreation.	
S1PS78		Bath	Greenfield	14	New Settlement	367	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At high risk of surface water flooding (2%) - At medium risk of surface water flooding (2%) - At low risk of surface water flooding (4%)	Urban Land	Ecological Network - Site of Nature Conservation Interest	The site is within a sensitive location within the National Landscape and WHS.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	Yes						
S1PS79		Bath	Greenfield	2.78	Suburban and Market Towns	0	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Site is wholly designated as a Priority Habitat classed as unsuitable for development.	Bath		N/A											N/A		
S1PS80		Bath	Greenfield	3.75	Suburban and Market Towns	123	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Factors that may influence achievability include the creation of a suitable access.	Flood Zone 1 - Area at Low Risk of Surface water flooding (1%)	Urban Land	Ecological Network - Deciduous Woodland - Site of Nature Conservation Interest (82%)	The site is within a sensitive location within the National Landscape and WHS.	World Heritage Site Boundar. Site is or partially contains an undesignated heritage asset (85%). Grade II* Listed Buildings	Yes						
S1PS81		Bath	Greenfield	13.19	New Settlement	287	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Area at Low Risk of Surface water flooding (6%)	Grade 3	Ecological Network - Deciduous Woodland - Site of Nature Conservation Interest (43%)	The site is within a sensitive location within the National Landscape and WHS.		Yes			Site safeguarded land for sport and recreational activity.	No	Site safeguarded land for sport and recreational activity.	
S1PS82		Bath	Greenfield	8.53	Suburban and Market Towns	228	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Level differences noted which may impact achieveability. Such factors may impact providing a suitable access.	Flood Zone 1 - Area at Medium Risk of Surface water flooding (1%) - Area at Low Risk of Surface water flooding (3%)	Urban Land	Ecological Network - Deciduous Woodland - Site of Nature Conservation Interest (77%)	The site is within a sensitive location within the National Landscape and WHS.	Bath Conservation Area - World Heritage Site Boundary. Site is or partially contains an undesignated heritage asset (81%).	Yes						
S1PS83		Bath	Greenfield	5.3	Suburban and Market Towns	12	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes				Grade 3	Majority of the site is a priority habitat. Noted to be unsuitable for development.			Yes		Groundwater Source Protection Zone		No	Majority of the site is a priority habitat. Noted to be unsuitable for development.	
S1PS88		Bath	Greenfield	10.51	New Settlement	85	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site is unlikely to be suitable for development due to inability to provide a suitable access.	Flood Zone 1 - At high risk of surface water flooding (2%) - At medium risk of surface water flooding (3%) - At low risk of surface water flooding (10%)		Ecological Network - Site of Nature Conservation Interest. Site unlikely to be suitable for development due to ecological value.	The site is within a sensitive location within the National Landscape and WHS. Highly valued landscape.	World Heritage Site Boundary, World Heritage Site Setting.	Yes		Groundwater Source Protection Zone 1 (69%) - Groundwater Source Protection Zone 1c (31%)		No	Not Deliverable or Developable	
S1PS95		Bath	Greenfield	3.88	Suburban and Market Towns	125	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Within an accessible location.	Flood Zone 1	Grade 3	Deciduous woodland - Nature recovery network existing core woodland.	Situated within the Bath WHS, landscape setting of Bath	World Heritage Site Boundar. Site is or partially contains an undesignated heritage asset (2%).	Yes		Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Pennyquick Bottom Historic Landfill (59%)	Land is safeguarded for sport and recreational facilities.	No	Land is safeguarded for sport and recreation.	
TWT01		Bath	Mix (partly identified in the Brownfield Register)	1.73	Suburban and Market Towns	78	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 1 - Area at Low Risk of Surface water flooding (1%)	Urban Land	Ecological Network	Situated within the Bath WHS	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area. Site is or partially contains an undesignated heritage asset (85%).	No			Site safeguarded land for sport and recreational activity. Is a valuable facility for the local community previous applications have set out how redevelopment could be contentious.	No	Site safeguarded land for sport and recreational activity. Is a valuable facility for the local community previous applications have set out how redevelopment could be contentious.	
TWT07		Bath	Brownfield	0.64	Suburban and Market Towns	29	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Bath		N/A											N/A		
TWT09		Bath	Brownfield	0.12	Suburban and Market Towns	5	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
TWT10		Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
TWT11	"Ashcombe Field, Upper Swainswick"	Bath	Greenfield	0.06	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
TWT12		Bath	Brownfield	0.14	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 2 - Flood Zone 3 (4%) - Area at low risk of surface water flooding (45%) - Area at medium risk of surface water flooding (12%) -	Urban Land	Ecological Network - Site of Nature Conservation Interest (51%) - The site has ecological value, part of land which is designated as SNCI is unsuitable for development.	Site is set within a sensitive location within the Bath WHS.	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	No				No	Small site	
TWT13		Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
TWT14		Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
TWT15		Bath	Greenfield	0.06	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
TWT16		Bath	Greenfield	0.07	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles											Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
TWT17		Bath	Brownfield	0.17	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Adjacent to Flood Zone 2 and 3	Grade 3 (89%) - Urban Land	Ecological Netowrk (4%) - Site of Nature Conservation Interest (23%) - The site has ecological value, part of the site designated SNCI is unsuitable for development.	Site is set within a sensitive location within the Bath WHS. Partially within the landscape setting of Bath (45%).	World Heritage Site Boundary, World Heritage Site setting and Bath Conservation Area.	No			Land is partially safeguarded for sport and recreation (5%).	No	Small site	
TWT19		Bath	Greenfield	7.45	Suburban and Market Towns	0	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Site is wholly designated as a local Nature Reserve (LNR) classed as unsuitable for development.	Bath		N/A												N/A		
TWT20		Bath	Greenfield	1.05	Suburban and Market Towns	47	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Area at Low Risk of Surface water flooding (6%)	Grade 3 (40%) - Grade 2 (20%)	Ecological Network (86%)	Situated within the Bath WHS and setting.		No			Land is safeguarded for sport and recreation.	No	Land is safeguarded for sport and recreation.	
TWT20	St John's Ambulance, 1 Weirside Court, Twerton, Bath BA2 1AZ	Bath	Greenfield	0.56	Suburban and Market Towns	25	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Not deliverable or developable	Bath		N/A												N/A		
WAL03	Nursery Building, Powlett Court	Bath	Brownfield	0.17	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 2	Urban Land	Ecological Network	Situated within the Bath WHS	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	No				No	Small site	
WAL05	Land at Rivers Rd	Bath	Greenfield	0.5	Suburban and Market Towns	5	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		Site sighted as unsuitable for development due to being unable to provide suitable access. However, given the site location the site nearby sustainable transport modes.	Flood Zone 1	Urban Land	Ecological Network (3%) - SNCI (3%) - Deciduous Woodland (77%) - Site unlikely to be suitable for development due to its ecological value.	Site is within a sensitive location within the Bath WHS	World Heritage Site Boundary, World Heritage Site setting, Conservation Area. Site is or partially contains an undesignated heritage asset (16%).	No				No	Not Deliverable or Developable	
WAL06	Land rear of 6-10 Kensington Place (FZ3)	Bath	Greenfield	0.06	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WAL07	Cleveland Reach	Bath	Brownfield	0.18	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 2 (60%) - Flood Zone 3 (20%) - Area at low risk of surface water flooding (14%) - Area at medium risk of surface water flooding (8%) - Area at high risk of surface water flooding (2%)	Ubran Land	Ecological Network (68%) - Site of Nature Conservation Interest (38%) - Part of the site possibly unsuitable for development due to ecological value.	Site is set within a sensitive location within the Bath WHS.	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area. Site is or partially contains an undesignated heritage asset (68%).	No				No	Small site	
WES03	Warehouses, Bellotts Road	Bath	Brownfield	0.99	Suburban and Market Towns	45	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 1 - Area at low risk of surface water flooding (76%) - Area at medium risk of surface water flooding (40%) - Area at high risk of surface water flooding (17%)	Urban Land	Green Infrastructure Network	Site is within the Bath WHS and WHS setting. Suitable for development suject to other considerations and impact upon the WHS.		No						
Wes12	Land north of King Georges Road	Bath	Greenfield	0.28	Suburban and Market Towns	13	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Bath		N/A												N/A		
WES13	Linear Way/Dartmouth Avenue	Bath	Brownfield	0.34	Suburban and Market Towns	15	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes		Urban Land	Green Infrastructure Network	Situated within the Bath WHS	World Heritage Site Boundary, World Heritage Site indicative Extent	No						
WES15	Works, Lymore Avenue	Bath	Brownfield	0.37	Suburban and Market Towns	17	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes		Urban Land	Green Infrastructure Network	Situated within the Bath WHS	World Heritage Site Boundary, World Heritage Site indicative Extent	No						
WES16	The Old Bakery, Jews Lane	Bath	Brownfield	0.18	Suburban and Market Towns	8	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES17	Chivers House, Lower Bristol Road (LBR) (live app for studen	Bath	Brownfield	0.28	Suburban and Market Towns	12	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES18	Millmead garage,	Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES21	Land at Lower Bristol Road	Bath	Greenfield	0.09	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES22	Avalon Buildings	Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES23	Land at Roseberry Place	Bath	Brownfield	0.43	Suburban and Market Towns	16	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes and has vehicular access.	Flood Zone 2 - Flood Zone 3 (20%) - Area at low risk of surface water flooding (50%) - Area at medium risk of surface water flooding (8%) - Area at high risk of surface water flooding (7%)	Urban Land	Ecological Network	Situated within the Bath WHS and setting of WHS	Within the Bath WHS and setting of WHS. Site partially within or contains a undesignated heritage asset (29%).	No						
WID01	Regency Laundry, St Peters Terrace	Bath	Brownfield	0.41	Suburban and Market Towns		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	No	Land already has planning permission with development already commenced - 22/04431/FUL (Redevelopment of the former laundry services site to provide three storey building plus inset mansard roof comprising self-storage units (Use Class B8) with ancillary Business Centre Facility, signage and associated works).	Bath		N/A												N/A		
WID03	Wessex Water Depot	Bath	Brownfield	0.18	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes and has vehicular access.	Flood Zone 2 Partially	Urban Land	Ecological Network	Site is within the Bath WHS and WHS indicative Extent	World Heritage Site Boundary, World Heritage Site indicative Extent	No				No	Small site	
WID04	Westmoreland House	Bath	Brownfield	0.11	Suburban and Market Towns	5	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes and has vehicular access.	Flood Zone 2 Partially	Urban Land	Ecological Network	Site is within the Bath WHS and WHS indicative Extent	World Heritage Site Boundary, World Heritage Site indicative Extent	No				No	Small site	
WID05	Land south & west of Cheltenham Street	Bath	Brownfield	0.56	Suburban and Market Towns	25	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Land already has planning permission with development already commenced - 20/04315/FUL (Demolition of existing buildings and mixed-use development comprising the erection of 43 no. residential dwellings (Class C3); the erection of 77sqm of commercial floorspace (Class E); associated amenity space; landscaping; and parking)	Bath		N/A												N/A		
WID15	Warehouse / Depot, Westmoreland Station Road	Bath	Brownfield	1.14	Suburban and Market Towns	51	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes and has vehicular access.	Flood Zone 1	Urban Land	Within vicinity of Ecological Network - Green Infrastructure Network		World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	No				No	Not Deliverable or Developable	
WID24	Carlton Gardens	Bath	Mix	0.09	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WID25	Land adjacent to Rainbow Wood House	Bath	Greenfield	1.13	Suburban and Market Towns	37	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Considerable site access improvements needed espcially for vehicles.	Flood Zone 1	Urban Land	Ecological Network - Site within or partially contains a Site of Nature Conservation Interest (51%)	Site is within a sensitive location within the Cotswolds National Landscape and Bath WHS	Development of the site could impact the setting of the Bath WHS, Conservation Area and nearby Listed Buildings.	Yes				No	Considerable site access improvements needed espcially for vehicles. Site is within a sensitive location within the Cotswolds National Landscape and Bath WHS	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WID26	Market Garden Land at Fersfield	Bath	Greenfield	0.77	Suburban and Market Towns	0	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Site access improvements needed, especially for vehicules as well as pedestrains and cyclist.	Flood Zone 1	Urban Land	Ecological Network - Within or partially contains deciduous woodland (100%)		Development of the site could effect the setting of the Bath World Heritage Site. Site partially within or contains an undesignated heritage asset (5%)	Yes				No	Small site	
WID27	Land at St Mark's Church, St Mark's Rd	Bath	Greenfield	0.12	Suburban and Market Towns	0	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		Site access improvements needed.	Flood Zone 1	Urban Land	Ecological Network - Green Infrastructure - Deciduous Woodland - Site unsuitable for development due to extent of woodland. Located Near to an SNCI	Development of the site could impact the setting of the Bath WHS.	Bath Conservation Area, Bath World Heritage Site. Grade II Listed Buildings.	No				No		
WID28	Lyncombe Hill Farm, Greenway Lane, Bath	Bath	Greenfield	4.2	Suburban and Market Towns	154	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	No	Unavailable in HELAA	Bath		N/A												N/A		
WID28	Lyncombe Hill Farm, Greenway Lane, Bath	Bath	Greenfield	4.2	Suburban and Market Towns	154	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	No	Unavailable in HELAA	Bath		N/A												N/A		
WID29	Bruton Avenue	Bath	Greenfield	0.01	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WID30	Chaucer Road	Bath	Brownfield	0.02	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WSTN07	Primrose Hill / Land north-east of Purlewent Drive	Bath	Greenfield	4.73	Suburban and Market Towns	35	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	No	Unavailable in HELAA	Bath		N/A												N/A		
BHM02		Bathampton	Greenfield	1.98	Suburban and Market Towns	89	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	This site is a sensitive and highly valued location within the setting of the Bath WHS. It is important to the setting of Bathampton and Bathampton Conservation Area and provides a sloping green setting to large villas in the conservation area. There is also a potential impact on the setting of listed buildings.	Bathampton		N/A												N/A		
BHM06		Bathampton	Greenfield	0.51	Suburban and Market Towns	23	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	This site is a sensitive and highly valued location within the setting of the Bath WHS. It is important to the setting of Bathampton and Bathampton Conservation Area and provides a sloping green setting to large villas in the conservation area. There is also a potential impact on the setting of listed buildings	Bathampton		N/A												N/A		
D08		Bathampton	Greenfield	8.8	Suburban and Market Towns	329	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Bathampton	8	Yes		A36, decent connectivity to Bath and Village facilities		Grade 3	SNCI - western part of site	A sensitive location within Green Belt, AONB and setting of the Bath WHS. Development would have a high impact in that it would cause the lous of the characteristic strong woodland and field character of this prominent Hillside around the edge of Bathampton Down	Setting of the City of Bath World Heritage Site	Yes			Part of the site used as a dog walking field	No	A sensitive location within Green Belt, AONB and setting of the Bath WHS. Development would have a high impact in that it would cause the lous of the characteristic strong woodland and field character of this prominent Hillside around the edge of Bathampton Down	
S1PS69	"7 Frome Road, Radstock, BA3 3PT"	Bathampton	Greenfield	17.52	New Settlement	425	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS70		Bathampton	Greenfield	6.75	Suburban and Market Towns	83	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS71	KS10	Bathampton	Greenfield	15.59	New Settlement	390	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS72	KS9	Bathampton	Greenfield	2.06	Suburban and Market Towns	76	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS73		Bathampton	Greenfield	6.02	Suburban and Market Towns	224	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS75		Bathampton	Greenfield	1.72	Suburban and Market Towns	76	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Difficult topography	Bathampton		N/A												N/A		
S1PS77		Bathampton	Greenfield	7.51	Suburban and Market Towns	253	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Setting of WHS	Bathampton		N/A												N/A		
BES02	Coalpit road local Local Green Space and garages	Batheaston	Brownfield	0.23	Suburban and Market Towns	10	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	Batheaston		N/A												N/A		
BES03	Poplar Nurseries	Batheaston	Mix	0.63	Suburban and Market Towns	28	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes		Well connected to village		Previously developed		Sensitive location within National Landscape and WHS setting		Yes		Previously Developed	Landscape setting of Bath	No	Limited access	
BES04	Land at Poplar Nurseries	Batheaston	Greenfield	1.79	Suburban and Market Towns	81	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes		Batheaston		Yes		Well connected to village		Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Setting of Little Solsbury Hill SAM	Yes			Setting of the village and little Solsbury Hill SAM	No	Limited access	
BES07	Bath Car Spa, London Rd E	Batheaston	Brownfield	0.16	Suburban and Market Towns	4	Unsuitable	Potentially available	Potentially Achievable	Not Deliverable or Developable	Yes		Batheaston		Yes		Well connected to village	Flood zone 2 and 3			Sensitive location within National Landscape and WHS setting		Yes			Landscape setting of Batheaston	No	Flood Zone 3	
BES09	Land at Bannerdown Road	Batheaston	Greenfield	1.14	Suburban and Market Towns	51	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONE and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
BES10	Land at Elmhurst Estate, Batheaston	Batheaston	Greenfield	1.41	Suburban and Market Towns	50	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Woodland	Sensitive location within National Landscape and WHS setting		Yes			Sensitive location	No	Linear site - limited opportunity	
BES11	Allotments off Catherine Way	Batheaston	Greenfield	0.25	Suburban and Market Towns	11	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Small site	Batheaston		N/A												N/A		
BES12	Eagle Farm	Batheaston	Greenfield	6.47	Suburban and Market Towns	219	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3		Sensitive location within National Landscape and WHS setting		Yes			Sensitive location	No	Limited access	
BES13	Rear of 227-259 Bailbrook Lane	Batheaston	Greenfield	0.19	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Small site	Batheaston		N/A												N/A		
BES14	Batheaston Mass Centre	Batheaston	Brownfield	0.12	Suburban and Market Towns	5	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	Batheaston		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
8ES15	Land at Cannings Grave, Bannerdown Road, Batheaston	Batheaston	Brownfield	0.12	Suburban and Market Towns	5	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
8ES16	"Land at Fosse Lane\nBatheaston\n Bath"	Batheaston	Greenfield	"0.77"	Suburban and Market Towns	22	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No		
S1PS63	SV11	Batheaston	Greenfield	29.39	New Settlement	705	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONE and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
S1PS64		Batheaston	Mix	36.06	New Settlement	790	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONE and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
S1PS65		Batheaston	Greenfield	18.41	New Settlement	370	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONE and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
8FD01	Land at Cannings Grave, Bannerdown Road, Batheaston	Bathford	Greenfield	0.66	Suburban and Market Towns	30	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes		5 mins walk from Primary School, 10 mins to bus stop, limited/no pavement along pump lane		Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	No	Location considered to have high landscape harm	
8FD02	"Land at Fosse Lane\nBatheaston\n Bath"	Bathford	Greenfield	0.18	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Small site - possible grouping with 8FD01/S1PS68	Bathford	7	Yes		10 mins walk from Primary School, 5 mins to bus stop, limited/no pavement along Ashley/New Roads		Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	No	Location considered to have high landscape harm	
8FD03		Bathford	Greenfield	5.29	Suburban and Market Towns	198	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes		5 mins walk from Primary School, 10 mins to bus stop, limited/no pavement along pump lane		Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	Yes	Limited opportunity within Bathford but relitively sustainable village	Bathford and Batheaston
8FD04		Bathford	Greenfield	0.07	Suburban and Market Towns	3	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Small site	Bathford		N/A												N/A		
8FD06		Bathford	Mix	1.72	Suburban and Market Towns	77	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes	Relationship to Batheaston	On A4, near bus stops, 15 min to Batheaston centre			Ecological Network	Hillside location, setting of WHS		Yes				Yes		Bathford and Batheaston
8FD10		Bathford	Greenfield	0.65	Rural Areas	7	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes				Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	Yes		Bathford and Batheaston
8FD11	Land at Bathford	Bathford	Greenfield	3.67	Suburban and Market Towns	136	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes				Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	Yes	The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath World Heritage site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints. The site is currently accessible via Pump Lane; however, further highways modelling and feasibility analysis may be necessary to determine the suitability and achievability of access via Mountain Wood as proposed.	Bathford and Batheaston
8FD12	"BA1 7SW"	Bathford	Greenfield	"0.48"	Suburban and Market Towns	14	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes				Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	Yes	The site is in a sensitive location within the Green Belt, AONB, and WHS setting. It contains ecological and landscape designations and is constrained by airport and aerodrome area safeguarding. The site is partially within the ecological network. There is existing access to the site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.	Bathford and Batheaston
8FD13	Linear Way/Dartmouth Avenue	Bathford	Greenfield	0.34	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Bathford		N/A												N/A		
S1PS66		Bathford	Greenfield	14.38	New Settlement	309	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes	Relationship to Batheaston	On A4, near bus stops, 15 min to Batheaston centre		Grade 3	Ecological Network	Hillside location, setting of WHS		Yes				Yes		Bathford and Batheaston

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
S1PS67		Bathford	Greenfield	13.89	New Settlement	297	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes	Large proactive site that includes playing fields, woodland and difficult topography in a sensitive location	Bathford	7	Yes		Large site with connections into Bathford and the A4		Grade 3	Contains woodland	Within the Landscape setting of the WHS and Bathford, Cotswold National Landscape		Yes		Contains Historic Landfill	Landscape setting of Bathford	No	Smaller parcel - BFD12 and small section on Ashely Road considered suitable however	Bathford and Batheaston
S1PS68	"3 Wells Road, Radstock, BA3 3RQ\n"	Bathford	Greenfield	8.7	Suburban and Market Towns	326	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes		5 mins walk from Primary School, 10 mins to bus stop, limited/no pavement along pump lane		Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	No	Landscape harm and setting of WHS	
CAM01		Camerton	Mix	0.82	Suburban and Market Towns	37	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM02		Camerton	Mix	0.09	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM03	Land at Westway Farm, Bishop Sutton, BS39 5XP	Camerton	Greenfield	0.47	Suburban and Market Towns	15	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM04	Land at Westway Farm, Bishop Sutton, BS39 5XP	Camerton	Mix	0.76	Suburban and Market Towns	22	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM05	"Field off Wick Road, Bishop Sutton, BS39 5XQ"	Camerton	Greenfield	0.08	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM06		Camerton	Greenfield	2.32	Suburban and Market Towns	87	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Camerton	10	Yes		Close to A367 bus services				High landscape impact due to hillside location	Adjascent to Camerton Romano Settlement SAM, archeology assessment likely required.	N/A			Located in Camerton parish but visually part of Radstock	No	Archaeology assessmnet and heritage advice would be required due to proximity to SAM	
CAM07		Camerton	Greenfield	3.52	Suburban and Market Towns	132	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Camerton	10	Yes		Close to A367 bus services				High landscape impact due to hillside location	Adjascent to Camerton Romano Settlement SAM, archeology assessment likely required.	N/A			Located in Camerton parish but visually part of Radstock	No	Archaeology assessmnet and heritage advice would be required due to proximity to SAM	
CAM08		Camerton		1.55	Suburban and Market Towns	70	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Camerton		N/A												N/A		
S2PS28	SV12	Camerton	Greenfield	58.55	New Settlement	1398	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Location not considered suitable for local plan led growth	Camerton		Yes												Yes		North Radstock AND South Peasedown
804b	Lansdown Poultry Farm N	Charlcombe	Greenfield	12.36	New Settlement	307	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
804c	Land west of Roman Lodge Farm	Charlcombe	Greenfield	4.61	Rural Areas	138	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
805	Land west of Broadmoor Lane	Charlcombe	Greenfield	2.12	Suburban and Market Towns	80	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
806	Discounted	Charlcombe	Greenfield	4.51	Suburban and Market Towns	169	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
808	"Land adjacent to The Bungalow, Broadmoor Lane, Upper Weston, Bath, BA1 4LJ."	Charlcombe	Greenfield	"0.77"	Rural Areas	28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Charlcombe		Yes						Sensitive location within National Landscape and WHS setting		Yes			Landscape setting of Bath	No		
809	"North of Napier Road"	Charlcombe	Mix	"37.06"	New Settlement	300	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Charlcombe		Yes						Sensitive location within National Landscape and WHS setting		Yes			Landscape setting of Bath	No		
S1PS52		Charlcombe	Greenfield	64.05	New Settlement	1299	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
S1PS59		Charlcombe	Greenfield	12.68	New Settlement	316	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
S1PS60	SV9	Charlcombe	Greenfield	44.41	New Settlement	944	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
A37PS8	Lodge Farm	Chelwood		52.62	New Settlement	1031	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Chelwood		N/A												N/A		
A37PS9	Red Hill	Chelwood	Greenfield	55.59	New Settlement	982	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Chelwood		N/A												N/A		
CHEL01		Chelwood	Greenfield	0.47	Rural Areas	17	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Chelwood		N/A												N/A		
CHEL02		Chelwood	Greenfield	4.45	Rural Areas	131	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Chelwood		N/A												N/A		
CHM01		Chew Magna	Greenfield	2.08	Rural Areas	72	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	The northern tip of the site is in Flood Zone 3 but the majority of the site is at low risk. Flood Zone 3 (1%) - Flood Zone 2 (2%) - Area at mediumm risk of surface flooding (2%)	Grade 3	Ecological Network (64%) - NRN Grassland Strategic Network (49%) - NRN Existing Core Woodland (42%) - Site of Nature Conservation Interest (2%) - Deciduous woodland (4%)		Chew Magna (Rural) Conservation Area (56%) - Undesignated Heritage Asset (27%)	Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (42%) - Facilities Audit score of 4 and Facilities and Future+ score of 6		Historic village which acts as a community focus for villages and hamlets.	Yes		Old Tennis Court
CHM02		Chew Magna	Greenfield	0.31	Rural Areas	11	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	Flood Zone 1	Grade 1	NRN Existing Core Woodland (7%) - Green Infrastructure	Development would likely have a significant landscape impact as the site currently provides a sloping green setting to large villas in conservation area.	Chew Magna (Rural) Conservation Area - The site is in the setting of the listed buildings, conservation area and Romano-British occupation in area.	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 4 - Facilities and Future+ score of 6		Historic village which acts as a community focus for villages and hamlets.	No	Landscape and impact on conservation area	
CHM03		Chew Magna	Mix	0.6	Rural Areas	22	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Green Infrastructure	Development would likely have a signifiant impact on the landscape given its location within the Conservation Area.	Chew Magna (Rural) Conservation Area	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 4 - Facilities and Future+ score of 6		Historic village which acts as a community focus for village and hamlets - The site appears to have a mix of residential and agricultural buildings on site.	No	Landscape and impact on conservation area	
CHM04		Chew Magna	Greenfield	4.96	Rural Areas	149	Unsuitable	Available	Achievable	Not Deliverable or Developable	No	Not suitable in HELAA	Chew Magna		N/A												N/A		
CHM05	Claverton Down Rd, Claverton Down, Bath BA2 7WW	Chew Magna	Greenfield	1.92	Rural Areas	68	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	Site is partially within/contains: Flood Zone 3 (2%) - Flood zone 2 (2%) - Flood Zone 3 on access area and Surface Water flooding known at Hanny's Lane/Stanton Road - within likely site access area (1 in 30)/flashy nature of River Chew	Grade 1 (65%) - Grade 3 (35%)	Green Infrastructure (7%) - Ecological Network (2%)		Chew Magna (Rural) Conservation Area (31%) - Development would likely have significant heritage impacts that affec the historic settle.emt pattern, local heritage assets and potential archaeological value.	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 4 - Facilities and Future+ score of 6		Historic village which acts as a community focus for village and hamlets.	No	Conservation Area and Flood Zone 3 on access area and Surface Water flooding known at Hanny's Lane/Stanton Road	
CHM06		Chew Magna	Mix	1.97	Rural Areas	71	Unsuitable	Available	Achievable	Not Deliverable or Developable	No	Not suitable in HELAA	Chew Magna		N/A												N/A		
CHM07	Chivers House, Lower Bristol Road (LBR) (live app for studen	Chew Magna	Brownfield	0.28	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Small site	Chew Magna		N/A												N/A		
CHM07	West of Chew Hill	Chew Magna	Greenfield	4.45	Rural Areas	131	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Green Infrastructure	Development would likely have a signifiant impact on the landscape given its location within the Conservation Area.	Chew Magna (Rural) Conservation Area	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 4 - Facilities and Future+ score of 6		Historic village which acts as a community focus for village and hamlets - The site appears to have a mix of residential and agricultural buildings on site.	No	Steeply sloping site that would likely have a signifiant impact on the landscap	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
CHS03		Chew Stoke	Greenfield	5.06	Rural Areas	152	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Stoke		Yes		Connectivity score of 2	Flood Zone 1	Grade 1	Green Infrastructure - Ecological Network	The site is adjoined to the exsiting settlement and development would not have a significant impact on the landscape if designed sensitively.		Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (21%) - Facilities Audit score of 3 - Facilities and Future+ score of 5			Yes		Hedgehogs
CHS04	Millmead garage,	Chew Stoke	Greenfield	0.5	Rural Areas	18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Chew Stoke		Yes		Connectivity score of 3	Flood Zone 1	Grade 3	Green Infrastructure - Ecological Network	Within National Landscape		Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (21%) - Facilities Audit score of 3 - Facilities and Future+ score of 5			No	Within National Landscape and further from village amenities than CHS03	
CHS05	"Area West of Stoke Hill,\nChew Stoke\nBristol\nBS40 8XF\n"	Chew Stoke	Greenfield	"5.73ha"	Rural Areas	163	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Stoke		Yes		Connectivity score of 4	Flood Zone 1	Grade 1 (66%)/Grade 3	Green Infrastructure - Ecological Network	Large site adjacent to national landscape	Undesignated Heritage Asset	Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (21%) - Facilities Audit score of 3 - Facilities and Future+ score of 5		Undesignated Heritage asset	No	Adjacent to National Landscape and further from village amenities than CHS03	
A37PS10	North of Clutton	Clutton	Greenfield	47.94	New Settlement	1197	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road		Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)		Yes	Minerals safeguarding aare	Sloping site but no significant sources of contamination have been identified at this stage		Yes		Clutton
CLU01a		Clutton	Greenfield	11.13	New Settlement	269	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location but bus stop on Upper Bristol Roa	Flood Zone 1	Grade 2/3	Greenfield site	Not in landscape setting of settlements	Large area of unknown archaeological potential	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Separation of Clutton and Temple Cloud	Yes		Temple Cloud
CLU02		Clutton	Greenfield	2.36	Suburban and Market Towns	89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains udesignated heritage asset	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton	No	Landscape setting of village and Local Green Space	
CLU04A		Clutton	Greenfield	1.46	Suburban and Market Towns	66	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains udesignated heritage asset	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton	No	Flood attenuation on access	
CLU06		Clutton	Greenfield	1.78	Suburban and Market Towns	80	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains udesignated heritage asset	Yes	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton	No	Planning application - pending	
CLU07	West of Chew Hill	Clutton	Greenfield	22.09	New Settlement	552	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North		No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage		Yes		Clutton
CLU07a		Clutton	Greenfield	2.45	Suburban and Market Towns	92	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North		No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage		Yes		Clutton
CLU08		Clutton	Greenfield	0.5	Suburban and Market Towns	20	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site			No	Pumping station on site	Pumping station/pipe on site		No	Pumping station/Pipeline	
CLU09		Clutton	Brownfield	0.25	Rural Areas	9	Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	No	Site detatched from settlement (Clutton or Temple Cloud)											N/A	Not adjacent to settlement	
CLU10	"Area West of Stoke Hill,\nChew Stoke\nBristol\nBS40 8XF\n"	Clutton	Greenfield	2.01	Suburban and Market Towns	75	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	No	Site detatched from settlement (Clutton or Temple Cloud)											N/A	Detached from settlement	
CLU11		Clutton	Greenfield	0.08	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Small site	Clutton		N/A												N/A		
CLU12		Clutton	Mix	0.59	Suburban and Market Towns	27	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North	Grade 2 building to the south of the boundary and non-designated heritage assets to the north	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage		Yes		Clutton
CLU13		Clutton	Mix	0.86	Suburban and Market Towns	39	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North	Grade 2 building to the south of the boundary and non-designated heritage assets to the north	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage		Yes		Clutton
CLU14		Clutton	Brownfield (Brownfield Register)	0.41	Suburban and Market Towns	18	Discounted	Discounted	Discounted	Discounted	No	Allocated site	Clutton		N/A												N/A		
CLU15	"The field known as Stone Acre, Stowey Road, Clutton, BS39 5TG"	Clutton	Greenfield	"6.89 acres"	Suburban and Market Towns	85	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site			No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Site well screened from the south but in an elevated position from the A37	Yes		Clutton
FAR12		Clutton	Greenfield	2.15	Rural Areas	65	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Not adjoining settlement.	Flood Zone 1	Grade 3		The site is in a sensitive localton within the Green Belt. Development would likely have significant landscape impacts as the site is completely isolated form Clutton village and located in prominent skyline position.	Undesignated Heritage Asset (5%) - There is potential for archaeological value within the site.	Yes	Safeguarded Airport and Aerodrome Areas - Facilities and Future+ score of 5			No		
S2PS19		Clutton	Greenfield	31.04	New Settlement	749	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road		Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Setting of church	No	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Sloping site but no significant sources of contamination have been identified at this stage		Yes	Important location for the setting of the settlement	Clutton
TC01b		Clutton	Greenfield	1.38	Suburban and Market Towns	62	Suitable	Available	Achievable	Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location but bus stop on Upper Bristol Roa	Flood Zone 1	Grade 2/3	Greenfield site	Not in landscape setting of settlements	Large area of unknown archaeological potential	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Separation of Clutton and Temple Cloud	Yes		Temple Cloud
A367PS7	Combe Hay Lane	Combe Hay	Greenfield	16.31	New Settlement	363	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Combe Hay		N/A												N/A		
CHY01		Combe Hay	Greenfield	5.83	Rural Areas	174	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Combe Hay		Yes		Connectivity score of 5		Grade 3		Sensitive location within National Landscape and WHS setting		Yes		Fullers Earth Tip - Historic Landfill		Yes	The site is in a sensitive location within the Green Belt and setting of the Bath WHS. Development would likely have a significant impact on landscape. The area is also impacted by industrial fullers earth workings. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.	Odd Down - Land to the south west of the Park and Ride
CHY02	Land at Lower Bristol Road	Combe Hay	Greenfield	0.09	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Small site	Combe Hay		N/A												N/A		
E15	"Land off Corston Lane, Bath"	Combe Hay	Mix	30.46	New Settlement		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Yes		Combe Hay		Yes		Connectivity score of 5		Grade 3		Sensitive location within National Landscape and WHS setting		Yes		Fullers Earth Tip - Historic Landfill		Yes	The site is in a sensitive location within the Green Belt and setting of the Bath WHS. Development would likely have a significant impact on landscape. The area is also impacted by industrial fullers earth workings. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.	Odd Down - Land to the south west of the Park and Ride
BD01	Burnet	Compton Dando	Greenfield	119.39	New Settlement	2760	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Compton Dando		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
CDAN02		Compton Dando	Mix	12.15	New Settlement	261	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	No	Isolated location											N/A		
CDAN27		Compton Dando	Greenfield	21.81	New Settlement	545	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando		Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Not located in a sustainable location, but with potential to adjoin large expansion of Whitchurch Village , with links to A37.	Flood Zone 1	Grade 3	Part of site located in SNCI 200m buffer	High negative impact (2017 study)	High risk of harm to heritgae assets. Area of high archaeological potential; in-situ non-designated archaeological assets. Potential for total loss/substantial harm to non-designated archaeological assets as a consequence of development (pre-med field system). Significant potential for setting change to Queen Charlton Conservation Area, likely approaching substantial harm.	Yes		Unknown		No	Harm to pre-med filed system, and significant potential for setting change to Queen Charlton CA.	
CDAN28		Compton Dando	Greenfield	0.23	Rural Areas	8	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Compton Dando		N/A												N/A		
CDAN34		Compton Dando	Greenfield	6.34	Suburban and Market Towns	238	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando		Yes	Potential to adjoin large expansion of Keynsham (score 10)	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		ignificant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Yes		Unknown		No	Significant landscape impact	
CDAN36		Compton Dando	Mix	8.63	Suburban and Market Towns	314	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando		Yes	Potential to adjoin large expansion of Keynsham (score 10)	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		ignificant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Yes		Unknown	Existing use as kennels	No	Significant lanscape impact	
CDAN40		Compton Dando	Greenfield	0.85	Rural Areas	9	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Compton Dando		N/A												N/A		
CDAN41		Compton Dando	Mix	0.82	Suburban and Market Towns	37	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando		Yes	Potential to adjoin large expansion of Keynsham (score 10)	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		ignificant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Yes		Unknown	Half of site is residential dwelling.	No	Significant lanscape impact	
K15c	KS3	Compton Dando	Greenfield	7.95	Suburban and Market Towns	298	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Close to public transport links on Charlton Road. Oppurtunity to provide active travel route parallel to Charlton Road across this land.	Flood Zone 1	Grade 3	Western edge located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Setting of Queen Charlton CA	Yes	Gas pipeline and buffer across western side of side	Unknown		Yes	Potential to develop some of the site outside of the gas pipeline buffer. Oppurtunity to provide active travel link parallel to Charlton Road.	West Keynsham
K16a		Compton Dando	Greenfield	6.98	Suburban and Market Towns	262	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Close to public transport links on Charlton Road. Oppurtunity to provide active travel route parallel to Charlton Road across this land.	Flood Zone 1	Grade 3		Keynsham Landscape Setting of Settlement	Setting of Queen Charlton CA	Yes	Gas pipeline and buffer across western side of side	Unknown		Yes	Potential to develop some of the site outside of the gas pipeline buffer. Oppurtunity to provide active travel link parallel to Charlton Road.	West Keynsham
K16b	"Land at Bath Road, Hinton Charterhouse, BA2 7SD"	Compton Dando	Greenfield	7.97	Suburban and Market Towns	299	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Close to public transport links on Charlton Road. Oppurtunity to provide active travel route parallel to Charlton Road across this land.	Flood Zone 1	Grade 3		Keynsham Landscape Setting of Settlement	Setting of Queen Charlton CA	Yes	Gas pipeline and buffer across western side of side	Unknown		Yes	Potential to develop some of the site outside of the gas pipeline buffer. Oppurtunity to provide active travel link parallel to Charlton Road.	West Keynsham
K17d	KS11	Compton Dando	Greenfield	17.18	New Settlement	430	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes	Discounted in HELAA due to lack of safe south access. This is being reviewed in detail.	Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Consideration as to whether safe site access can be provided onto Charlton Road. Bus stop located on Charlton Road approximately 950m walking distance to the north of the site. Very few services within 750m walking distance. The northern extent of Site KS11 affronts Parkhouse Lane, which connects to Charlton Road, which connects to Keynsham town centre, approximately 2.5km to the north-east of the site following publicly accessible routes. Significant development could encourage additional stops for 349 bus service.	Flood Zone 1	Grade 3B	Mature hedgerows bordering the parcel to be retained with buffer.	Keynsham Landscape Setting of Settlement.Highly sensitive in landscape terms as Parkhouse Lane plays an important role in forming a distinct landscape edge to Keynsham, and the land is very prominent in important views across the Chew Valley.	Grade II listed farmhouse to the north east.	Yes		No significant sources of contamination have been identified at this stage		Yes	Only to be taken forward if safe site access can be provided.	South Keynsham
K17e	KS12	Compton Dando	Greenfield	10.12	New Settlement	253	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes	Discounted in HELAA due to lack of safe south access. This is being reviewed in detail.	Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Consideration as to whether safe site access can be provided onto Charlton Road. Bus stop located on Charlton Road approximately 950m walking distance to the north of the site. Very few services within 750m walking distance. The northern extent of Site KS11 affronts Parkhouse Lane, which connects to Charlton Road, which connects to Keynsham town centre, approximately 2.5km to the north-east of the site following publicly accessible routes. Significant development could encourage additional stops for 349 bus service.	Flood Zone 1	Grade 3B	Mature hedgerows bordering the parcel to be retained with buffer.	Keynsham Landscape Setting of Settlement.Highly sensitive in landscape terms as Parkhouse Lane plays an important role in forming a distinct landscape edge to Keynsham, and the land is very prominent in important views across the Chew Valley.	Grade II listed farmhouse to the north east.	Yes		No significant sources of contamination have been identified at this stage		Yes	Only to be taken forward if safe site access can be provided.	South Keynsham
K19	KS13	Compton Dando	Greenfield	17.96	New Settlement	365	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Nothern edge of site adjoins Keynsham (score 10)	Approx. 700m walk to bus stop on Coronation Avenue.	Flood Zone 1	Grade 3	Majority of site located within SNCI 200m buffer zone.	Keynsham Landscape Setting of Settlement.Highly sensitive in landscape terms as Parkhouse Lane plays an important role in forming a distinct landscape edge to Keynsham, and the land is very prominent in important views across the Chew Valley.	Low heritage sensitivity	Yes		No significant sources of contamination have been identified at this stage		Yes	Potential for development to the northern edge of the site, in order to connect wider development to the town centre via St Clements Road	South Keynsham
K20		Compton Dando	Greenfield	10.28	New Settlement	219	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Eastern edge of site adjoins keynsham (score 10)	Eastern edge of site adjacent to bus stop on Wellsway	Mixed - Flood zones 1 - 3	Grade 4	Majority of site located within SNCI 200m buffer zone. Eastern edge closest to Wellsway not located in buffer.	Keynsham Landscape Setting of Settlement. Significant landscape harm.	Grade II listed building (Chewton Place) located to the west of the site	Yes		No significant sources of contamination have been identified at this stage		No	Significant landscape harm.	
WCH22	Land at Horseworld	Compton Dando	Mix	69.84	New Settlement	1746	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Adjoining Whitchurch Village (score8)	Southern end of site within walking distance of bus stops on A37 and facilities in WV. Northern end of site more associated with Bristol Stockwood.	Flood Zone 1	Grade 3	SNCI located to the north end of the site. Eastern half of site mostly located in 200m SNCI buffer zone.	Western side of site has medium negative impact. Eastern side of site has high negative impact.	Risk to heritage assets varies across the site, from low harm to the west of the site, to high-medium to the east. Queen Charlton CA located to the east of the site. Gll listed milestone on Queen Charlton Road located to the south of the site.	Yes		Unknown		Yes	Potential for development of areas of the site which cause least harm in landscape and heritage terms, and located outside of SNCI.	East Whitchurch
COM04		Compton Martin	Greenfield	9.32	Suburban and Market Towns	350	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Martin		No	Less sustainable settlement											N/A		
COM05		Compton Martin	Greenfield	0.18	Suburban and Market Towns	8	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Martin		No	Less sustainable settlement											N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
COM06		Compton Martin	Greenfield	0.56	Suburban and Market Towns	25	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Martin		No	Less sustainable settlement											N/A		
COM07		Compton Martin	Greenfield	1.96	Suburban and Market Towns	88	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Martin		No	Less sustainable settlement											N/A		
COM08		Compton Martin	Greenfield	0.09	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Compton Martin		N/A												N/A		
A4PS1	North of Corston	Corston	Greenfield	34.02	New Settlement	823	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Corston	5	Yes			Flood Zone 2 (6% of site)	Grade 2 Agricultural Land (63% of site)		Landscape setting of Bath	Grade II Listed Buildings (MILESTONE AT NATIONAL GRID REFERENCE ST 6973 6579)	Yes			Ron Chalker Sport Centre - Stothert & Pitt RFC	No	Proactive site - high quality agricultural land	
COR01		Corston	Greenfield	6.83	Rural Areas	205	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes	Potential for community led development - northern part of site	Corston	5	Yes		Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		Yes	No primary school in village			No	Site removed due to lack of primary provision to support local plan led growth	
COR02		Corston	Greenfield	0.22	Rural Areas	2	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Small site	Corston		N/A												N/A		
COR03	"Land off Corston Lane, Bath"	Corston	Greenfield	"1.2 hectares"	Rural Areas	40	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Corston		Yes		Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		Yes	No primary school in village			No	Site removed due to lack of primary provision to support local plan led growth	
COR04	"Land to the rear of Manor Farmhouse, Corston"	Corston	Greenfield	"1.1"	Rural Areas	25	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Corston		Yes		Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		Yes	No primary school in village			No	Site removed due to lack of primary provision to support local plan led growth	
A367PS3	Dunkerton	Dunkerton	Greenfield	63.02	New Settlement	1254	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Dunkerton		N/A												N/A		
A367PS4	Clover Cross Farm	Dunkerton	Greenfield	51.09	New Settlement	683	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Dunkerton		N/A												N/A		
DUN01	"The field known as Stone Acre, Stowey Road, Clutton, BS39 5TG"	Dunkerton	Greenfield	0.73	Rural Areas	26	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Dunkerton		N/A												N/A		
DUN02		Dunkerton	Greenfield	1.52	Rural Areas	55	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Dunkerton		N/A												N/A		
EH03		East Harptree	Greenfield	0.73	Suburban and Market Towns	33	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	East Harptree		N/A												N/A		
EH04		East Harptree	Greenfield	1.96	Suburban and Market Towns	86	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	East Harptree		N/A												N/A		
EH05		East Harptree	Mix	0.21	Suburban and Market Towns	9	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	East Harptree		N/A												N/A		
A367PS5	South of West Wood	Englishcombe	Greenfield	65.33	New Settlement	1511	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
A367PS6	Down Wood	Englishcombe	Greenfield	14.63	New Settlement	334	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
S1PS91		Englishcombe	Greenfield	89.02	New Settlement	2154	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
S1PS92		Englishcombe	Greenfield	26.77	New Settlement	575	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
S1PS93		Englishcombe	Greenfield	47.29	New Settlement	1179	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
FAR02		Farmborough	Greenfield	1.97	Suburban and Market Towns	89	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			Yes		Timsbury Road, Farmborough
FAR03		Farmborough	Greenfield	1.94	Suburban and Market Towns	87	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			No	Difficult connections into village, compared with opportunities to the east of the village	
FAR05		Farmborough	Mix	0.96	Suburban and Market Towns	43	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at low risk of surface flooding (1%)	Grade 3	NRN Existing Core Woodland (4%)			Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			No	Difficult connections into village, compared with opportunities to the east of the village	
FAR06		Farmborough	Greenfield	8.88	Suburban and Market Towns	333	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at medium risk of surface flooding (1%) - area at low risk of surface flooding (2%)	Grade 3	Ecological Network (15%)		Undesignated Heritage Asset (1%)	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5		The site is an important open area defining the pattern of the village set down along Conygre Brook.	No	Location considered to have high landscape harm and would bring development across the Bath Road	
FAR08		Farmborough	Greenfield	0.99	Suburban and Market Towns	45	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at low risk of surface flooding (3%)	Grade 3				Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			Yes		Timsbury Road, Farmborough
FAR09		Farmborough	Greenfield	2.32	Suburban and Market Towns	87	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (4%)	Grade 3	Ecological Network (5%) - Site of Nature Conservation Interest (5%)			Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (5%) - Facilities Audit score of 3 and Facilities and Future+ score of 5			No	Location considered to have high landscape harm and would bring development across the Bath Road	
FAR10		Farmborough	Brownfield	0.35	Suburban and Market Towns	16	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at low risk of surface flooding (27%)	Grade 3	Ecological Network (10%) - Site of Nature Conservation Interest (10%)			Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (10%) - Facilities Audit score of 3 and Facilities and Future+ score of 5		Site is north of Conygre Brook which forms a strong edge to main village.	No	Location considered to have high landscape harm and would bring development across the Bath Road	
FAR11	"Shepherd Mead Field, Manor Farm, South Stoke, BA2"	Farmborough	Mix	0.87	Suburban and Market Towns	39	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (10%)	Grade 3	Ecological Network	Prominent skyline site with potential impact on wider countryside site.		Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5		Site is east of Timsbury Road which forms stong eastern edge to main village.	No	Access to site is limited	
FAR13	SV1	Farmborough	Greenfield	3.44	Suburban and Market Towns	129	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton		Yes		Public transport - bus. High Littleton connectivity score of 2.	Flood Zone 1	Grade 1 (69%) - Grade 3 (31%)		Landscape setting of High Littleton - The site forms the undulating start of slope down to the village, which is important to the setting of the village. It is also visually prominent.		Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Mineral Safeguarding Area - Coal Mining Legacy Development High Risk Area Unstable Land (15%)		No	Prominent Hillside location	
FAR14	SV1	Farmborough	Greenfield	2.44	Suburban and Market Towns	92	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton		Yes		Public transport - bus. High Littleton connectivity score of 2.	Flood Zone 1	Grade 1 (84%) - Grade 3 (16%)		Landscape setting of High Littleton - The site is a prominent field leading to valley of the Rotcombe Brook and is important to the setting of the village, as well as being visually prominent.		Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Mineral Safeguarding Area - Coal Mining Legacy Development High Risk Area Unstable Land (39%)		No	Prominent Hillside location	
FAR15		Farmborough	Greenfield	0.32	Suburban and Market Towns	14	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			No	1	
FAR17	"Land registry title ST215991. \n\nLand to north of Tilley Lane, Farmborough,"	Farmborough	Greenfield	"6.3"	Suburban and Market Towns	180	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Yes				Yes		Farmborough
TIM11	KS8	Farmborough	Mix	34.84	New Settlement	871	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Not adjoining village.	Flood Zone 1 - Area at high risk of surface flooding (2%) - Area at low risk of surface flooding (9%)	Grade 3	Site of Nature Conservation Interest (1%) - Ecological Network (1%)	Landscape setting of High Littleton. Development would have high landscape impact due to prominent hillside location.	Grade II Listed Building (Timsbury Bottom Farmhouse) - Undesignated Heritage Asset (21%)		Safeguarded Airport and Aerodrome Areas	Mineral Safeguarding Area (87%)		No	Not adjoining village	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
A37PS12	North of Farrington Gurney	Farrington Gurney	Greenfield	60.67	New Settlement	1515	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (4%)	Grade 1, Grade 2 (8%)	Decidous woodland, green infrastructure		Undesignated hertiage asset			Coal Mining Legacy Development High Risk Area Unstable Lane (22%), Mineral safeguarding area (54%)		No	Grade 1 agricultural land intergral to local faming buisiness, development would be harmful to the setting of the church where the isolcated setting is integral to its character. West of the vilalge is covered by a gas pipeline	
A37PS13	South of Farrington Gurney	Farrington Gurney	Greenfield	34.98	New Settlement	853	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (7%), medium risk (1%) SNCI	Grade 1 (51%), Grade 2 (2%), Grade 3 (47%)	Green infrastructure, ecological networks, Marsh Lane Coal tip RIGS (2%)	Landscape setting of Farrington Gurney	Undesignated hertiage assets, Marsh Lane Coilliery, possible roman roads			Coal Mining Legacy Development High Risk Area Unstable Lane (4%), mineral safeguarding area (38%)		Yes	Whilst the site is within Grade 1 advice from local farmer is that the site is difficult to farm. Land to the west of the A37 disrounted due to its proximity to a gas pipeline	Farrington Guerney South
A37PS14	West of Paulton Road	Farrington Gurney	Greenfield	16.17	New Settlement	404	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (4%)	Grade 1	Green Infrastructure	Landscape setting of Farrington Gurney	Development could have a significant impact on the setting of the Grade II listed church where the isolated setting is integral to tis character Undesignated hertiage asset			Coal Mining Legacy Development High Risk Area Unstable Lane (4%), mineral safeguarding area, disused railway curring landfill		No	Grade 1 agricultural land intergral to local faming buisiness, development would be harmful to the setting of the church where the isolcated setting is integral to its characeter	
A37PS15	Farrington Fields	Farrington Gurney	Greenfield	55.36	New Settlement	1384	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at medium risk of surface water flooding (1%, low (10%)	Grade 1, Grade 3 (7%)	Green infrastructure (59%), ecological network, SNCI (1%)		Undesignated Heritage Asset			Mineral safeguarding area, coal mining legacy development high risk area unstable land (1%)		No	Grade 1 agricultural land	
FAR16	SV4	Farrington Gurney	Mix	1.14	Suburban and Market Towns	51	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (8%)	Grade 1, Grade 3 (9%)	Green Infrastructure		Undesignated hertiage asset					No	Grade 1 agricultural land. Land to the west of the A37 discounted due to its proximity to a gas pipeline	
FG01	Land off Shakespeare Road	Farrington Gurney	Mix	0.78	Suburban and Market Towns	220	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney		Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (8%)	Grade 1	Green Infrastructure				Adjacent to gas pipeline			No	Grade 1 agricultural land. Land to the west of the A37 discounted due to its proximity to a gas pipeline	
PAU10		Farrington Gurney	Greenfield	4.49	Suburban and Market Towns	168	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol		Grade 3		Landscape setting of Paulton						No	Development will have high landscape impact due to the sensitive skyline location	
PAU11		Farrington Gurney	Greenfield	1.48	Suburban and Market Towns	67	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol		Grade 3		Landscape setting of Paulton	Undesignated hertiage asset			Mineral safeguarding area (32%)		Yes		Farrington Road North and South
FH01		Freshford	Greenfield	0.15	Rural Areas	3	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	Freshford		N/A												N/A		
FSH01		Freshford	Mix	0.54	Rural Areas		Mixed or non-residential use	Available	Potentially Achievable	Mixed or non-residential use	No	Small site	Freshford		N/A												N/A		
A37PS11	Wells Road	High Littleton	Greenfield	30.66	New Settlement	767	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes				Grade 1								No	Grade 1, proactive site. Detached from settlement	
HAL02		High Littleton	Mix	0.62	Suburban and Market Towns	28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton	Undesignated Heritage Asset				Landscape setting of High Littleton	No	Landscape gap	
HAL03		High Littleton	Mix	0.59	Suburban and Market Towns	27	Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton					Landscape setting of High Littleton	Yes		Coombe Lane, Hallatrow
HAL04		High Littleton	Greenfield	7.14	Suburban and Market Towns	265	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1	Woodland	Landscape setting of High Littleton	Undesignated Heritage Asset				Landscape setting of High Littleton	No	Currently subject to planning application	
HAL05		High Littleton	Greenfield	1.51	Suburban and Market Towns	68	Mixed or non-residential use	Available	Renewable Energy Generation	Mixed or non-residential use	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton				Coal mining legacy area	Landscape setting of High Littleton	No	Currently subject to planning application	
HAL06		High Littleton	Greenfield	3.65	Suburban and Market Towns	137	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Site is Grade 1 agricultural land	
HAL13		High Littleton	Greenfield	2.17	Suburban and Market Towns	81	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton		Yes				Grade 1		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Grade 1	
HAL13a		High Littleton	Greenfield	0.92	Suburban and Market Towns	41	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton		Yes				Grade 1		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Grade 1	
HTN01	SV1	High Littleton	Greenfield	6.54	Suburban and Market Towns	245	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3 / Grade 1		Landscape setting of High Littleton		Yes			Landscape setting of High Littleton	No	Prominent Hillside location	
HTN04		High Littleton	Greenfield	7.32	Suburban and Market Towns	274	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Landscape setting of village	
HTN05		High Littleton	Greenfield	3.36	Suburban and Market Towns	126	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Prominent Hillside location	
HTN06a		High Littleton	Greenfield	4.47	Suburban and Market Towns	168	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1/Grade 3		Landscape setting of High Littleton					Landscape setting of High Littleton	No	This site is included in the landscape setting of High Littleton and is part of the network of small medieval and post-medieval pasture fields and hedgerow between the village and Greyfields Wood. Development should not be considered in this location.	
HTN06b		High Littleton	Greenfield	8.21	Suburban and Market Towns	296	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1/Grade 3		Landscape setting of High Littleton					Landscape setting of High Littleton	No	This site is included in the landscape setting of High Littleton and is part of the network of small medieval and post-medieval pasture fields and hedgerow between the village and Greyfields Wood. Development should not be considered in this location.	
HTN06c		High Littleton	Mix	0.99	Suburban and Market Towns	45	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton	Grade 2 building on site				Landscape setting of High Littleton	No	This site is included in the landscape setting of High Littleton and is part of the network of small medieval and post-medieval pasture fields and hedgerow between the village and Greyfields Wood. Development should not be considered in this location.	
HTN07		High Littleton	Greenfield	0.59	Suburban and Market Towns	27	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3				Yes				No	Small site	
HTN09		High Littleton	Greenfield	0.16	Suburban and Market Towns	7	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	High Littleton		N/A												N/A		
HTN10		High Littleton	Greenfield	2.97	Suburban and Market Towns	111	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Prominent Hillside location					Prominent Hillside location	No	Prominent Hillside location	
HTN11		High Littleton	Greenfield	14.44	New Settlement	310	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.			Ecological Network	Development would have high landscape impact due to its prominent hillside location and separation from the village within and important gap between Hallatrow and High Littleton.					Development would have high landscape impact due to its prominent hillside location and separation from the village within and important gap between Hallatrow and High Littleton.	No	Landscape setting of village	
PAU15b		High Littleton	Greenfield	2.41	Suburban and Market Towns	90	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes				Grade 1		Landscape setting of High Littleton						No	Grade 1 land	
HB01		Hinton Blewett	Greenfield	0.13	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Blewett		N/A												N/A		
HB02		Hinton Blewett	Greenfield	0.1	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Hinton Blewett		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
HB03	SV1	Hinton Blewett	Greenfield	0.2	Suburban and Market Towns	9	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Blewett		N/A												N/A		
HB04	SV1	Hinton Blewett	Greenfield	0.31	Suburban and Market Towns	14	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Blewett		N/A												N/A		
HB04	"Land south of Lower Road, Hinton Blewett "	Hinton Blewett	Greenfield	"3.204 acres"	Suburban and Market Towns	20	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Hinton Blewett		No	Less sustainable settlement											N/A		
HB05	"LAND AT THE MEAD, LOWER ROAD, HINTON BLEWETT BRISTOL BS39 5AT"	Hinton Blewett	Greenfield	"0.09"	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Hinton Blewett		N/A												N/A		
HB06	"LAND AT THE MEAD, LOWER ROAD, HINTON BLEWETT BRISTOL BS39 5AT "	Hinton Blewett	Greenfield	"0.07"	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Hinton Blewett		N/A												N/A		
HCH02		Hinton Charterhouse	Greenfield	3.77	Rural Areas	113	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Charterhouse		N/A												N/A		
HCH03	SV4	Hinton Charterhouse	Mix	1.48	Rural Areas	53	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Charterhouse		N/A												N/A		
HCH04	"Land at Bath Road, Hinton Charterhouse, BA2 7SD"	Hinton Charterhouse	Greenfield	"0.251"	Rural Areas	6	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Hinton Charterhouse		No	Less sustainable settlement											N/A		
S1PS54	SV10	Kelston	Greenfield	6.99	Suburban and Market Towns	80	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Kelston		N/A												N/A		
BC01	Land north of Ironmould Lane	Keynsham	Mix	3.71	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
BC02	Hicks Gate	Keynsham		8.91	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
BC03	Land between Stockwood Road and Durley Hill	Keynsham		21.18	New Settlement		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
K05		Keynsham	Brownfield	1.15	Town Centre	72	Mixed or non-residential use	Potentially Available	Potentially Achievable	Mixed or non-residential use	Yes		Keynsham	10	Yes	Central Keynsham location	Town centre location in proximity to Keynsham railway station and bus links.	Flood Zone 1	Urban	Urban	Urban - low harm	Located in Keynsham Conservation Area. Two GII listed buildings within site boundary.	No		No significant sources of contamination have been identified at this stage	Built up high street location.	No	Developed for high street uses	
K11	KS1	Keynsham	Greenfield	3.22	Suburban and Market Towns	73	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes	Central Keynsham location	Centrally located in proximity to both Keynsham railway station and the town centre	Majority of the site flood zone 2 & 3	Agricultural land classified as 'other', therefore neutral impact on agricultural soils.	Opportunities to thicken and enhance woodland planting along A4 boundary thus contributing to a strategic nature recovery network.	Urban fringe - low harm	Close to Keynsham Conservation Area and there are six Grade II listed structures located on the edge of the site	Yes	Retain and improve PROW. Existing medium pressure gas pipe located along western and southern sections of site, with connection to Bristol Road in the south-west corner. Low pressure mains in the vicinity of the site.	No significant sources of contamination have been identified at this stage	Informal recreation - PROW	No	Majority of site located in FZ2&3.	
K12	KS6	Keynsham	Brownfield	7.04	Suburban and Market Towns	229	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes	Sustainable location close to faclilites and public transport links.	Close proximity to Keynsham station, if infrastructure provided to create links.	Majority of the site flood zone 2 & 3	Agricultural land classified as 'other', therefore neutral impact on agricultural soils.	Potential for use as nature recovery area linked to wider area	Area visible in views from the Cotswold National Landscape. Medium / high sensitivity from development.	Close to Keynsham Conservation Area and there is an undesignated heritage asset at the site	No	Site is near to the Wessex Water Treatment Plant	Previously Developed		Yes	Landowner/business has recently invested in the site, therefore the majority of the site is unlikely to be made available for development, however further discussions will be necessary to understand the implications for the road alignment and the wider North Keynsham option.	North Keynsham
K13	KS6	Keynsham	Greenfield	4.38	Suburban and Market Towns	55	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Close proximity to Keynsham station, if infrastructure provided to create links.	Edge of site located in Flood Zone 2 & 3	Grade 4	Potential for use as nature recovery area linked to wider area	Area visible in views from the Cotswold National Landscape. Medium / high sensitivity from development.	Low sensitivity	Yes	Directly north of Wessex Water treatment plant. Likely to be required for expansion of plant. Odour zones likely to preclude development.	Unknown		Yes	Directly north of Wessex Water treatment plant. Likely to be required for expansion of plant. Odour zones likely to preclude development (other than GI / nature recovery).	North Keynsham
K14		Keynsham	Mix	1.08	Suburban and Market Towns	49	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes	Sustainable location close to faclilites and public transport links.	Sustainable location close to faclilites and public transport links.	Flood Zone 1	Residential use	Residential house and gardens. Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Two listed buildings located to the north of the site.	Yes		Unknown	Residential houses and gardens	No	Residential houses and gardens.	
K14d	"Land south of Lower Road, Hinton Blewett "	Keynsham	Greenfield	0.88	Suburban and Market Towns	40	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes	Sustainable location close to faclilites and public transport links.	Sustainable location close to faclilites and public transport links.	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Yes	Access is inadequate from St Francis Road - insufficient width to accommodate development.	Unknown		No	Significant access constraint which is unlikely to be able to be overcome.	
K15a	KS3	Keynsham	Greenfield	8.41	Suburban and Market Towns	315	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Significant challenge connecting site to town due to existing layout of houses.	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Yes	Significant challenge connecting site to town due to existing layout of houses.	Unknown		Yes	Potental for development if significant access constraint is overcome. Landscape and ecological input required.	West Keynsham
K15b	KS3	Keynsham	Mix	3.09	Suburban and Market Towns	116	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Potential links to sustainable transport on Charlton Road if access can be agreen through Lays Farm Trading Estate.	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Yes	Access would need to be agreed through third party land (Lays Farm Trading Estate)	Unknown		Yes	Potental for development if access through Lays Farm Trading Estate can be agreed. Landscape and ecological input required.	West Keynsham
K17c	KS12	Keynsham	Greenfield	17	New Settlement	425	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes	Discounted in HELAA due to lack of safe south access. This is being reviewed in detail.	Keynsham		Yes		Consideration as to whether safe site access can be provided onto Charlton Road. Bus stop located on Charlton Road approximately 950m walking distance to the north of the site. Very few services within 750m walking distance. The northern extent of Site KS11 affronts Parkhouse Lane, which connects to Charlton Road, which connects to Keynsham town centre, approximately 2.5km to the north-east of the site following publicly accessible routes. Significant development could encourage additional stops for 349 bus service.	Flood Zone 1	Grade 3B	Mature hedgerows bordering the parcel to be retained with buffer.	Keynsham Landscape Setting of Settlement.Highly sensitive in landscape terms as Parkhouse Lane plays an important role in forming a distinct landscape edge to Keynsham, and the land is very prominent in important views across the Chew Valley.	Grade II listed farmhouse to the north east.	Yes	Overhead cable cuts across site.	No significant sources of contamination have been identified at this stage		Yes	Only to be taken forward if safe site access can be provided.	South Keynsham
K18		Keynsham	Greenfield	2.88	Suburban and Market Towns	78	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx. 350m walk to bus stop on Cedar Drive but this is through woodland, so potentially not a safe route at night. Approx. 800m walk to bus stop on Charlton Road.	Flood Zone 1	Grade 3	Surrounded on 3 edges by woodland. Eastern part of site planted woodland.	Partly within Keynsham Landscape Setting of Settlement.	Grade II listed farmhouse to the south west.	No	Site access onto Parkhouse Lane (single track lane). Consideration of road infrastructure required.	No significant sources of contamination have been identified at this stage	Part of site used for recreation adjoing woodland.	No	This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan. Further assessment required regarding safe access potential (parkhouse lane)	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
K21	KS14	Keynsham	Greenfield	8.26	Suburban and Market Towns	210	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Eastern boundary of site affronts B3116 Wellsway, providing direct links to Keynsham and the A4. Approx. 250m from closest bus stop. Significant distance from facilities.	Mostly flood zone 1. Western boundary flood zone 2.	Grade 4	SNCi located within site, to the south. Whole site located within SNCI 200m buffer.	East side of site Keynsham Landscape Setting of Settlement. East side assessed as medium to high landscape and visual sensitivity to residential development due to its location skyline for views across the Chew Valley and more distant from the Cotswolds National Landscape. Residential development could seek to incorporate vegetated buffers to minimise visual intrusion along the skyline and locate elements adjacent to the road away from the sensitive Chew Valley.	Grade II Uplands Farmhouse within a farmyard complex located to the south	Yes	Significant walking distance from shop / facilities	No significant sources of contamination have been identified at this stage		Yes	Potential for eastern edge of site to be developed (plateau). Landscape and ecological issues to be considered.	South East Keynsham
K22	KS15	Keynsham	Greenfield	31.62	New Settlement	698	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Eastern boundary of site affronts B3116 Wellsway, providing direct links to Keynsham and the A4. Uplands bus stop located directly adjacent to site. Significant distance from facilities.	Mostly flood zone 1. Western boundary flood zones 2 and 3.	Grade 4	SNCI located in centre of site. Majority of site located within SNCI 200m buffer.	Medium to high landscape and visual sensitivity to residential development due to its location skyline for views across the Chew Valley and more distant from the Cotswolds	Grade II Uplands Farmhouse within a farmyard complex located to the east	Yes	Significant walking distance from shop / facilities	No significant sources of contamination have been identified at this stage		Yes	Potential for eastern edge of site to be developed (plateau). Landscape and ecological issues to be considered.	South East Keynsham
K25		Keynsham	Greenfield	3.53	Suburban and Market Towns	132	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx 700m from Hurn Lane bus stop. Approx 700m to shop on Chandag Road.	Flood Zone 1	Grade 3			Low harm	Yes		No significant sources of contamination have been identified at this stage		Yes	Potential for development with links to Manor Road woodland	East Keynsham
K26a	KS1	Keynsham	Greenfield	3.17	Suburban and Market Towns	119	Suitable	Available	Achievable	Deliverable or Developable	No	Already allocated in LPPU	Keynsham		N/A												N/A		
K26c	KS6	Keynsham	Greenfield	8.24	Suburban and Market Towns	309	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Keynsham		N/A												N/A		
K30	KS6	Keynsham	Greenfield	2.56	Suburban and Market Towns	96	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		As per K29Z - reviewed as a wider land parcel	Flood Zone 1	Grade 2	Adjacent to SNCI. Half of site located in SNCI buffer zone.	As per K29Z - reviewed as a wider land parcel	Grade II listed railway bridge adjacent to site	Yes	As per K29Z - reviewed as a wider land parcel	There is considered to be a minor to moderate beneficial impact on the environment from potential remediation required to facilitate redevelopment, particularly in the western area.		Yes	Potential for development alongside K29Z	North Keynsham
K32		Keynsham	Greenfield	0.76	Suburban and Market Towns	31	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Central Keynsham location close to facilities and public transport	Flood Zone 1	Urban	Located within SNCI 200m buffer.		Grade II Albert Mill adjacent to site	Yes				No	Steeply sloping site	
K32a	KS3	Keynsham	Greenfield	0.21	Suburban and Market Towns	9	Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Central Keynsham location close to facilities and public transport	Flood Zone 1	Urban	Located within SNCI 200m buffer.		Grade II Albert Mill adjacent to site	No	The site is owned by the NHS and is adjacent to a GP facility. This could be used to expand NHS provision in Keynsham through the local plan process, and should be considered for this use before release to an alternative use.			No	The site is owned by the NHS and is adjacent to a GP facility. This could be used to expand NHS provision in Keynsham through the local plan process, and should be considered for this use before release to an alternative use.	
K33	KS3	Keynsham	Greenfield	3.25	Suburban and Market Towns	114	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx 600m to bus stop and 1.1km to high street. Not well related to the Keynsham Housing Development Boundary	Mixed - Flood zone 2&3 located to south east of site	Not graded	SNCI runs along southern edge (river). Whole site located in 200m buffer zone.		Grade II listed Hamleaze adjacent to the site to the east	Yes	Access onto single track lane. Road infrastructure considerations.	Unknown	The site is in Stockwood Vale rather than Keynsham and is distant from the Keynsham Housing Development Boundary	No	The site is not well related to Keynsham and is in Stockwood Vale. Flood zone is a constraint to development. Landscape and ecological issues to be considered.	
K35	KS5	Keynsham	Brownfield	1.54	Suburban and Market Towns	69	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Close links to A4 corridor	Eastern corner Flood Zone 2..	Urban	Low impact - warehouse site	Low impact - warehouse site	Low harm	No	Loss of employment	Potential for contamintation - existing warehouse		No	Existing warehouse site	
K37		Keynsham	Greenfield	1.25	Suburban and Market Towns	41	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx 150m to bus stop on Bristol Road.	Flood Zone 1	Urban	Located directly adjacent to SNCI. Whole site located in 200m buffer. Tree coverage across a lot of the site.		Grade II listed Hamleaze adjacent to the site to the west	Yes	Potential for school expansion if required (Broadlands)	Unknown		No	Site for potential school expansion	
K52		Keynsham	Greenfield	1.89	Rural Areas	68	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 2		varied		Yes		Unknown		Yes		Hicks Gate
K53	KS12	Keynsham	Greenfield	26.1	New Settlement	585	Mixed or non-residential use	Available	Potentially Achievable	Mixed or non-residential use	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor	Flood zone 3 in south east area	Grade 2		varied		Yes		Unknown		Yes		Hicks Gate
K54	KS11	Keynsham	Mix	3.78	Rural Areas	113	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 2, north. Grade 3, south.				Yes		Unknown		No	Cemetry expansion application	
K55	KS12	Keynsham	Greenfield	11.52	New Settlement	283	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 3		varied		Yes		Unknown		Yes		Hicks Gate
K56		Keynsham	Greenfield	7.11	Rural Areas	99	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor	flood zone 3 runs through middle of site	Grade 2	SNCI			Yes		Unknown		No		
K57	KS13	Keynsham	Mix	13.59	New Settlement	359	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 2	SNCI		Listed building - Chandos Lodge. Incomplete earthwork enclosure, with partial remains of surrounding bank and ditch, north of Durley.	Yes		Unknown		No		
K58		Keynsham	Greenfield	2.46	Rural Areas	12	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 2	SNCI			Yes		Unknown		No		
K59	KS14	Keynsham	Mix	31.3	New Settlement	741	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor	Flood zone 3 on north and north west boundary (Scotland Bottom)	Grade 3	Ecological Network on western half. Woodland core existing	Varied, with lower impact towards the north of site		Yes	Hicks Gate Interchange	Unknown		Yes	development potential	Hicks Gate
K60	KS15	Keynsham	Mix	1.03	Suburban and Market Towns	46	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate							Yes				Yes		Stockwood Lane
K61		Keynsham	Greenfield	0.11	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
K62		Keynsham	Brownfield	1.38	Rural Areas	50	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate											No		
K64		Keynsham	Greenfield	5.42	Suburban and Market Towns	202	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Adjacent to bus stop on Durley Hill. Approx 1km to high street	Half of site flood zone 2. Anicdotal evidence of flooding across whole site.	Grade 3	Partly located within 200m SNCI buffer		Grade II listed Durley House adjacent to the south	Yes		Unknown		No	Potential to develop area outside of flood zone, though anicdotal evidence suggests flooding across whole site.	
K67		Keynsham	Brownfield	0.24	Suburban and Market Towns	11	Suitable	Available	Achievable	Deliverable or Developable	No	Already allocated in LPPU	Keynsham		N/A												N/A		
K68	KS6	Keynsham	Mix	0.03	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
K68	*BS31 2FW *	Keynsham	Brownfield	*0.5*	Suburban and Market Towns		Potentially Suitable	Available	Potentially Achievable	Discounted	No	Discounted in HELAA	Keynsham		N/A												N/A		
S1PS15		Keynsham	Greenfield	9.73	Suburban and Market Towns	153	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Abbots Wood and allotments	Keynsham	10	Yes		Approx. 350m walk to bus stop on Cedar Drive but this is through woodland, so potentially not a safe route at night. Approx. 800m walk to bus stop on Charlton Road.	Flood Zone 1	Grade 3	Contains a significant amount of woodland, green infrastructure and is part of an ecological network.	Partly within Keynsham Landscape Setting of Settlement.	Grade II listed farmhouse to the south west.	No	Site is existing allotments, woodland and open space including Local Green Space. Site access onto Parkhouse Lane (single track lane). Consideration of road infrastructure required.	No significant sources of contamination have been identified at this stage		No	Abbots Wood Local Green Space and allotments	
S1PS16		Keynsham	Greenfield	13.85	New Settlement	337	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx 800m to town centre	Small areas of site flood zone 2.	Western half of site grade 2	Whole site located in SNCI 200m buffer	Potential high impact - views across Stockwood Vale	Grade II listed Hamleaze located to north east	Yes		Unknown		Yes	Potential to develop area outside flood zone. Landscape and ecological issues to be considered.	West Keynsham
S1PS17		Keynsham	Greenfield	20.09	New Settlement	469	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate											Yes		Hicks Gate
S1PS18	SV13	Keynsham	Greenfield	4.94	Suburban and Market Towns	182	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate											No		
S1PS19		Keynsham	Mix	54.47	New Settlement	1195	Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
S1PS20		Keynsham	Greenfield	24.24	New Settlement	597	Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
S1PS21		Keynsham	Mix	9.34	Rural Areas	218	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	No	Not directly associated with Keynsham or Bristol											N/A	Not directly associated with Keynsham or Bristol	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment		
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping	
MAR01	Land opposite Hunstete Cottage	Marksbury	Greenfield	0.11	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Marksbury		N/A												N/A			
MDP22		Midsomer Norton	Brownfield (partly identified in the Brownfield Register)	2.4	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Site wholly falls outside of the Plan Area.	Midsomer Norton		N/A												N/A			
MDP31b		Midsomer Norton	Brownfield	12.09	New Settlement		Discounted	Discounted	Discounted	Discounted	No	The site predominantly falls outside of the Plan Area. Less than 0.1 Ha of the site falls within the Bath and North East Somerset authority boundary.	Midsomer Norton		N/A												N/A			
MSN02		Midsomer Norton	Brownfield	0.1	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A			
MSN03		Midsomer Norton	Brownfield	0.08	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A			
MSN06		Midsomer Norton	Brownfield	1.55	Town Centre	98	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Council offices are not available	Midsomer Norton		N/A												N/A			
MSN14b		Midsomer Norton	Brownfield	1.52	Suburban and Market Towns	66	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Midsomer Norton		N/A												N/A			
MSN14e		Midsomer Norton	Mix	1.52	Suburban and Market Towns	10	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular service in MSN	Flood zone 3 (2%) Flood zone 2 (2%) and adjascnet to a watercourse		Green infrastructure, Decidous woodland (85%)							No	Sequential test would be reuiqred and the amount of woodland would reduce the developable area		
MSN23		Midsomer Norton	Greenfield	1.24	Suburban and Market Towns	55	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		171 and 172 bus routes	Flood zone 2 (2%), Floodzone 3 (2%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock	Undesignated hertiage assesst old railway line			Old railway line sits to the south of the site so need to check to contamination		Yes	Area of flod risk and heritage value sit to the south of the site and are not proposed within the developable area	Thicket Mead A and B	
MSN29		Midsomer Norton	Greenfield	4.23	Suburban and Market Towns	159	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN		Grade 3	Landscape setting of Norton Radstock					Coal mining area of unstable land (5%)		Yes	Site has high potential to impact on the surrounding landscape	Land to the North of Midsomer Norton	
MSN30		Midsomer Norton	Mix	21.05	New Settlement	500	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN	Flood Zone 3 (5%), High risk of surface water flooding (5%),	Grade 3	Ecological netowrk (10%), SNCI (4%),	Landscape setting of Norton Radsotck	Undesignated heritage asset, Midsomer Norton Conservaiton Area, Grade II listed building (Large barn east of Welton Manor House)			Coal Mining Legacy Development High Risk Land (1%)		No	Development of the site would have a high impact on landscape character.		
MSN32b		Midsomer Norton	Greenfield	1.66	Suburban and Market Towns	75	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN		Grade 3		Landscape setting of Norton Radstock						No	Site cannot be accessed from the road network and sits to the rear of the primary school		
MSN37		Midsomer Norton	Greenfield	6.27	Suburban and Market Towns	235	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Close to 173 and 174 bus routes		Grade 3	Green Infrastructure	Landscape setting of Norton Radstock						No	Site had high potential to impact on the surrounging landscape		
MSN38A	SV22	Midsomer Norton	Greenfield	3.68	Suburban and Market Towns	106	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Close to 173 and 174 bus routes	Area of medium surface water flooding (1%), low risk (4%)	Grade 3	SNCI (1%), Ecological network (3%), Green infrastructure					Mineral safegauding area (77%)		Yes	Will have high landscape and visual impact. Flat route to the High Street. 173 and 174 goes along the Chilcompton Road.	Midsomer Norton South	
MSN38b	SV22	Midsomer Norton	Greenfield	1.51	Suburban and Market Towns	68	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Close to 173 and 174 bus routes		Grade 3	Green Infrastructure	Landscape setting of Norton Radsotck	Undesignated hertiage asset, boudnary stone			Minerals safeguarding area		Yes		Midsomer Norton South	
MSN38c	SV22	Midsomer Norton	Greenfield	1.06		48	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Close to 173 and 174 bus routes			Green Infrastructure					Minerals safeguarding area		Yes		Midsomer Norton South	
MSN40		Midsomer Norton	Brownfield	0.29	Suburban and Market Towns	13	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN			Green Infrastructure		Midsomer Norton Conservation Area			Minerals safeguarding area		Yes	Site would benefit from being developed in conjuction with Welton Bag factory	Welton Bag Factory	
MSN41		Midsomer Norton	Mix	0.25	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	Midsomer Norton		N/A												N/A			
MSN42		Midsomer Norton	Greenfield	0.22	Suburban and Market Towns	9	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Small site	Midsomer Norton		N/A												N/A			
MSN43		Midsomer Norton	Brownfield	0.2	Suburban and Market Towns	9	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Midsomer Norton		N/A												N/A			
MSN44		Midsomer Norton	Greenfield	2.17	Suburban and Market Towns	81	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN		Grade 3	Dicidous woodland (0.5%), NRN grassland strategic netowrk (17%)					Mineral safeguarding area (44%)		No	Site is covered by a woodland		
MSN45		Midsomer Norton	Greenfield	0.26	Suburban and Market Towns	12	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN			Green infrastructure, NRN Core Woodland (71%)		Undesignated heritage assest, railway line			Minerals safeguarding area		No	Hillside location		
MSN46	Land opposite Hunstete Cottage	Midsomer Norton	Greenfield	0.3	Suburban and Market Towns	13	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN		Area of low risk of surface water flooding (6%)	Green infratructure		Midsomer Norton Conservation Area			Mineral safetguarding area		No	Site is adjascent to the watercourse so developable area is limited		
MSN47		Midsomer Norton	Greenfield	0.43	Suburban and Market Towns	18	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Midsomer Norton		N/A												N/A			
MSN48		Midsomer Norton		0.11	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A			
MSN49		Midsomer Norton	Greenfield	0.66	Suburban and Market Towns	29	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN	Flood zone 2 (25%), area of surface water flooding (4%), flood zone 3 (1%)	Grade 3	Green Infrastructure, Ecological networks (49%), SNCI (8%)	Landscape setting of Midsomer Norton				Minerals safeguarding area		No	The site access is poor		
MSN50	"Farm Land at Clapton Road, Midsomer Norton, BA3 2LW"	Midsomer Norton	Greenfield	"11.64"	New Settlement	277	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton		Yes		Close to 173 and 174 bus routes			Site is adjascent to a woodland	Sloping hillside, developemtn would result in harm to the landscape						No	Sloping site, development would cause harm to the landscape		
MSN51	"Thicket Mead,\nNorthmead Road,\nMidsomer Norton,\nRadstock,\nBA3 2SH"	Midsomer Norton	Greenfield	"1.86ha"	Suburban and Market Towns	40	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton		Yes		171 and 172 bus routes		Grade 3	Landscape setting of Norton Radstock							Yes			Site sits between PAU24a and MSN 23 and is considered as part of the options at Thicket Mead
MSN52	"5 Somer Ridge\nMidsomer Norton\nBath\nBA3 2FB"	Midsomer Norton	Greenfield	0.18	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A			
MSN53	"Wellow Brook House, Northmead Road, Midsomer Norton, BA3 2SQ"	Midsomer Norton	Mix	0.11	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A			
PAU24a		Midsomer Norton	Mix	3.03	Suburban and Market Towns	103	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		171 and 172 bus routes	Flood zone 3 (9%), flood zone 2 (10%), Surface water flooding high (5%), medium (7%), low (11%)	Grade 1, Grade 3	Green infrastructure, decidous woodland (0.5%), ecological network (12%)	Landscape setting of Norton Radstock	Undesignated heritage asset, railway line			Minerals safeguarding area		Yes	Developer has advised site may not be Grade 1. Developable area would reduce due to sloping land and stream to the south	Thicket Mead A and B	
S2PS25		Midsomer Norton	Greenfield	89.26	New Settlement	2231	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes			Area at risk of low surface water flooding (2%)	Grade 3	Ecological Network	Landscape setting of Norton Radstock and Paulton,	Midsomer Norton Conservation Area				Land for sport and recreation	Yes	Separtion issue from MSN? Would be better to come froward as a larger area. Could connect to Paulton? Wider grouping to West Radstock or a smaller option of just West Radstcok.? Bus services in Paulton, 171 and 172. If devleivered on its own it would be car depenedent. Monger Land and Boxbury Road could be active travel.	Land to the North of Midsomer Norton	
S2PS26		Midsomer Norton	Greenfield	47.84	New Settlement	1158	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes			Area at low risk of surface water flooding (1%), mediumn 1(%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock	Radstock Conservation Area, undesignated hertiage asset					Yes	Potential for east west connections? Ltilise existintg roads? Opprotunites for better transport from large single development. Would need to ensure that people can live locally, jobs, reduce out commuting etc.. --	Land to the North of Midsomer Norton	
MKC04		Monkton Combe	Greenfield	0.65	Rural Areas	23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Monkton Combe		N/A												N/A			

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
S1PS84		Monkton Combe	Mix	5.47	Suburban and Market Towns	202	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Monkton Combe		N/A												N/A		
S1PS85		Monkton Combe	Greenfield	8.03	Suburban and Market Towns	125	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Monkton Combe		N/A												N/A		
S1PS86		Monkton Combe	Greenfield	17.69	New Settlement	197	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Monkton Combe		N/A												N/A		
NT01		Nempnett Thrubwell	Greenfield	0.83	Rural Areas	30	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Nempnett Thrubwell		N/A												N/A		
A4PS2	East of Corston	Newton St. Loe	Greenfield	12.28	New Settlement	290	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Newton St. Loe		N/A												N/A		
F18		Newton St. Loe	Greenfield	35.74	New Settlement	890	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		Yes		Large greenfield development site outside Bath urban area promoted by Duchy of Cornwall and masterplan for proposed Bath Urban extension study. For transport and highways implications reference to Arup Transport Study in 213 SHLAA - situation unchanged since 213 SHLAA, despite reduced development site size.		Grade 3		This is a large site lying within WHS Setting (B4, WHS Attributes 42, 44, 46 and NPPF) and immediately adjacent to the Cotswolds AONB (NE2). The Bathscape Landscape character assessment identifies existing views from the cotswolds scarp here as important to the character of the scarp including its tranquillity. Mixed-use development or otherwise would be strongly opposed as both detrimental to the WHS Setting and the visual/landscape setting of Cotswolds AONB	The site is located within the Green Belt. Impact on setting of WHS, Newton St Loe CA, significant Bronze Age to Roman-British settlement.	Yes				Yes	whilst evidence shows that development would be highly likely to cause substantial harm to the World Heritage Site and harm to the Cotswold National Landscape, it is being progressed as an option to determine whether substantial benefits of development in helping to meet Bath's needs can be demonstrated to outweigh the substantial harm	West of Bath
NSL01		Newton St. Loe	Mix	0.21	Rural Areas	8	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		No	Less sustainable settlement											N/A		
NSL02	SV22	Newton St. Loe	Greenfield	0.14	Rural Areas	5	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		No	Less sustainable settlement											N/A		
NSL03	SV22	Newton St. Loe	Greenfield	0.95	Rural Areas	34	Mixed or non-residential use	Available	Potentially Achievable	Mixed or non-residential use	Yes		Newton St. Loe		No	Less sustainable settlement											N/A		
NSL05	SV22	Newton St. Loe	Mix	125.7	New Settlement	1765	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		Yes		A large site to the west of Twerton with no current access to bus services and or facilities which is curently unconducive for encouraging cycling due to its distance from the centre of Bath. The site is considered to be outside of a reasonable walking distance of a train station and other public transport services making the site poor in terms of accessibility and sustainability. However given the size and scale of the development site this may be overcome by promoting a mixed use development to increase the sustainability credentials. It may also be possible given the size of site to divert existing bus services or add addaitional bus stops to service the site with regular services between Bristol and Bath including potential	Flood Zone 3 towards River Avon (41% of site). Flood zone 2 (44% of site)	Mostly grade 3	The site is also adjacent to river edge SNCI, SSSI, and GHB flightlines, adding to the concern for the potential impact of any development.	This is a large site lying within WHS Setting (B4, WHS Attributes 42, 44, 46 and NPPF) and immediately adjacent to the Cotswolds AONB (NE2). The Bathscape Landscape character assessment identifies existing views from the cotswolds scarp here as important to the character of the scarp including its tranquillity. Mixed-use development or otherwise would be strongly opposed as both detrimental to the WHS Setting and the visual/landscape setting of Cotswolds AONB	Concerns with this site due to the impact upon the setting of Kelston Park, Newton Estate (grade II*Registered Parks and Gardens), The Globe (grade II) and landscape setting of World Heritage Site. In addition the site is known to be the site of a Roman Villa, Roman Road and there are Romano-British finds from the area. There are also concerns with the impact upon the industrial mining landscape. If this site is pursued a detailed archaeological assessment would be needed before allocation.	Yes				Yes	Whilst evidence shows that development would be highly likely to cause substantial harm to the World Heritage Site and harm to the Cotswold National Landscape, it is being progressed as an option to determine whether substantial benefits of development in helping to meet Bath's needs can be demonstrated to outweigh the substantial harm	West of Bath
S1PS94		Newton St. Loe	Greenfield	12.13	New Settlement	303	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Newton St. Loe		N/A												N/A		
TWT18		Newton St. Loe	Greenfield	10.53	New Settlement	256	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		Yes				Grade 3	SNCI on site	Landscape setting of Bath and WHS		Yes			Prominent Hillside location	No	The site lies within the Green Belt. It is part of the green hillside which is important to the character and significance of the World Heritage Site.	
NM01		Norton Malreward	Greenfield	0.15	Rural Areas	5					No	Small site			N/A												N/A		
NM01c		Norton Malreward	Greenfield	34.95	New Settlement	874	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Norton Malreward	1	Yes	Adjoins land at Whitchurch (settlement score 8)						An area of high importance and sensitivity, where development would have the greatest impact on the setting of Maes Knoll Scheduled Ancient Monument. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including 'substantial harm' for the purposes of the NPPF, with no potential for meaningful mitigation.						No	Significant heritage impact (mitigation not possible)	
NM02		Norton Malreward	Greenfield	1.63	Rural Areas	59	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Norton Malreward	1	No	Less sustainable settlement											N/A		
WCH01d	Land between East Dundry Road and Arrowfield Close	Norton Malreward	Greenfield	11.21	New Settlement	252	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Norton Malreward	1	Yes	Adjoins Whitchurch (Bristol)		Flood Zone 1				An area of high importance and sensitivity, where development would have the greatest impact on the setting of Maes Knoll Scheduled Ancient Monument. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including 'substantial harm' for the purposes of the NPPF, with no potential for meaningful mitigation.						No	Significant heritage impact (mitigation not possible)	
WCH05a	Land at Whitehall Garden Centre	Norton Malreward	Mix	4.38	Rural Areas	131	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Norton Malreward	1	Yes	Adjoins land at Whitchurch (settlement score 8)		Flood Zone 1				An area of high importance and sensitivity, where development would have the greatest impact on the setting of Maes Knoll Scheduled Ancient Monument. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including 'substantial harm' for the purposes of the NPPF, with no potential for meaningful mitigation.						No	Significant heritage impact (mitigation not possible)	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WCH26	Land at	Norton Malreward	Greenfield	83.46	New Settlement	2081	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes	n/a	Norton Malreward	1	Yes	Adjoins Whitchurch Village (settlement score 8)		Flood Zone 1				Large site area. Land closest to Whithurch Village less sensitive in heritage terms, but development of areas closer to Maes Knoll have potential to cause significant harm to the setting of the ancient scheduled monument.					Yes	Large site area - part of site potentially developable without causing significant harm to setting of Maes Knoll.	West Whitchurch
WCH26a	land south of Whitchurch	Norton Malreward	Mix	50.34	New Settlement		Unsuitable	Available	Potentially Achievable	Mixed or non-residential use	Yes	n/a	Norton Malreward	1	Yes	Adjoins Whitchurch Village (settlement score 8)		Flood Zone 1				Large site area. Land closest to Whithurch Village less sensitive in heritage terms, but development of areas closer to Maes Knoll have potential to cause significant harm to the setting of the ancient scheduled monument.					Yes	Large site area - part of site potentially developable without causing significant harm to setting of Maes Knoll.	West Whitchurch
WCH26b	Land north of Norton Lane	Norton Malreward	Greenfield	8.43	Suburban and Market Towns	316	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Norton Malreward	1	Yes	Adjoins Whitchurch Vilage (settlement score 8)		Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.					No	Significant heritage impact	
PAU02a	"Farm Land at Clapton Road, Midsomer Norton, BA3 2LW"	Paulton	Greenfield	1.72	Suburban and Market Towns	77	Discounted	Discounted	Discounted	Discounted	No	Site is allocated for employment	Paulton		N/A												N/A		
PAU02b	"Thicket Mead,\nNorthmead Road,\nMidsomer Norton,\nRadstock,\nBA3 2SH"	Paulton	Greenfield	0.36	Suburban and Market Towns		Mixed or non-residential use	Potentially Available	Other Uses	Mixed or non-residential use	No	Site is being developed	Paulton		N/A												N/A		
PAU02c	"5 Somer Ridge\nMidsomer Norton\nBath\nBA3 2FB"	Paulton	Greenfield	0.34	Suburban and Market Towns	15	Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Site is allocated for employment	Paulton		N/A												N/A		
PAU02d	"Wellow Brook House, Northmead Road, Midsomer Norton, BA3 2SQ"	Paulton	Mix	0.58	Suburban and Market Towns		Mixed or non-residential use	Potentially Available	Achievable	Mixed or non-residential use	No	Site is allocated for employment	Paulton		N/A												N/A		
PAU05		Paulton	Greenfield	1.37	Suburban and Market Towns	62	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of low surface water flooding (5%)	Grade 1 and grade 3		Landscape setting of Paulton	Paulton Conservation Area			Coal Mining legacy development high risk area unstable lane (2%)		No	Site will have a high impact on the landscape.	
PAU06a		Paulton	Greenfield	2.15	Suburban and Market Towns	81	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of surface water flooding, high (7%), low (22%), medium (13%)	Grade 3			Undesignated heritage assest, Ham colliery			Coal Mining legacy development high risk area unstable lane (13%)		Yes	Access to site is limited	Paulton East
PAU06b		Paulton	Greenfield	1.32	Suburban and Market Towns	59	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of low risk surface water flooding (11%)	Grade 3			Undesignated heritage asset, Paulton Hill colliery					Yes	Access to site is limited	Paulton East
PAU06c		Paulton	Mix	2.44	Suburban and Market Towns	92	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of medium risk of flooding medium (14%), low (23%), high (6%),	Grade 3			Undesignated heritage asset, collierys					Yes	Access to site is limited	Paulton East
PAU07		Paulton	Mix	3.27	Suburban and Market Towns	123	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of risk of surface water flooding medium (3%), low (19%)	Grade 3								No	Site will have a high impact on the landscape. Access to site is limited	
PAU07A		Paulton	Mix	7.38	Suburban and Market Towns	277	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area at lor risk of surfaces water flooding (2%0	Grade 3		Landscape settings of Paulton				Coal Mining Legacy Development High Risk Area Unstable Land (3%)		No	Access to site is limited	
PAU08		Paulton	Greenfield	1.38	Suburban and Market Towns	62	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		171 and 172 bus routes		Grade 3		Landscape setting of Paulton				Coal Mining Legacy Development High Risk Area Unstable Land (2%)		No	Site will have a high impact on the landscape.	
PAU09a		Paulton	Greenfield	3.5	Suburban and Market Towns	131	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton						No	Site will harm the historic landscape	
PAU09b		Paulton	Greenfield	3.64	Suburban and Market Towns	137	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton						No	Site will harm the historic landscape	
PAU09c		Paulton	Greenfield	1.99	Suburban and Market Towns	90	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton	Undesignated hertiage asset, medieval field system					No	Site will harm the historic landscape	
Pau12		Paulton	Greenfield	0.59	Suburban and Market Towns	27	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3, grade 1 (9%)		Landscape setting of Paulton				Minerals safeguarding area		Yes		Farrington Road North and South
PAU14		Paulton	Mix	0.68	Suburban and Market Towns	31	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3	The paddock local green space		Undesignated hertiage asset			Coal Mining legacy development high risk area unstable land (6%)		No	Access to site is limited	
PAU15a		Paulton	Greenfield	0.71	Suburban and Market Towns	32	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		171 and 172 bus routes	Area at low risk of surface water flooding (35%), medium (8%)	Grade 1	Grassland strategic network (73%)	Landscape setting of Paulton				Minerals safeguarding area		No	An application has been submitted to develop the site as a care home, 25/02196/OUT	
PAU17		Paulton	Mix	0.21	Suburban and Market Towns	9	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Paulton		N/A												N/A		
PAU25		Paulton	Brownfield	3.02	Suburban and Market Towns	112	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	No	Site is occupied and not available	Paulton		N/A												N/A		
PAU26A		Paulton	Mix	2.55	Rural Areas		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	No	Site is allocated for the enterprise zone	Paulton		N/A												N/A		
PAU27		Paulton	Greenfield	3.7	Suburban and Market Towns	139	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		171 and 172 bus routes		Grade 3, grade 1 (5%)	Green Infrastructure		Undesignated heritage asset, setting of the batch			Minerals safeguarding area		No	Development is considered to harm the setting of the batch	
PAU28	"Land to east of Phillis Hill, Paulton "	Paulton	Greenfield	"10.16"	New Settlement	120	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton		Yes		172 and 172 bus routes		Grade 3		Site is highly visible in the surrounding landscape						No	Development would result in harm to the landscape setting of Paulton	
PAU29	"Land at Old Mills Lane, Paulton"	Paulton	Greenfield	"1.17"	Rural Areas	30	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton		Yes		173 and 172 bus routes		Grade 3		Site is highly visible in the surrounding landscape						No	Development would result in harm to the landscape setting of Paulton	
S2PS24		Paulton	Greenfield	32.18	New Settlement	602	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes			Area at risk of low surface water flooding (4%), medium (1%)	Grade 3, Grade 1 (75%)	Ecological network, Core woodland, SNCI, decidous woodland, green infrastructure	Landscape setting of Norton Radstock, Paulton	Undesignated heritage asset, setting of the batch			Coal Mining legacy development high risk area unstable land (2%), adjascent to a histroic landfill, mineral safeguarding area	Boxbury Hill local green space. Site would join the gap between Paulton and Midsomer Norton	Yes		Thicket Mead A and B
PEA05A		Peasedown St. John	Greenfield	1.48	Suburban and Market Towns	67	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Not on local bus route but frequent connections through vilalge	Zone 1	Grade 3				N/A				Yes		Lower Peasedown
PEA05B	SV20	Peasedown St. John	Greenfield	3.37	Suburban and Market Towns	126	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Not on local bus route but frequent connections through vilalge	Zone 1	Grade 3	Ecological network (58%)	Development would have high landscape and visual impact due to loss of rural aspect. Likely to be a lower capacity due to topography and landscape issues.	N/A	N/A				Yes	Developable area will likely be reduced due to topography	Lower Peasedown
PEA06		Peasedown St. John	Greenfield	0.26	Suburban and Market Towns	12	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Not on local bus route but frequent connections through vilalge	Zone 1	Grade 3		Site is required to access site 5A	N/A	N/A				Yes	Will need to be developed in conjunction with PEA05A	Lower Peasedown
PEA07B	SV19	Peasedown St. John	Greenfield	2.28	Suburban and Market Towns	86	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Not on local bus route but frequent connections through vilalge	Area at low risk of surface water flooding (6%). Area at Medium risk of surface water flooding (2%)	Grade 3	Ecological network (11%)	Landscape setting of Peasedown St John		N/A				No	Topographical Issues. Unlikely to be developable. Vechile access is limited	
PEA08		Peasedown St. John	Mix	0.93	Suburban and Market Towns	36	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		171, 172, 173, 174 bus routes	Zone 1	Grade 3	Ecological network (10%)		N/A	Yes				Yes		North Peasedown
PEA09		Peasedown St. John	Greenfield	0.98	Suburban and Market Towns	44	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		171, 172, 173, 174 bus routes	Zone 1	Grade 3	Ecological network (2%)		N/A	Yes				Yes	Possibly owned by the parish councuil	North Peasedown
PEA10	SV14	Peasedown St. John	Greenfield	28.59	New Settlement	714	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Site is currently cut off from the village by the A367 and there is not safe foot access	Area of medium surface water flooding (1%), area of low surface water flooding (4%)	Grade 3	Ecological network (1%) Decidous woodland (0.5%)	Landscape setting of Peasedown St John. Landscape setting of Norton Radstock. Development would result in high landscpae and visual impact		N/A			Serverance from the village by the A367	Yes	Potential for harmful impact on the surrounding landscape. Would need to change the nature of the road. Potential to improve links to Shoscomber	South Peasedown
PEA11	SV16	Peasedown St. John	Greenfield	12.82	New Settlement	320	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Pavement access will need to be extneded into the vilalge centre	Zone 1	Grade 3	Ecological network (72%), Ancient woodland (43%),			N/A				Yes		South Peasedown

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
PEA12		Peasedown St. John	Greenfield	0.5	Suburban and Market Towns	1	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	The majority of the site is covered by decidous woodland	Peasedown St. John		N/A												N/A		
PEA13		Peasedown St. John	Greenfield	1.07	Suburban and Market Towns	48	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		171, 172, 173, 174 bus routes	Zone 1	Grade 3	Significant trees and woodland surrounding the site would reduce capacity	Landscape setting of Peasedown St John		N/A				No	Capacity would be limited due to significant tree cover	
PEA14		Peasedown St. John	Greenfield	0.14	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Site is less than 10 dwelling	Peasedown St. John		N/A												N/A		
PEA15	SV15	Peasedown St. John	Greenfield	9.46	Suburban and Market Towns	355	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Site is currently cut off from the village by the A367 and there is not safe foot access	Zone 1	Grade 3		Landscape setting of Peasedown St John	Adjascent to an undesignated hertiage asset.	Yes				Yes	Site is being promoted for industrial so unlikely to deliver housing	Bath Business Park
PEA16		Peasedown St. John	Mix	0.09	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Peasedown St. John		N/A												N/A		
S2PS29		Peasedown St. John	Greenfield	54.1	New Settlement	991	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes			Area at high risk of surface water flooding (2%)		SNCI (13%), Decidous woodland (12%), ecological network (72%)	Landscape setting of Peasedown St John	Undesignated Heritage asset. Camerton Court Gardens	N/A			Safeguarded land for sport and recreation (10%)	Yes	Site would cause harm to the landscape	South Peasedown
S2PS30		Peasedown St. John	Greenfield	87.87	New Settlement	2168	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes			Area at Medium risk of surface water flooding (1%). Area of low risk of surface water flooding (4%)	Grade 3, Braysdoen Lane allotments	SNCI (4%), Ecological network (4%), Decidous woodland (1%)	Landscape setting of Peasedown St John, Landscape setting of Norton Radsotck	Radstock Conservation Area, undesignated heritage assets	Yes			Braysdown Land allotments	Yes	Site could be required to provide landscape mitigation for the buisiness park and south peasedown. Land is integral to the setting of the valley so unlikely to be used for housing	Bath Business Park AND South Peasedown
A37PS1	Hursley Hill	Publow	Greenfield	54	New Settlement	1276	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS2	North of Pensford	Publow		45.6	New Settlement	1095	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS3	North East Pensford	Publow		17.13	New Settlement	377	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS4	North West Pensford	Publow		16.31	New Settlement	375	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS5	West of Pensford	Publow		25.39	New Settlement	403	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS6	South of Pensford	Publow		25.99	New Settlement	359	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS7	Chapel Farm	Publow		53.8	New Settlement	1237	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
CDAN20		Publow	Greenfield	0.74	Rural Areas	27	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow		Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Not located in a sustainable location, but with potential to adjoin large expansion of Whitchurch Village	Flood Zone 1	Grade 3 and 4	Whole site located in SNCI 200m buffer	High negative impact (2017 study)	Medium-high risk of harm to heritage assets. Potential for setting change to Queen Charlton Conservation Area and the Wansdyke Scheduled Monument – level of harm dependent on extent and nature of development (2017 study)	Yes		Unknown		No	Ecology and Heritage impact	
CDAN24		Publow	Mix	54.24	New Settlement	1338	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow		Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Not located in a sustainable location, but with potential to adjoin large expansion of Whitchurch Village , with links to A37.	Flood Zone 1	Grade 3	Part of site located in SNCI 200m buffer	Medium negative impact (2017 study)	Medium-high risk of harm to heritage assets. Potential for setting change to Queen Charlton Conservation area – level of harm dependent on extent and nature of development. Potential for setting change (longer distance views to/from) Maes Knoll and the Wansdyke Scheduled Monuments [visibility greatly affected by vegetation levels]. Level of harm dependent on extent and nature of development. Cumulative effect of development in this land parcel on a number of heritage assets has significant potential to give rise to harm, approaching substantial harm in places – although this would likely be strongly dependent on the nature, location and scale of development. Due to the potential for the developed	Yes		Unknown		Yes	New settlement potential. Landscape, heritage and ecological considerations.	South East Whitchurch
CDAN25		Publow	Mix	30.84	New Settlement	721	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow		Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Not located in a sustainable location, but with potential to adjoin large expansion of Whitchurch Village , with links to A37.	Flood Zone 1	Grade 3	Part of site located in SNCI 200m buffer	Medium negative impact (2017 study)	As per CDAN24	Yes		Unknown		Yes	New settlement potential. Landscape, heritage and ecological considerations.	South East Whitchurch
NM05b		Publow	Mix	27.2	New Settlement	680	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Publow	6	Yes	Adjoins land at Whitchurch (settlement score 8)						An area of high importance and sensitivity, where development would have the greatest impact on the setting of Maes Knoll Scheduled Ancient Monument. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including 'substantial harm' for the purposes of the NPPF, with no potential for meaningful mitigation.					No	Significant heritage impact (mitiation not possible)	
PEN01		Publow	Greenfield	4	Rural Areas	120	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access		Grade 3	GI Network			Yes				No	Significant access issues	
PEN02		Publow	Greenfield	1.27	Rural Areas	46	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Minerals safeguarding area		No	Significant access issues	
PEN03		Publow	Mix	51.7	New Settlement	1293	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Unsuitable in HELAA	Publow		N/A												N/A		
PEN05		Publow	Mix	0.65	Rural Areas	23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Minerals safeguarding area		No	Significant access issues	
PEN06		Publow	Greenfield	10.23	New Settlement	256	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Minerals safeguarding area		No	Significant access issues	
PEN07		Publow	Mix	3.11	Rural Areas	93	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Coal Mining Legacy Development High Risk Area Unstable Land (1%)		No	Significant access issues	
PEN08		Publow	Greenfield	0.39	Rural Areas	14	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access, close to village centre/school		Grade 3	GI Network			Yes		Minerals safeguarding area	Adjacent to village hall/recreation ground	No	Small site - Potential for development to come forward as a community development/rural exception site	
PEN09		Publow	Greenfield	0.6	Rural Areas	22	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Coal Mining Legacy Development High Risk Area Unstable Land (1%)		No	Significant access issues	
PEN10		Publow	Mix	24.95	New Settlement	612	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Close to bus stops on A37, but significant distance from facilities at Whitchurch Village.	Flood Zone 1	Grade 3	Partly located within 200m SNCI buffer	Partly medium (north of site), partly high (south of site) landscpae harm (2017 study)	High and very high risk of harm to heritage assets - Maes Knoll (2024 study).	Yes		Unknown		No	High and very high risk of harm to heritage assets - Maes Knoll (2024 study).	
PEN11		Publow	Greenfield	3.29	Rural Areas	99	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Coal Mining Legacy Development High Risk Area Unstable Land (1%)		No	Significant access issues	
PEN13		Publow	Mix (partly identified in the Brownfield Register)	0.53	Rural Areas	19	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access, close to village centre/school but narrow pavements which may lead to car use		Grade 3	GI Network			Yes		Minerals safeguarding area		No	Small site - Contrained access to Primary school	
PEN14	"land to the east of submission ref HYSC-2280448"	Publow	Greenfield	"not known"	Rural Areas		Unsuitable	Available	Achievable	Not Deliverable or Developable	No	Small site	Publow		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WLD01	Field To West Of 182 Publow Lane Woollard Bristol	Publow	Greenfield	0.2	Rural Areas	4	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Publow		N/A												N/A		
CAM38		Radstock	Greenfield	1.86	Suburban and Market Towns	83	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to A367 bus services	Zone 1	Grade 3		High landscape impact due to hillside location	Adjascent to Camerton Romano Settlement SAM, archeology assessment likely required.	N/A			Located in Camerton parish but visually part of Radstock	No	Archaeology assessmnet and heritage advice would be required due to proximity to SAM	
RAD02		Radstock	Brownfield (partly identified in the Brownfield Register)	0.85	Suburban and Market Towns	18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	In use as an industrial site	Radstock		N/A												N/A		
RAD05		Radstock	Brownfield	0.11	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Small site	Radstock		N/A												N/A		
RAD06		Radstock	Brownfield	0.43	Town Centre	27	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	In use as the library car park	Radstock		N/A												N/A		
RAD07		Radstock	Greenfield	0.11	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Small site	Radstock		N/A												N/A		
RAD10	"Land to east of Phillis Hill, Paulton "	Radstock	Greenfield	2.22	Suburban and Market Towns	83	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to bus routes				Landscape setting of Norton Radstock, site occupies a prominent hillside	Radstck Conservation Area	N/A				No	Occupies a prominent hillside so harmful to landscape	
RAD12	"Land at Old Mills Lane, Paulton"	Radstock	Brownfield	0.6	Suburban and Market Towns	24	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Site is currently in employment use	Radstock		N/A												N/A		
RAD13a		Radstock	Brownfield (partly identified in the Brownfield Register)	0.85	Suburban and Market Towns	38	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Site is currently in employment use	Radstock		N/A												N/A		
Rad13b	SV20	Radstock	Brownfield	0.14	Suburban and Market Towns	6	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Radstock		N/A												N/A		
RAD14		Radstock	Brownfield	1.29	Suburban and Market Towns	54	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to bus routes	Area at low risk of surface water flooding (6%).	Grade 3	Decidous woodland (7%). Area outside of the woodland could be suitable. Ecological network (8%)	Landscape setting of Norton Radstock	Undesignated hertiage asset, Clandown colliery	N/A		Clandown colliery		No	Planning application failed to resovled legal agreements in 2016. Delivery unlikely. Possible contaminated land due to proximity of Clandown colliery	
RAD15	SV19	Radstock	Greenfield	3.34	Suburban and Market Towns	125	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Area at low risk of surface water flooding (2%)	Grade 3	Ecological network (2%). SNCI (2%)	Landscape setting of Norton Radstock	Undesignated hertiage asset, Clandown colliery. Radstock Conservation Area	N/A		Clandown colliery		No	Possible contaminated land due to proximity of Clandown colliery	
RAD16a		Radstock	Greenfield	3.66	Suburban and Market Towns	137	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A				Yes	What qunatum of developmwent is need to improve the bus service. Could a bus run along the Bath Old Road.	North Radstock
RAD16b		Radstock	Greenfield	4.75	Suburban and Market Towns	178	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock	Undesignated hertiage assest, pill box and Clandown roundhill	N/A				Yes		North Radstock
RAD16c	SV14	Radstock	Mix	2.53	Suburban and Market Towns	95	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A				Yes		North Radstock
RAD16d	SV16	Radstock	Greenfield	1.52	Suburban and Market Towns	68	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A			Roundhill recreation ground	Yes		North Radstock
RAD16e		Radstock	Mix	1.48	Suburban and Market Towns	67	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A			Roundhill recreation ground	Yes		North Radstock
RAD16f		Radstock	Greenfield	1.11	Suburban and Market Towns	50	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A				Yes		North Radstock
RAD16g		Radstock	Greenfield	11.29	New Settlement	282	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A				Yes		North Radstock
RAD16h	SV13	Radstock	Greenfield	42.46	New Settlement	1062	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Area of low surtace water flooding (1%)	Grade 3		Landscape setting of Norton Radstock, sensitive landscape setting	Undesignated hertiage asset, possible medieval field system	N/A				Yes		North Radstock
RAD17		Radstock	Greenfield	1.37	Suburban and Market Towns	59	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to local bus routes		Grade 3	Clandown Quary RIGS	Landscape setting of Norton Radstock, development would have high landscape impact due to its hillside location	Radstock Conservation Area	N/A		Clandown Quarry		No	Development would have a high landscape impact due to hillside location	
RAD18		Radstock	Brownfield (Brownfield Register)	0.89	Suburban and Market Towns	40	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Radstock		N/A												N/A		
RAD19a		Radstock	Greenfield	1.87	Suburban and Market Towns	84	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus		Grade 3	Ecological netowrk (78%)		Undesignated hertiage assests, Upper Whitelands, post medieval quarry and Tyning Hill spoil heap	N/A		Adjascent to Tyning Hill spoil heap		No	Site would have high impact on the surrounding landscape Contamianed land risk due to adjascent Tyning Hill spoil heap	
RAD19b		Radstock	Greenfield	9.98	Suburban and Market Towns	139	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus		Grade 3	Tyning Tip RIGS. Decidous woodland (20%)	Landscape setting of Norton Radstoc	Undesignated heritage asset, Tyning Hill spoil heap. Radstcok Conservation Area	N/A		Mining spoil heap	Woodborough Lane, Local green space	Yes		North Radstock
RAD19c		Radstock	Greenfield	4.62	Suburban and Market Towns		Unsuitable	Available	Potentially Achievable	Not Deliverable or Developable	No	Site is wholly designated as a Regionally Important Geodiversity Site (RIGS) unsuitable for residential development.	Radstock		N/A												N/A		
RAD21a		Radstock	Greenfield	0.64	Suburban and Market Towns	29	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Flood zone 3 (1%), flood zone 2 (6%), area of low surface water flooding (6%)	Grade 7	Ecological network (8%)	Landscape setting of Norton Radstock	Radstock Conservation Area	N/A				No	Site would have high landscape impact due to hillside location	
RAD21b		Radstock	Greenfield	3.19	Suburban and Market Towns	119	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Flood zone 2 (1%), area at medoum reisk of flooding (1%), area at low risk of flooding (7%)	Grade 7	Ecological network (2%), green infrastructure (88%)	Landscape setting of Norton Radstock	Radstock Conservation Area	N/A		Close to Withlington colliery		No	Site would have high landscape impact due to hillside location	
RAD23		Radstock	Greenfield	1.73	Suburban and Market Towns	78	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (5%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock, would have a high landspcape impact due to hillside location.	Radstock Conservation Area, Writhlington Colliery	N/A		Close to Withlington colliery		No	Site would have high landscape impact due to hillside location	
RAD24		Radstock	Greenfield	3.64	Suburban and Market Towns	137	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Zone 1	Grade 3	Core woodland, green infrastructure	Landscape setting of Norton Radstock, would have a high landspcape impact due to hillside location, high landscape impact due to hillside location	Undesignated hertiage asset, Writhlington Colliery	N/A		Close to Withlington colliery		No	Site would have high landscape impact due to hillside location	
RAD25		Radstock	Mix	2.3	Suburban and Market Towns	86	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (1%)	Grade 3			Grade II listed Manor Farmhouse, undesignated heritgae asset, second world war anti tank ditch	N/A				Yes		Writhlington
RAD26	SV10	Radstock	Greenfield	18.07	New Settlement	243	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (1%), but representation state that the field floods	Grade 3	TPO			N/A				Yes	No public transport link and less options for active travel. Not linked to A367 or as connected as North Radstock. Would need more services to live locally. Issue with traffic going through the town centre.	Writhlington
RAD28		Radstock	Greenfield	4.79	Suburban and Market Towns	161	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (2%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock		N/A				No	Site would have high landscape impact due to hillside location	
RAD29	"land to the east of submission ref HYSC-2280448"	Radstock	Greenfield	0.61	Suburban and Market Towns	11	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to local bus routes	Floodzone 2, floodzone 3 (61%), area at medium risk of surface water flooding, area at high risk of surface water flooding (82%)	Grade 7			Radstock Conservation area, undesignated heritage asset Radstock, medeval settlement	N/A			Site is an important buffer between the town centre area.	No	Over half the site is floodzone 3 which would result in a low dwelling yield	
RAD30		Radstock	Greenfield	0.47	Suburban and Market Towns	21	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (4%)	Grade 3	Green infrastrcuture, adjascent to an SNCI	Hillside location means this will have a significant impact on the landscape	Radstock Conservation Area	N/A				No	Hillside location means the site will have a significant impact on the surrounding landscape	
RAD31a		Radstock	Greenfield	3.78	Suburban and Market Towns	142	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Floodzone 2 (1%), are at low risk of surface water flooding (1%)	Grade 3	Green infrastructure, ecological network (2%).	Landscape setting of Norton Radstock	Radstock Conservation Area, undesignate hertiage asset	N/A				No	Buffer with SSSI, impact on landscape	
RAD31b		Radstock	Greenfield	8.08	Suburban and Market Towns	303	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Areas at risk of low surface water flooding (3%)	Grade 3	Adjascne to SSSI. Green infrastructure, ecological network (34%)	Landscape setting of Norton Radstock		N/A				Yes	Buffer with SSSI, impact on landscape	Haydon

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
RAD31c	SV9	Radstock	Greenfield	3.81	Suburban and Market Towns	143	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at high risk of surface water flooding (2%), medium risk (4%), low risk (8%)	Grade 3	SSSI, Ecological network (9%)	Landscape setting of Norton Radstock		N/A				Yes	Capacity will reduce due to needed buffer with SSSI	Haydon
RAD32		Radstock	Greenfield	0.72	Suburban and Market Towns	32	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at medium risk of surface water flooding (2%) low risk (13%)	Grade 3		Landscape setting of Norton Radstock				Coal mining legacy development high risk area of unstable land (24%)		No	Capacity will reduce due to land instability.	
RAD35		Radstock	Mix	2.18	Suburban and Market Towns	82	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Site is not longer available due to allotment expansions	Radstock		N/A												N/A		
RAD36	SV11	Radstock	Greenfield	31.49	New Settlement	785	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Currently no road acces to the site	Area of low risk surface water flooding (1%)	Grade 3	Decidous woodland, green infrastructure , SNCI, ecological netowrk	Landscape setting of Norton Radstock	Radstock Conservation Area, nea rby grade II listed building (powderhouse). Undesignated hertiage assets, Fosseway, Middle Pit Colliery,				Land for sport and recreation	Yes	Part of the site being considered for development but eastern slopes have a hgih landscape value	Adjascent to North Radstock
RAD37		Radstock	Mix	1.23	Suburban and Market Towns	53	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	No	Significant landscape issues. Could come forward with RAD 26 (currently rued as not developable in HELAA but needs to be considered as large strategic site at North MSN to Radstock.											N/A		
RAD39		Radstock	Mix	0.26	Suburban and Market Towns	10	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes					Clandown Quarry RIGS	Landscape setting of Norton Radstock	Radstock Conservation Area	N/A				No	Hillside location means dwelling yeild would be less than 10	
RAD40		Radstock	Brownfield	0.17	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Less than 10 dwellings	Radstock		N/A												N/A		
RAD41		Radstock	Greenfield	0.36	Suburban and Market Towns	16	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections		Grade 7	Green Infrastructure	Landscape setting of Norton Radstock, development would have high landscape impact due to its hillside location	Frome Hill coal depot and tramway	N/A				No	Development will have high impact on landscape due to hillside location	
RAD42	"3 Wells Road, Radstock, BA3 3RQ\n"	Radstock	Brownfield	"0.07"	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Radstock		N/A												N/A		
RAD43	"7 Frome Road, Radstock, BA3 3PT"	Radstock	Brownfield	"0.03"	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Radstock		N/A												N/A		
S2PS27		Radstock	Greenfield	22.62	New Settlement	518	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes			Area at low risk of surface water flooding (2%)	Grade 3	Decidous woodland (8%), ecological network (25%) SNCI (2%)	Landscape setting of Norton Radstock	Undesignated heritage asset Clandown Common, Radstock Conservation Area,	N/A		Coal mining legacy development high risk area of unstable land (1%)	Safeguarded land for sport and recreation	Yes	Development will have high impact on landscape due to hillside location, could be needed for landscape mitigation	Adjascent to North Radstock
S2PS31		Radstock	Greenfield	1.54	Suburban and Market Towns	69	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes			Floodzone 2 (2%), area at low risk of surface water flooding (7%)			Landscape setting of Norton Radstock	Radstock Conservation Area					No	Landscape harm due to hill side location	
K23		Saltford	Greenfield	90.34	New Settlement	2259	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		There are opportunities to link into the Avon Cycleway and improve cycling connections between Bristol, Keynsham and Saltford.	Zone 1	Grade 3		National Landscape.	Partially within/ contains a designated heritage asset. Development would have potential negative impacts upon a conservation area and setting of listed buildings	Yes				Yes		South East Keynsham AND South Saltford
K24		Saltford	Greenfield	1.86	Suburban and Market Towns	84	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Abuts Manor Road which provides a connection to the A4 to the northeast and to the north-west via Grange Road. The A4 provides direct links towards Keynsham and Bristol to the north-west and Bath to the south-east.	Zone 1	Grade 3		Development would likely have a significant impact on the landscape		Yes				Yes		West Saltford
K29Z	KS6	Saltford	Mix	102.34	New Settlement	1811	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Development could improve active travel connections between north Keynsham, the railway station and the A4 to Saltford.	Zone 2 (32%) Zone 3 (25%) site is at low (19%) medium risk (6%) and high risk (3%) of surface water flooding (	Grade 3 (11%) Grade 3a (29%) Grade 2 (42%)	Ecological Network (86%)	Moderate adverse impact cited.	The site is of potential archaeological value. Residential development should consider the historic management of the area and the impact on views from heritage assets, distant from the site.	Yes	Wessex Water, high pressure gas pipeline, significant transport infrastructure required	There is considered to be a minor to moderate beneficial impact on the environment from potential remediation required to facilitate redevelopment, particularly in the western area.		Yes	Significant infrastructure considerations across site, but potential to develop	North Keynsham
K63	KS6	Saltford	Greenfield	4.26	Suburban and Market Towns	160	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Development could improve active travel connections between north Keynsham, the railway station and the A4 to Saltford.	Zone 1 - Low risk of surface water flooding ((1%)	Grade 3 (61%)		Moderate landscape impact	Buildings at the entrance of the site are heritage assets, site has potential archaeological value.	Yes	Land sits adjacent to site subject to application under consideration for a food store (Ref: 24/02029/FUL - Aldi application).			Yes		North Keynsham
S1PS11		Saltford	Mix	17.59	New Settlement	439	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Development could improve active travel connections between north Keynsham, the railway station and the A4 to Saltford.	Zone 1 - Low risk of surface water flooding (12%) medium risk of flooding (2%)	Grade 3				Yes			Valued land for its landscape. Saltford Allotments situated within part of the site. Recreation round situated in part of the site (south of railway).	Yes		West Saltford
S1PS12	KS10	Saltford	Greenfield	51.97	New Settlement	1114	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		There are opportunities to improve walking and wheeling conditions between Site KS10 and the A4. This would provide increased connectivity for active modes.	Zone 1 - Low risk of surface water flooding (2%) medium risk of flooding (1%)	Grade 3	Ecological Network (71%)			Yes			Community value as a golf course.	No	Site presents community value as a well used golf course.	
S1PS13	KS9	Saltford	Greenfield	6.67	Suburban and Market Towns	250	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		There are opportunities to link into the Avon Cycleway and improve cycling connections between Bristol, Keynsham and Saltford.	Zone 1	Grade 3	Ancient woodland lies directly adjacent to the E and SE. Strategic Nature Recovery Network opportunities identified in the form of woodland connectivity.	Neutral Impact - Residential development should seek to concentrate along the existing settlement edge, minimising development along the southern edge of the site.	There are several very distant listed structures, where views towards the site may form part of the setting.	Yes		A minor adverse impact on agricultural soils although this will require confirming through survey work		Yes		South Saltford AND West Saltford
SAL01	KS10	Saltford	Greenfield	3.13	Suburban and Market Towns	117	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Low accessibilty for site	Zone 1	Grade 3 (assumed to be Grade 3a) on <20 ha	Ancient woodland existing hedgerow. Strategic Nature Recovery Network opportunities.	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.		Yes		No significant sources of contamination have been identified there is considered to be a neutral impact on the environment from potential remediation that may be required to facilitate redevelopment. Therefore a minor adverse impact on agricultural soils although this will require confirming through survey work.		No	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.	
SAL01a	KS10	Saltford	Greenfield	0.82	Suburban and Market Towns	37	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		No accessibilty	Zone 1	Grade 3 (assumed to be Grade 3a) on <20 ha	Ancient woodland existing hedgerow. Strategic Nature Recovery Network opportunities.	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.		Yes		No significant sources of contamination have been identified there is considered to be a neutral impact on the environment from potential remediation that may be required to facilitate redevelopment. Therefore a minor adverse impact on agricultural soils although this will require confirming through survey work.		No	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
SAL02	KS9	Saltford	Greenfield	23.79	New Settlement	595	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		There are opportunities to link into the Avon Cycleway and improve cycling connections between Bristol, Keynsham and Saltford.	Zone 1	Grade 3	Ancient woodland lies directly adjacent to the E and SE. Strategic Nature Recovery Network opportunities identified in the form of woodland connectivity.	Neutral Impact - Residential development should seek to concentrate along the existing settlement edge, minimising development along the southern edge of the site.	There are several very distant listed structures, where views towards the site may form part of the setting.	Yes		A minor adverse impact on agricultural soils although this will require confirming through survey work		Yes		South Saltford
SAL03		Saltford	Brownfield	0.14	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Land is situated directly on the A4 with sustainable transport opportunities present.	Zone 1	Grade 3	Green Infrastructure - Nature Recovery Network Woodland Strategic Network.	Land sits within the landscape setting of the Saltford settlement.		Yes			Although located on A4 the site would not integrate well into the village due to topography - other sites considerd to be better related to the settlement	No	Although located on A4 the site would not integrate well into the village due to topography - other sites considerd to be better related to the settlement	
SAL04		Saltford	Greenfield	0.56	Suburban and Market Towns	25	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Land is situated directly on the A4 with sustainable transport opportunities present.	Zone 1	Grade 3	Green Infrastructure - Nature Recovery Network Woodland Strategic Network.	Land sits within the landscape setting of the Saltford settlement.		Yes			Although located on A4 the site would not integrate well into the village due to topography - other sites considerd to be better related to the settlement	No	Although located on A4 the site would not integrate well into the village due to topography - other sites considerd to be better related to the settlement	
SAL05		Saltford	Greenfield	2.05	Rural Areas	62	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes			Zone 1	Grade 3		Land sits adjacent to the landscape setting of the Saltford settlement.		Yes			Site separated from village - not considered suitable for housing	No	Site separated from village - not considered suitable for housing	
SAL27b	KS8	Saltford	Greenfield	44.4	New Settlement	1073	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The northern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath	Zone 1	Grade 3 (3b)	Main habitat appears to be pasture or arable land. Strategic Nature Recovery Network opportunities identified in the form of woodland network	Minor adverse impact	Two Grade II listed structures located on the edge of the site.	Yes		Historical landfill located in the south-eastern extent of the land.		Yes		West Saltford
SAL27c	KS7	Saltford	Mix	24.85	New Settlement	621	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The southern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath.	Zone 1	Grade 3 (3b)	Ancient Woodland (Folly Wood) & Deciduous Woodland. Parcel comprises mainly arable land or pasture and is bordered by mature hedgerows. Strategic Nature Recovery Network opportunities identified in the form of woodland connectivity.	Moderate adverse impact cited.	Two Grade II listed structures are located on the boundary of the site.	Yes	Potential location for local centre.	No significant sources of contamination have been identified.	Site holds established retail facilities associated with Glenavon Farm.	Yes		North Keynsham AND West Saltford
SAL27d	KS7	Saltford	Greenfield	1.33	Suburban and Market Towns	60	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The southern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath.	Zone 1	Grade 3 (3b)	Ancient Woodland (Folly Wood) & Deciduous Woodland. Parcel comprises mainly arable land or pasture and is bordered by mature hedgerows. Strategic Nature Recovery Network opportunities identified in the form of woodland connectivity.	Moderate adverse impact cited.	Two Grade II listed structures are located on the boundary of the site.	Yes		No significant sources of contamination have been identified.		Yes		West Saltford
SAL28	KS8	Saltford	Greenfield	2.37	Suburban and Market Towns	89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The northern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath.	Zone 1	Grade 3 (3b)	Main habitat appears to be pasture or arable land. Strategic Nature Recovery Network opportunities identified in the form of woodland network	Minor adverse impact	Two Grade II listed structures located on the edge of the site.	Yes		Historical landfill located in the south-eastern extent of the land.		Yes		West Saltford
SAL29	KS8	Saltford	Greenfield	0.94	Rural Areas	34	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The northern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath.	Zone 1	Grade 3 (3b)	Main habitat appears to be pasture or arable land. Strategic Nature Recovery Network opportunities identified in the form of woodland network	Minor adverse impact	Two Grade II listed structures located on the edge of the site.	Yes		Historical landfill located in the south-eastern extent of the land.		Yes		West Saltford
SAL30	North of Bath Road	Saltford	Greenfield	12.91	New Settlement	322	Discounted	Discounted	Discounted	Discounted	Yes		Saltford	9	Yes	No HELAA information recorded on this site. However, noted that majority of the site falls within Flood Zone 2 and 3.							Yes				No	Flood Zone 2 and 3	
A367PS1	East of Peasedown	Shoscombe	Greenfield	44.98	New Settlement	1125	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Shoscombe		Yes						Part of the site is highly visible within the landscape		Yes				Yes	Proposed as an extension to Bath Business Park, only part of the site is proposed for development due to landscape sensitivity	Bath Business Park
SH01		Shoscombe	Greenfield	0.68	Rural Areas	24	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Shoscombe		N/A												N/A		
E14a		Southstoke	Greenfield	2.26	Suburban and Market Towns	85	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Southstoke		No	Location not considered suitable for local plan led growth											N/A		
E14b		Southstoke	Greenfield	2.16	Suburban and Market Towns	81	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Southstoke		No	Location not considered suitable for local plan led growth											N/A		
E14c		Southstoke	Greenfield	2.56	Suburban and Market Towns	96	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Southstoke		No	Location not considered suitable for local plan led growth											N/A		
E14Y		Southstoke	Mix	2.12	Suburban and Market Towns	80	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Southstoke		No	Location not considered suitable for local plan led growth											N/A		
E15	"Shepherd Mead Field, Manor Farm, South Stoke, BA2"	Southstoke	Greenfield	"0.92 Hectares"	Rural Areas	18	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Southstoke		N/A												N/A		
S1PS87		Southstoke	Greenfield	18.81	New Settlement	303	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Southstoke		N/A												N/A		
S1PS89		Southstoke	Greenfield	12.91	New Settlement	322	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Southstoke		N/A												N/A		
S1PS90		Southstoke	Greenfield	15.1	New Settlement	336	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Location not considered suitable for local plan led growth	Southstoke		N/A												N/A		
STC01	Land at St Mark's Church, St Mark's Rd	St. Catherine	Greenfield	109.07	New Settlement		Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Not suitable for development	St. Catherine		N/A												N/A		
SD01		Stanton Drew	Greenfield	0.63	Rural Areas	23	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
SD04		Stanton Drew	Greenfield	0.42	Rural Areas	15	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
SD05		Stanton Drew	Greenfield	0.32	Rural Areas	12	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
SD06		Stanton Drew	Greenfield	3.79	Rural Areas	11	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
SD07		Stanton Drew	Mix	0.62	Rural Areas	22	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
BIS08		Stowey Sutton	Greenfield	2.39	Rural Areas	72	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey Sutton		Yes		Connectivity score of 2	Flood Zone 1	Grade 1	Ecological Network - NRN Grassland Strategic Network	Landscape setting of Stowey Sutton - Development would likely have a significant landscape impact given the site is characterised by the rolling valley landscape type and is in the open countryside with open views.	Undesignated Heritage Asset (8%) - There is potential for arachaeological value within the site.	No	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Not adjoining village	
BIS09		Stowey Sutton	Mix	0.23	Suburban and Market Towns	10	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at medium risk of surface flooding (9%) - Area at low risk of surface flooding (21%)	Grade 3	NRN Grassland Strategic Network		The site contains a local heritage asset in a distinctive vernacular building.	Yes	Safeguarded land for sports and recreation facilities (3%) - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Currently subject to planning application	
BIS10a	Land at Westway Farm, Bishop Sutton, BS39 5XP	Stowey Sutton	Greenfield	1.35	Suburban and Market Towns	61	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at medium risk of surface flooding (9%) - Area at low risk of surface flooding (21%)	Grade 1		National Landscapes/Landscape setting of Stowey Sutton - Development would likely have a significant landscape impact given the site is characterised by the rolling valley landscape type and is in the open countryside with open views.		No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			Yes		Bishop Sutton West
BIS10b	Land at Westway Farm, Bishop Sutton, BS39 5XP	Stowey Sutton	Mix	0.5	Suburban and Market Towns	23	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at medium risk of surface flooding (9%) - Area at low risk of surface flooding (21%)	Grade 1		National Landscapes/Landscape setting of Stowey Sutton - Development would likely have a significant landscape impact given the site is characterised by the rolling valley landscape type and is in the open countryside with open views.		No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Landscape harm and extension on the village to the south west/strong boundary at this location	
BIS01	Land at Bathford	Stowey-Sutton	Greenfield	0.29	Suburban and Market Towns	13	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at low risk of surface flooding (30%)	Grade 3	Ecological Network - NRN Grassland Strategic Network	Development on the site would likely have a significant landscape impact htat would be damaging to the setting of the settlement.		No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Landscape impact	
BIS03b	"BA1 7SW"	Stowey-Sutton	Greenfield	0.78	Suburban and Market Towns	35	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (13%)	Grade 3	Ecological Network - NRN Grassland Strategic Network			No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5	Coal Mining Legacy Development High Risk Area Unstable Land (45%)		Yes		Bishop Sutton West
BIS03c		Stowey-Sutton	Greenfield	3.6	Suburban and Market Towns	135	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (12%)	Grade 3	Ecological Network (57%) - NRN Grassland Strategic Network	Development would likely have a moderate impact on the landscape.	Undesignated Heritage Asset (2%)	No	Green Infrastructure (57%) - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5	Coal Mining Legacy Development High Risk Area Unstable Land (11%)		Yes		Bishop Sutton West
BIS03d		Stowey-Sutton	Greenfield	2.27	Suburban and Market Towns	85	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (8%)	Grade 3	Ecological Network - NRN Grassland Strategic Network	Development would likely have a moderate impact on the landscape.	Undesignated Heritage Asset (4%)	No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5	Coal Mining Legacy Development High Risk Unstable Land (8%)		Yes		Bishop Sutton West
BIS04		Stowey-Sutton	Greenfield	1.64	Suburban and Market Towns	74	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Ecological Network - NRN Grassland Strategic Network		Undesignated Heritage Asset (36%)	Yes	Green Infrastructure - Safeguarded Airport and Aerodrom Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Access along Bonhill Road narrow	
BIS05		Stowey-Sutton	Greenfield	1.35	Suburban and Market Towns	61	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Ecological Network - NRN Grassland Strategic Network		Undesignated Heritage Asset (6%)	Yes	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Access along Bonhill Road narrow	
BIS06		Stowey-Sutton	Mix	0.5	Suburban and Market Towns	23	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Ecological Network - NRN Grassland Strategic Network	Mendip Hills National Landscape (54%) - The site is partially within the AONB. Development would likely have a significant landscape impact with the intensification of the site resulting in a highlighly noticable intrustion of built development along a narrow and obviously rural lane.			Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Small site difficult access	
BIS07		Stowey-Sutton	Greenfield	0.23	Suburban and Market Towns	10	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at low risk of surface flooding (2%)	Grade 1 (61%) - Grade 3 (39%)	Ecological Network (81%) - NRN Grassland Strategic Network	Landscape setting of Stowey Sutton - Mendip Hills National Landscape - The site is in a sensitive locaiton within the AONB. Development would likely have a signficant landscape impact with the intensification of development on the site damaging to the setting.			Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Site no longer accessible	
BIS11	"Field off Wick Road, Bishop Sutton, BS39 5XQ"	Stowey-Sutton	Greenfield	"0.93acres / 1 acre "	Suburban and Market Towns	15	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 3	Flood Zone 1	Grade 1	NRN Grassland Strategic Network	Mendip Hills National Landscape		No			Landscape setting of Stowey Sutton	No	Small site with difficult access - The site is in a sensitive location within the landscape setting of Stowey Sutton, a National Landscape and includes all grade 1 agricultural land	
S1PS62		Swainswick	Greenfield	16.77	New Settlement	415	Potentially Suitable	Potentially available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Swainswick		N/A												N/A		
SWA01	"Ashcombe Field, Upper Swainswick"	Swainswick	Greenfield	"0.49"	Rural Areas	16	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Swainswick		No	Isolated location											N/A		
S2PS20		Temple Cloud with Cameley	Greenfield	23.14	New Settlement	552	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	Low accessibilty for site		Grade 3	This is an agriculturally improved field of low intrinsic ecological interest. Features of note include hedgerow boundaries and hedgerow trees that should be retained outside of private gardens.			No	Limited Primary School capacity			Yes		Temple Cloud
S2PS21		Temple Cloud with Cameley	Greenfield	27.53	New Settlement	683	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Large site but limited access to A37	
S2PS22		Temple Cloud with Cameley	Greenfield	38.21	New Settlement	954	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	Site separate to village			Grade 3 (88%)/Grade 1 (12%)				No	Limited Primary School capacity			No		
S2PS23		Temple Cloud with Cameley	Greenfield	7.13	Suburban and Market Towns	193	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	Low accessibilty for site		Grade 3 (53%)/Grade 2 (46%)		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Low accessibilty for site - Woodland on northern section	
TC01c		Temple Cloud with Cameley	Greenfield	1.72	Suburban and Market Towns	76	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2 (66%)/Grade 3 (34%)				No	Limited Primary School capacity			Yes		Temple Cloud
TC02a		Temple Cloud with Cameley	Greenfield	1.58	Suburban and Market Towns	71	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3				No	Limited Primary School capacity			No	Limited access onto A37	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
TC02b		Temple Cloud with Cameley	Greenfield	0.32	Suburban and Market Towns	14	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Limited access onto A37	
TC03		Temple Cloud with Cameley	Greenfield	3.61	Suburban and Market Towns	135	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity	Coal Mining Legacy Development High Risk Area		No	Limited access to site	
TC04b		Temple Cloud with Cameley	Greenfield	1.35	Suburban and Market Towns	61	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2				No	Limited Primary School capacity			No	Grade 2 Agricultural land	
TC04c		Temple Cloud with Cameley	Greenfield	2.6	Suburban and Market Towns	98	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2				No	Limited Primary School capacity			No	Grade 2 Agricultural land	
TC04d		Temple Cloud with Cameley	Greenfield	5.73	Suburban and Market Towns	215	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2 (83%)		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Grade 2 Agricultural land	
TC04e		Temple Cloud with Cameley	Greenfield	9.83	Suburban and Market Towns	369	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2				No	Limited Primary School capacity			No	Grade 2 Agricultural land	
TC05	SV12	Temple Cloud with Cameley	Greenfield	0.56	Suburban and Market Towns	25	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Development would have high landscape impact due to prominent hillside location. Significant trees around the site would have to be removed to create access The site Is unsuitable for development	Temple Cloud with Cameley		N/A												N/A		
TC06		Temple Cloud with Cameley	Greenfield	3.64	Suburban and Market Towns	132	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	Low accessibilty for site		Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Low accessibilty for site	
TC07a		Temple Cloud with Cameley	Greenfield	5.98	Suburban and Market Towns	224	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	Low accessibilty for site		Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Low accessibilty for site	
TC07b		Temple Cloud with Cameley	Greenfield	2.82	Suburban and Market Towns	106	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	No accessibilty		Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	No accessibilty	
TC09		Temple Cloud with Cameley	Greenfield	0.44	Suburban and Market Towns	20	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3	This is an agriculturally improved field of low intrinsic ecological interest. Features of note include hedgerow boundaries and hedgerow trees that should be retained outside of private gardens.			No	Limited Primary School capacity			Yes		Temple Cloud
TIM02		Timsbury	Greenfield	2.92	Suburban and Market Towns	110	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3		Landscape setting of Timsbury. Development would have a high landscape impact due to prominent hillside location.	Undesignated Heritage Asset (1%)		School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No		
TIM03	KS10	Timsbury	Greenfield	3.18	Suburban and Market Towns	119	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1 - Area at low risk of surface flooding (3%)	Grade 3		Landscape setting of Timsbury. Development would have a high landscape impact due to prominent hillside location.	Undesignated Heritage Asset (1%)		School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	Yes		Timsbury
TIM04	KS10	Timsbury	Greenfield	9.25	Suburban and Market Towns	347	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1 - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (17%)	Grade 3		Landscape setting of Timsbury.	Undesignated Heritage Asset		School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	Yes		Timsbury
TIM05	KS9	Timsbury	Greenfield	0.78	Suburban and Market Towns	35	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3		Land east of St. Mary's School Local Green Space			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	Yes		Timsbury
TIM06		Timsbury	Greenfield	2.8	Suburban and Market Towns	105	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	NRN Grassland Strategic Network - Deciduous woodland (<0.5%)	Landscape setting of Timsbury. The site is part of the Cam Brook Valley Side Upper Slopes and development would have a high landscape impact.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape setting of village	
TIM07a		Timsbury	Greenfield	1.91	Suburban and Market Towns	86	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1 - Area at low risk of surface flooding (2%)	Grade 3	NRN Grassland Strategic Network - NRN Existing Grassland	Landscape setting of Timsbury.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape setting of village	
TIM07b		Timsbury	Greenfield	1.69	Suburban and Market Towns	76	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1 - Area at low risk of surface flooding (4%)	Grade 3	NRN Grassland Strategic Network - NRN Existing Grassland - Lowland calcareous grassland (<0.5%)	Landscape setting of Timsbury.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape setting of village	
TIM08	KS8	Timsbury	Greenfield	2.08	Suburban and Market Towns	78	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3		Landscape setting of Timsbury. Development would have a high landscape impact due to prominent hillside location.	Undesignated Heritage Asset		School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Heritage asset	
TIM09	KS7	Timsbury	Greenfield	5.04	Suburban and Market Towns	185	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	Trees protected by a Tree Preservation Order (T1)	Landscape setting of Timsbury - part of site to the south.	Large area of unknown archaeological potential, which will require further investigation.		School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	Yes	Pre-application site	Timsbury
TIM10	KS7	Timsbury	Mix	7.22	Suburban and Market Towns	271	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3		Landscape setting of Timsbury. Development would have a high landscape impact due to prominent hillside location.		Yes	Safeguard Airport and Aerodrome Areas (14%) - School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape impact	
TIM12	KS8	Timsbury	Mix	2.47	Suburban and Market Towns	93	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Not adjoining village.	Flood Zone 1	Grade 3	NRN Existing Core Woodland (14%)	Development would have high landscape impact due to prominent hillside location.		Yes	Safeguard Airport and Aerodrome Areas (18%)			No	Not adjoining village	
TIM13	North of Bath Road	Timsbury	Greenfield	0.78	Rural Areas	28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Not adjoining village.	Flood Zone 1	Grade 3		Development would have an impact on the nature of the open countryside.			Safeguard Airport and Aerodrome Areas			No	Not adjoining village	
TIM14		Timsbury	Greenfield	1.28	Rural Areas	46	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Not adjoining village.	Flood Zone 1 - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (4%)	Grade 3		Landscape setting of High Littleton and Timsbury - Development would have an impact on the nature of the open countryside.			Safeguard Airport and Aerodrome Areas	Coal Mining Legacy Development High Risk Area Unstable Land (5%) - Coal Mining Legacy Development High Risk Unstable Land (16%)		No	Not adjoining village	
TIM15		Timsbury	Greenfield	1.33	Suburban and Market Towns	60	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Limted public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	NRN Grassland Strategic Network (90%)	Landscape setting of Timsbury.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Site detatched from village, unless considered as a larger site along side the Allocated site at East of St Mary's which is still to come forward. It is located in the landscape setting of village.	
TIM16		Timsbury	Greenfield	14.48	New Settlement	362	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	NRN Grassland Connectivity Opportunities (1%) - NRN Grassland Strategic Network (3%)	Landscape setting of Timsbury. Part of the site to the north west is a Local Green Space.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape setting of village	
TIM17	* Land off Lansdown Crescent, Timsbury*	Timsbury	Greenfield	*2*	Suburban and Market Towns	56	Suitable	Available	Achievable	Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	NRN Grassland Strategic Network (90%)	Landscape setting of Timsbury.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	Yes	Existing Site allocation	Timsbury
A367PS2	Dunkerton Hill	Wellow	Greenfield	76.89	New Settlement	1883	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL02	New Willow Farm	Wellow	Brownfield	0.78	Rural Areas	28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL03	Land north of Manor Close	Wellow	Greenfield	0.4	Rural Areas	14	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WELL04	Land at Manor Lodge, Farm La	Wellow	Greenfield	0.18	Rural Areas	6	Mixed or non-residential use	Potentially Available	Potentially Achievable	Mixed or non-residential use	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL05	Land North of Bull's Hill	Wellow	Mix	0.21	Rural Areas	8	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL06	Land south of Ford Road	Wellow	Greenfield	7.28	Rural Areas	177	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WH03	Land north of Parsonage Farm, Bristol Rd	West Harptree	Mix	0.79	Suburban and Market Towns	36	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	West Harptree		N/A												N/A		
S2PS32		Westfield	Greenfield	17.39	New Settlement	346	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes						Site is part of the Waterside Valley and Somer Valley rediscovered project						No	Site is part of the Waterside Valley and Somer Valley rediscovered project	
S2PS33		Westfield	Greenfield	1.46	Suburban and Market Towns	66	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield		Yes		Low accessibility for site				Steeply sloping site						No	Sloping site could impact the setting of waterside valley	
WF01	East of Westfield Industrial Estate	Westfield	Greenfield	5.43	Rural Areas	163	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding			Site will be clearly visible from Hayden batch				Waterside Tip historic landfill		Yes	Further work would be needed to ensure there was no ground contamination from the historic tip. Need to speak to Mendip regarding the land to the south.	Westfield Industrial Estate East
WF02	Land south of Waterford Park	Westfield	Greenfield	2.16	Suburban and Market Towns	78	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Floodzone 3 (2%) floodzone 2 (2%). Site sits above waterside vally so run off could impact watercourse in the valley	Grade 3		Steeply sloping site						No	Sloping site could impact the setting of waterside valley	
WF14c	Land off Shakespeare Road	Westfield	Greenfield	0.78	Suburban and Market Towns	35	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Unsuitable in HELAA	Westfield		N/A												N/A		
WF14d	Land off Shakespeare Road	Westfield	Greenfield	4.88	Suburban and Market Towns	183	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required			Green infrastructure, ecological network (2%), SNCI	Site has previously been refused for planning permission, developpment will harm the landscape setting of Westfield	Radstock Conservation Area			Coal Mining area of unstable land	Safeguarded land for sport and recreation. Green hillside is an improtant hillside setting for the surrounding area	No	Development will harm the landscape setting of Westfield. Planning permission has been refused 13/03395/OUT	
WF36a	Waterside Farm Area	Westfield	Greenfield	5.91	Rural Areas	177	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3		Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact. Speak to Mendip on development to the south. Could active travel be imrproved? Buses on the main road.	Westfield Industrial Estate East
WF36b	East of Westfield Industrial Estate	Westfield	Greenfield	3.09	Suburban and Market Towns	116	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3		Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact	Westfield Industrial Estate East
WF36c	Waterside Farm Area	Westfield	Mix	17.14	New Settlement	425	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3	Green Infrastructure	Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact	Westfield Industrial Estate East
WF36d	East of Westfield Industrial Estate	Westfield	Greenfield	1.75	Suburban and Market Towns		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3		Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact	Westfield Industrial Estate East
WF36e	East of Westfield Industrial Estate	Westfield	Greenfield	3.53	Suburban and Market Towns		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3		Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact	Westfield Industrial Estate East
S1PS22		Whitchurch	Greenfield	2.17	Suburban and Market Towns	81	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Good connectivity adjacent to A37	Flood Zone 1					Yes			Currently used as village play park, cricket club and allotments. All important village facilities.	No	Play park, cricket pitch and allotments.	
S1PS23		Whitchurch	Greenfield	1.24	Rural Areas	56	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA			N/A												N/A		
S1PS24		Whitchurch	Greenfield	10.59	New Settlement	223	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Access would likely need to be from Bristol side, due to viaduct constraint to A37. No direct link to A37.	Flood Zone 1		Significant tree coverage.		Low level of harm to assets	Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	Yes	Important gap between Whitchurch Village and Whitchurch Birstol. Significant tree coverage.	North Whitchurch
S1PS25		Whitchurch	Mix	61.2	New Settlement		Discounted	Discounted	Discounted	Discounted	No	Site wholly falls outside of the Plan Area.	Whitchurch		N/A												N/A		
S1PS26		Whitchurch	Greenfield	38.15	New Settlement	726	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Whitchurch		N/A												N/A		
WCH01b	Land west of Washing Pound Lane	Whitchurch	Greenfield	0.71	Suburban and Market Towns	32	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1								Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	No	Important gap between Whitchurch Village and Whitchurch Birstol.	
WCH03	Land north-west of Whitchurch Cricket Club	Whitchurch	Greenfield	6	Suburban and Market Towns	225	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes	Replacement rugby club facilities required.		Currently used as Rugby Club. If developed, replacement facility would be required.	Yes	Significant heritage impact - potential to reduce (but not remove) through mitigation. Potential to relocate rugby club.	West Whitchurch
WCH04a	Land South West of A37	Whitchurch	Greenfield	2.26	Suburban and Market Towns	85	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Adjoining A37 - direct link.	Flood Zone 1				Area of medium importance and sensitivity. The development of the site may result in a harmful impact to the significance of the setting of Maes Knoll but it is likely that these impacts could be avoided via appropriate mitigation (such as via landscape design solutions).	Yes				Yes	Potential to mitigate heritage harm.	West Whitchurch
WCH05	Land at Norton Lane	Whitchurch	Mix	4.85	Rural Areas	146	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Access onto Norton Lane only - links to A37 would be required, or consideration of bringing forward as part of wider site.	Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes				No	Significant heritage impact	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WCH06a	Land south of Whitchurch Cricket Club	Whitchurch	Greenfield	3.17	Suburban and Market Towns	119	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Adjoining A37 - diret link.	Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes				No	Significant heritage impact	
WCH06b	Land south of cemetery, Woolard Lane	Whitchurch	Greenfield	3.15	Suburban and Market Towns	118	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Adjoining A37 - diret link.	Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes				No	Significant heritage impact	
WCH07	Land at Woollard Lane	Whitchurch	Greenfield	3.32	Suburban and Market Towns	125	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Access onto Woolard lane only - links to A37 would be required, or consideration of bringing forward as part of wider site.	Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes				Yes	Significant heritage impact - potential to reduce (but not remove) through mitigation.	South East Whitchurch
WCH08	Land at	Whitchurch	Greenfield	7.07	Suburban and Market Towns	265	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Access onto Woolard lane only - links to A37 would be required, or consideration of bringing forward as part of wider site.	Flood Zone 1				Area of medium importance and sensitivity. The development of the site may result in a harmful impact to the significance of the setting of Maes Knoll but it is likely that these impacts could be avoided via appropriate mitigation (such as via landscape design solutions).	Yes				Yes	Potential to mitigate heritage harm.	South East Whitchurch AND East Whitchurch
WCH09	South of The White House	Whitchurch	Mix	0.58	Suburban and Market Towns	26	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1	Grade 3 Agricultural Land				Yes				No	This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan.	
WCH11	Land between Craydon Grove and Staunton Lane	Whitchurch	Greenfield	13.05	New Settlement	326	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol. There may be potential to develop southern part of site and retain gap between settlements.	Yes	Important gap between Whitchurch Village and Whitchurch Birstol but there may be scope to develop southern part of site only, therefore retaining important gap.	North Whitchurch
WCH12	Land south-west of Stockwood Community Association	Whitchurch	Mix	5.58	Suburban and Market Towns	209	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol. Currently used as spot pitches.	Yes	Important gap between Whitchurch Village and Whitchurch Birstol. Currently used as sport pitches.	East Whitchurch
WCH12b	Land east of Stockwood Lane	Whitchurch	Mix	3.55	Suburban and Market Towns	133	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol. Currently used as spot pitches.	Yes	Important gap between Whitchurch Village and Whitchurch Birstol. Currently used as sport pitches.	East Whitchurch
WCH13	Land south-east of Bifield Close	Whitchurch	Greenfield	2.1	Suburban and Market Towns	79	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes	Adjoining Stockwood Bristol	Adjoins Stockwood Bristol. Close to bus stops in Stockwood with service every 15 minutes.	Flood Zone 1			Comment from landscape officer - sloped and prominent. Significant landscape harm.		Yes			Adjoins Stockwood Bristol. Not related to Whitchuch Village.	No	Sloped and prominent - significant landscape harm.	
WCH13a	Land south-east of Burfoot Rd	Whitchurch	Greenfield	3.94	Suburban and Market Towns	148	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes	Adjoining Stockwood Bristol	Adjoins Stockwood Bristol. Close to bus stops in Stockwood with service every 15 minutes.	Flood Zone 1			Comment from landscape officer - sloped and prominent. Significant landscape harm.		Yes			Adjoins Stockwood Bristol. Not related to Whitchuch Village.	No	Sloped and prominent - significant landscape harm.	
WCH14	Land south-east of Bifield Road	Whitchurch	Mix	2.41	Suburban and Market Towns	90	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes	Adjoining Stockwood Bristol	Adjoins Stockwood Bristol. Close to bus stops in Stockwood with service every 15 minutes.	Flood Zone 1			Comment from landscape officer - sloped and prominent. Significant landscape harm.		Yes			Adjoins Stockwood Bristol. Not related to Whitchuch Village.	No	Sloped and prominent - significant landscape harm.	
WCH15	Land north of Maggs Lane	Whitchurch	Mix	1.1	Suburban and Market Towns	50	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol. Half of site already in residential use.	No	Important gap between Whitchurch Village and Whitchurch Birstol. Half of site already in residential use.	
WCH17	Land east of Washing Pound Lane	Whitchurch	Greenfield	2.37	Suburban and Market Towns	89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	No	Important gap between Whitchurch Village and Whitchurch Birstol.	
WCH21	Land south of Greenacre, Staunton Lane	Whitchurch	Greenfield	0.28	Suburban and Market Towns	13	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1	Grade 3 Agricultural Land	NRN Grassland Connectivity Opportunities			Yes				No	This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan.	
WCH22b	Mannings Mead	Whitchurch	Mix	1.77	Suburban and Market Towns	80	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1									Yes		East Whitchurch

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WCH26c	Land at	Whitchurch	Mix	4.51	Suburban and Market Towns	169	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes			Flood Zone 1				Area of medium-high importance and sensitivity where development would have a harmful impact if no mitigation occurred. Development of the site could result in a harmful impact on the significance of the setting of Maes Knoll but this impact is likely to fall within the definition of 'less than substantial harm', and/or could be reduced via appropriate mitigation (such as via landscape design solutions).					Yes	Potential to mitigate heritage harm.	West Whitchurch
WCH26d	West of Bristol Road	Whitchurch	Greenfield	2.6	Suburban and Market Towns	98	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1				Area of medium importance and sensitivity. The development of the site may result in a harmful impact to the significance of the setting of Maes Knoll but it is likely that these impacts could be avoided via appropriate mitigation (such as via landscape design solutions).					Yes	Potential to mitigate heritage harm.	West Whitchurch
WCH27	Land North of Cranford House	Whitchurch	Greenfield	0.56	Suburban and Market Towns	25	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1. Area of high risk of surface flooding	Grade 3 Agricultural Land				Yes				No	This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan.	
WCH28	Avon Accident Repair Centre	Whitchurch	Mix	0.26	Suburban and Market Towns	12	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1									Yes		East Whitchurch
WCH29	Land at Woollard Lane	Whitchurch	Mix	0.46	Suburban and Market Towns	21	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1									Yes		East Whitchurch
WCH30	Land at Woollard Lane	Whitchurch	Greenfield	1.15	Suburban and Market Towns	52	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1									Yes		East Whitchurch

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
KING03c		Bath	Brownfield	0.69	Bath Central Area	62	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes but constrained for private cars.	Flood Zone 2 (67%) - Area at Low Risk of Surface Water Flooding	Urban Land	Ecological Network (67%)	The site is within a sensitive location within the Bath Conservation Area and WHS.	The site is within the Bath Conservation Area and WHS and setting of the WHS. The site is within or	No				No	Not Deliverable or Developable	
KING07		Bath	Greenfield	0.1	Bath Central Area		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
KING19	KS5	Bath	Brownfield	0.39	Suburban and Market Towns	18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes but constrained for private cars.	Flood Zone 1	Urban Land	There are some biodiversity constraints relating to bats and SACs	The site is within a sensitive location within the Bath Conservation Area and WHS.	Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	No				No	but quite small for an allocation and could come forward via a planning application ... This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan.	
KING20		Bath	Brownfield	0.12	Bath Central Area	11	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes but constrained for private cars.	Flood Zone 2 (19%) - Area at Low Risk of Surface Water Flooding (30%) - Area at Medium Risk of Surface Water Flooding (15%)	Urban Land	Ecological Network (19%) - There are some biodiversity constraints relating to bats and SACs	The site is within a sensitive location within the Bath Conservation Area and WHS.	Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting.	No				No	Not Deliverable or Developable	
KING21		Bath	Greenfield	0.1	Bath Central Area		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
KING22		Bath	Brownfield	0.16	Suburban and Market Towns	7	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
KING23		Bath	Brownfield	0.31	Suburban and Market Towns	14	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Low development/ residential yield.	Bath		N/A												N/A		
LAM06		Bath	Greenfield	2.94	Suburban and Market Towns	110	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - within or partially contains - Area at high risk of flooding (2%) - At medium risk of surface water flooding (3%) - At low risk of surface water flooding (8%)	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	Yes				No	The site is located within the Green Belt. Site is within landscape setting of Bath, WHS setting and Cotswolds National Landscape. Pasture field with good hedgerow to east and tree-lined tributary to Lam Brook on south boundary. Prominent sloping valley side in Charlcombe valley. Development would be damaging to the rural character of the Charlcombe valley, to the wider setting of Bath and the WHS and within the Cotswolds National Landscape.	
LAM07		Bath	Greenfield	1.7	Suburban and Market Towns	77	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - within or partially contains - Area at high risk of flooding (7%) - At medium risk of surface water flooding (12%) - At low risk of surface water flooding (19%)	Grade 3	Ecological Network - Site of Nature Conservation Interest	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting.	No				No	Not Deliverable or Developable	
LAM08		Bath	Mix	1.63	Suburban and Market Towns	14	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 3 (81%) - Flood Zone 2 - At medium risk of surface water flooding (42%) - At low risk of surface water flooding (68%)	Urban Land	Ecological Network	Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	No				No	Not Deliverable or Developable	
LAM09		Bath	Greenfield	0.94	Suburban and Market Towns	37	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 3 (13%) - Flood Zone 2 (77%)- At medium risk of surface water flooding (8%) - At low risk of surface water flooding (12%)	Urban Land	Ecological Network	Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	No		Factors that may impact availability include costs associated with the potential remediation works of the historic landfill.		No	The site is actively being promoted for retail, with a live planning application awaiting determination.	
LAM10		Bath	Greenfield	1.69	Suburban and Market Towns	55	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Land is partially a local green space. Remainder of the land is proposed to be designated as a new local green space as part of the local plan	Bath		N/A												N/A		
LAM11		Bath	Greenfield	0.33	Suburban and Market Towns	15	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Grade 3	Ecological Network	The site is situated within a sensitive location within the Bath WHS, setting of the Bath WHS and the Bath Landcape setting of Bath.	World Heritage Site Boundary, World Heritage Site Setting.	Yes				No	A planning application was recently refused and it is not clear whether the reasons for refusal could be overcome.	
LAM12		Bath		0.07	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
LAN06		Bath	Mix	18.6	New Settlement		Mixed or non-residential use	Available	Other Uses	Mixed or non-residential use	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Grade 3	Ecological Network - SNCI (53%) sites ecology constraints noted.	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	World Heritage Site Boundary, World Heritage Site Setting - Heritage constraints noted to present difficulty for land to be suitable for development.	Yes			Site safeguarded land for sport and recreational activity.	No	Site safeguarded land for sport and recreational activity.	
LAN07	KS6	Bath	Brownfield	2.97	Suburban and Market Towns	76	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Land is allocated for development within the LPPU Ref: SB24.	Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (6%) - At medium risk of surface water flooding (1%) - At low risk of surface water flooding (1%)	Urban Land	Green Infrastruructure (51%) - Deciduous Woodland (32%)		Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site within/ partially contains an undesignated heritage asset (32%).	No				Yes	Land is allocated for development within the LPPU Ref: SB24.	
LAN08		Bath	Brownfield (Brownfield Register)	0.1	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
LYN02		Bath	Brownfield	0.11	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
LYN03		Bath	Brownfield	0.87	Suburban and Market Towns	39	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Land is allocated for development within the LPPU Ref: SB25.	Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (10%)	Urban Land	Ecological Network	The site is situated within a sensitive location within the Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Site contains an undesignated heritage asset.	No				Yes	Land is allocated for development within the LPPU Ref: SB25.	
LYN04	Land East of 16th Green, Stockwood Vale Golf Club	Bath	Brownfield	0.21	Suburban and Market Towns	9	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Land is allocated for development within the LPPU Ref: SB25.	Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (7%)	Urban Land	Ecological Network	The site is situated within a sensitive location within the Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (66%). Grade II Listed Building (Chapel of St Martin).	No				Yes	Land is allocated for development within the LPPU Ref: SB25.	
LYN05	"BS31 2FW "	Bath	Brownfield	1.73	Suburban and Market Towns	31	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	A sale is proposed to Cross Manufacturing who are located nearby in existing premises.	Bath	10	Yes			Flood Zone 1	Urban Land	Ecological Network	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Adjacent to the Bath Conservation Area.	No				No	A sale is proposed to Cross Manufacturing who are located nearby in existing premises.	
MOR01	"Site to South of Bloomfield Road,\n Bath,\n BA2 2AY"	Bath	Greenfield	"1.0"	Rural Areas		Unsuitable	Available	Achievable	Not Deliverable or Developable	No	Unsuitable in HELAA	Bath		N/A												N/A		
NEW02	"Site to South of Bloomfield Road,\n Bath,\n BA2 2AY"	Bath	Brownfield	1.49	Suburban and Market Towns	63	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Land is allocated for development within the Placemaking Plan Ref: SB18.	Bath	10	Yes			Flood Zone 1 - Area at Low Risk of Surface water flooding (1%)	Urban Land	Ecological Network (88%)	Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (66%). Grade II Listed Building (Lodge to Manor Hospital) Grade II* Listed Building (Manor House).	No				Yes	Land is allocated for development within the Placemaking Plan Ref: SB18.	
NEW04		Bath		0.06	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
NEW05		Bath	Brownfield	1.27	Suburban and Market Towns	57	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Area at low risk of surface water flooding (14%) - Area at medium risk of surface water flooding (6%) - Area at high risk of surface (4%).	Urban Land		Within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Partially within the Bath Conservation Area (2%)	No		Potential remediation costs associated due to existing buildings or previous land use.		No	The site is operated by the NHS. This could be used to expand NHS provision through the local plan process, and should be considered for this use before release to an alternative use.	
NEW06		Bath	Brownfield	0.5	Suburban and Market Towns	23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land		Within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (4%).	No				No	The site is operated by the RUH. This could be used to expand RUH provision through the local plan process, and should be considered for this use before release to an alternative use.	
NEW07		Bath	Greenfield	3.74	Suburban and Market Towns	15	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land - Grade 3 Agriculture Land (2%)	Ecological Network - Site of Nature Conservation Interest - Site significant ecological constraints.	Cotswold National Landscape - Landscape setting of Bath - Sensitive location within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (3%). Site presents significant Heritage Constraints.	Yes		North Side of River Avon, North Sideof Upper Bristol Road Historic Landfill (5%)	Southern half of the land falls under common land/ village green designation (28%) - Land is safeguarded land for sport and recreation in its entirety.	No	Not Deliverable or Developable	
NEW08		Bath	Brownfield	3.19	Suburban and Market Towns	103	Mixed or non-residential use	Available	Other Uses	Mixed or non-residential use	Yes		Bath	10	Yes			Flood Zone 2 - Flood Zone 3 (14%) - Area at low risk of surface water flooding (52%) - Area at medium risk of surface water flooding (19%) - Area at high risk of surface water flooding (3%)	Urban Land	Ecological Network - Green Infrastructure	Landscape setting of Bath - Within the Bath WHS setting of the City Bath WHS.	Bath World Heritage Site Boundary, World Heritage Site Setting. Within or partially contains an undesignated heritage asset (21%).	Yes		Brassmill Lane Historic Landfill (50%)	Land is partially safeguarded for sport and recreation (3%).	No	Important to safeguard the existing use as a holiday and caravan park use which supports diversity in the visitor economy.	
ODN01b		Bath	Brownfield	0.44	Suburban and Market Towns	20	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Reasonable transport to the city centre local services within the vicinity.	Flood Zone 1 - At medium risk of surface water flooding (13%) - At low risk of surface water flooding (42%)	Urban Land	Within / partially contains an Ecological Network (4%)	World Heritage Site Boundary, World Heritage Site Setting	World Heritage Site Boundary, World Heritage Site Setting.	No				No	Protected as an existing employment site. No evidence provided to meet policy requirments for release.	
ODN04		Bath	Greenfield	0.63	Suburban and Market Towns	0	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land	Ecological Network	World Heritage Site Boundary, World Heritage Site Setting	Bath World Heritage Site Boundary, World Heritage Site Setting. Bath Conservation Area.	No				No	Not Deliverable or Developable	
ODN05		Bath		0.08	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
ODN06		Bath	Greenfield	2.89	Suburban and Market Towns	90	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Urban Land	Ecological Network - Site contains features of ecological value.	Sensitive location within the Bath WHS setting of the City Bath WHS. Landscape setting of Bath.	World Heritage Site Boundary, World Heritage Site indicative Extent/ Setting. Site is or partially contains an undesignated heritage asset (8%).	No				No	The site is in a sensitive location within the Bath WHS. It is of ecological value. Site safeguarded land for sport and recreational activity.	
ODN07		Bath	Mix	5.42	Suburban and Market Towns	203	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Urban Land	Ecological Network	Situated within a sensitve location within the Bath WHS, setting of the Bath WHS and the Bath Landcape setting of Bath. Plays a role in defining the edge of the settlement.	World Heritage Site Boundary, World Heritage Site indicative Extent/ Setting. Site is or partially contains an undesignated heritage asset (25%).	Yes		Rush Hill Historic Landfill (47%)	Site safeguarded land for sport and recreational activity (47%).	No	Site safeguarded land for sport and recreational activity.	
OLD03		Bath	Brownfield	0.33	Suburban and Market Towns	15	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Bath		N/A											N/A		
OLD04		Bath	Brownfield	2.42	Suburban and Market Towns	91	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Urban Land	Green Infrastructure - Deciduous Woodland (<0.5%) - Close to sites with Ecological Value.	World Heritage Site Boundary, World Heritage Site Setting	World Heritage Site Boundary, World Heritage Site Setting. Site is or partially contains an undesignated heritage asset (5%).	No				No	Protected as an existing employment site. No evidence provided to meet policy requirments for release.	
OLD05		Bath	Brownfield	0.26	Suburban and Market Towns	12	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Urban Land	Green Infrastructure - Deciduous Woodland (<0.5%) - Close to sites with Ecological Value.	World Heritage Site Boundary, World Heritage Site Setting	World Heritage Site Boundary, World Heritage Site Setting. Site is or partially contains an undesignated heritage asset (15%).	No				No	Protected as an existing employment site. No evidence provided to meet policy requirments for release.	
OLD06		Bath	Brownfield	0.46	Town Centre	29	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Bath		N/A											N/A		
S1PS53		Bath	Greenfield	4.17	Suburban and Market Towns	156	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Grade 3 (3%)Grade 4 and Urban Land	Green Infrastructure Network	The site is within a sensitive location within the National Landscape and WHS setting.	World Heritage Site Boundary, World Heritage Site indicative Extent/ Setting. Site is or partially contains an undesignated heritage asset (5%).	Yes			Site safeguarded land for sport and recreational activity.	No	Site safeguarded land for sport and recreational activity.	
S1PS55		Bath	Greenfield	3.23	Suburban and Market Towns	121	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1	Grade 3	Ecological Network	The site is within a sensitive location within the National Landscape and WHS setting.	World Heritage Site Boundary, World Heritage Site indicative Extent/ Setting	Yes				No	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
S1PS56		Bath	Greenfield	81.47	New Settlement	1795	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At high risk of surface water flooding (1%) - At medium risk of surface water flooding (2%) - At low risk of surface water flooding (6%)	Grade 3 (84%)	Ecological Network - SNCI (31%)	The site is within a sensitive location within the National Landscape and WHS setting.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area (86%). Site is or partially contains an undesignated heritage asset (1%).	Yes		Land within or partially contains Land at Primrose Hill Farm (2%) Historic Landfill		No	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
S1PS57		Bath	Greenfield	4.15	Suburban and Market Towns	156	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Local Green Space - Archery Field. Approach to Local Green Space Review is to take forward existing sites already designated. No comments received regarding review of this parcel of land	Bath		N/A											N/A		
S1PS58		Bath	Greenfield	10.2	New Settlement	254	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At low risk of surface water flooding (1%)	Grade 3	Ecological Network - SNCI (2%)	The site is within a sensitive location within the National Landscape and WHS setting.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	Yes			Land partially (33%) Site safeguarded land for sport and recreational activity.	No	Land is safeguarded for sport and recreation.	
S1PS61		Bath	Greenfield	13.58	New Settlement	315	Unsuitable	Potentially available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The area of the site not designated as an SNCI has no obvious access.	Flood Zone 1 - At high risk of surface water flooding (4%) - At medium risk of surface water flooding (6%) - At low risk of surface water flooding (12%)	Grade 3	Ecological Network - Majority of the site is SNCI with ecological value.	The site is within a sensitive location within the National Landscape and WHS.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	Yes			Site safeguarded land for sport and recreational activity.	No	Not Deliverable or Developable	
S1PS74		Bath	Greenfield	1.74	Suburban and Market Towns	78	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 2 (2%) - At low risk of surface water flooding (2%)	Urban Land	Ecological Network (2%)	The site is within a sensitive location within the WHS	World Heritage Site Boundary, World Heritage Site setting, Conservation Area. Site is or partially contains an undesignated heritage asset (61%).	No			Land to the south west has planning permission for eight dwellings ref: 21/0336/FUL.	No	Small site	
S1PS76		Bath	Greenfield	6.75	Suburban and Market Towns	64	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At medium risk of surface water flooding (1%) - At low risk of surface water flooding (5%)	Urban Land	Ecological Network - Site of Nature Conservation Interest	The site is within a sensitive location within the National Landscape and WHS.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	Yes			Part of the land is safeguarded for sport and recreation.	No	Land is safeguarded for sport and recreation.	
S1PS78		Bath	Greenfield	14	New Settlement	367	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - At high risk of surface water flooding (2%) - At medium risk of surface water flooding (2%) - At low risk of surface water flooding (4%)	Urban Land	Ecological Network - Site of Nature Conservation Interest	The site is within a sensitive location within the National Landscape and WHS.	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	Yes				No	The site is within a sensitive location within the National Landscape and WHS.	
S1PS79		Bath	Greenfield	2.78	Suburban and Market Towns	0	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Site is wholly designated as a Priority Habitat classed as unsuitable for development.	Bath		N/A											N/A		
S1PS80		Bath	Greenfield	3.75	Suburban and Market Towns	123	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Factors that may influence achievability include the creation of a suitable access.	Flood Zone 1 - Area at Low Risk of Surface water flooding (1%)	Urban Land	Ecological Network - Deciduous Woodland - Site of Nature Conservation Interest (82%)	The site is within a sensitive location within the National Landscape and WHS.	World Heritage Site Boundar. Site is or partially contains an undesignated heritage asset (85%). Grade II* Listed Buildings	Yes				No	The site is within a sensitive location within the National Landscape and WHS.	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
S1PS81		Bath	Greenfield	13.19	New Settlement	287	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Area at Low Risk of Surface water flooding (6%)	Grade 3	Ecological Network - Deciduous Woodland - Site of Nature Conservation Interest (43%)	The site is within a sensitive location within the National Landscape and WHS.		Yes			Site safeguarded land for sport and recreational activity.	No	Site safeguarded land for sport and recreational activity.	
S1PS82		Bath	Greenfield	8.53	Suburban and Market Towns	228	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Level differences noted which may impact achieveability. Such factors may impact providing a suitable access.	Flood Zone 1 - Area at Medium Risk of Surface water flooding (1%) - Area at Low Risk of Surface water flooding (3%)	Urban Land	Ecological Network - Deciduous Woodland - Site of Nature Conservation Interest (77%)	The site is within a sensitive location within the National Landscape and WHS.	Bath Conservation Area - World Heritage Site Boundary. Site is or partially contains an undesignated heritage asset (81%).	Yes				No	The site is within a sensitive location within the National Landscape and WHS.	
S1PS83		Bath	Greenfield	5.3	Suburban and Market Towns	12	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes				Grade 3	Majority of the site is a priority habitat. Noted to be unsuitable for development.			Yes		Groundwater Source Protection Zone		No	Majority of the site is a priority habitat. Noted to be unsuitable for development.	
S1PS88		Bath	Greenfield	10.51	New Settlement	85	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site is unlikely to be suitable for development due to inability to provide a suitable access.	Flood Zone 1 - At high risk of surface water flooding (2%) - At medium risk of surface water flooding (3%) - At low risk of surface water flooding (10%)		Ecological Network - Site of Nature Conservation Interest. Site unlikely to be suitable for development due to ecological value.	The site is within a sensitive location within the National Landscape and WHS. Highly valued landscape.	World Heritage Site Boundary, World Heritage Site Setting.	Yes		Groundwater Source Protection Zone 1 (69%) - Groundwater Source Protection Zone 1c (31%)		No	Not Deliverable or Developable	
S1PS95		Bath	Greenfield	3.88	Suburban and Market Towns	125	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Within an accessible location.	Flood Zone 1	Grade 3	Deciduous woodland - Nature recovery network existing core woodland.	Situated within the Bath WHS, landscape setting of Bath	World Heritage Site Boundar. Site is or partially contains an undesignated heritage asset (2%).	Yes		Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Pennyquick Bottom Historic Landfill (59%)	Land is safeguarded for sport and recreational facilities.	No	Land is safeguarded for sport and recreation.	
TWT01		Bath	Mix (partly identified in the Brownfield Register)	1.73	Suburban and Market Towns	78	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 1 - Area at Low Risk of Surface water flooding (1%)	Urban Land	Ecological Network	Situated within the Bath WHS	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area. Site is or partially contains an undesignated heritage asset (85%).	No			Site safeguarded land for sport and recreational activity. Is a valuable facility for the local community previous applications have set out how redevelopment could be contentious.	No	Site safeguarded land for sport and recreational activity. Is a valuable facility for the local community previous applications have set out how redevelopment could be contentious.	
TWT07		Bath	Brownfield	0.64	Suburban and Market Towns	29	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Bath		N/A												N/A		
TWT09		Bath	Brownfield	0.12	Suburban and Market Towns	5	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
TWT10		Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
TWT11	"Ashcombe Field, Upper Swainswick"	Bath	Greenfield	0.06	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
TWT12		Bath	Brownfield	0.14	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 2 - Flood Zone 3 (4%) - Area at low risk of surface water flooding (45%) - Area at medium risk of surface water flooding (12%) -	Urban Land	Ecological Network - Site of Nature Conservation Interest (51%) - The site has ecological value, part of land which is designated as SNCI is unsuitable for development.	Site is set within a sensitive location within the Bath WHS.	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	No				No	Small site	
TWT13		Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
TWT14		Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
TWT15		Bath	Greenfield	0.06	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
TWT16		Bath	Greenfield	0.07	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
TWT17		Bath	Brownfield	0.17	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Adjacent to Flood Zone 2 and 3	Grade 3 (89%) - Urban Land	Ecological Netowrk (4%) - Site of Nature Conservation Interest (23%) - The site has ecological value, part of the site designated SNCI is unsuitable for development.	Site is set within a sensitive location within the Bath WHS. Partially within the landscape setting of Bath (45%).	World Heritage Site Boundary, World Heritage Site setting and Bath Conservation Area.	No			Land is partially safeguarded for sport and recreation (5%).	No	Small site	
TWT19		Bath	Greenfield	7.45	Suburban and Market Towns	0	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Site is wholly designated as a local Nature Reserve (LNR) classed as unsuitable for development.	Bath		N/A												N/A		
TWT20		Bath	Greenfield	1.05	Suburban and Market Towns	47	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes			Flood Zone 1 - Area at Low Risk of Surface water flooding (6%)	Grade 3 (40%) - Grade 2 (20%)	Ecological Network (86%)	Situated within the Bath WHS and setting.		No			Land is safeguarded for sport and recreation.	No	Land is safeguarded for sport and recreation.	
TWT20	St John's Ambulance, 1 Weirside Court, Twerton, Bath BA2 1AZ	Bath	Greenfield	0.56	Suburban and Market Towns	25	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Not deliverable or developable	Bath		N/A												N/A		
WAL03	Nursery Building, Powlett Court	Bath	Brownfield	0.17	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 2	Urban Land	Ecological Network	Situated within the Bath WHS	World Heritage Site Boundary, World Heritage Site setting, Conservation Area.	No				No	Small site	
WAL05	Land at Rivers Rd	Bath	Greenfield	0.5	Suburban and Market Towns	5	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		Site sighted as unsuitable for development due to being unable to provide suitable access. However, given the site location the site nearby sustainable transport modes.	Flood Zone 1	Urban Land	Ecological Network (3%) - SNCI (3%) - Deciduous Woodland (77%) - Site unlikely to be suitable for development due to its ecological value.	Site is within a sensitive location within the Bath WHS	World Heritage Site Boundary, World Heritage Site setting, Conservation Area. Site is or partially contains an undesignated heritage asset (16%).	No				No	Not Deliverable or Developable	
WAL06	Land rear of 6-10 Kensington Place (FZ3)	Bath	Greenfield	0.06	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WAL07	Cleveland Reach	Bath	Brownfield	0.18	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 2 (60%) - Flood Zone 3 (20%) - Area at low risk of surface water flooding (14%) - Area at medium risk of surface water flooding (6%) - Area at high risk of surface water flooding (2%)	Ubran Land	Ecological Network (68%) - Site of Nature Conservation Interest (38%) - Part of the site possibly unsuitable for development due to ecological value.	Site is set within a sensitive location within the Bath WHS.	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area. Site is or partially contains an undesignated heritage asset (68%).	No				No	Small site	
WES03	Warehouses, Bellotts Road	Bath	Brownfield	0.99	Suburban and Market Towns	45	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes	Flood Zone 1 - Area at low risk of surface water flooding (76%) - Area at medium risk of surface water flooding (40%) - Area at high risk of surface water flooding (17%)	Urban Land	Green Infrastructure Network	Site is within the Bath WHS and WHS setting. Suitable for development suject to other considerations and impact upon the WHS.		No				No	Protected as an existing employment site. No evidence provided to meet policy requirments for release.	
Wes12	Land north of King Georges Road	Bath	Greenfield	0.28	Suburban and Market Towns	13	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Bath		N/A												N/A		
WES13	Linear Way/Dartmouth Avenue	Bath	Brownfield	0.34	Suburban and Market Towns	15	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes		Urban Land	Green Infrastructure Network	Situated within the Bath WHS	World Heritage Site Boundary, World Heritage Site indicative Extent	No				No	Protected as an existing employment site. No evidence provided to meet policy requirments for release.	
WES15	Works, Lymore Avenue	Bath	Brownfield	0.37	Suburban and Market Towns	17	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes		Urban Land	Green Infrastructure Network	Situated within the Bath WHS	World Heritage Site Boundary, World Heritage Site indicative Extent	No				No	Protected as an existing employment site. No evidence provided to meet policy requirments for release.	
WES16	The Old Bakery, Jews Lane	Bath	Brownfield	0.18	Suburban and Market Towns	8	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES17	Chivers House, Lower Bristol Road (LBR) (live app for studen	Bath	Brownfield	0.28	Suburban and Market Towns	12	Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES18	Millmead garage,	Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES21	Land at Lower Bristol Road	Bath	Greenfield	0.09	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES22	Avalon Buildings	Bath	Greenfield	0.05	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A												N/A		
WES23	Land at Roseberry Place	Bath	Brownfield	0.43	Suburban and Market Towns	16	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes and has vehicular access.	Flood Zone 2 - Flood Zone 3 (20%) - Area at low risk of surface water flooding (50%) - Area at medium risk of surface water flooding (6%) - Area at high risk of surface water flooding (7%)	Urban Land	Ecological Network	Situated within the Bath WHS and setting of WHS	Within the Bath WHS and setting of WHS. Site partially within or contains a undesignated heritage asset (29%).	No				Yes	existing allocation	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WID01	Regency Laundry, St Peters Terrace	Bath	Brownfield	0.41	Suburban and Market Towns		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	No	Land already has planning permission with development already commenced - 22/04431/FUL (Redevelopment of the former laundry services site to provide three storey building plus inset mansard roof comprising self-storage units (Use Class B8) with ancillary Business Centre Facility, signage and associated works).	Bath		N/A											N/A		
WID03	Wessex Water Depot	Bath	Brownfield	0.18	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes and has vehicular access.	Flood Zone 2 Partially	Urban Land	Ecological Network	Site is within the Bath WHS and WHS indicative Extent	World Heritage Site Boundary, World Heritage Site indicative Extent	No				No	Small site	
WID04	Westmoreland House	Bath	Brownfield	0.11	Suburban and Market Towns	5	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes and has vehicular access.	Flood Zone 2 Partially	Urban Land	Ecological Network	Site is within the Bath WHS and WHS indicative Extent	World Heritage Site Boundary, World Heritage Site indicative Extent	No				No	Small site	
WID05	Land south & west of Cheltenham Street	Bath	Brownfield	0.56	Suburban and Market Towns	25	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Land already has planning permission with development already commenced - 20/04315/FUL (Demolition of existing buildings and mixed-use development comprising the erection of 43 no. residential dwellings (Class C3); the erection of 77sqm of commercial floorspace (Class E); associated amenity space; landscaping; and parking)	Bath		N/A											N/A		
WID15	Warehouse / Depot, Westmoreland Station Road	Bath	Brownfield	1.14	Suburban and Market Towns	51	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		The site is accessible by sustainable transport modes and has vehicular access.	Flood Zone 1	Urban Land	Within vicinity of Ecological Network - Green Infrastructure Network		World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	No				No	Not Deliverable or Developable	
WID24	Carlton Gardens	Bath	Mix	0.09	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
WID25	Land adjacent to Rainbow Wood House	Bath	Greenfield	1.13	Suburban and Market Towns	37	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Considerable site access improvements needed espcially for vehicles.	Flood Zone 1	Urban Land	Ecological Network - Site within or partially contains a Site of Nature Conservation Interest (51%)	Site is within a sensitive location within the Cotswolds National Landscape and Bath WHS	Development of the site could impact the setting of the Bath WHS, Conservation Area and nearby Listed Buildings.	Yes				No	Considerable site access improvements needed espcially for vehicles. Site is within a sensitive location within the Cotswolds National Landscape and Bath WHS	
WID26	Market Garden Land at Fersfield	Bath	Greenfield	0.77	Suburban and Market Towns	0	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bath	10	Yes		Site access improvements needed, especially for vehicules as well as pedestrains and cyclist.	Flood Zone 1	Urban Land	Ecological Network - Within or partially contains deciduous woodland (100%)		Development of the site could effect the setting of the Bath World Heritage Site. Site partially within or contains an undesignated heritage asset (5%)	Yes				No	Small site	
WID27	Land at St Mark's Church, St Mark's Rd	Bath	Greenfield	0.12	Suburban and Market Towns	0	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Bath	10	Yes		Site access improvements needed.	Flood Zone 1	Urban Land	Ecological Network - Green Infrastructure - Deciduous Woodland - Site unsuitable for development due to extent of woodland. Located Near to an SNCI	Development of the site could impact the setting of the Bath WHS.	Bath Conservation Area, Bath World Heritage Site. Grade II Listed Buildings.	No				No		
WID28	Lyncombe Hill Farm, Greenway Lane, Bath	Bath	Greenfield	4.2	Suburban and Market Towns	154	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	No	Unavailable in HELAA	Bath		N/A											N/A		
WID28	Lyncombe Hill Farm, Greenway Lane, Bath	Bath	Greenfield	4.2	Suburban and Market Towns	154	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	No	Unavailable in HELAA	Bath		N/A											N/A		
WID29	Bruton Avenue	Bath	Greenfield	0.01	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
WID30	Chaucer Road	Bath	Brownfield	0.02	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Low development/ residential yield.	Bath		N/A											N/A		
WSTN07	Primrose Hill / Land north-east of Purlewent Drive	Bath	Greenfield	4.73	Suburban and Market Towns	35	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	No	Unavailable in HELAA	Bath		N/A											N/A		
BHM02		Bathampton	Greenfield	1.98	Suburban and Market Towns	89	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	This site is a sensitive and highly valued location within the setting of the Bath WHS. It is important to the setting of Bathampton and Bathampton Conservation Area and provides a sloping green setting to large villas in the conservation area. There is also a potential impact on the setting of listed buildings.	Bathampton		N/A											N/A		
BHM06		Bathampton	Greenfield	0.51	Suburban and Market Towns	23	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	This site is a sensitive and highly valued location within the setting of the Bath WHS. It is important to the setting of Bathampton and Bathampton Conservation Area and provides a sloping green setting to large villas in the conservation area. There is also a potential impact on the setting of listed buildings	Bathampton		N/A											N/A		
D08		Bathampton	Greenfield	8.8	Suburban and Market Towns	329	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Bathampton	8	Yes		A36, decent connectivity to Bath and Village facilities		Grade 3	SNCI - western part of site	A sensitive location within Green Belt, AONB and setting of the Bath WHS. Development would have a high impact in that it would cause the lous of the characteristic strong woodland and field character of this prominent Hillside around the edge of Bathampton Down	Setting of the City of Bath World Heritage Site	Yes			Part of the site used as a dog walking field	No	A sensitive location within Green Belt, AONB and setting of the Bath WHS. Development would have a high impact in that it would cause the lous of the characteristic strong woodland and field character of this prominent Hillside around the edge of Bathampton Down	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
S1PS69	"7 Frome Road, Radstock, BA3 3PT"	Bathampton	Greenfield	17.52	New Settlement	425	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS70		Bathampton	Greenfield	6.75	Suburban and Market Towns	83	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS71	KS10	Bathampton	Greenfield	15.59	New Settlement	390	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS72	KS9	Bathampton	Greenfield	2.06	Suburban and Market Towns	76	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS73		Bathampton	Greenfield	6.02	Suburban and Market Towns	224	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Limited access	Bathampton		N/A												N/A		
S1PS75		Bathampton	Greenfield	1.72	Suburban and Market Towns	76	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Difficult topography	Bathampton		N/A												N/A		
S1PS77		Bathampton	Greenfield	7.51	Suburban and Market Towns	253	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Setting of WHS	Bathampton		N/A												N/A		
BES02	Coalpit road local Local Green Space and garages	Batheaston	Brownfield	0.23	Suburban and Market Towns	10	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	Batheaston		N/A												N/A		
BES03	Poplar Nurseries	Batheaston	Mix	0.63	Suburban and Market Towns	28	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes		Well connected to village		Previously developed		Sensitive location within National Landscape and WHS setting		Yes		Previously Developed	Landscape setting of Bath	No	Limited access	
BES04	Land at Poplar Nurseries	Batheaston	Greenfield	1.79	Suburban and Market Towns	81	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes		Batheaston		Yes		Well connected to village		Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Setting of Little Solsbury Hill SAM	Yes			Setting of the village and little Solsbury Hill SAM	No	Limited access	
BES07	Bath Car Spa, London Rd E	Batheaston	Brownfield	0.16	Suburban and Market Towns	4	Unsuitable	Potentially available	Potentially Achievable	Not Deliverable or Developable	Yes		Batheaston		Yes		Well connected to village	Flood zone 2 and 3			Sensitive location within National Landscape and WHS setting		Yes			Landscape setting of Batheaston	No	Flood Zone 3	
BES09	Land at Bannerdown Road	Batheaston	Greenfield	1.14	Suburban and Market Towns	51	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONE and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
BES10	Land at Elmhurst Estate, Batheaston	Batheaston	Greenfield	1.41	Suburban and Market Towns	50	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Woodland	Sensitive location within National Landscape and WHS setting		Yes			Sensitive location	No	Linear site - limited opportunity	
BES11	Allotments off Catherine Way	Batheaston	Greenfield	0.25	Suburban and Market Towns	11	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Small site	Batheaston		N/A												N/A		
BES12	Eagle Farm	Batheaston	Greenfield	6.47	Suburban and Market Towns	219	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3		Sensitive location within National Landscape and WHS setting		Yes			Sensitive location	No	Limited access	
BES13	Rear of 227-259 Bailbrook Lane	Batheaston	Greenfield	0.19	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Small site	Batheaston		N/A												N/A		
BES14	Batheaston Mass Centre	Batheaston	Brownfield	0.12	Suburban and Market Towns	5	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	Batheaston		N/A												N/A		
BES15	Land at Cannings Grave, Bannerdown Road, Batheaston	Batheaston	Brownfield	0.12	Suburban and Market Towns	5	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
BES16	"Land at Fosse Lane\nBatheaston\n Bath"	Batheaston	Greenfield	"0.77"	Suburban and Market Towns	22	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No		
S1PS63	SV11	Batheaston	Greenfield	29.39	New Settlement	705	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONE and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
S1PS64		Batheaston	Mix	36.06	New Settlement	790	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONE and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
S1PS65		Batheaston	Greenfield	18.41	New Settlement	370	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Batheaston		Yes				Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site	Yes			Sensitive location	No	The site is in a sensitive location within the Green Belt, AONE and the setting of the Bath sites potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on ADNB and the setting of the Bath WHS as well as other identified constraints	
BFD01	Land at Cannings Grave, Bannerdown Road, Batheaston	Bathford	Greenfield	0.66	Suburban and Market Towns	30	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes		5 mins walk from Primary School, 10 mins to bus stop, limited/no pavement along pump lane		Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	No	Location considered to have high landscape harm	
BFD02	"Land at Fosse Lane\nBatheaston\n Bath"	Bathford	Greenfield	0.18	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Small site - possible grouping with BFD01/S1PS68	Bathford	7	Yes		10 mins walk from Primary School, 5 mins to bus stop, limited/no pavement along Ashley/New Roads		Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	No	Location considered to have high landscape harm	
BFD03		Bathford	Greenfield	5.29	Suburban and Market Towns	198	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes		5 mins walk from Primary School, 10 mins to bus stop, limited/no pavement along pump lane		Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	Yes	Limited opportunity within Bathford but relitively sustainable village	Bathford and Batheaston
BFD04		Bathford	Greenfield	0.07	Suburban and Market Towns	3	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Small site	Bathford		N/A												N/A		
BFD06		Bathford	Mix	1.72	Suburban and Market Towns	77	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes	Relationship to Batheaston	On A4, near bus stops, 15 min to Batheaston centre			Ecological Network	Hillside location, setting of WHS		Yes				Yes		Bathford and Batheaston
BFD10		Bathford	Greenfield	0.65	Rural Areas	7	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes				Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	Yes		Bathford and Batheaston

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
BFD11	Land at Bathford	Bathford	Greenfield	3.67	Suburban and Market Towns	136	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes				Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	Yes	The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath World Heritage site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints. The site is currently accessible via Pump Lane; however, further highways modelling and feasibility analysis may be necessary to determine the suitability and achievability of access via Mountain Wood as proposed.	Bathford and Batheaston
BFD12	"BA1 7SW"	Bathford	Greenfield	"0.48"	Suburban and Market Towns	14	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes				Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	Yes	The site is in a sensitive location within the Green Belt, AONB, and WHS setting. It contains ecological and landscape designations and is constrained by airport and aerodrome area safeguarding. The site is partially within the ecological network. There is existing access to the site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.	Bathford and Batheaston
BFD13	Linear Way/Dartmouth Avenue	Bathford	Greenfield	0.34	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Bathford		N/A												N/A		
S1PS66		Bathford	Greenfield	14.38	New Settlement	309	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes	Relationship to Batheaston	On A4, near bus stops, 15 min to Batheaston centre		Grade 3	Ecological Network	Hillside location, setting of WHS		Yes				Yes		Bathford and Batheaston
S1PS67		Bathford	Greenfield	13.89	New Settlement	297	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes	Large proactive site that includes playing fields, woodland and difficult topography in a sensitive location	Bathford	7	Yes		Large site with connections into Bathford and the A4		Grade 3	Contains woodland	Within the Landscape setting of the WHS and Bathford, Cotswold National Landscape		Yes		Contains Historic Landfill	Landscape setting of Bathford	No	Smaller parcel - BFD12 and small section on Ashely Road considered suitable however	Bathford and Batheaston
S1PS68	"3 Wells Road, Radstock, BA3 3RQ\n"	Bathford	Greenfield	8.7	Suburban and Market Towns	326	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Bathford	7	Yes		5 mins walk from Primary School, 10 mins to bus stop, limited/no pavement along pump lane		Grade 3	Ecological Network	National Landscape, setting of WHS		Yes			Landscape setting of Bathford	No	Landscape harm and setting of WHS	
CAM01		Camerton	Mix	0.82	Suburban and Market Towns	37	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM02		Camerton	Mix	0.09	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM03	Land at Westway Farm, Bishop Sutton, BS39 5XP	Camerton	Greenfield	0.47	Suburban and Market Towns	15	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM04	Land at Westway Farm, Bishop Sutton, BS39 5XP	Camerton	Mix	0.76	Suburban and Market Towns	22	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM05	"Field off Wick Road, Bishop Sutton, BS39 5XQ"	Camerton	Greenfield	0.08	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Camerton		N/A												N/A		
CAM06		Camerton	Greenfield	2.32	Suburban and Market Towns	87	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Camerton	10	Yes		Close to A367 bus services				High landscape impact due to hillside location	Adjascent to Camerton Romano Settlement SAM, archeology assessment likely required.	N/A			Located in Camerton parish but visually part of Radstock	No	Archaeology assessmnet and heritage advice would be required due to proximity to SAM	
CAM07		Camerton	Greenfield	3.52	Suburban and Market Towns	132	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Camerton	10	Yes		Close to A367 bus services				High landscape impact due to hillside location	Adjascent to Camerton Romano Settlement SAM, archeology assessment likely required.	N/A			Located in Camerton parish but visually part of Radstock	No	Archaeology assessmnet and heritage advice would be required due to proximity to SAM	
CAM08		Camerton		1.55	Suburban and Market Towns	70	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Camerton		N/A												N/A		
S2PS28	SV12	Camerton	Greenfield	58.55	New Settlement	1398	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Location not considered suitable for local plan led growth	Camerton		Yes												Yes		North Radstock AND South Peasedown
B04b	Lansdown Poultry Farm N	Charlcombe	Greenfield	12.36	New Settlement	307	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
B04c	Land west of Roman Lodge Farm	Charlcombe	Greenfield	4.61	Rural Areas	138	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
B05	Land west of Broadmoor Lane	Charlcombe	Greenfield	2.12	Suburban and Market Towns	80	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
B06	Discounted	Charlcombe	Greenfield	4.51	Suburban and Market Towns	169	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
B08	"Land adjacent to The Bungalow, Broadmoor Lane, Upper Weston, Bath, BA1 4LL"	Charlcombe	Greenfield	"0.77"	Rural Areas	28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Charlcombe		Yes						Sensitive location within National Landscape and WHS setting		Yes			Landscape setting of Bath	No		
B09	"North of Napier Road"	Charlcombe	Mix	"37.06"	New Settlement	300	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Charlcombe		Yes						Sensitive location within National Landscape and WHS setting		Yes			Landscape setting of Bath	No		
S1PS52		Charlcombe	Greenfield	64.05	New Settlement	1299	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
S1PS59		Charlcombe	Greenfield	12.68	New Settlement	316	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
S1PS60	SV9	Charlcombe	Greenfield	44.41	New Settlement	944	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Charlcombe		N/A												N/A		
A37PS8	Lodge Farm	Chelwood		52.62	New Settlement	1031	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Chelwood		N/A												N/A		
A37PS9	Red Hill	Chelwood	Greenfield	55.59	New Settlement	982	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Chelwood		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
CHEL01		Chelwood	Greenfield	0.47	Rural Areas	17	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Chelwood		N/A												N/A		
CHEL02		Chelwood	Greenfield	4.45	Rural Areas	131	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Chelwood		N/A												N/A		
CHM01		Chew Magna	Greenfield	2.08	Rural Areas	72	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	The northern tip of the site is in Flood Zone 3 but the majority of the site is at low risk. Flood Zone 3 (1%) - Flood Zone 2 (2%) - Area at mediumm risk of surface flooding (2%)	Grade 3	Ecological Network (64%) - NRN Grassland Strategic Network (49%) - NRN Existing Core Woodland (42%) - Site of Nature Conservation Interest (2%) - Deciduous woodland (4%)		Chew Magna (Rural) Conservation Area (56%) - Undesignated Heritage Asset (27%)	Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (42%) - Facilities Audit score of 4 and Facilities and Future+ score of 6		Historic village which acts as a community focus for villages and hamlets.	Yes		Old Tennis Court
CHM02		Chew Magna	Greenfield	0.31	Rural Areas	11	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	Flood Zone 1	Grade 1	NRN Existing Core Woodland (7%) - Green Infrastructure	Development would likely have a significant landscape impact as the site currently provides a sloping green setting to large villas in conservation area.	Chew Magna (Rural) Conservation Area - The site is in the setting of the listed buildings, conservation area and Romano-British occupation in area.	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 4 - Facilities and Future+ score of 6		Historic village which acts as a community focus for villages and hamlets.	No	Landscape and impact on conservation area	
CHM03		Chew Magna	Mix	0.6	Rural Areas	22	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Green Infrastructure	Development would likely have a signifiant impact on the landscape given its location within the Conservation Area.	Chew Magna (Rural) Conservation Area	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 4 - Facilities and Future+ score of 6		Historic village which acts as a community focus for village and hamlets - The site appears to have a mix of residential and agricultural buildings on site.	No	Landscape and impact on conservation area	
CHM04		Chew Magna	Greenfield	4.96	Rural Areas	149	Unsuitable	Available	Achievable	Not Deliverable or Developable	No	Not suitable in HELAA	Chew Magna		N/A												N/A		
CHM05	Claverton Down Rd, Claverton Down, Bath BA2 7WW	Chew Magna	Greenfield	1.92	Rural Areas	68	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	Site is partially within/contains: Flood Zone 3 (2%) - Flood zone 2 (2%) - Flood Zone 3 on access area and Surface Water flooding known at Hanny's Lane/Stanton Road - within likely site access area (1 in 30)/flashy nature of River Chew	Grade 1 (65%) - Grade 3 (35%)	Green Infrastructure (7%) - Ecological Network (2%)		Chew Magna (Rural) Conservation Area (31%) - Development would likely have significant heritage impacts that affec the historic settle.emt pattern, local heritage assets and potential archaeological value.	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 4 - Facilities and Future+ score of 6		Historic village which acts as a community focus for village and hamlets.	No	Conservation Area and Flood Zone 3 on access area and Surface Water flooding known at Hanny's Lane/Stanton Road	
CHM06		Chew Magna	Mix	1.97	Rural Areas	71	Unsuitable	Available	Achievable	Not Deliverable or Developable	No	Not suitable in HELAA	Chew Magna		N/A												N/A		
CHM07	Chivers House, Lower Bristol Road (LBR) (live app for studen	Chew Magna	Brownfield	0.28	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Small site	Chew Magna		N/A												N/A		
CHM07	West of Chew Hill	Chew Magna	Greenfield	4.45	Rural Areas	131	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Chew Magna	6	Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Green Infrastructure	Development would likely have a signifiant impact on the landscape given its location within the Conservation Area.	Chew Magna (Rural) Conservation Area	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 4 - Facilities and Future+ score of 6		Historic village which acts as a community focus for village and hamlets - The site appears to have a mix of residential and agricultural buildings on site.	No	Steeply sloping site that would likely have a signifiant impact on the landscap	
CHS03		Chew Stoke	Greenfield	5.06	Rural Areas	152	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Stoke		Yes		Connectivity score of 2	Flood Zone 1	Grade 1	Green Infrastructure - Ecological Network	The site is adjoined to the exsiting settlement and development would not have a significant impact on the landscape if designed sensitively.		Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (21%) - Facilities Audit score of 3 - Facilities and Future+ score of 5			Yes		Hedgehogs
CHS04	Millmead garage,	Chew Stoke	Greenfield	0.5	Rural Areas	18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Chew Stoke		Yes		Connectivity score of 3	Flood Zone 1	Grade 3	Green Infrastructure - Ecological Network	Within National Landscape		Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (21%) - Facilities Audit score of 3 - Facilities and Future+ score of 5			No	Within National Landscape and further from village amenities than CHS03	
CHS05	"Area West of Stoke Hill,\nChew Stoke\nBristol\nBS40 8XF\n"	Chew Stoke	Greenfield	"5.73ha"	Rural Areas	163	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Chew Stoke		Yes		Connectivity score of 4	Flood Zone 1	Grade 1 (66%)/Grade 3	Green Infrastructure - Ecological Network	Large site adjacent to national landscape	Undesignated Heritage Asset	Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (21%) - Facilities Audit score of 3 - Facilities and Future+ score of 5		Undesignated Heritage asset	No	Adjacent to National Landscape and further from village amenities than CHS03	
A37PS10	North of Clutton	Clutton	Greenfield	47.94	New Settlement	1197	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road		Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)		Yes	Minerals safeguarding aare	Sloping site but no significant sources of contamination have been identified at this stage		Yes		Clutton
CLU01a		Clutton	Greenfield	11.13	New Settlement	269	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location but bus stop on Upper Bristol Roa	Flood Zone 1	Grade 2/3	Greenfield site	Not in landscape setting of settlements	Large area of unknown archaeological potential	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Separation of Clutton and Temple Cloud	Yes		Temple Cloud
CLU02		Clutton	Greenfield	2.36	Suburban and Market Towns	89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains udesignated heritage asset	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton	No	Landscape setting of villag and Local Green Space	
CLU04A		Clutton	Greenfield	1.46	Suburban and Market Towns	66	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains udesignated heritage asset	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton	No	Flood attenuation on access	
CLU06		Clutton	Greenfield	1.78	Suburban and Market Towns	80	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains udesignated heritage asset	Yes	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton	No	Planning application - pending	
CLU07	West of Chew Hill	Clutton	Greenfield	22.09	New Settlement	552	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North		No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage		Yes		Clutton
CLU07a		Clutton	Greenfield	2.45	Suburban and Market Towns	92	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North		No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage		Yes		Clutton
CLU08		Clutton	Greenfield	0.5	Suburban and Market Towns	20	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site			No	Pumping station on site	Pumping station/pipe on site		No	Pumping station/Pipeline	
CLU09		Clutton	Brownfield	0.25	Rural Areas	9	Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	No	Site detatched from settlement (Clutton or Temple Cloud)											N/A	Not adjacent to settlement	
CLU10	"Area West of Stoke Hill,\nChew Stoke\nBristol\nBS40 8XF\n"	Clutton	Greenfield	2.01	Suburban and Market Towns	75	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	No	Site detatched from settlement (Clutton or Temple Cloud)											N/A	Detached from settlement	
CLU11		Clutton	Greenfield	0.08	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Small site	Clutton		N/A												N/A		
CLU12		Clutton	Mix	0.59	Suburban and Market Towns	27	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North	Grade 2 building to the south of the boundary and non-designated heritage assets to the north	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage		Yes		Clutton
CLU13		Clutton	Mix	0.86	Suburban and Market Towns	39	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North	Grade 2 building to the south of the boundary and non-designated heritage assets to the north	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage		Yes		Clutton
CLU14		Clutton	Brownfield (Brownfield Register)	0.41	Suburban and Market Towns	18	Discounted	Discounted	Discounted	Discounted	No	Allocated site	Clutton		N/A												N/A		
CLU15	"The field known as Stone Acre, Stowey Road, Clutton, BS39 5TG"	Clutton	Greenfield	"6.89 acres"	Suburban and Market Towns	85	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site			No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Site well screened from the south but in an elevated position from the A37	Yes		Clutton
FAR12		Clutton	Greenfield	2.15	Rural Areas	65	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Not adjoining settlement.	Flood Zone 1	Grade 3		The site is in a sensitive locaiton within the Green Belt. Development would likely have significant landscape impacts as the site is completely isolated form Clutton village and located in prominent skyline position.	Undesignated Heritage Asset (5%) - There is potential for archaeological value within the site.	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			No		
S2PS19		Clutton	Greenfield	31.04	New Settlement	749	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location - bus stop on Upper Bristol Road		Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Setting of church	No	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Sloping site but no significant sources of contamination have been identified at this stage		Yes	Important location for the setting of the settlement	Clutton

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
TC01b		Clutton	Greenfield	1.38	Suburban and Market Towns	62	Suitable	Available	Achievable	Deliverable or Developable	Yes		Clutton	4	Yes		Rural Location but bus stop on Upper Bristol Roa	Flood Zone 1	Grade 2/3	Greenfield site	Not in landscape setting of settlements	Large area of unknown archaeological potential	No	Minerals safeguarding aare	No significant sources of contamination have been identified at this stage	Separation of Clutton and Temple Cloud	Yes		Temple Cloud
A367PS7	Combe Hay Lane	Combe Hay	Greenfield	16.31	New Settlement	363	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Combe Hay		N/A												N/A		
CHY01		Combe Hay	Greenfield	5.83	Rural Areas	174	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Combe Hay		Yes		Connectivity score of 5		Grade 3		Sensitive location within National Landscape and WHS setting		Yes		Fullers Earth Tip - Historic Landfill		Yes	The site is in a sensitive location within the Green Belt and setting of the Bath WHS. Development would likely have a significant impact on landscape. The area is also impacted by industrial fullers earth workings. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.	Odd Down - Land to the south west of the Park and Ride
CHY02	Land at Lower Bristol Road	Combe Hay	Greenfield	0.09	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Small site	Combe Hay		N/A												N/A		
E15	"Land off Corston Lane, Bath"	Combe Hay	Mix	30.46	New Settlement		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Yes		Combe Hay		Yes		Connectivity score of 5		Grade 3		Sensitive location within National Landscape and WHS setting		Yes		Fullers Earth Tip - Historic Landfill		Yes	The site is in a sensitive location within the Green Belt and setting of the Bath WHS. Development would likely have a significant impact on landscape. The area is also impacted by industrial fullers earth workings. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.	Odd Down - Land to the south west of the Park and Ride
BD01	Burnet	Compton Dando	Greenfield	119.39	New Settlement	2760	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Compton Dando		N/A												N/A		
CDAN02		Compton Dando	Mix	12.15	New Settlement	261	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	No	Isolated location											N/A		
CDAN27		Compton Dando	Greenfield	21.81	New Settlement	545	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando		Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Not located in a sustainable location, but with potential to adjoin large expansion of Whitchurch Village , with links to A37.	Flood Zone 1	Grade 3	Part of site located in SNCI 200m buffer	High negative impact (2017 study)	High risk of harm to heritgae assets. Area of high archaeological potential; in-situ non-designated archaeological assets. Potential for total loss/substantial harm to non-designated archaeological assets as a consequence of development (pre-med field system). Significant potential for setting change to Queen Charlton Conservation Area, likely approaching substantial harm.	Yes		Unknown		No	Harm to pre-med filed system, and significant potential for setting change to Queen Charlton CA.	
CDAN28		Compton Dando	Greenfield	0.23	Rural Areas	8	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Compton Dando		N/A												N/A		
CDAN34		Compton Dando	Greenfield	6.34	Suburban and Market Towns	238	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando		Yes	Potential to adjoin large expansion of Keynsham (score 10)	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		ignificant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Yes		Unknown		No	Significant landscape impact	
CDAN36		Compton Dando	Mix	8.63	Suburban and Market Towns	314	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando		Yes	Potential to adjoin large expansion of Keynsham (score 10)	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		ignificant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Yes		Unknown	Existing use as kennels	No	Significant lanscape impact	
CDAN40		Compton Dando	Greenfield	0.85	Rural Areas	9	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Compton Dando		N/A												N/A		
CDAN41		Compton Dando	Mix	0.82	Suburban and Market Towns	37	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando		Yes	Potential to adjoin large expansion of Keynsham (score 10)	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		ignificant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Yes		Unknown	Half of site is residential dwelling.	No	Significant lanscape impact	
K15c	KS3	Compton Dando	Greenfield	7.95	Suburban and Market Towns	298	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Close to public transport links on Charlton Road. Oppurtunity to provide active travel route parallel to Charlton Road across this land.	Flood Zone 1	Grade 3	Western edge located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Setting of Queen Charlton CA	Yes	Gas pipeline and buffer across western side of side	Unknown		Yes	Potential to develop some of the site outside of the gas pipeline buffer. Oppurtunity to provide active travel link parallel to Charlton Road.	West Keynsham
K16a		Compton Dando	Greenfield	6.98	Suburban and Market Towns	262	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Close to public transport links on Charlton Road. Oppurtunity to provide active travel route parallel to Charlton Road across this land.	Flood Zone 1	Grade 3		Keynsham Landscape Setting of Settlement	Setting of Queen Charlton CA	Yes	Gas pipeline and buffer across western side of side	Unknown		Yes	Potential to develop some of the site outside of the gas pipeline buffer. Oppurtunity to provide active travel link parallel to Charlton Road.	West Keynsham
K16b	"Land at Bath Road, Hinton Charterhouse, BA2 7SD"	Compton Dando	Greenfield	7.97	Suburban and Market Towns	299	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Close to public transport links on Charlton Road. Oppurtunity to provide active travel route parallel to Charlton Road across this land.	Flood Zone 1	Grade 3		Keynsham Landscape Setting of Settlement	Setting of Queen Charlton CA	Yes	Gas pipeline and buffer across western side of side	Unknown		Yes	Potential to develop some of the site outside of the gas pipeline buffer. Oppurtunity to provide active travel link parallel to Charlton Road.	West Keynsham
K17d	KS11	Compton Dando	Greenfield	17.18	New Settlement	430	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes	Discounted in HELAA due to lack of safe south access. This is being reviewed in detail.	Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Consideration as to whether safe site access can be provided onto Charlton Road. Bus stop located on Charlton Road approximately 950m walking distance to the north of the site. Very few services within 750m walking distance. The northern extent of Site KS11 affronts Parkhouse Lane, which connects to Charlton Road, which connects to Keynsham town centre, approximately 2.5km to the north-east of the site following publicly accessible routes. Significant development could encourage additional stops for 349 bus service.	Flood Zone 1	Grade 3B	Mature hedgerows bordering the parcel to be retained with buffer.	Keynsham Landscape Setting of Settlement.Highly sensitive in landscape terms as Parkhouse Lane plays an important role in forming a distinct landscape edge to Keynsham, and the land is very prominent in important views across the Chew Valley.	Grade II listed farmhouse to the north east.	Yes		No significant sources of contamination have been identified at this stage		Yes	Only to be taken forward if safe site access can be provided.	South Keynsham

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
K17e	KS12	Compton Dando	Greenfield	10.12	New Settlement	253	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes	Discounted in HELAA due to lack of safe south access. This is being reviewed in detail.	Compton Dando	1	Yes	Adjoining Keynsham (score 10)	Consideration as to whether safe site access can be provided onto Charlton Road. Bus stop located on Charlton Road approximately 950m walking distance to the north of the site. Very few services within 750m walking distance. The northern extent of Site KS11 affronts Parkhouse Lane, which connects to Charlton Road, which connects to Keynsham town centre, approximately 2.5km to the north-east of the site following publicly accessible routes. Significant development could encourage additional stops for 349 bus service.	Flood Zone 1	Grade 3B	Mature hedgerows bordering the parcel to be retained with buffer.	Keynsham Landscape Setting of Settlement.Highly sensitive in landscape terms as Parkhouse Lane plays an important role in forming a distinct landscape edge to Keynsham, and the land is very prominent in important views across the Chew Valley.	Grade II listed farmhouse to the north east.	Yes		No significant sources of contamination have been identified at this stage		Yes	Only to be taken forward if safe site access can be provided.	South Keynsham
K19	KS13	Compton Dando	Greenfield	17.96	New Settlement	365	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Nothern edge of site adjoins Keynsham (score 10)	Approx. 700m walk to bus stop on Coronation Avenue.	Flood Zone 1	Grade 3	Majority of site located within SNCI 200m buffer zone.	Keynsham Landscape Setting of Settlement.Highly sensitive in landscape terms as Parkhouse Lane plays an important role in forming a distinct landscape edge to Keynsham, and the land is very prominent in important views across the Chew Valley.	Low heritage sensitivity	Yes		No significant sources of contamination have been identified at this stage		Yes	Potential for development to the northern edge of the site, in order to connect wider development to the town centre via St Clements Road	South Keynsham
K20		Compton Dando	Greenfield	10.28	New Settlement	219	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Eastern edge of site adjoins keynsham (score 10)	Eastern edge of site adjacent to bus stop on Wellsway	Mixed - Flood zones 1 - 3	Grade 4	Majority of site located within SNCI 200m buffer zone. Eastern edge closest to Wellsway not located in buffer.	Keynsham Landscape Setting of Settlement. Significant landscape harm.	Grade II listed building (Chewton Place) located to the west of the site	Yes		No significant sources of contamination have been identified at this stage		No	Significant landscape harm.	
WCH22	Land at Horseworld	Compton Dando	Mix	69.84	New Settlement	1746	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Dando	1	Yes	Adjoining Whitchurch Village (score8)	Southern end of site within walking distance of bus stops on A37 and facilities in WV. Northern end of site more associated with Bristol Stockwood.	Flood Zone 1	Grade 3	SNCI located to the north end of the site. Eastern half of site mostly located in 200m SNCI buffer zone.	Western side of site has medium negative impact. Eastern side of site has high negative impact.	Risk to heritage assets varies across the site, from low harm to the west of the site, to high-medium to the east. Queen Charlton CA located to the east of the site. GII listed milestone on Queen Charlton Road located to the south of the site.	Yes		Unknown		Yes	Potential for development of areas of the site which cause least harm in landscape and heritage terms, and located outside of SNCI.	East Whitchurch
COM04		Compton Martin	Greenfield	9.32	Suburban and Market Towns	350	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Compton Martin		No	Less sustainable settlement											N/A		
COM05		Compton Martin	Greenfield	0.18	Suburban and Market Towns	8	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Martin		No	Less sustainable settlement											N/A		
COM06		Compton Martin	Greenfield	0.56	Suburban and Market Towns	25	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Martin		No	Less sustainable settlement											N/A		
COM07		Compton Martin	Greenfield	1.96	Suburban and Market Towns	88	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Compton Martin		No	Less sustainable settlement											N/A		
COM08		Compton Martin	Greenfield	0.09	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Compton Martin		N/A												N/A		
A4PS1	North of Corston	Corston	Greenfield	34.02	New Settlement	823	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Corston	5	Yes			Flood Zone 2 (6% of site)	Grade 2 Agricultural Land (63% of site)		Landscape setting of Bath	Grade II Listed Buildings (MILESTONE AT NATIONAL GRID REFERENCE ST 6973 6579)	Yes			Ron Chalker Sport Centre - Stothert & Pitt RFC	No	Proactive site - high quality agricultural land	
COR01		Corston	Greenfield	6.83	Rural Areas	205	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Yes	Potential for community led development - northern part of site	Corston	5	Yes		Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		Yes	No primary school in village			No	Site removed due to lack of primary provision to support local plan led growth	
COR02		Corston	Greenfield	0.22	Rural Areas	2	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Small site	Corston		N/A												N/A		
COR03	"Land off Corston Lane, Bath"	Corston	Greenfield	"1.2 hectares"	Rural Areas	40	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Corston		Yes		Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		Yes	No primary school in village			No	Site removed due to lack of primary provision to support local plan led growth	
COR04	"Land to the rear of Manor Farmhouse, Corston"	Corston	Greenfield	"1.1"	Rural Areas	25	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Corston		Yes		Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		Yes	No primary school in village			No	Site removed due to lack of primary provision to support local plan led growth	
A367PS3	Dunkerton	Dunkerton	Greenfield	63.02	New Settlement	1254	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Dunkerton		N/A												N/A		
A367PS4	Clover Cross Farm	Dunkerton	Greenfield	51.09	New Settlement	683	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Dunkerton		N/A												N/A		
DUN01	"The field known as Stone Acre, Stowey Road, Clutton, BS39 5TG"	Dunkerton	Greenfield	0.73	Rural Areas	26	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Dunkerton		N/A												N/A		
DUN02		Dunkerton	Greenfield	1.52	Rural Areas	55	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Dunkerton		N/A												N/A		
EH03		East Harptree	Greenfield	0.73	Suburban and Market Towns	33	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	East Harptree		N/A												N/A		
EH04		East Harptree	Greenfield	1.96	Suburban and Market Towns	86	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	East Harptree		N/A												N/A		
EH05		East Harptree	Mix	0.21	Suburban and Market Towns	9	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	East Harptree		N/A												N/A		
A367PS5	South of West Wood	Englishcombe	Greenfield	65.33	New Settlement	1511	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
A367PS6	Down Wood	Englishcombe	Greenfield	14.63	New Settlement	334	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
S1PS91		Englishcombe	Greenfield	89.02	New Settlement	2154	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
S1PS92		Englishcombe	Greenfield	26.77	New Settlement	575	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
S1PS93		Englishcombe	Greenfield	47.29	New Settlement	1179	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Englishcombe		N/A												N/A		
FAR02		Farmborough	Greenfield	1.97	Suburban and Market Towns	89	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			Yes		Timsbury Road, Farmborough
FAR03		Farmborough	Greenfield	1.94	Suburban and Market Towns	87	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			No	Difficult connections into village, compared with opportunities to the east of the village	
FAR05		Farmborough	Mix	0.96	Suburban and Market Towns	43	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at low risk of surface flooding (1%)	Grade 3	NRN Existing Core Woodland (4%)			Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			No	Difficult connections into village, compared with opportunities to the east of the village	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
FAR06		Farmborough	Greenfield	8.88	Suburban and Market Towns	333	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at medium risk of surface flooding (1%) - area at low risk of surface flooding (2%)	Grade 3	Ecological Network (15%)		Undesignated Heritage Asset (1%)	Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5		The site is an important open area defining the pattern of the village set down along Conygre Brook.	No	Location considered to have high landscape harm and would bring development across the Bath Road	
FAR08		Farmborough	Greenfield	0.99	Suburban and Market Towns	45	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at low risk of surface flooding (3%)	Grade 3				Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			Yes		Timsbury Road, Farmborough
FAR09		Farmborough	Greenfield	2.32	Suburban and Market Towns	87	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (4%)	Grade 3	Ecological Network (5%) - Site of Nature Conservation Interest (5%)			Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (5%) - Facilities Audit score of 3 and Facilities and Future+ score of 5			No	Location considered to have high landscape harm and would bring development across the Bath Road	
FAR10		Farmborough	Brownfield	0.35	Suburban and Market Towns	16	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at low risk of surface flooding (27%)	Grade 3	Ecological Network (10%) - Site of Nature Conservation Interest (10%)			Yes	Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (10%) - Facilities Audit score of 3 and Facilities and Future+ score of 5		Site is north of Conygre Brook which forms a strong edge to main village.	No	Location considered to have high landscape harm and would bring development across the Bath Road	
FAR11	"Shepherd Mead Field, Manor Farm, South Stoke, BA2"	Farmborough	Mix	0.87	Suburban and Market Towns	39	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (10%)	Grade 3	Ecological Network	Prominent skyline site with potential impact on wider countryside site.		Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5		Site is east of Timsbury Road which forms stong eastern edge to main village.	No	Access to site is limited	
FAR13	SV1	Farmborough	Greenfield	3.44	Suburban and Market Towns	129	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton		Yes		Public transport - bus. High Littleton connectivity score of 2.	Flood Zone 1	Grade 1 (69%) - Grade 3 (31%)		Landscape setting of High Littleton - The site forms the undulating start of slope down to the village, which is important to the setting of the village. It is also visually prominent.		Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Mineral Safeguarding Area - Coal Mining Legacy Development High Risk Area Unstable Land (15%)		No	Prominent Hillside location	
FAR14	SV1	Farmborough	Greenfield	2.44	Suburban and Market Towns	92	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton		Yes		Public transport - bus. High Littleton connectivity score of 2.	Flood Zone 1	Grade 1 (84%) - Grade 3 (16%)		Landscape setting of High Littleton - The site is a prominent field leading to valley of the Rotcombe Brook and is important to the setting of the village, as well as being visually prominent.		Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Mineral Safeguarding Area - Coal Mining Legacy Development High Risk Area Unstable Land (39%)		No	Prominent Hillside location	
FAR15		Farmborough	Greenfield	0.32	Suburban and Market Towns	14	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Yes	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			No	Smaller site - development to south of village considered a better option for further growth.	
FAR17	"Land registry title ST215991. \n\nLand to north of Tilley Lane, Farmborough."	Farmborough	Greenfield	"6.3"	Suburban and Market Towns	180	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Yes				Yes		Farmborough
TIM11	KS8	Farmborough	Mix	34.84	New Settlement	871	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farmborough		Yes		Not adjoining village.	Flood Zone 1 - Area at high risk of surface flooding (2%) - Area at low risk of surface flooding (9%)	Grade 3	Site of Nature Conservation Interest (1%) - Ecological Network (1%)	Landscape setting of High Littleton. Development would have high landscape impact due to prominent hillside location.	Grade II Listed Building (Timsbury Bottom Farmhouse) - Undesignated Heritage Asset (21%)		Safeguarded Airport and Aerodrome Areas	Mineral Safeguarding Area (87%)		No	Not adjoining village	
A37PS12	North of Farrington Gurney	Farrington Gurney	Greenfield	60.67	New Settlement	1515	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (4%)	Grade 1, Grade 2 (8%)	Decidous woodland, green infrastructure		Undesignated hertiage asset			Coal Mining Legacy Development High Risk Area Unstable Lane (22%), Mineral safeguarding area (54%)		No	Grade 1 agricultural land intergral to local faming buisiness, development would be harmful to the setting of the church where the isolcated setting is integral to its character. West of the vilalge is covered by a gas pipeline	
A37PS13	South of Farrington Gurney	Farrington Gurney	Greenfield	34.98	New Settlement	853	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (7%), medium risk (1%) SNCI	Grade 1 (51%), Grade 2 (2%), Grade 3 (47%)	Green infrastructure, ecological networks, Marsh Lane Coal tip RIGS (2%)	Landscape setting of Farrington Gurney	Undesignated hertiage assets, Marsh Lane Colliery, possible roman roads			Coal Mining Legacy Development High Risk Area Unstable Lane (4%), mineral safeguarding area (38%)		Yes	Whilst the site is within Grade 1 advice from local farmer is that the site is difficult to farm. Land to the west of the A37 disrounted due to its proximity to a gas pipeline	Farrington Guerney South
A37PS14	West of Paulton Road	Farrington Gurney	Greenfield	16.17	New Settlement	404	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (4%)	Grade 1	Green Infrastructure	Landscape setting of Farrington Gurney	Development could have a significant impact on the setting of the Grade II listed church where the isolated setting is integral to tis character Undesignated hertiage asset			Coal Mining Legacy Development High Risk Area Unstable Lane (4%), mineral safeguarding area, disused railway curring landfill		No	Grade 1 agricultural land intergral to local faming buisiness, development would be harmful to the setting of the church where the isolcated setting is integral to its charecter	
A37PS15	Farrington Fields	Farrington Gurney	Greenfield	55.36	New Settlement	1384	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at medium risk of surface water flooding (1%, low (10%)	Grade 1, Grade 3 (7%)	Green infrastructure (59%), ecological network, SNCI (1%)		Undesignated Heritage Asset			Mineral safeguarding area, coal mining legacy development high risk area unstable land (1%)		No	Grade 1 agricultural land	
FAR16	SV4	Farrington Gurney	Mix	1.14	Suburban and Market Towns	51	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (8%)	Grade 1, Grade 3 (9%)	Green Infrastructure		Undesignated hertiage asset					No	Grade 1 agricultural land. Land to the west of the A37 discounted due to its proximity to a gas pipeline	
FG01	Land off Shakespeare Road	Farrington Gurney	Mix	0.78	Suburban and Market Towns	220	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney		Yes		Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (8%)	Grade 1	Green Infrastructure				Adjacent to gas pipeline			No	Grade 1 agricultural land. Land to the west of the A37 discounted due to its proximity to a gas pipeline	
PAU10		Farrington Gurney	Greenfield	4.49	Suburban and Market Towns	168	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol		Grade 3		Landscape setting of Paulton						No	Development will have high landscape impact due to the sensitive skyline location	
PAU11		Farrington Gurney	Greenfield	1.48	Suburban and Market Towns	67	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Farrington Gurney	6	Yes		Limited bus services to Bath and Bristol		Grade 3		Landscape setting of Paulton	Undesignated hertiage asset			Mineral safeguarding area (32%)		Yes		Farrington Road North and South
FH01		Freshford	Greenfield	0.15	Rural Areas	3	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	Freshford		N/A												N/A		
FSH01		Freshford	Mix	0.54	Rural Areas		Mixed or non-residential use	Available	Potentially Achievable	Mixed or non-residential use	No	Small site	Freshford		N/A												N/A		
A37PS11	Wells Road	High Littleton	Greenfield	30.66	New Settlement	767	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes				Grade 1								No	Grade 1, proactive site. Detached from settlement	
HAL02		High Littleton	Mix	0.62	Suburban and Market Towns	28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton	Undesignated Heritage Asset				Landscape setting of High Littleton	No	Landscape gap	
HAL03		High Littleton	Mix	0.59	Suburban and Market Towns	27	Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton					Landscape setting of High Littleton	Yes		Coombe Lane, Hallatrow
HAL04		High Littleton	Greenfield	7.14	Suburban and Market Towns	265	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1	Woodland	Landscape setting of High Littleton	Undesignated Heritage Asset				Landscape setting of High Littleton	No	Currently subject to planning application	
HAL05		High Littleton	Greenfield	1.51	Suburban and Market Towns	68	Mixed or non-residential use	Available	Renewable Energy Generation	Mixed or non-residential use	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton				Coal mining legacy area	Landscape setting of High Littleton	No	Currently subject to planning application	
HAL06		High Littleton	Greenfield	3.65	Suburban and Market Towns	137	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Site is Grade 1 agricultural land	
HAL13		High Littleton	Greenfield	2.17	Suburban and Market Towns	81	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton		Yes				Grade 1		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Grade 1	
HAL13a		High Littleton	Greenfield	0.92	Suburban and Market Towns	41	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton		Yes				Grade 1		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Grade 1	
HTN01	SV1	High Littleton	Greenfield	6.54	Suburban and Market Towns	245	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3 / Grade 1		Landscape setting of High Littleton		Yes			Landscape setting of High Littleton	No	Prominent Hillside location	
HTN04		High Littleton	Greenfield	7.32	Suburban and Market Towns	274	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Landscape setting of village	
HTN05		High Littleton	Greenfield	3.36	Suburban and Market Towns	126	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton					Landscape setting of High Littleton	No	Prominent Hillside location	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
HTN06a		High Littleton	Greenfield	4.47	Suburban and Market Towns	168	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1/Grade 3		Landscape setting of High Littleton					Landscape setting of High Littleton	No	This site is included in the landscape setting of High Littleton and is part of the network of small medieval and post-medieval pasture fields and hedgerow between the village and Greyfields Wood. Development should not be considered in this location.	
HTN06b		High Littleton	Greenfield	8.21	Suburban and Market Towns	296	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 1/Grade 3		Landscape setting of High Littleton					Landscape setting of High Littleton	No	This site is included in the landscape setting of High Littleton and is part of the network of small medieval and post-medieval pasture fields and hedgerow between the village and Greyfields Wood. Development should not be considered in this location.	
HTN06c		High Littleton	Mix	0.99	Suburban and Market Towns	45	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton	Grade 2 building on site				Landscape setting of High Littleton	No	This site is included in the landscape setting of High Littleton and is part of the network of small medieval and post-medieval pasture fields and hedgerow between the village and Greyfields Wood. Development should not be considered in this location.	
HTN07		High Littleton	Greenfield	0.59	Suburban and Market Towns	27	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3				Yes				No	Small site	
HTN09		High Littleton	Greenfield	0.16	Suburban and Market Towns	7	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	High Littleton		N/A												N/A		
HTN10		High Littleton	Greenfield	2.97	Suburban and Market Towns	111	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.		Grade 3		Prominent Hillside location					Prominent Hillside location	No	Prominent Hillside location	
HTN11		High Littleton	Greenfield	14.44	New Settlement	310	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes		Public transport - bus. Connectivity score of 2.			Ecological Network	Development would have high landscape impact due to its prominent hillside location and separation from the village within and important gap between Hallatrow and High Littleton.					Development would have high landscape impact due to its prominent hillside location and separation from the village within and important gap between Hallatrow and High Littleton.	No	Landscape setting of village	
PAU15b		High Littleton	Greenfield	2.41	Suburban and Market Towns	90	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		High Littleton	5	Yes												No	Grade 1 land	
HB01		Hinton Blewett	Greenfield	0.13	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Blewett		N/A												N/A		
HB02		Hinton Blewett	Greenfield	0.1	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Hinton Blewett		N/A												N/A		
HB03	SV1	Hinton Blewett	Greenfield	0.2	Suburban and Market Towns	9	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Blewett		N/A												N/A		
HB04	SV1	Hinton Blewett	Greenfield	0.31	Suburban and Market Towns	14	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Blewett		N/A												N/A		
HB04	"Land south of Lower Road, Hinton Blewett "	Hinton Blewett	Greenfield	"3.204 acres"	Suburban and Market Towns	20	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Hinton Blewett		No	Less sustainable settlement											N/A		
HB05	"LAND AT THE MEAD, LOWER ROAD, HINTON BLEWETT BRISTOL BS39 5AT"	Hinton Blewett	Greenfield	"0.09"	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Hinton Blewett		N/A												N/A		
HB06	"LAND AT THE MEAD, LOWER ROAD, HINTON BLEWETT BRISTOL BS39 5AT "	Hinton Blewett	Greenfield	"0.07"	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Hinton Blewett		N/A												N/A		
HCH02		Hinton Charterhouse	Greenfield	3.77	Rural Areas	113	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Charterhouse		N/A												N/A		
HCH03	SV4	Hinton Charterhouse	Mix	1.48	Rural Areas	53	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Hinton Charterhouse		N/A												N/A		
HCH04	"Land at Bath Road, Hinton Charterhouse, BA2 7SD"	Hinton Charterhouse	Greenfield	"0.251"	Rural Areas	6	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Hinton Charterhouse		No	Less sustainable settlement											N/A		
S1PS54	SV10	Kelston	Greenfield	6.99	Suburban and Market Towns	80	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Kelston		N/A												N/A		
BC01	Land north of Ironmould Lane	Keynsham	Mix	3.71	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
BC02	Hicks Gate	Keynsham		8.91	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
BC03	Land between Stockwood Road and Durley Hill	Keynsham		21.18	New Settlement		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
K05		Keynsham	Brownfield	1.15	Town Centre	72	Mixed or non-residential use	Potentially Available	Potentially Achievable	Mixed or non-residential use	Yes		Keynsham	10	Yes	Central Keynsham location	Town centre location in proximity to Keynsham railway station and bus links.	Flood Zone 1	Urban	Urban	Urban - low harm	Located in Keynsham Conservation Area. Two GII listed buildings within site boundary.	No		No significant sources of contamination have been identified at this stage	Built up high street location.	No	Developed for high street uses	
K11	KS1	Keynsham	Greenfield	3.22	Suburban and Market Towns	73	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes	Central Keynsham location	Centrally located in proximity to both Keynsham railway station and the town centre	Majority of the site flood zone 2 & 3	Agricultural land classified as 'other', therefore neutral impact on agricultural soils.	Opportunities to thicken and enhance woodland planting along A4 boundary thus contributing to a strategic nature recovery network.	Urban fringe - low harm	Close to Keynsham Conservation Area and there are six Grade II listed structures located on the edge of the site	Yes	Retain and improve PROW. Existing medium pressure gas pipe located along western and southern sections of site, with connection to Bristol Road in the south-west corner. Low pressure mains in the vicinity of the site.	No significant sources of contamination have been identified at this stage	Informal recreation - PROW	No	Majority of site located in FZ2&3.	
K12	KS6	Keynsham	Brownfield	7.04	Suburban and Market Towns	229	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes	Sustainable location close to facilites and public transport links.	Close proximity to Keynsham station, if infrastructure provided to create links.	Majority of the site flood zone 2 & 3	Agricultural land classified as 'other', therefore neutral impact on agricultural soils.	Potential for use as nature recovery area linked to wider area	Area visible in views from the Cotswold National Landscape. Medium / high sensitivity from development.	Close to Keynsham Conservation Area and there is an undesignated heritage asset at the site	No	Site is near to the Wessex Water Treatment Plant	Previously Developed		Yes	Landowner/business has recently invested in the site, therefore the majority of the site is unlikely to be made available for development, however further discussions will be necessary to understand the implications for the road alignment and the wider North Keynsham option.	North Keynsham
K13	KS6	Keynsham	Greenfield	4.38	Suburban and Market Towns	55	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Close proximity to Keynsham station, if infrastructure provided to create links.	Edge of site located in Flood Zone 2 & 3	Grade 4	Potential for use as nature recovery area linked to wider area	Area visible in views from the Cotswold National Landscape. Medium / high sensitivity from development.	Low sensitivity	Yes	Directly north of Wessex Water treatment plant. Likely to be required for expansion of plant. Odour zones likely to preclude development.	Unknown		Yes	Directly north of Wessex Water treatment plant. Likely to be required for expansion of plant. Odour zones likely to preclude development (other than GI / nature recovery).	North Keynsham
K14		Keynsham	Mix	1.08	Suburban and Market Towns	49	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes	Sustainable location close to facilites and public transport links.	Sustainable location close to facilites and public transport links.	Flood Zone 1	Residential use	Residential house and gardens. Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Two listed buildings located to the north of the site.	Yes		Unknown	Residential houses and gardens	No	Residential houses and gardens.	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
K14d	"Land south of Lower Road, Hinton Blewett "	Keynsham	Greenfield	0.88	Suburban and Market Towns	40	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes	Sustainable location close to facilites and public transport links.	Sustainable location close to facilites and public transport links.	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Yes	Access is inadequate from St Francis Road - insufficient width to accommodate development.	Unknown		No	Significant access constraint which is unlikely to be able to be overcome.	
K15a	KS3	Keynsham	Greenfield	8.41	Suburban and Market Towns	315	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Significant challenge connecting site to town due to existing layout of houses.	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Yes	Significant challenge connecting site to town due to existing layout of houses.	Unknown		Yes	Potential for development if significant access constraint is overcome. Landscape and ecological input required.	West Keynsham
K15b	KS3	Keynsham	Mix	3.09	Suburban and Market Towns	116	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Potential links to sustainable transport on Charlton Road if access can be agreen through Lays Farm Trading Estate.	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Yes	Access would need to be agreed through third party land (Lays Farm Trading Estate)	Unknown		Yes	Potential for development if access through Lays Farm Trading Estate can be agreed. Landscape and ecological input required.	West Keynsham
K17c	KS12	Keynsham	Greenfield	17	New Settlement	425	Unsuitable	Available	Achievable	Not Deliverable or Developable	Yes	Discounted in HELAA due to lack of safe south access. This is being reviewed in detail.	Keynsham		Yes		Consideration as to whether safe site access can be provided onto Charlton Road. Bus stop located on Charlton Road approximately 950m walking distance to the north of the site. Very few services within 750m walking distance. The northern extent of Site KS11 affronts Parkhouse Lane, which connects to Charlton Road, which connects to Keynsham town centre, approximately 2.5km to the north-east of the site following publicly accessible routes. Significant development could encourage additional stops for 349 bus service.	Flood Zone 1	Grade 3B	Mature hedgerows bordering the parcel to be retained with buffer.	Keynsham Landscape Setting of Settlement.Highly sensitive in landscape terms as Parkhouse Lane plays an important role in forming a distinct landscape edge to Keynsham, and the land is very prominent in important views across the Chew Valley.	Grade II listed farmhouse to the north east.	Yes	Overhead cable cuts across site.	No significant sources of contamination have been identified at this stage		Yes	Only to be taken forward if safe site access can be provided.	South Keynsham
K18		Keynsham	Greenfield	2.88	Suburban and Market Towns	78	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx. 350m walk to bus stop on Cedar Drive but this is through woodland, so potentially not a safe route at night. Approx. 800m walk to bus stop on Charlton Road.	Flood Zone 1	Grade 3	Surrounded on 3 edges by woodland. Eastern part of site planted woodland.	Partly within Keynsham Landscape Setting of Settlement.	Grade II listed farmhouse to the south west.	No	Site access onto Parkhouse Lane (single track lane). Consideration of road infrastructure required.	No significant sources of contamination have been identified at this stage	Part of site used for recreation adjoiing woodland.	No	This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan. Further assessment required regarding safe access potential (parkhouse lane)	
K21	KS14	Keynsham	Greenfield	8.26	Suburban and Market Towns	210	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Eastern boundary of site affronts B3116 Wellsway, providing direct links to Keynsham and the A4. Approx. 250m from closest bus stop. Significant distance from facilities.	Mostly flood zone 1. Western boundary flood zone 2.	Grade 4	SNCi located within site, to the south. Whole site located within SNCI 200m buffer.	East side of site Keynsham Landscape Setting of Settlement. East side assessed as medium to high landscape and visual sensitivity to residential development due to its location skyline for views across the Chew Valley and more distant from the Cotswolds National Landscape. Residential development could seek to incorporate vegetated buffers to minimise visual intrusion along the skyline and locate elements adjacent to the road away from the sensitive Chew Valley.	Grade II Uplands Farmhouse within a farmyard complex located to the south	Yes	Significant walking distance from shop / facilities	No significant sources of contamination have been identified at this stage		Yes	Potential for eastern edge of site to be developed (plateau). Landscape and ecological issues to be considered.	South East Keynsham
K22	KS15	Keynsham	Greenfield	31.62	New Settlement	698	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Eastern boundary of site affronts B3116 Wellsway, providing direct links to Keynsham and the A4. Uplands bus stop located directly adjacent to site. Significant distance from facilities.	Mostly flood zone 1. Western boundary flood zones 2 and 3.	Grade 4	SNCI located in centre of site. Majority of site located within SNCI 200m buffer.	Medium to high landscape and visual sensitivity to residential development due to its location skyline for views across the Chew Valley and more distant from the Cotswolds	Grade II Uplands Farmhouse within a farmyard complex located to the east	Yes	Significant walking distance from shop / facilities	No significant sources of contamination have been identified at this stage		Yes	Potential for eastern edge of site to be developed (plateau). Landscape and ecological issues to be considered.	South East Keynsham
K25		Keynsham	Greenfield	3.53	Suburban and Market Towns	132	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx 700m from Hurn Lane bus stop. Approx 700m to shop on Chandag Road.	Flood Zone 1	Grade 3			Low harm	Yes		No significant sources of contamination have been identified at this stage		Yes	Potential for development with links to Manor Road woodland	East Keynsham
K26a	KS1	Keynsham	Greenfield	3.17	Suburban and Market Towns	119	Suitable	Available	Achievable	Deliverable or Developable	No	Already allocated in LPPU	Keynsham		N/A												N/A		
K26c	KS6	Keynsham	Greenfield	8.24	Suburban and Market Towns	309	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Keynsham		N/A												N/A		
K30	KS6	Keynsham	Greenfield	2.56	Suburban and Market Towns	96	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		As per K29Z - reviewed as a wider land parcel	Flood Zone 1	Grade 2	Adjacent to SNCI. Half of site located in SNCI buffer zone.	As per K29Z - reviewed as a wider land parcel	Grade II listed railway bridge adjacent to site	Yes	As per K29Z - reviewed as a wider land parcel	There is considered to be a minor to moderate beneficial impact on the environment from potential remediation required to facilitate redevelopment, particularly in the western area.		Yes	Potential for development alongside K29Z	North Keynsham
K32		Keynsham	Greenfield	0.76	Suburban and Market Towns	31	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Central Keynsham location close to facilities and public transport	Flood Zone 1	Urban	Located within SNCI 200m buffer.		Grade II Albert Mill adjacent to site	Yes				No	Steeply sloping site	
K32a	KS3	Keynsham	Greenfield	0.21	Suburban and Market Towns	9	Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Central Keynsham location close to facilities and public transport	Flood Zone 1	Urban	Located within SNCI 200m buffer.		Grade II Albert Mill adjacent to site	No	The site is owned by the NHS and is adjacent to a GP facility. This could be used to expand NHS provision in Keynsham through the local plan process, and should be considered for this use before release to an alternative use.			No	The site is owned by the NHS and is adjacent to a GP facility. This could be used to expand NHS provision in Keynsham through the local plan process, and should be considered for this use before release to an alternative use.	
K33	KS3	Keynsham	Greenfield	3.25	Suburban and Market Towns	114	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx 600m to bus stop and 1.1km to high street. Not well related to the Keynsham Housing Development Boundary	Mixed - Flood zone 2&3 located to south east of site	Not graded	SNCI runs along southern edge (river). Whole site located in 200m buffer zone.		Grade II listed Hamleaze adjacent to the site to the east	Yes	Access onto single track lane. Road infrastructure considerations.	Unknown	The site is in Stockwood Vale rather than Keynsham and is distant from the Keynsham Housing Development Boundary	No	The site is not well related to Keynsham and is in Stockwood Vale. Flood zone is a constraint to development. Landscape and ecological issues to be considered.	
K35	KS5	Keynsham	Brownfield	1.54	Suburban and Market Towns	69	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Close links to A4 corridor	Eastern corner Flood Zone 2..	Urban	Low impact - warehouse site	Low impact - warehouse site	Low harm	No	Loss of employment	Potential for contamintation - existing warehouse		No	Existing warehouse site	
K37		Keynsham	Greenfield	1.25	Suburban and Market Towns	41	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx 150m to bus stop on Bristol Road.	Flood Zone 1	Urban	Located directly adjacent to SNCI. Whole site located in 200m buffer. Tree coverage across a lot of the site.		Grade II listed Hamleaze adjacent to the site to the west	Yes	Potential for school expansion if required (Broadlands)	Unknown		No	Site for potential school expansion	
K52		Keynsham	Greenfield	1.89	Rural Areas	68	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 2		varied		Yes		Unknown		Yes		Hicks Gate
K53	KS12	Keynsham	Greenfield	26.1	New Settlement	585	Mixed or non-residential use	Available	Potentially Achievable	Mixed or non-residential use	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor	Flood zone 3 in south east area	Grade 2		varied		Yes		Unknown		Yes		Hicks Gate
K54	KS11	Keynsham	Mix	3.78	Rural Areas	113	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 2, north. Grade 3, south.				Yes		Unknown		No	Cemetry expansion application	
K55	KS12	Keynsham	Greenfield	11.52	New Settlement	283	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 3		varied		Yes		Unknown		Yes		Hicks Gate
K56		Keynsham	Greenfield	7.11	Rural Areas	99	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor	flood zone 3 runs through middle of site	Grade 2	SNCI			Yes		Unknown		No		
K57	KS13	Keynsham	Mix	13.59	New Settlement	359	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 2	SNCI		Listed building - Chandos Lodge. Incomplete earthwork enclosure, with partial remains of surrounding bank and ditch, north of Durley.	Yes		Unknown		No		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
KS8		Keynsham	Greenfield	2.46	Rural Areas	12	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor		Grade 2	SNCI			Yes		Unknown		No		
KS9	KS14	Keynsham	Mix	31.3	New Settlement	741	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate	Close links to A4 corridor	Flood zone 3 on north and north west boundary (Scotland Bottom)	Grade 3	Ecological Network on western half. Woodland core existing	Varied, with lower impact towards the north of site		Yes	Hicks Gate Interchange	Unknown		Yes	development potential	Hicks Gate
K60	KS15	Keynsham	Mix	1.03	Suburban and Market Towns	46	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate							Yes				Yes		Stockwood Lane
K61		Keynsham	Greenfield	0.11	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
K62		Keynsham	Brownfield	1.38	Rural Areas	50	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate											No		
K64		Keynsham	Greenfield	5.42	Suburban and Market Towns	202	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Adjacent to bus stop on Durley Hill. Approx 1km to high street	Half of site flood zone 2. Anicotal evidence of flooding across whole site.	Grade 3	Partly located within 200m SNCI buffer		Grade II listed Durley House adjacent to the south	Yes		Unknown		No	Potential to develop area outside of flood zone, though anicdotal evidence suggests flooding across whole site.	
K67		Keynsham	Brownfield	0.24	Suburban and Market Towns	11	Suitable	Available	Achievable	Deliverable or Developable	No	Already allocated in LPPU	Keynsham		N/A												N/A		
K68	KS6	Keynsham	Mix	0.03	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
K68	"BS31 2FW "	Keynsham	Brownfield	"0.5"	Suburban and Market Towns		Potentially Suitable	Available	Potentially Achievable	Discounted	No	Discounted in HELAA	Keynsham		N/A												N/A		
S1PS15		Keynsham	Greenfield	9.73	Suburban and Market Towns	153	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	Abbots Wood and allotments	Keynsham	10	Yes		Approx. 350m walk to bus stop on Cedar Drive but this is through woodland, so potentially not a safe route at night. Approx. 800m walk to bus stop on Charlton Road.	Flood Zone 1	Grade 3	Contains a significant amount of woodland, green infrastructure and is part of an ecological network.	Partly within Keynsham Landscape Setting of Settlement.	Grade II listed farmhouse to the south west.	No	Site is existing allotments, woodland and open space including Local Green Space. Site access onto Parkhouse Lane (single track lane). Consideration of road infrastructure required.	No significant sources of contamination have been identified at this stage		No	Abbots Wood Local Green Space and allotments	
S1PS16		Keynsham	Greenfield	13.85	New Settlement	337	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	Yes		Approx 800m to town centre	Small areas of site flood zone 2.	Western half of site grade 2	Whole site located in SNCI 200m buffer	Potential high impact - views across Stockwood Vale	Grade II listed Hamleaze located to north east	Yes		Unknown		Yes	Potential to develop area outside flood zone. Landscape and ecological issues to be considered.	West Keynsham
S1PS17		Keynsham	Greenfield	20.09	New Settlement	469	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate											Yes		Hicks Gate
S1PS18	SV13	Keynsham	Greenfield	4.94	Suburban and Market Towns	182	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Keynsham		Yes	Hicks Gate											No		
S1PS19		Keynsham	Mix	54.47	New Settlement	1195	Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
S1PS20		Keynsham	Greenfield	24.24	New Settlement	597	Discounted	Discounted	Discounted	Discounted	No	Discounted at HELAA	Keynsham		N/A												N/A		
S1PS21		Keynsham	Mix	9.34	Rural Areas	218	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Keynsham	10	No	Not directly associated with Keynsham or Bristol											N/A	Not directly associated with Keynsham or Bristol	
MAR01	Land opposite Hunstete Cottage	Marksbury	Greenfield	0.11	Rural Areas		Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Marksbury		N/A												N/A		
MDP22		Midsomer Norton	Brownfield (partly identified in the Brownfield Register)	2.4	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Site wholly falls outside of the Plan Area.	Midsomer Norton		N/A												N/A		
MDP31b		Midsomer Norton	Brownfield	12.09	New Settlement		Discounted	Discounted	Discounted	Discounted	No	The site predominantly falls outside of the Plan Area. Less than 0.1 Ha of the site falls within the Bath and North East Somerset authority boundary.	Midsomer Norton		N/A												N/A		
MSN02		Midsomer Norton	Brownfield	0.1	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A		
MSN03		Midsomer Norton	Brownfield	0.08	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A		
MSN06		Midsomer Norton	Brownfield	1.55	Town Centre	98	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Council offices are not available	Midsomer Norton		N/A												N/A		
MSN14b		Midsomer Norton	Brownfield	1.52	Suburban and Market Towns	66	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Midsomer Norton		N/A												N/A		
MSN14e		Midsomer Norton	Mix	1.52	Suburban and Market Towns	10	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular service in MSN	Flood zone 3 (2%) Flood zone 2 (2%) and adjascnet to a watercourse		Green infrastructure, Decidous woodland (85%)							No	Sequential test would be reuiqred and the amount of woodland would reduce the developable area	
MSN23		Midsomer Norton	Greenfield	1.24	Suburban and Market Towns	55	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		171 and 172 bus routes	Flood zone 2 (2%), Floodzone 3 (2%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock	Undesignated hertiage assesst old railway line			Old railway line sits to the south of the site so need to check to contamination		Yes	Area of flod risk and heritage value sit to the south of the site and are not proposed within the developable area	Thicket Mead A and B
MSN29		Midsomer Norton	Greenfield	4.23	Suburban and Market Towns	159	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN		Grade 3	Landscape setting of Norton Radstock					Coal mining area of unstable land (5%)		Yes	Site has high potential to impact on the surrounding landscape	Land to the North of Midsomer Norton
MSN30		Midsomer Norton	Mix	21.05	New Settlement	500	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN	Flood Zone 3 (5%), High risk of surface water flooding (5%),	Grade 3	Ecological netowrk (10%), SNCI (4%),	Landscape setting of Norton Radsotck	Undesignated heritage asset, Midsomer Norton Conservaiton Area, Grade II listed building (Large barn east of Welton Manor House)			Coal Mining Legacy Development High Risk Land (1%)		No	Development of the site would have a high impact on landscape character.	
MSN32b		Midsomer Norton	Greenfield	1.66	Suburban and Market Towns	75	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN		Grade 3		Landscape setting of Norton Radstock						No	Site cannot be accessed from the road network and sits to the rear of the primary school	
MSN37		Midsomer Norton	Greenfield	6.27	Suburban and Market Towns	235	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Close to 173 and 174 bus routes		Grade 3	Green Infrastructure	Landscape setting of Norton Radstock						No	Site had high potential to impact on the surrounging landscape	
MSN38A	SV22	Midsomer Norton	Greenfield	3.68	Suburban and Market Towns	106	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Close to 173 and 174 bus routes	Area of medium surface water flooding (1%), low risk (4%)	Grade 3	SNCI (1%), Ecological network (3%), Green infrastructure					Mineral safegauding area (77%)		Yes	Will have high landscape and visual impact. Flat route to the High Street. 173 and 174 goes along the Chilcompton Road.	Midsomer Norton South
MSN38b	SV22	Midsomer Norton	Greenfield	1.51	Suburban and Market Towns	68	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Close to 173 and 174 bus routes		Grade 3	Green Infrastructure	Landscape setting of Norton Radsotck	Undesignated hertiage asset, boudnary stone			Minerals safeguarding area		Yes		Midsomer Norton South
MSN38c	SV22	Midsomer Norton	Greenfield	1.06		48	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Close to 173 and 174 bus routes			Green Infrastructure					Minerals safeguarding area		Yes		Midsomer Norton South
MSN40		Midsomer Norton	Brownfield	0.29	Suburban and Market Towns	13	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN			Green Infrastructure		Midsomer Norton Conservation Area			Minerals safeguarding area		Yes	Site would benefit from being developed in conjuction with Welton Bag factory	Welton Bag Factory
MSN41		Midsomer Norton	Mix	0.25	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Small site	Midsomer Norton		N/A												N/A		
MSN42		Midsomer Norton	Greenfield	0.22	Suburban and Market Towns	9	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Small site	Midsomer Norton		N/A												N/A		
MSN43		Midsomer Norton	Brownfield	0.2	Suburban and Market Towns	9	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Midsomer Norton		N/A												N/A		
MSN44		Midsomer Norton	Greenfield	2.17	Suburban and Market Towns	81	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN		Grade 3	Dicidous woodland (0.5%), NRN grassland strategic netowrk (17%)					Mineral safeguarding area (44%)		No	Site is covered by a woodland	
MSN45		Midsomer Norton	Greenfield	0.26	Suburban and Market Towns	12	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN			Green infrastucrture, NRN Core Woodland (71%)		Undesignated heritage assest, railway line			Minerals safeguarding area		No	Hillside location	
MSN46	Land opposite Hunstete Cottage	Midsomer Norton	Greenfield	0.3	Suburban and Market Towns	13	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN		Area of low risk of surface water flooding (6%)	Green infratructure		Midsomer Norton Conservation Area			Mineral safetguarding area		No	Site is adjascent to the watercourse so developable area is limited	
MSN47		Midsomer Norton	Greenfield	0.43	Suburban and Market Towns	18	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Midsomer Norton		N/A												N/A		
MSN48		Midsomer Norton		0.11	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A		
MSN49		Midsomer Norton	Greenfield	0.66	Suburban and Market Towns	29	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		Not on local bus routes, regular services in MSN	Flood zone 2 (25%), area of surface water flooding (4%), flood zone 3 (1%)	Grade 3	Green Infrastructure, Ecological networks (49%), SNCI (8%)	Landscape setting of Midsomer Norton				Minerals safeguarding area		No	The site access is poor	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
MSN50	"Farm Land at Clapton Road, Midsomer Norton, BA3 2LW"	Midsomer Norton	Greenfield	"11.64"	New Settlement	277	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton		Yes		Close to 173 and 174 bus routes			Site is adjascent to a woodland	Sloping hillside, developemnt would result in harm to the landscape						No	Sloping site, development would cause harm to the landscape	
MSN51	"Thicket Mead,\nNorthmead Road,\nMidsomer Norton,\nRadstock,\nBA3 2SH"	Midsomer Norton	Greenfield	"1.86ha"	Suburban and Market Towns	40	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton		Yes		171 and 172 bus routes		Grade 3	Landscape setting of Norton Radstock							Yes		Site sits between PAU24a and MSN 23 and is considered as part of the options at Thicket Mead
MSN52	"5 Somer Ridge\nMidsomer Norton\nBath\nBA3 2FB"	Midsomer Norton	Greenfield	0.18	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A		
MSN53	"Wellow Brook House, Northmead Road, Midsomer Norton, BA3 2SQ"	Midsomer Norton	Mix	0.11	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Midsomer Norton		N/A												N/A		
PAU24a		Midsomer Norton	Mix	3.03	Suburban and Market Towns	103	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes		171 and 172 bus routes	Flood zone 3 (9%), flood zone 2 (10%), Surface water flooding high (5%), medium (7%), low (11%)	Grade 1, Grade 3	Green infrastructure, deciduous woodland (0.5%), ecological network (12%)	Landscape setting of Norton Radstock	Undesignated heritage asset, railway line			Minerals safeguarding area		Yes	Developer has advised site may not be Grade 1. Developable area would reduce due to sloping land and stream to the south	Thicket Mead A and B
S2PS25		Midsomer Norton	Greenfield	89.26	New Settlement	2231	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes			Area at risk of low surface water flooding (2%)	Grade 3	Ecological Network	Landscape setting of Norton Radstock and Paulton,	Midsomer Norton Conservation Area				Land for sport and recreation	Yes	Separtion issue from MSN? Would be better to come froward as a larger area. Could connect to Paulton? Wider grouping to West Radstock or a smaller option of just West Radstcok.? Bus services in Paulton, 171 and 172. If devleivered on its own it would be car depenedent. Monger Land and Boxbury Road could be active travel.	Land to the North of Midsomer Norton
S2PS26		Midsomer Norton	Greenfield	47.84	New Settlement	1158	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Midsomer Norton	10	Yes			Area at low risk of surface water flooding (1%), mediumn 1(%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock	Radstock Conservation Area, undesignated heritage asset					Yes	Potential for east west connections? Utilise existintg roads? Opprotunites for better transport from large single development. Would need to ensure that people can live locally, jobs, reduce out commuting etc.. --	Land to the North of Midsomer Norton
MKC04		Monkton Combe	Greenfield	0.65	Rural Areas	23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Monkton Combe		N/A												N/A		
S1PS84		Monkton Combe	Mix	5.47	Suburban and Market Towns	202	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Monkton Combe		N/A												N/A		
S1PS85		Monkton Combe	Greenfield	8.03	Suburban and Market Towns	125	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Monkton Combe		N/A												N/A		
S1PS86		Monkton Combe	Greenfield	17.69	New Settlement	197	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Monkton Combe		N/A												N/A		
NT01		Nempnett Thrubwell	Greenfield	0.83	Rural Areas	30	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Nempnett Thrubwell		N/A												N/A		
A4PS2	East of Corston	Newton St. Loe	Greenfield	12.28	New Settlement	290	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Newton St. Loe		N/A												N/A		
F18		Newton St. Loe	Greenfield	35.74	New Settlement	890	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		Yes		Large greenfield development site outside Bath urban area promoted by Duchy of Cornwall and masterplan for proposed Bath Urban extension study. For transport and highways implications reference to Arup Transport Study in 213 SHLAA - situation unchanged since 213 SHLAA, despite reduced development site size.		Grade 3		This is a large site lying within WHS Setting (B4, WHS Attributes 42, 44, 46 and NPPF) and immediately adjacent to the Cotswolds AONB (NE2). The Bathscape Landscape character assessment identifies existing views from the cotswolds scarp here as important to the character of the scarp including its tranquillity. Mixed-use development or otherwise would be strongly opposed as both detrimental to the WHS Setting and the visual/landscape setting of Cotswolds AONB	The site is located within the Green Belt. Impact on setting of WHS, Newton St Loe CA, significant Bronze Age to Roman-British settlement.	Yes				Yes	whilst evidence shows that development would be highly likely to cause substantial harm to the World Heritage Site and harm to the Cotswold National Landscape, it is being progressed as an option to determine whether substantial benefits of development in helping to meet Bath's needs can be demonstrated to outweigh the substantial harm	West of Bath
NSL01		Newton St. Loe	Mix	0.21	Rural Areas	8	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		No	Less sustainable settlement											N/A		
NSL02	SV22	Newton St. Loe	Greenfield	0.14	Rural Areas	5	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		No	Less sustainable settlement											N/A		
NSL03	SV22	Newton St. Loe	Greenfield	0.95	Rural Areas	34	Mixed or non-residential use	Available	Potentially Achievable	Mixed or non-residential use	Yes		Newton St. Loe		No	Less sustainable settlement											N/A		
NSL05	SV22	Newton St. Loe	Mix	125.7	New Settlement	1765	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		Yes		A large site to the west of Twerton with no current access to bus services and or facilities which is curently unconducise for encouraging cycling due to its distance from the centre of Bath. The site is considered to be outside of a reasonable walking distance of a train station and other public transport services making the site poor in terms of accessibility and sustainability. However given the size and scale of the development site this may be overcome by promoting a mixed use development to increase the sustainability credentials. It may also be possible given the size of site to divert existing bus services or add addaitional bus stops to service the site with regular services between Bristol and Bath including potential	Flood Zone 3 towards River Avon (41% of site). Flood zone 2 (44% of site)	Mostly grade 3	The site is also adjacent to river edge SNCI, SSSI, and GHB flighttines, adding to the concern for the potential impact of any development.	This is a large site lying within WHS Setting (B4, WHS Attributes 42, 44, 46 and NPPF) and immediately adjacent to the Cotswolds AONB (NE2). The Bathscape Landscape character assessment identifies existing views from the cotswolds scarp here as important to the character of the scarp including its tranquillity. Mixed-use development or otherwise would be strongly opposed as both detrimental to the WHS Setting and the visual/landscape setting of Cotswolds AONB	Concerns with this site due to the impact upon the setting of Kelston Park, Newton Estate (grade II*Registered Parks and Gardens), The Globe (grade II) and landscape setting of World Heritage Site. In addition the site is known to be the site of a Roman Villa, Roman Road and there are Romano-British finds from the area. There are also concerns with the impact upon the industrial mining landscape. If this site is pursued a detailed archaeological assessment would be needed before allocation.	Yes				Yes	Whilst evidence shows that development would be highly likely to cause substantial harm to the World Heritage Site and harm to the Cotswold National Landscape, it is being progressed as an option to determine whether substantial benefits of development in helping to meet Bath's needs can be demonstrated to outweigh the substantial harm	West of Bath
S1PS94		Newton St. Loe	Greenfield	12.13	New Settlement	303	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Newton St. Loe		N/A												N/A		
TWT18		Newton St. Loe	Greenfield	10.53	New Settlement	256	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Newton St. Loe		Yes				Grade 3	SNCI on site	Landscape setting of Bath and WHS		Yes			Prominent Hillside location	No	The site lies within the Green Belt. It is part of the green hillside which is important to the character and significance of the World Heritage Site.	
NM01		Norton Malreward	Greenfield	0.15	Rural Areas	5					No	Small site			N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
NM01c		Norton Malreward	Greenfield	34.95	New Settlement	874	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Norton Malreward	1	Yes	Adjoins land at Whitchurch (settlement score 8)						An area of high importance and sensitivity, where development would have the greatest impact on the setting of Maes Knoll Scheduled Ancient Monument. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including 'substantial harm' for the purposes of the NPPF, with no potential for meaningful mitigation.					No	Significant heritage impact (mitigation not possible)	
NM02		Norton Malreward	Greenfield	1.63	Rural Areas	59	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Norton Malreward	1	No	Less sustainable settlement											N/A		
WCH01d	Land between East Dundry Road and Arrowfield Close	Norton Malreward	Greenfield	11.21	New Settlement	252	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Norton Malreward	1	Yes	Adjoins Whitchurch (Bristol)		Flood Zone 1				An area of high importance and sensitivity, where development would have the greatest impact on the setting of Maes Knoll Scheduled Ancient Monument. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including 'substantial harm' for the purposes of the NPPF, with no potential for meaningful mitigation.					No	Significant heritage impact (mitigation not possible)	
WCH05a	Land at Whitehall Garden Centre	Norton Malreward	Mix	4.38	Rural Areas	131	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Norton Malreward	1	Yes	Adjoins land at Whitchurch (settlement score 8)		Flood Zone 1				An area of high importance and sensitivity, where development would have the greatest impact on the setting of Maes Knoll Scheduled Ancient Monument. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including 'substantial harm' for the purposes of the NPPF, with no potential for meaningful mitigation.					No	Significant heritage impact (mitigation not possible)	
WCH26	Land at	Norton Malreward	Greenfield	83.46	New Settlement	2081	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes	n/a	Norton Malreward	1	Yes	Adjoins Whitchurch Village (settlement score 8)		Flood Zone 1				Large site area. Land closest to Whithurch Village less sensitive in heritage terms, but development of areas closer to Maes Knoll have potential to cause significant harm to the setting of the ancient scheduled monument.					Yes	Large site area - part of site potentially developable without causing significant harm to setting of Maes Knoll.	West Whitchurch
WCH26a	land south of Whitchurch	Norton Malreward	Mix	50.34	New Settlement		Unsuitable	Available	Potentially Achievable	Mixed or non-residential use	Yes	n/a	Norton Malreward	1	Yes	Adjoins Whitchurch Village (settlement score 8)		Flood Zone 1				Large site area. Land closest to Whithurch Village less sensitive in heritage terms, but development of areas closer to Maes Knoll have potential to cause significant harm to the setting of the ancient scheduled monument.					Yes	Large site area - part of site potentially developable without causing significant harm to setting of Maes Knoll.	West Whitchurch
WCH26b	Land north of Norton Lane	Norton Malreward	Greenfield	8.43	Suburban and Market Towns	316	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Norton Malreward	1	Yes	Adjoins Whitchurch Vilage (settlement score 8)		Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.					No	Significant heritage impact	
PAU02a	"Farm Land at Clapton Road, Midsomer Norton, BA3 2LW"	Paulton	Greenfield	1.72	Suburban and Market Towns	77	Discounted	Discounted	Discounted	Discounted	No	Site is allocated for employment	Paulton		N/A												N/A		
PAU02b	"Thicket Mead,\nNorthmead Road,\nMidsomer Norton,\nRadstock,\nBA3 2SH"	Paulton	Greenfield	0.36	Suburban and Market Towns		Mixed or non-residential use	Potentially Available	Other Uses	Mixed or non-residential use	No	Site is being developed	Paulton		N/A												N/A		
PAU02c	"5 Somer Ridge\nMidsomer Norton\nBath\nBA3 2FB"	Paulton	Greenfield	0.34	Suburban and Market Towns	15	Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Site is allocated for employment	Paulton		N/A												N/A		
PAU02d	"Wellow Brook House, Northmead Road, Midsomer Norton, BA3 2SQ"	Paulton	Mix	0.58	Suburban and Market Towns		Mixed or non-residential use	Potentially Available	Achievable	Mixed or non-residential use	No	Site is allocated for employment	Paulton		N/A												N/A		
PAU05		Paulton	Greenfield	1.37	Suburban and Market Towns	62	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of low surface water flooding (5%)	Grade 1 and grade 3		Landscape setting of Paulton	Paulton Conservation Area			Coal Mining legacy development high risk area unstable lane (2%)		No	Site will have a high impact on the landscape.	
PAU06a		Paulton	Greenfield	2.15	Suburban and Market Towns	81	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of surface water flooding, high (7%), low (22%), medium (13%)	Grade 3			Undesignated heritage asset, Ham colliery			Coal Mining legacy development high risk area unstable lane (13%)		Yes	Access to site is limited	Paulton East
PAU06b		Paulton	Greenfield	1.32	Suburban and Market Towns	59	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of low risk surface water flooding (11%)	Grade 3			Undesignated heritage asset, Paulton Hill colliery					Yes	Access to site is limited	Paulton East
PAU06c		Paulton	Mix	2.44	Suburban and Market Towns	92	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of medium risk of flooding medium (14%), low (23%), high (6%),	Grade 3			Undesignated heritage asset, collierys					Yes	Access to site is limited	Paulton East
PAU07		Paulton	Mix	3.27	Suburban and Market Towns	123	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area of risk of surface water flooding medium (3%), low (19%)	Grade 3								No	Site will have a high impact on the landscape. Access to site is limited	
PAU07A		Paulton	Mix	7.38	Suburban and Market Towns	277	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village	Area at lor risk of surfaces water flooding (2%0	Grade 3		Landscape settings of Paulton				Coal Mining Legacy Development High Risk Area Unstable Land (3%)		No	Access to site is limited	
PAU08		Paulton	Greenfield	1.38	Suburban and Market Towns	62	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		171 and 172 bus routes		Grade 3		Landscape setting of Paulton				Coal Mining Legacy Development High Risk Area Unstable Land (2%)		No	Site will have a high impact on the landscape.	
PAU09a		Paulton	Greenfield	3.5	Suburban and Market Towns	131	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton						No	Site will harm the historic landscape	
PAU09b		Paulton	Greenfield	3.64	Suburban and Market Towns	137	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton						No	Site will harm the historic landscape	
PAU09c		Paulton	Greenfield	1.99	Suburban and Market Towns	90	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton	Undesignated hertiage asset, medieval field system					No	Site will harm the historic landscape	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
Pau12		Paulton	Greenfield	0.59	Suburban and Market Towns	27	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3, grade 1 (9%)		Landscape setting of Paulton				Minerals safeguarding area		Yes		Farrington Road North and South
PAU14		Paulton	Mix	0.68	Suburban and Market Towns	31	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		Not on local bus route, but local services in Paulton village		Grade 3	The paddock local green space		Undesignated hertiage asset			Coal Mining legacy development high risk area unstable land (6%)		No	Access to site is limited	
PAU15a		Paulton	Greenfield	0.71	Suburban and Market Towns	32	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		171 and 172 bus routes	Area at low risk of surface water flooding (35%), medium (8%)	Grade 1	Grassland strategic network (73%)	Landscape setting of Paulton				Minerals safeguarding area		No	An application has been submitted to develop the site as a care home, 25/02196/OUT	
PAU17		Paulton	Mix	0.21	Suburban and Market Towns	9	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Paulton		N/A												N/A		
PAU25		Paulton	Brownfield	3.02	Suburban and Market Towns	112	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	No	Site is occupied and not available	Paulton		N/A												N/A		
PAU26A		Paulton	Mix	2.55	Rural Areas		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	No	Site is allocated for the enterprise zone	Paulton		N/A												N/A		
PAU27		Paulton	Greenfield	3.7	Suburban and Market Towns	139	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes		171 and 172 bus routes		Grade 3, grade 1 (5%)	Green Infrastructure		Undesignated heritage asset, setting of the batch			Minerals safeguarding area		No	Development is considered to harm the setting of the batch	
PAU28	"Land to east of Phillis Hill, Paulton "	Paulton	Greenfield	"10.16"	New Settlement	120	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton		Yes		172 and 172 bus routes		Grade 3		Site is highly visible in the surrounding landscape						No	Development would result in harm to the landscape setting of Paulton	
PAU29	"Land at Old Mills Lane, Paulton"	Paulton	Greenfield	"1.17"	Rural Areas	30	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton		Yes		173 and 172 bus routes		Grade 3		Site is highly visible in the surrounding landscape						No	Development would result in harm to the landscape setting of Paulton	
S2PS24		Paulton	Greenfield	32.18	New Settlement	602	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Paulton	7	Yes			Area at risk of low surface water flooding (4%), medium (1%)	Grade 3, Grade 1 (75%)	Ecological network, Core woodland, SNCI, decidous woodland, green infrastructure	Landscape setting of Norton Radstock, Paulton	Undesignated heritage asset, setting of the batch			Coal Mining legacy development high risk area unstable land (2%), adjascent to a histroic landfill, mineral safeguarding area	Boxbury Hill local green space. Site would join the gap between Paulton and Midsomer Norton	Yes		Thicket Mead A and B
PEA05A		Peasedown St. John	Greenfield	1.48	Suburban and Market Towns	67	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Not on local bus route but frequent connections through vilalge	Zone 1	Grade 3				N/A				Yes		Lower Peasedown
PEA05B	SV20	Peasedown St. John	Greenfield	3.37	Suburban and Market Towns	126	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Not on local bus route but frequent connections through vilalge	Zone 1	Grade 3	Ecological network (58%)	Development would have high landscape and visual impact due to loss of rural aspect. Likely to be a lower capacity due to topography and landscape issues.	N/A	N/A				Yes	Developeable area will likely be reduced due to topography	Lower Peasedown
PEA06		Peasedown St. John	Greenfield	0.26	Suburban and Market Towns	12	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Not on local bus route but frequent connections through vilalge	Zone 1	Grade 3		Site is required to access site SA	N/A	N/A				Yes	Will need to be developed in conjunction with PEA05A	Lower Peasedown
PEA07B	SV19	Peasedown St. John	Greenfield	2.28	Suburban and Market Towns	86	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Not on local bus route but frequent connections through vilalge	Area at low risk of surface water flooding (6%). Area at Medium risk of surface water flooding (2%)	Grade 3	Ecological network (11%)	Landscape setting of Peasedown St John		N/A				No	Topographical Issues. Unlikely to be developable. Vechile access is limited	
PEA08		Peasedown St. John	Mix	0.93	Suburban and Market Towns	36	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		171, 172, 173, 174 bus routes	Zone 1	Grade 3	Ecological network (10%)		N/A	Yes				Yes		North Peasedown
PEA09		Peasedown St. John	Greenfield	0.98	Suburban and Market Towns	44	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		171, 172, 173, 174 bus routes	Zone 1	Grade 3	Ecological network (2%)		N/A	Yes				Yes	Possibly owned by the parish councuil	North Peasedown
PEA10	SV14	Peasedown St. John	Greenfield	28.59	New Settlement	714	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Site is currently cut off from the village by the A367 and there is not safe foot access	Area of medium surface water flooding (1%), area of low surface water flooding (4%)	Grade 3	Ecological network (1%) Decidous woodland (0.5%)	Landscape setting of Peasedown St John. Landscape setting of Norton Radstock. Development would result in hgih landscpae and visual impact		N/A			Serverance from the village by the A367	Yes	Potential for harmful impact on the surrounding landscape. Would need to change the nature of the road. Potential to improve links to Shoscomber	South Peasedown
PEA11	SV16	Peasedown St. John	Greenfield	12.82	New Settlement	320	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Pavement access will need to be extneded into the vilalge centre	Zone 1	Grade 3	Ecological network (72%), Ancient woodland (43%),			N/A				Yes		South Peasedown
PEA12		Peasedown St. John	Greenfield	0.5	Suburban and Market Towns	1	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	The majority of the site is covered by decidous woodland	Peasedown St. John		N/A												N/A		
PEA13		Peasedown St. John	Greenfield	1.07	Suburban and Market Towns	48	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		171, 172, 173, 174 bus routes	Zone 1	Grade 3	Significant trees and woodland surrounding the site would reduce capacity	Landscape setting of Peasedown St John		N/A				No	Capacity would be limited due to significant tree cover	
PEA14		Peasedown St. John	Greenfield	0.14	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Site is less than 10 dwelling	Peasedown St. John		N/A												N/A		
PEA15	SV15	Peasedown St. John	Greenfield	9.46	Suburban and Market Towns	355	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes		Site is currently cut off from the village by the A367 and there is not safe foot access	Zone 1	Grade 3		Landscape setting of Peasedown St John	Adjascent to an undesignated hertiage asset.	Yes				Yes	Site is being promoted for industrial so unlikely to deliver housing	Bath Business Park
PEA16		Peasedown St. John	Mix	0.09	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Peasedown St. John		N/A												N/A		
S2PS29		Peasedown St. John	Greenfield	54.1	New Settlement	991	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes			Area at high risk of surface water flooding (2%)		SNCI (13%), Decidous woodland (12%), ecological network (72%)	Landscape setting of Peasedown St John	Undesignated Heritage asset. Camerton Court Gardens	N/A			Safeguarded land for sport and recreation (10%)	Yes	Site would cause harm to the landscape	South Peasedown
S2PS30		Peasedown St. John	Greenfield	87.87	New Settlement	2168	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Peasedown St. John	7	Yes			Area at Medium risk of surface water flooding (1%). Area of low risk of surface water flooding (4%)	Grade 3, Braysdoen Lane allotments	SNCI (4%), Ecological network (4%), Decidous woodland (1%)	Landscape setting of Peasedown St John, Landscape setting of Norton Radsotck	Radstock Conservation Area, undesignated heritage assets	Yes			Braysdown Land allotments	Yes	Site could be required to provide landscape mitigation for the buisness park and south peasedown. Land is integral to the setting of the valley so unlikely to be used for housing	Bath Business Park AND South Peasedown
A37PS1	Hursley Hill	Publow	Greenfield	54	New Settlement	1276	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS2	North of Pensford	Publow		45.6	New Settlement	1095	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS3	North East Pensford	Publow		17.13	New Settlement	377	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS4	North West Pensford	Publow		16.31	New Settlement	375	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS5	West of Pensford	Publow		25.39	New Settlement	403	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS6	South of Pensford	Publow		25.99	New Settlement	359	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
A37PS7	Chapel Farm	Publow		53.8	New Settlement	1237	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Publow		N/A												N/A		
CDAN20		Publow	Greenfield	0.74	Rural Areas	27	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow		Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Not located in a sustainable location, but with potential to adjoin large expansion of Whitchurch Village	Flood Zone 1	Grade 3 and 4	Whole site located in SNCI 200m buffer	High negative impact (2017 study)	Medium-high risk of harm to heritage assets. Potential for setting change to Queen Charlton Conservation Area and the Wansdyke Scheduled Monument – level of harm dependent on extent and nature of development (2017 study)	Yes		Unknown		No	Ecology and Heritage impact	
CDAN24		Publow	Mix	54.24	New Settlement	1338	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow		Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Not located in a sustainable location, but with potential to adjoin large expansion of Whitchurch Village , with links to A37.	Flood Zone 1	Grade 3	Part of site located in SNCI 200m buffer	Medium negative impact (2017 study)	Medium-high risk of harm to heritage assets. Potential for setting change to Queen Charlton Conservation area – level of harm dependent on extent and nature of development. Potential for setting change (longer distance views to/from) Maes Knoll and the Wansdyke Scheduled Monuments [visibility greatly affected by vegetation levels]. Level of harm dependent on extent and nature of development. Cumulative effect of development in this land parcel on a number of heritage assets has significant potential to give rise to harm, approaching substantial harm in places – although this would likely be strongly dependent on the nature, location and scale of development. Due to the potential for the developed	Yes		Unknown		Yes	New settlement potential. Landscape, heritage and ecological considerations.	South East Whitchurch

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
CDAN25		Publow	Mix	30.84	New Settlement	721	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow		Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Not located in a sustainable location, but with potential to adjoin large expansion of Whitchurch Village , with links to A37.	Flood Zone 1	Grade 3	Part of site located in SNCI 200m buffer	Medium negative impact (2017 study)	As per CDAN24	Yes		Unknown		Yes	New settlement potential. Landscape, heritage and ecological considerations.	South East Whitchurch
NM05b		Publow	Mix	27.2	New Settlement	680	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Publow	6	Yes	Adjoins land at Whitchurch (settlement score 8)						An area of high importance and sensitivity, where development would have the greatest impact on the setting of Maes Knoll Scheduled Ancient Monument. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including 'substantial harm' for the purposes of the NPPF, with no potential for meaningful mitigation.					No	Significant heritage impact (mitiation not possible)	
PEN01		Publow	Greenfield	4	Rural Areas	120	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access		Grade 3	GI Network			Yes				No	Significant access issues	
PEN02		Publow	Greenfield	1.27	Rural Areas	46	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Minerals safeguarding area		No	Significant access issues	
PEN03		Publow	Mix	51.7	New Settlement	1293	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Unsuitable in HELAA	Publow		N/A												N/A		
PEN05		Publow	Mix	0.65	Rural Areas	23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Minerals safeguarding area		No	Significant access issues	
PEN06		Publow	Greenfield	10.23	New Settlement	256	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Minerals safeguarding area		No	Significant access issues	
PEN07		Publow	Mix	3.11	Rural Areas	93	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Coal Mining Legacy Development High Risk Area Unstable Land (1%)		No	Significant access issues	
PEN08		Publow	Greenfield	0.39	Rural Areas	14	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access, close to village centre/school		Grade 3	GI Network			Yes		Minerals safeguarding area	Adjacent to village hall/recreation ground	No	Small site - Potential for development to come forward as a community development/rural exception site	
PEN09		Publow	Greenfield	0.6	Rural Areas	22	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Coal Mining Legacy Development High Risk Area Unstable Land (1%)		No	Significant access issues	
PEN10		Publow	Mix	24.95	New Settlement	612	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes	Potential to adjoin large expansion of Whitchurch Village (score 8)	Close to bus stops on A37, but significant distance from facilities at Whitchurch Village.	Flood Zone 1	Grade 3	Partly located within 200m SNCI buffer	Partly medium (north of site), partly high (south of site) landscpae harm (2017 study)	High and very high risk of harm to heritage assets - Maes Knoll (2024 study).	Yes		Unknown		No	High and very high risk of harm to heritage assets - Maes Knoll (2024 study).	
PEN11		Publow	Greenfield	3.29	Rural Areas	99	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network			Yes		Coal Mining Legacy Development High Risk Area Unstable Land (1%)		No	Significant access issues	
PEN13		Publow	Mix (partly identified in the Brownfield Register)	0.53	Rural Areas	19	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Publow	6	Yes		Limited vehicular access, close to village centre/school but narrow pavements which may lead to car use		Grade 3	GI Network			Yes		Minerals safeguarding area		No	Small site - Contrained access to Primary school	
PEN14	"land to the east of submission ref HYSC-2280448"	Publow	Greenfield	"not known"	Rural Areas		Unsuitable	Available	Achievable	Not Deliverable or Developable	No	Small site	Publow		N/A												N/A		
WLD01	Field To West Of 182 Publow Lane Woollard Bristol	Publow	Greenfield	0.2	Rural Areas	4	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Publow		N/A												N/A		
CAM38		Radstock	Greenfield	1.86	Suburban and Market Towns	83	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to A367 bus services	Zone 1	Grade 3		High landscape impact due to hillside location	Adjascent to Camerton Romano Settlement SAM, archeology assessment likely required.	N/A			Located in Camerton parish but visually part of Radstock	No	Archaeology assessmnet and heritage advice would be required due to proximity to SAM	
RAD02		Radstock	Brownfield (partly identified in the Brownfield Register)	0.85	Suburban and Market Towns	18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	In use as an industrial site	Radstock		N/A												N/A		
RAD05		Radstock	Brownfield	0.11	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Small site	Radstock		N/A												N/A		
RAD06		Radstock	Brownfield	0.43	Town Centre	27	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	In use as the library car park	Radstock		N/A												N/A		
RAD07		Radstock	Greenfield	0.11	Town Centre		Discounted	Discounted	Discounted	Discounted	No	Small site	Radstock		N/A												N/A		
RAD10	"Land to east of Phillis Hill, Paulton "	Radstock	Greenfield	2.22	Suburban and Market Towns	83	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to bus routes				Landscape setting of Norton Radstock, site occupies a prominent hillside	Radstck Conservation Area	N/A				No	Occupies a prominent hillside so harmful to landscape	
RAD12	"Land at Old Mills Lane, Paulton"	Radstock	Brownfield	0.6	Suburban and Market Towns	24	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Site is currently in employment use	Radstock		N/A												N/A		
RAD13a		Radstock	Brownfield (partly identified in the Brownfield Register)	0.85	Suburban and Market Towns	38	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Site is currently in employment use	Radstock		N/A												N/A		
Rad13b	SV20	Radstock	Brownfield	0.14	Suburban and Market Towns	6	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Radstock		N/A												N/A		
RAD14		Radstock	Brownfield	1.29	Suburban and Market Towns	54	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to bus routes	Area at low risk of surface water flooding (6%).	Grade 3	Decidous woodland (7%). Area outside of the woodland could be suitable. Ecological network (8%)	Landscape setting of Norton Radstock	Undesignated hertiage asset, Clandown colliery	N/A		Clandown colliery		No	Planning application failed to resovled legal agreements in 2016. Delivery unlikely. Possible contaminated land due to proximity of Clandown colliery	
RAD15	SV19	Radstock	Greenfield	3.34	Suburban and Market Towns	125	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Area at low risk of surface water flooding (2%)	Grade 3	Ecological network (2%). SNCI (2%)	Landscape setting of Norton Radstock	Undesignated hertiage asset, Clandown colliery. Radstock Conservation Area	N/A		Clandown colliery		No	Possible contaminated land due to proximity of Clandown colliery	
RAD16a		Radstock	Greenfield	3.66	Suburban and Market Towns	137	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A				Yes	What qunatum of development is need to improve the bus service. Could a bus run along the Bath Old Road.	North Radstock
RAD16b		Radstock	Greenfield	4.75	Suburban and Market Towns	178	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock	Undesignated hertiage asset, pill box and Clandown roundhill	N/A				Yes		North Radstock
RAD16c	SV14	Radstock	Mix	2.53	Suburban and Market Towns	95	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A				Yes		North Radstock
RAD16d	SV16	Radstock	Greenfield	1.52	Suburban and Market Towns	68	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A			Roundhill recreation ground	Yes		North Radstock
RAD16e		Radstock	Mix	1.48	Suburban and Market Towns	67	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A			Roundhill recreation ground	Yes		North Radstock
RAD16f		Radstock	Greenfield	1.11	Suburban and Market Towns	50	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A				Yes		North Radstock
RAD16g		Radstock	Greenfield	11.29	New Settlement	282	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock		N/A				Yes		North Radstock
RAD16h	SV13	Radstock	Greenfield	42.46	New Settlement	1062	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Area of low surface water flooding (1%)	Grade 3		Landscape setting of Norton Radstock, sensitive landscape setting	Undesignated hertiage asset, possible medieval field system	N/A				Yes		North Radstock
RAD17		Radstock	Greenfield	1.37	Suburban and Market Towns	59	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to local bus routes		Grade 3	Clandown Quary RIGS	Landscape setting of Norton Radstock, development would have high landscape impact due to its hillside location	Radstock Conservation Area	N/A		Clandown Quarry		No	Development would have a high landscape impact due to hillside location	
RAD18		Radstock	Brownfield (Brownfield Register)	0.89	Suburban and Market Towns	40	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Radstock		N/A												N/A		

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
RAD19a		Radstock	Greenfield	1.87	Suburban and Market Towns	84	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus		Grade 3	Ecological netowrk (78%)		Undesignated hertiage assests, Upper Whitelands, post medieval quarry and Tyning Hill spoil heap	N/A		Adjascent to Tyning Hill spoil heap		No	Site would have high impact on the surrounding landscape Contamianed land risk due to adjascent Tyning Hill spoil heap	
RAD19b		Radstock	Greenfield	9.98	Suburban and Market Towns	139	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus		Grade 3	Tyning Tip RIGS. Decidous woodland (20%)	Landscape setting of Norton Radstoc	Undesignated heritage asset, Tyning Hill spoil heap. Radstcok Conservation Area	N/A		Mining spoil heap	Woodborough Lane, Local green space	Yes		North Radstock
RAD19c		Radstock	Greenfield	4.62	Suburban and Market Towns		Unsuitable	Available	Potentially Achievable	Not Deliverable or Developable	No	Site is wholly designated as a Regionally Important Geodiversity Site (RIGS) unsuitable for residential development.	Radstock		N/A												N/A		
RAD21a		Radstock	Greenfield	0.64	Suburban and Market Towns	29	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Flood zone 3 (1%), flood zone 2 (6%), area of low surface water flooding (6%)	Grade 7	Ecological network (8%)	Landscape setting of Norton Radstock	Radstock Conservation Area	N/A				No	Site would have high landscape impact due to hillside location	
RAD21b		Radstock	Greenfield	3.19	Suburban and Market Towns	119	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Connection needed onto the A367 to access the bus	Flood zone 2 (1%), area at medoum reisk of flooding (1%), area at low risk of flooding (7%)	Grade 7	Ecological network (2%), green infrastructure (88%)	Landscape setting of Norton Radstock	Radstock Conservation Area	N/A		Close to Withlington colliery		No	Site would have high landscape impact due to hillside location	
RAD23		Radstock	Greenfield	1.73	Suburban and Market Towns	78	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (5%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock, would have a high landspcape impact due to hillside location.	Radstock Conservation Area, Writhlington Colliery	N/A		Close to Withlington colliery		No	Site would have high landscape impact due to hillside location	
RAD24		Radstock	Greenfield	3.64	Suburban and Market Towns	137	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Zone 1	Grade 3	Core woodland, green infrastructure	Landscape setting of Norton Radstock, would have a high landspcape impact due to hillside location, high landscape impact due to hillside location	Undesignated hertiage asset, Writhlington Colliery	N/A		Close to Withlington colliery		No	Site would have high landscape impact due to hillside location	
RAD25		Radstock	Mix	2.3	Suburban and Market Towns	86	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (1%)	Grade 3			Grade II listed Manor Farmhouse, undesignated heritgae asset, second world war anti tank ditch	N/A				Yes		Writhlington
RAD26	SV10	Radstock	Greenfield	18.07	New Settlement	243	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (1%), but representation state that the field floods	Grade 3	TPO			N/A				Yes	No public transport link and less options for active travel. Not linked to A367 or as connected as North Radstock. Would need more services to live locally. Issue with traffic going through the town centre.	Writhlington
RAD28		Radstock	Greenfield	4.79	Suburban and Market Towns	161	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (2%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock		N/A				No	Site would have high landscape impact due to hillside location	
RAD29	"land to the east of submission ref HYSC-2280448"	Radstock	Greenfield	0.61	Suburban and Market Towns	11	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Close to local bus routes	Floodzone 2, floodzone 3 (61%), area at medium risk of surface water flooding, area at high risk of surface water flooding (82%)	Grade 7			Radstock Conservation area, undesignated heritage asset Radstock, medeval settlement	N/A			Site is an important buffer between the town centre area.	No	Over half the site is floodzone 3 which would resutl in a low dwelling yield	
RAD30		Radstock	Greenfield	0.47	Suburban and Market Towns	21	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at low risk of surface water flooding (4%)	Grade 3	Green infrastrcuture, adjascent to an SNCI	Hillside location means this will have a significant impact on the landscape	Radstock Conservation Area	N/A				No	Hillside location means the site will have a significant impact on the surrounding landscape	
RAD31a		Radstock	Greenfield	3.78	Suburban and Market Towns	142	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Floodzone 2 (1%), are at low risk of surface water flooding (1%)	Grade 3	Green infrastrcuture, ecological network (2%).	Landscape setting of Norton Radstock	Radstock Conservation Area, undesignate hertiage asset	N/A				No	Buffer with SSSI, impact on landscape	
RAD31b		Radstock	Greenfield	8.08	Suburban and Market Towns	303	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Areas at risk of low surface water flooding (3%)	Grade 3	Adjascne to SSSI. Green infrastrcuture, ecological network (34%)	Landscape setting of Norton Radstock		N/A				Yes	Buffer with SSSI, impact on landscape	Haydon
RAD31c	SV9	Radstock	Greenfield	3.81	Suburban and Market Towns	143	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at high risk of surface water flooding (2%), medium risk (4%), low risk (8%)	Grade 3	SSSI, Ecological network (9%)	Landscape setting of Norton Radstock		N/A				Yes	Capacity will reduce due to needed buffer with SSSI	Haydon
RAD32		Radstock	Greenfield	0.72	Suburban and Market Towns	32	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections	Area at medium risk of surface water flooding (2%) low risk (13%)	Grade 3		Landscape setting of Norton Radstock				Coal mining legacy development hgih risk area of unstable land (24%)		No	Capacity will reduce due to land instability.	
RAD35		Radstock	Mix	2.18	Suburban and Market Towns	82	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Site is not longer available due to allotment expansions	Radstock		N/A												N/A		
RAD36	SV11	Radstock	Greenfield	31.49	New Settlement	785	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Currently no road acces to the site	Area of low risk surface water flooding (1%)	Grade 3	Decidous woodland, green infrastructure , SNCI, ecological netowrk	Landscape setting of Norton Radstock	Radstock Conservation Area, nea rby grade II listed building (powderhouse). Undesignated hertiage assets, Fosseway, Middle Pit Colliery,				Land for sport and recreation	Yes	Part of the site being considered for development but eastern slopes have a hgih landscape value	Adjascent to North Radstock
RAD37		Radstock	Mix	1.23	Suburban and Market Towns	53	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	No	Significant landscape issues. Could come forward with RAD 26 (currently ruled as not developable in HELAA but needs to be considered as large strategic site at North MSN to Radstock.											N/A		
RAD39		Radstock	Mix	0.26	Suburban and Market Towns	10	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes					Clandown Quarry RIGS	Landscape setting of Norton Radstock	Radstock Conservation Area	N/A				No	Hillside location means dwelling yeild would be less than 10	
RAD40		Radstock	Brownfield	0.17	Suburban and Market Towns	8	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Less than 10 dwellings	Radstock		N/A												N/A		
RAD41		Radstock	Greenfield	0.36	Suburban and Market Towns	16	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes		Limited bus connections		Grade 7	Green Infrastructure	Landscape setting of Norton Radstock, development would have high landscape impact due to its hillside location	Frome Hill coal depot and tramway	N/A				No	Development will have high impact on landscape due to hillside location	
RAD42	"3 Wells Road, Radstock, BA3 3RQ\n"	Radstock	Brownfield	"0.07"	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Radstock		N/A												N/A		
RAD43	"7 Frome Road, Radstock, BA3 3PT"	Radstock	Brownfield	"0.03"	Suburban and Market Towns		Discounted	Discounted	Discounted	Discounted	No	Small site	Radstock		N/A												N/A		
S2PS27		Radstock	Greenfield	22.62	New Settlement	518	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes			Area at low risk of surface water flooding (2%)	Grade 3	Decidous woodland (8%), ecological network (25%) SNCI (2%)	Landscape setting of Norton Radstock	Undesignated heritage asset Clandown Common, Radstock Conservation Area,	N/A		Coal mining legacy development hgih risk area of unstable land (1%)	Safeguarded land for sport and recreation	Yes	Development will have high impact on landscape due to hillside location, could be needed for landscape mitigation	Adjascent to North Radstock
S2PS31		Radstock	Greenfield	1.54	Suburban and Market Towns	69	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Radstock	10	Yes			Floodzone 2 (2%), area at low risk of surface water flooding (7%)			Landscape setting of Norton Radstock	Radstock Conservation Area					No	Landscape harm due to hill side location	
K23		Saltford	Greenfield	90.34	New Settlement	2259	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		There are opportunities to link into the Avon Cycleway and improve cycling connections between Bristol, Keynsham and Saltford.	Zone 1	Grade 3		National Landscape.	Partially within/ contains a designated heritage asset. Development would have potential negative impacts upon a conservation area and setting of listed buildings	Yes				Yes		South East Keynsham AND South Saltford
K24		Saltford	Greenfield	1.86	Suburban and Market Towns	84	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Abuts Manor Road which provides a connection to the A4 to the northeast and to the north-west via Grange Road. The A4 provides direct links towards Keynsham and Bristol to the north-west and Bath to the south-east.	Zone 1	Grade 3		Development would likely have a significant impact on the landscape		Yes				Yes		West Saltford

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
K29Z	KS6	Saltford	Mix	102.34	New Settlement	1811	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Development could improve active travel connections between north Keynsham, the railway station and the A4 to Saltford.	Zone 2 (32%) Zone 3 (25%) site is at low (19%) medium risk (6%) and high risk (3%) of surface water flooding (	Grade 3 (11%) Grade 3a (29%) Grade 2 (42%)	Ecological Network (86%)	Moderate adverse impact cited.	The site is of potential archaeological value. Residential development should consider the historic management of the area and the impact on views from heritage assets, distant from the site.	Yes	Wessex Water, high pressure gas pipeline, significant transport infrastructure required	There is considered to be a minor to moderate beneficial impact on the environment from potential remediation required to facilitate redevelopment, particularly in the western area.		Yes	Significant infrastructure considerations across site, but potential to develop	North Keynsham
K63	KS6	Saltford	Greenfield	4.26	Suburban and Market Towns	160	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Development could improve active travel connections between north Keynsham, the railway station and the A4 to Saltford.	Zone 1 - Low risk of surface water flooding ((1%)	Grade 3 (61%)		Moderate landscape impact	Buildings at the entrance of the site are heritage assets, site has potential archaeological value.	Yes	Land sits adjacent to site subject to application under consideration for a food store (Ref: 24/02029/FUL - Aldi application).			Yes		North Keynsham
S1PS11		Saltford	Mix	17.59	New Settlement	439	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Development could improve active travel connections between north Keynsham, the railway station and the A4 to Saltford.	Zone 1 - Low risk of surface water flooding (12%) medium risk of flooding (2%)	Grade 3				Yes			Valued land for its landscape. Saltford Allotments situated within part of the site. Recreation round situated in part of the site (south of railway).	Yes		West Saltford
S1PS12	KS10	Saltford	Greenfield	51.97	New Settlement	1114	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		There are opportunities to improve walking and wheeling conditions between Site KS10 and the A4. This would provide increased connectivity for active modes.	Zone 1 - Low risk of surface water flooding (2%) medium risk of flooding (1%)	Grade 3	Ecological Network (71%)			Yes			Community value as a golf course.	No	Site presents community value as a well used golf course.	
S1PS13	KS9	Saltford	Greenfield	6.67	Suburban and Market Towns	250	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		There are opportunities to link into the Avon Cycleway and improve cycling connections between Bristol, Keynsham and Saltford.	Zone 1	Grade 3	Ancient woodland lies directly adjacent to the E and SE. Strategic Nature Recovery Network opportunities identified in the form of woodland connectivity.	Neutral Impact - Residential development should seek to concentrate along the existing settlement edge, minimising development along the southern edge of the site.	There are several very distant listed structures, where views towards the site may form part of the setting.	Yes		A minor adverse impact on agricultural soils although this will require confirming through survey work		Yes		South Saltford AND West Saltford
SAL01	KS10	Saltford	Greenfield	3.13	Suburban and Market Towns	117	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Low accessibilty for site	Zone 1	Grade 3 (assumed to be Grade 3a) on <20 ha	Ancient woodland existing hedgerow. Strategic Nature Recovery Network opportunities.	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.		Yes		No significant sources of contamination have been identified there is considered to be a neutral impact on the environment from potential remediation that may be required to facilitate redevelopment. Therefore a minor adverse impact on agricultural soils although this will require confirming through survey work.		No	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.	
SAL01a	KS10	Saltford	Greenfield	0.82	Suburban and Market Towns	37	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		No accessibilty	Zone 1	Grade 3 (assumed to be Grade 3a) on <20 ha	Ancient woodland existing hedgerow. Strategic Nature Recovery Network opportunities.	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.		Yes		No significant sources of contamination have been identified there is considered to be a neutral impact on the environment from potential remediation that may be required to facilitate redevelopment. Therefore a minor adverse impact on agricultural soils although this will require confirming through survey work.		No	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.	
SAL02	KS9	Saltford	Greenfield	23.79	New Settlement	595	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		There are opportunities to link into the Avon Cycleway and improve cycling connections between Bristol, Keynsham and Saltford.	Zone 1	Grade 3	Ancient woodland lies directly adjacent to the E and SE. Strategic Nature Recovery Network opportunities identified in the form of woodland connectivity.	Neutral Impact - Residential development should seek to concentrate along the existing settlement edge, minimising development along the southern edge of the site.	There are several very distant listed structures, where views towards the site may form part of the setting.	Yes		A minor adverse impact on agricultural soils although this will require confirming through survey work		Yes		South Saltford
SAL03		Saltford	Brownfield	0.14	Suburban and Market Towns	6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Land is situated directly on the A4 with sustainable transport opportunities present.	Zone 1	Grade 3	Green Infrastructure - Nature Recovery Network Woodland Strategic Network.	Land sits within the landscape setting of the Saltford settlement.		Yes			Although located on A4 the site would not integrate well into the village due to topography - other sites considerd to be better related to the settlement	No	Although located on A4 the site would not integrate well into the village due to topography - other sites considerd to be better related to the settlement	
SAL04		Saltford	Greenfield	0.56	Suburban and Market Towns	25	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		Land is situated directly on the A4 with sustainable transport opportunities present.	Zone 1	Grade 3	Green Infrastructure - Nature Recovery Network Woodland Strategic Network.	Land sits within the landscape setting of the Saltford settlement.		Yes			Although located on A4 the site would not integrate well into the village due to topography - other sites considerd to be better related to the settlement	No	Although located on A4 the site would not integrate well into the village due to topography - other sites considerd to be better related to the settlement	
SAL05		Saltford	Greenfield	2.05	Rural Areas	62	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes			Zone 1	Grade 3		Land sits adjacent to the landscape setting of the Saltford settlement.		Yes			Site separated from village - not considered suitable for housing	No	Site separated from village - not considered suitable for housing	
SAL27b	KS8	Saltford	Greenfield	44.4	New Settlement	1073	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The northern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath	Zone 1	Grade 3 (3b)	Main habitat appears to be pasture or arable land. Strategic Nature Recovery Network opportunities identified in the form of woodland network	Minor adverse impact	Two Grade II listed structures located on the edge of the site.	Yes		Historical landfill located in the south-eastern extent of the land.		Yes		West Saltford
SAL27c	KS7	Saltford	Mix	24.85	New Settlement	621	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The southern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath.	Zone 1	Grade 3 (3b)	Ancient Woodland (Folly Wood) & Deciduous Woodland. Parcel comprises mainly arable land or pasture and is bordered by mature hedgerows. Strategic Nature Recovery Network opportunities identified in the form of woodland connectivity.	Moderate adverse impact cited.	Two Grade II listed structures are located on the boundary of the site.	Yes	Potential location for local centre.	No significant sources of contamination have been identified.	Site holds established retail facilities associated with Glenavon Farm.	Yes		North Keynsham AND West Saltford
SAL27d	KS7	Saltford	Greenfield	1.33	Suburban and Market Towns	60	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The southern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath.	Zone 1	Grade 3 (3b)	Ancient Woodland (Folly Wood) & Deciduous Woodland. Parcel comprises mainly arable land or pasture and is bordered by mature hedgerows. Strategic Nature Recovery Network opportunities identified in the form of woodland connectivity.	Moderate adverse impact cited.	Two Grade II listed structures are located on the boundary of the site.	Yes		No significant sources of contamination have been identified.		Yes		West Saltford
SAL28	KS8	Saltford	Greenfield	2.37	Suburban and Market Towns	89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The northern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath.	Zone 1	Grade 3 (3b)	Main habitat appears to be pasture or arable land. Strategic Nature Recovery Network opportunities identified in the form of woodland network	Minor adverse impact	Two Grade II listed structures located on the edge of the site.	Yes		Historical landfill located in the south-eastern extent of the land.		Yes		West Saltford
SAL29	KS8	Saltford	Greenfield	0.94	Rural Areas	34	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Saltford	9	Yes		The northern boundary abuts the A4 Bath Road providing direct links towards Keynsham and Bristol to the north-west and Bath and Saltford to the south-east. The A4 is served by several bus services providing direct links to Bristol and Bath.	Zone 1	Grade 3 (3b)	Main habitat appears to be pasture or arable land. Strategic Nature Recovery Network opportunities identified in the form of woodland network	Minor adverse impact	Two Grade II listed structures located on the edge of the site.	Yes		Historical landfill located in the south-eastern extent of the land.		Yes		West Saltford

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles													Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
SAL30	North of Bath Road	Saltford	Greenfield	12.91	New Settlement	322	Discounted	Discounted	Discounted	Discounted	Yes		Saltford	9	Yes	No HELAA information recorded on this site. However, noted that majority of the site falls within Flood Zone 2 and 3.							Yes				No	Flood Zone 2 and 3	
A367PS1	East of Peasedown	Shoscombe	Greenfield	44.98	New Settlement	1125	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Shoscombe		Yes						Part of the site is highly visible within the landscape		Yes				Yes	Proposed as an extension to Bath Business Park, only part of the site is proposed for development due to landscape sensitivity	Bath Business Park
SH01		Shoscombe	Greenfield	0.68	Rural Areas	24	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Shoscombe		N/A												N/A		
E14a		Southstoke	Greenfield	2.26	Suburban and Market Towns	85	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Southstoke		No	Location not considered suitable for local plan led growth											N/A		
E14b		Southstoke	Greenfield	2.16	Suburban and Market Towns	81	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Southstoke		No	Location not considered suitable for local plan led growth											N/A		
E14c		Southstoke	Greenfield	2.56	Suburban and Market Towns	96	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Yes		Southstoke		No	Location not considered suitable for local plan led growth											N/A		
E14Y		Southstoke	Mix	2.12	Suburban and Market Towns	80	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Southstoke		No	Location not considered suitable for local plan led growth											N/A		
E15	"Shepherd Mead Field, Manor Farm, South Stoke, BA2"	Southstoke	Greenfield	"0.92 Hectares"	Rural Areas	18	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Southstoke		N/A												N/A		
S1PS87		Southstoke	Greenfield	18.81	New Settlement	303	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Southstoke		N/A												N/A		
S1PS89		Southstoke	Greenfield	12.91	New Settlement	322	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Southstoke		N/A												N/A		
S1PS90		Southstoke	Greenfield	15.1	New Settlement	336	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	No	Location not considered suitable for local plan led growth	Southstoke		N/A												N/A		
STC01	Land at St Mark's Church, St Mark's Rd	St. Catherine	Greenfield	109.07	New Settlement		Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Not suitable for development	St. Catherine		N/A												N/A		
SD01		Stanton Drew	Greenfield	0.63	Rural Areas	23	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
SD04		Stanton Drew	Greenfield	0.42	Rural Areas	15	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
SD05		Stanton Drew	Greenfield	0.32	Rural Areas	12	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
SD06		Stanton Drew	Greenfield	3.79	Rural Areas	11	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
SD07		Stanton Drew	Mix	0.62	Rural Areas	22	Discounted	Discounted	Discounted	Discounted	No	Location not considered suitable for local plan led growth	Stanton Drew		N/A												N/A		
BIS08		Stowey Sutton	Greenfield	2.39	Rural Areas	72	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey Sutton		Yes		Connectivity score of 2	Flood Zone 1	Grade 1	Ecological Network - NRN Grassland Strategic Network	Landscape setting of Stowey Sutton - Development would likely have a significant landscape impact given the site is characterised by the rolling valley landscape type and is in the open countryside with open views.	Undesignated Heritage Asset (8%) - There is potential for arachaeological value within the site.	No	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Not adjoining village	
BIS09		Stowey Sutton	Mix	0.23	Suburban and Market Towns	10	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at medium risk of surface flooding (9%) - Area at low risk of surface flooding (21%)	Grade 3	NRN Grassland Strategic Network		The site contains a local heritage asset in a distinctive vernacular building.	Yes	Safeguarded land for sports and recreation facilities (3%) - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Currently subject to planning application	
BIS10a	Land at Westway Farm, Bishop Sutton, BS39 5XP	Stowey Sutton	Greenfield	1.35	Suburban and Market Towns	61	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at medium risk of surface flooding (9%) - Area at low risk of surface flooding (21%)	Grade 1		National Landscapes/Landscape setting of Stowey Sutton - Development would likely have a significant landscape impact given the site is characterised by the rolling valley landscape type and is in the open countryside with open views.		No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			Yes		Bishop Sutton West
BIS10b	Land at Westway Farm, Bishop Sutton, BS39 5XP	Stowey Sutton	Mix	0.5	Suburban and Market Towns	23	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at medium risk of surface flooding (9%) - Area at low risk of surface flooding (21%)	Grade 1		National Landscapes/Landscape setting of Stowey Sutton - Development would likely have a significant landscape impact given the site is characterised by the rolling valley landscape type and is in the open countryside with open views.		No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Landscape harm and extension on the village to the south west/strong boundary at this location	
BIS01	Land at Bathford	Stowey-Sutton	Greenfield	0.29	Suburban and Market Towns	13	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at low risk of surface flooding (30%)	Grade 3	Ecological Network - NRN Grassland Strategic Network	Development on the site would likely have a significant landscape impact htat would be damaging to the setting of the settlement.		No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Landscape impact	
BIS03b	"BA1 7SW"	Stowey-Sutton	Greenfield	0.78	Suburban and Market Towns	35	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (13%)	Grade 3	Ecological Network - NRN Grassland Strategic Network			No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5	Coal Mining Legacy Development High Risk Area Unstable Land (45%)		Yes		Bishop Sutton West
BIS03c		Stowey-Sutton	Greenfield	3.6	Suburban and Market Towns	135	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (12%)	Grade 3	Ecological Network (57%) - NRN Grassland Strategic Network	Development would likely have a moderate impact on the landscape.	Undesignated Heritage Asset (2%)	No	Green Infrastructure (57%) - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5	Coal Mining Legacy Development High Risk Area Unstable Land (11%)		Yes		Bishop Sutton West
BIS03d		Stowey-Sutton	Greenfield	2.27	Suburban and Market Towns	85	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (8%)	Grade 3	Ecological Network - NRN Grassland Strategic Network	Development would likely have a moderate impact on the landscape.	Undesignated Heritage Asset (4%)	No	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5	Coal Mining Legacy Development High Risk Unstable Land (8%)		Yes		Bishop Sutton West
BIS04		Stowey-Sutton	Greenfield	1.64	Suburban and Market Towns	74	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Ecological Network - NRN Grassland Strategic Network		Undesignated Heritage Asset (36%)	Yes	Green Infrastructure - Safeguarded Airport and Aerodrom Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Access along Bonhill Road narrow	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainablity				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
BIS05		Stowey-Sutton	Greenfield	1.35	Suburban and Market Towns	61	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Ecological Network - NRN Grassland Strategic Network		Undesignated Heritage Asset (6%)	Yes	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Access along Bonhill Road narrow	
BIS06		Stowey-Sutton	Mix	0.5	Suburban and Market Towns	23	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1	Grade 3	Ecological Network - NRN Grassland Strategic Network	Mendip Hills National Landscape (54%) - The site is partially within the AONB. Development would likely have a significant landscape impact with the intensification of the site resulting in a highlighy noticable intrustion of built devleopment along a narrow and obviously rural lane.			Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Small site difficult access	
BIS07		Stowey-Sutton	Greenfield	0.23	Suburban and Market Towns	10	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 2	Flood Zone 1 - Area at low risk of surface flooding (2%)	Grade 1 (61%) - Grade 3 (39%)	Ecological Network (81%) - NRN Grassland Strategic Network	Landscape setting of Stowey Sutton - Mendip Hills National Landscape - The site is in a sensitive locaiton within the AONB. Development would likely have a signficant landscape impact with the intensification of development on the site damaging to the setting.			Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Furture+ score of 5			No	Site no longer accessible	
BIS11	"Field off Wick Road, Bishop Sutton, BS39 5XQ"	Stowey-Sutton	Greenfield	"0.93acres / 1 acre "	Suburban and Market Towns	15	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Stowey-Sutton		Yes		Connectivity score of 3	Flood Zone 1	Grade 1	NRN Grassland Strategic Network	Mendip Hills National Landscape		No			Landscape setting of Stowey Sutton	No	Small site with difficult access - The site is in a sensitive location within the landscape setting of Stowey Sutton, a National Landscape and includes all grade 1 agricultural land	
S1PS62		Swainswick	Greenfield	16.77	New Settlement	415	Potentially Suitable	Potentially available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Swainswick		N/A												N/A		
SWA01	"Ashcombe Field, Upper Swainswick"	Swainswick	Greenfield	"0.49"	Rural Areas	16	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Swainswick		No	Isolated location											N/A		
S2PS20		Temple Cloud with Cameley	Greenfield	23.14	New Settlement	552	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	Low accessibilty for site		Grade 3	This is an agriculturally improved field of low intrinsic ecological interest. Features of note include hedgerow boundaries and hedgerow trees that should be retained outside of private gardens.			No	Limited Primary School capacity			Yes		Temple Cloud
S2PS21		Temple Cloud with Cameley	Greenfield	27.53	New Settlement	683	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Large site but limited access to A37	
S2PS22		Temple Cloud with Cameley	Greenfield	38.21	New Settlement	954	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	Site separate to village			Grade 3 (88%)/Grade 1 (12%)				No	Limited Primary School capacity			No		
S2PS23		Temple Cloud with Cameley	Greenfield	7.13	Suburban and Market Towns	193	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	Low accessibilty for site		Grade 3 (53%)/Grade 2 (46%)		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Low accessibilty for site - Woodland on northern section	
TC01c		Temple Cloud with Cameley	Greenfield	1.72	Suburban and Market Towns	76	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2 (66%)/Grade 3 (34%)				No	Limited Primary School capacity			Yes		Temple Cloud
TC02a		Temple Cloud with Cameley	Greenfield	1.58	Suburban and Market Towns	71	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3				No	Limited Primary School capacity			No	Limited access onto A37	
TC02b		Temple Cloud with Cameley	Greenfield	0.32	Suburban and Market Towns	14	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Limited access onto A37	
TC03		Temple Cloud with Cameley	Greenfield	3.61	Suburban and Market Towns	135	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity	Coal Mining Legacy Development High Risk Area		No	Limited access to site	
TC04b		Temple Cloud with Cameley	Greenfield	1.35	Suburban and Market Towns	61	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2				No	Limited Primary School capacity			No	Grade 2 Agricultural land	
TC04c		Temple Cloud with Cameley	Greenfield	2.6	Suburban and Market Towns	98	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2				No	Limited Primary School capacity			No	Grade 2 Agricultural land	
TC04d		Temple Cloud with Cameley	Greenfield	5.73	Suburban and Market Towns	215	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2 (83%)		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Grade 2 Agricultural land	
TC04e		Temple Cloud with Cameley	Greenfield	9.83	Suburban and Market Towns	369	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 2				No	Limited Primary School capacity			No	Grade 2 Agricultural land	
TC05	SV12	Temple Cloud with Cameley	Greenfield	0.56	Suburban and Market Towns	25	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Development would have high landscape impact due to prominent hillside location. Significant trees around the site would have to be removed to create access The site is unsuitable for development	Temple Cloud with Cameley		N/A												N/A		
TC06		Temple Cloud with Cameley	Greenfield	3.64	Suburban and Market Towns	132	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	Low accessibilty for site		Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Low accessibilty for site	
TC07a		Temple Cloud with Cameley	Greenfield	5.98	Suburban and Market Towns	224	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	Low accessibilty for site		Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	Low accessibilty for site	
TC07b		Temple Cloud with Cameley	Greenfield	2.82	Suburban and Market Towns	106	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area	No accessibilty		Grade 3		Landscape Setting of Settlements (NE2A)		No	Limited Primary School capacity			No	No accessibilty	
TC09		Temple Cloud with Cameley	Greenfield	0.44	Suburban and Market Towns	20	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Temple Cloud with Cameley	7	Yes	AQMA area			Grade 3	This is an agriculturally improved field of low intrinsic ecological interest. Features of note include hedgerow boundaries and hedgerow trees that should be retained outside of private gardens.			No	Limited Primary School capacity			Yes		Temple Cloud
TIM02		Timsbury	Greenfield	2.92	Suburban and Market Towns	110	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3		Landscape setting of Timsbury. Development would have a high landscape impact due to prominent hillside location.	Undesignated Heritage Asset (1%)		School capacity - Facilities Audit score of 4 - Facilities and Furture+ score of 7		Timsbury is a village with a strong coal mining history.	No		
TIM03	KS10	Timsbury	Greenfield	3.18	Suburban and Market Towns	119	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1 - Area at low risk of surface flooding (3%)	Grade 3		Landscape setting of Timsbury. Development would have a high landscape impact due to prominent hillside location.	Undesignated Heritage Asset (1%)		School capacity - Facilities Audit score of 4 - Facilities and Furture+ score of 7		Timsbury is a village with a strong coal mining history.	Yes		Timsbury
TIM04	KS10	Timsbury	Greenfield	9.25	Suburban and Market Towns	347	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1 - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (17%)	Grade 3		Landscape setting of Timsbury.	Undesignated Heritage Asset		School capacity - Facilities Audit score of 4 - Facilities and Furture+ score of 7		Timsbury is a village with a strong coal mining history.	Yes		Timsbury
TIM05	KS9	Timsbury	Greenfield	0.78	Suburban and Market Towns	35	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3		Land east of St. Mary's School Local Green Space			School capacity - Facilities Audit score of 4 - Facilities and Furture+ score of 7		Timsbury is a village with a strong coal mining history.	Yes		Timsbury
TIM06		Timsbury	Greenfield	2.8	Suburban and Market Towns	105	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	NRN Grassland Strategic Network - Deciduous woodland (<0.5%)	Landscape setting of Timsbury. The site is part of the Cam Brook Valley Side Upper Slopes and development would have a high landscape impact.			School capacity - Facilities Audit score of 4 - Facilities and Furture+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape setting of village	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
TIM07a		Timsbury	Greenfield	1.91	Suburban and Market Towns	86	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1 - Area at low risk of surface flooding (2%)	Grade 3	NRN Grassland Strategic Network - NRN Existing Grassland	Landscape setting of Timsbury.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape setting of village	
TIM07b		Timsbury	Greenfield	1.69	Suburban and Market Towns	76	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1 - Area at low risk of surface flooding (4%)	Grade 3	NRN Grassland Strategic Network - NRN Existing Grassland - Lowland calcareous grassland (<0.5%)	Landscape setting of Timsbury.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape setting of village	
TIM08	KS8	Timsbury	Greenfield	2.08	Suburban and Market Towns	78	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3		Landscape setting of Timsbury. Development would have a high landscape impact due to prominent hillside location.	Undesignated Heritage Asset		School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Heritage asset	
TIM09	KS7	Timsbury	Greenfield	5.04	Suburban and Market Towns	185	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	Trees protected by a Tree Preservation Order (T1)	Landscape setting of Timsbury - part of site to the south.	Large area of unknown archaeological potential, which will require further investigation.		School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	Yes	Pre-application site	Timsbury
TIM10	KS7	Timsbury	Mix	7.22	Suburban and Market Towns	271	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3		Landscape setting of Timsbury. Development would have a high landscape impact due to prominent hillside location.		Yes	Safeguard Airport and Aerodrome Areas (14%) - School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape impact	
TIM12	KS8	Timsbury	Mix	2.47	Suburban and Market Towns	93	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Not adjoining village.	Flood Zone 1	Grade 3	NRN Existing Core Woodland (14%)	Development would have high landscape impact due to prominent hillside location.		Yes	Safeguard Airport and Aerodrome Areas (18%)			No	Not adjoining village	
TIM13	North of Bath Road	Timsbury	Greenfield	0.78	Rural Areas	28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Not adjoining village.	Flood Zone 1	Grade 3		Development would have an impact on the nature of the open countryside.			Safeguard Airport and Aerodrome Areas			No	Not adjoining village	
TIM14		Timsbury	Greenfield	1.28	Rural Areas	46	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Not adjoining village.	Flood Zone 1 - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (4%)	Grade 3		Landscape setting of High Littleton and Timsbury - Development would have an impact on the nature of the open countryside.			Safeguard Airport and Aerodrome Areas	Coal Mining Legacy Development High Risk Area Unstable Land (5%) - Coal Mining Legacy Development High Risk Unstable Land (16%)		No	Not adjoining village	
TIM15		Timsbury	Greenfield	1.33	Suburban and Market Towns	60	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Limted public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	NRN Grassland Strategic Network (90%)	Landscape setting of Timsbury.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Site detatched from village, unless considered as a larger site along side the Allocated site at East of St Mary's which is still to come forward. It is located in the landscape setting of village.	
TIM16		Timsbury	Greenfield	14.48	New Settlement	362	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	NRN Grassland Connectivity Opportunities (1%) - NRN Grassland Strategic Network (3%)	Landscape setting of Timsbury. Part of the site to the north west is a Local Green Space.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	No	Landscape setting of village	
TIM17	" Land off Lansdown Crescent, Timsbury"	Timsbury	Greenfield	"2"	Suburban and Market Towns	56	Suitable	Available	Achievable	Deliverable or Developable	Yes		Timsbury		Yes		Public transport - bus. Connectivity score of 3.	Flood Zone 1	Grade 3	NRN Grassland Strategic Network (90%)	Landscape setting of Timsbury.			School capacity - Facilities Audit score of 4 - Facilities and Future+ score of 7		Timsbury is a village with a strong coal mining history.	Yes	Existing Site allocation	Timsbury
A367PS2	Dunkerton Hill	Wellow	Greenfield	76.89	New Settlement	1883	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL02	New Willow Farm	Wellow	Brownfield	0.78	Rural Areas	28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL03	Land north of Manor Close	Wellow	Greenfield	0.4	Rural Areas	14	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL04	Land at Manor Lodge, Farm La	Wellow	Greenfield	0.18	Rural Areas	6	Mixed or non-residential use	Potentially Available	Potentially Achievable	Mixed or non-residential use	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL05	Land North of Bull's Hill	Wellow	Mix	0.21	Rural Areas	8	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WELL06	Land south of Ford Road	Wellow	Greenfield	7.28	Rural Areas	177	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	Wellow		N/A												N/A		
WH03	Land north of Parsonage Farm, Bristol Rd	West Harptree	Mix	0.79	Suburban and Market Towns	36	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	No	Location not considered suitable for local plan led growth	West Harptree		N/A												N/A		
S2PS32		Westfield	Greenfield	17.39	New Settlement	346	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes						Site is part of the Waterside Valley and Somer Valley rediscovered project						No	Site is part of the Waterside Valley and Somer Valley rediscovered project	
S2PS33		Westfield	Greenfield	1.46	Suburban and Market Towns	66	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield		Yes		Low accessibilty for site				Steeply sloping site						No	Sloping site could impact the setting of waterside valley	
WF01	East of Westfield Industrial Estate	Westfield	Greenfield	5.43	Rural Areas	163	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding			Site will be clearly visible from Hayden batch				Waterside Tip historic landfill		Yes	Further work would be needed to ensure there was no ground contaimination from the historic tip. Need to speak to Mendip regarding the land to the south.	Westfield Industrial Estate East
WF02	Land south of Waterford Park	Westfield	Greenfield	2.16	Suburban and Market Towns	78	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Floodzone 3 (2%) floodzone 2 (2%). Site sits above waterside vally so run off could impact watercourse in the valley	Grade 3		Steeply sloping site						No	Sloping site could impact the setting of waterside valley	
WF14c	Land off Shakespeare Road	Westfield	Greenfield	0.78	Suburban and Market Towns	35	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	No	Unsuitable in HELAA	Westfield		N/A												N/A		
WF14d	Land off Shakespeare Road	Westfield	Greenfield	4.88	Suburban and Market Towns	183	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required			Green infrastructure, ecological network (2%), SNCI	Site has previously been refused for planning permission, developpment will harm the landscape setting of Westfield	Radstock Conservation Area			Coal Mining area of unstable land	Safeguarded land for sport and recreation. Green hillside is an improtant hillside setting for the surrounding area	No	Development will harm the landscape setting of Westfield. Planning permission has been refused 13/03395/OUT	
WF36a	Waterside Farm Area	Westfield	Greenfield	5.91	Rural Areas	177	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3		Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact. Speak to Mendip on development to the south. Could active travel be improved? Buses on the main road.	Westfield Industrial Estate East
WF36b	East of Westfield Industrial Estate	Westfield	Greenfield	3.09	Suburban and Market Towns	116	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3		Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact	Westfield Industrial Estate East
WF36c	Waterside Farm Area	Westfield	Mix	17.14	New Settlement	425	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3	Green Infrastructure	Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact	Westfield Industrial Estate East
WF36d	East of Westfield Industrial Estate	Westfield	Greenfield	1.75	Suburban and Market Towns		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3		Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact	Westfield Industrial Estate East

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WF36e	East of Westfield Industrial Estate	Westfield	Greenfield	3.53	Suburban and Market Towns		Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Yes		Westfield	10	Yes		Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in wateside valley	Grade 3		Site will be clearly visible from Hayden batch						Yes	Should be developed as part of the wider site to the west of the industrial estate, GI would be needed to lessen the landscape impact	Westfield Industrial Estate East
S1PS22		Whitchurch	Greenfield	2.17	Suburban and Market Towns	81	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Good connectivity adjacent to A37	Flood Zone 1					Yes			Currently used as village play park, cricket club and allotments. All important village facilities.	No	Play park, cricket pitch and allotments.	
S1PS23		Whitchurch	Greenfield	1.24	Rural Areas	56	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA			N/A												N/A		
S1PS24		Whitchurch	Greenfield	10.59	New Settlement	223	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Access would likely need to be from Bristol side, due to viaduct constraint to A37. No direct link to A37.	Flood Zone 1		Significant tree coverage.		Low level of harm to assets	Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	Yes	Important gap between Whitchurch Village and Whitchurch Bristol. Significant tree coverage.	North Whitchurch
S1PS25		Whitchurch	Mix	61.2	New Settlement		Discounted	Discounted	Discounted	Discounted	No	Site wholly falls outside of the Plan Area.	Whitchurch		N/A												N/A		
S1PS26		Whitchurch	Greenfield	38.15	New Settlement	726	Discounted	Discounted	Discounted	Discounted	No	Discounted in HELAA	Whitchurch		N/A												N/A		
WCH01b	Land west of Washing Pound Lane	Whitchurch	Greenfield	0.71	Suburban and Market Towns	32	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1								Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	No	Important gap between Whitchurch Village and Whitchurch Bristol.	
WCH03	Land north-west of Whitchurch Cricket Club	Whitchurch	Greenfield	6	Suburban and Market Towns	225	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes	Replacement rugby club facilities required.		Currently used as Rugby Club. If developed, replacement facility would be required.	Yes	Significant heritage impact - potential to reduce (but not remove) through mitigation. Potential to relocate rugby club.	West Whitchurch
WCH04a	Land South West of A37	Whitchurch	Greenfield	2.26	Suburban and Market Towns	85	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Adjoining A37 - direct link.	Flood Zone 1				Area of medium importance and sensitivity. The development of the site may result in a harmful impact to the significance of the setting of Maes Knoll but it is likely that these impacts could be avoided via appropriate mitigation (such as via landscape design solutions).	Yes				Yes	Potential to mitigate heritage harm.	West Whitchurch
WCH05	Land at Norton Lane	Whitchurch	Mix	4.85	Rural Areas	146	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Access onto Norton Lane only - links to A37 would be required, or consideration of bringing forward as part of wider site.	Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes				No	Significant heritage impact	
WCH06a	Land south of Whitchurch Cricket Club	Whitchurch	Greenfield	3.17	Suburban and Market Towns	119	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Adjoining A37 - diret link.	Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes				No	Significant heritage impact	
WCH06b	Land south of cemetery, Woolard Lane	Whitchurch	Greenfield	3.15	Suburban and Market Towns	118	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Adjoining A37 - diret link.	Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes				No	Significant heritage impact	
WCH07	Land at Woollard Lane	Whitchurch	Greenfield	3.32	Suburban and Market Towns	125	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Access onto Woolard lane only - links to A37 would be required, or consideration of bringing forward as part of wider site.	Flood Zone 1				An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the setting of Maes Knoll, but this could be reduced (but not removed) via appropriate mitigation.	Yes				Yes	Significant heritage impact - potential to reduce (but not remove) through mitigation.	South East Whitchurch
WCH08	Land at	Whitchurch	Greenfield	7.07	Suburban and Market Towns	265	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes		Access onto Woolard lane only - links to A37 would be required, or consideration of bringing forward as part of wider site.	Flood Zone 1				Area of medium importance and sensitivity. The development of the site may result in a harmful impact to the significance of the setting of Maes Knoll but it is likely that these impacts could be avoided via appropriate mitigation (such as via landscape design solutions).	Yes				Yes	Potential to mitigate heritage harm.	South East Whitchurch AND East Whitchurch
WCH09	South of The White House	Whitchurch	Mix	0.58	Suburban and Market Towns	26	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1	Grade 3 Agricultural Land				Yes				No	This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan.	

Site info							Stage 2: HELAA						Stage 3: Settlement Sustainability				Stage 4: Spatial Strategy Principles												Stage 5: Site for detailed assessment
HELAA ref	Site address	Location	Brownfield / Greenfield	Size (Ha)	Location Typography	Residential capacity (adjusted)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Progress to stage 3?	Reason for not progressing	Settlement / location	Settlement score	Progress to stage 4?	Reason?	Sustainable Transport Connectivity	Flood Risk	Local food production / agri land	Biodiversity / nature recovery	Landcape character impact	Historic environment	Green belt	Infrastructure provision	Ground conditions	Local character and community identity	Progress to stage 5 site for detailed assessment?	Reason	Site grouping
WCH11	Land between Craydon Grove and Staunton Lane	Whitchurch	Greenfield	13.05	New Settlement	326	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol. There may be potential to develop southern part of site and retain gap between settlements.	Yes	Important gap between Whitchurch Village and Whitchurch Birstol but there may be scope to develop southern part of site only, therefore retaining important gap.	North Whitchurch
WCH12	Land south-west of Stockwood Community Association	Whitchurch	Mix	5.58	Suburban and Market Towns	209	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol. Currently used as spot pitches.	Yes	Important gap between Whitchurch Village and Whitchurch Birstol. Currently used as sport pitches.	East Whitchurch
WCH12b	Land east of Stockwood Lane	Whitchurch	Mix	3.55	Suburban and Market Towns	133	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol. Currently used as spot pitches.	Yes	Important gap between Whitchurch Village and Whitchurch Birstol. Currently used as sport pitches.	East Whitchurch
WCH13	Land south-east of Bifield Close	Whitchurch	Greenfield	2.1	Suburban and Market Towns	79	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes	Adjoining Stockwood Bristol	Adjoins Stockwood Bristol. Close to bus stops in Stockwood with service every 15 minutes.	Flood Zone 1			Comment from landscape officer - sloped and prominent. Significant landscape harm.		Yes			Adjoins Stockwood Bristol. Not related to Whitchuch Village.	No	Sloped and prominent - significant landscape harm.	
WCH13a	Land south-east of Burfoot Rd	Whitchurch	Greenfield	3.94	Suburban and Market Towns	148	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes	Adjoining Stockwood Bristol	Adjoins Stockwood Bristol. Close to bus stops in Stockwood with service every 15 minutes.	Flood Zone 1			Comment from landscape officer - sloped and prominent. Significant landscape harm.		Yes			Adjoins Stockwood Bristol. Not related to Whitchuch Village.	No	Sloped and prominent - significant landscape harm.	
WCH14	Land south-east of Bifield Road	Whitchurch	Mix	2.41	Suburban and Market Towns	90	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes	Adjoining Stockwood Bristol	Adjoins Stockwood Bristol. Close to bus stops in Stockwood with service every 15 minutes.	Flood Zone 1			Comment from landscape officer - sloped and prominent. Significant landscape harm.		Yes			Adjoins Stockwood Bristol. Not related to Whitchuch Village.	No	Sloped and prominent - significant landscape harm.	
WCH15	Land north of Maggs Lane	Whitchurch	Mix	1.1	Suburban and Market Towns	50	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol. Half of site already in residential use.	No	Important gap between Whitchurch Village and Whitchurch Birstol. Half of site already in residential use.	
WCH17	Land east of Washing Pound Lane	Whitchurch	Greenfield	2.37	Suburban and Market Towns	89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1					Yes			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	No	Important gap between Whitchurch Village and Whitchurch Birstol.	
WCH21	Land south of Greenacre, Staunton Lane	Whitchurch	Greenfield	0.28	Suburban and Market Towns	13	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1	Grade 3 Agricultural Land	NRN Grassland Connectivity Opportunities			Yes				No	This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan.	
WCH22b	Mannings Mead	Whitchurch	Mix	1.77	Suburban and Market Towns	80	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1									Yes		East Whitchurch
WCH26c	Land at	Whitchurch	Mix	4.51	Suburban and Market Towns	169	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes	n/a	Whitchurch	8	Yes			Flood Zone 1				Area of medium-high importance and sensitivity where development would have a harmful impact if no mitigation occurred. Development of the site could result in a harmful impact on the significance of the setting of Maes Knoll but this impact is likely to fall within the definition of 'less than substantial harm', and/or could be reduced via appropriate mitigation (such as via landscape design solutions).					Yes	Potential to mitigate heritage harm.	West Whitchurch
WCH26d	West of Bristol Road	Whitchurch	Greenfield	2.6	Suburban and Market Towns	98	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1				Area of medium importance and sensitivity. The development of the site may result in a harmful impact to the significance of the setting of Maes Knoll but it is likely that these impacts could be avoided via appropriate mitigation (such as via landscape design solutions).					Yes	Potential to mitigate heritage harm.	West Whitchurch
WCH27	Land North of Cranford House	Whitchurch	Greenfield	0.56	Suburban and Market Towns	25	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1. Area of high risk of surface flooding	Grade 3 Agricultural Land				Yes				No	This is a small site that could be suitable for non-strategic or windfall development depending on any review of the Housing Development Boundary and whether any adjacent strategic options are taken forward in the Local Plan.	
WCH28	Avon Accident Repair Centre	Whitchurch	Mix	0.26	Suburban and Market Towns	12	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1									Yes		East Whitchurch
WCH29	Land at Woollard Lane	Whitchurch	Mix	0.46	Suburban and Market Towns	21	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1									Yes		East Whitchurch
WCH30	Land at Woollard Lane	Whitchurch	Greenfield	1.15	Suburban and Market Towns	52	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Yes		Whitchurch	8	Yes			Flood Zone 1									Yes		East Whitchurch