

Bath & North East Somerset Local Plan

**Regulation 19
September 2026**

Housing and Economic Land Availability Assessment (HELAA)

**Bath & North East
Somerset Council**

Improving People's Lives

1 Introduction

- 1.1 This document is the Bath & North East Somerset Council (B&NES) Housing and Economic Land Availability Assessment (HELAA). It is being published alongside the Draft Local Plan (Regulation 19) Consultation.
- 1.2 The HELAA is evidence that supports and informs the preparation of planning policy in Bath & North East Somerset.
- 1.3 The purpose of the HELAA is a technical assessment of the suitability of land for the development of housing or economic uses. This assessment includes assessment of constraints, suitability, availability and achievability.
- 1.4 The HELAA does not confer planning status on any land for development. It is for the Local Plan to allocate land for development, based on a range of considerations such as the spatial strategy in the Local Plan, the HELAA and further work done after the HELAA assessments on the development potential of sites.

2 Planning Policy Context

- 2.1 The Development Plan in Bath & North East Somerset (B&NES) primarily comprises the Core Strategy (adopted in 2014) the Placemaking Plan (adopted in 2017) and Local Plan Partial Update (LPPU, adopted 2023), which cover a plan period from 2011 to 2029. Together these documents form the Local Plan for B&NES. The Council is required to review the Local Plan every five years in order to determine whether it remains fit for purpose or whether all or part of it needs to be updated.

3 HELAA Methodology

- 3.1 This HELAA follows the methodological principles set out in the [National Planning Practice Guidance \(PPG\)](#). It is not considered necessary to repeat that guidance here. However, it is considered necessary to set out in more detail than the PPG, how the process of identifying sites and assessing their suitability has been carried out.

Site identification

- 3.2 Sites were identified from a number of sources:
 - The previous full strategic housing land availability assessment (SHLAA) published in 2013
 - Sites submitted through call for sites exercises undertaken during the plan-making process
 - Representations received through all the consultation stages of the Joint Spatial Plan
 - Representations received through Local Plan consultations
 - Council sites surplus to requirements
 - Proactive Search Sites

Stage 1 Site Filtering

- 3.3 A total of 655 sites are included in the current B&NES HELAA.
- 3.4 These were identified through a variety of sources in accordance with the PPG, including previous strategic housing land availability assessments, Call for Sites exercises undertaken at various points during plan making, representations received through Local Plan consultations and proactive searches undertaken by Council officers.
- 3.5 The last published HELAA contained 600 sites. Since then, 55 sites have been added, once duplicates had been accounted for. Where new information was received in repeat submissions, this information was taken into account in the existing HELAA site entry.

Sites that are partially or wholly outside of the Plan Area

- 3.6 Paragraph 006 of HELAA PPG specifies that the area selected for assessment should be the plan-making area. GIS analysis found that a total of eight sites (BC01, BC02, BC03, MDP22, MDP31b, RAD26, S1PS23 and S1PS25) were entirely located outside of the plan-making area and, as such, were discounted from further assessment.
- 3.7 Sites that are partially within the plan-making area are further considered at Stage 2 if they have potential to deliver above the HELAA threshold, but their gross developable area has been adjusted to reflect the development capacity within the plan-making area.

Sites below the minimum site size threshold

- 3.8 Paragraph 009 of the HELAA PPG advises that it may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floorspace). An analysis exercise identified 34 sites in the existing HELAA which would not deliver 5 or more dwellings. These sites were discounted at Stage 1 Site Filtering in accordance with the PPG. No sites in the HELAA are promoted for economic development below 0.25 hectares.
- 3.9 A list of the discounted sites can be found in Appendix A.

Duplicate Sites

- 3.10 Site MDP32, SHAWS and TIM17 found within the HELAA shapefile were identified as duplicates and therefore excluded from the assessment.
- 3.11 Five additional duplicate sites (K19a, LAN05c, BES02a, RAD26a and NSL04) have also been deleted to prevent double counting. The specialist assessment has been considered through the source site where applicable.

Proactive Search Sites

- 3.12 In the previous iteration of the HELAA, to accompany the Issues and Options consultation in 2025 (Regulation 18) we incorporated sites identified through proactive searches undertaken by officers. These sites are typically strategically positioned along primary transport corridors and within 400m of existing settlements.

Stage 2 Suitability Assessment

- 3.13 The suitability assessment followed a two-stage approach which filtered sites that wholly intersect with primary constraints ($\geq 90\%$) and provide high level summaries of suitability constraints. It considered whether each site is an appropriate location for development when considered against relevant constraints and the potential to be mitigated in accordance with Paragraph 018 of the HELAA PPG.
- 3.14 A range of spatial data and the existing evidence base has been used to inform the analysis, including:
- GIS analysis of the percentage intersect between site and identified primary and secondary constraints, based on available national or local policy data. Where appropriate, distance from and count of the designations on or near the site have also been considered;
 - AECOM Area of Search Assessment undertaken for specific places in Bath and North East Somerset i.e. Keynsham and Saltford, Whitchurch and the Somer Valley;
 - B&NES Specialist Assessment (where available);
 - Site information including Call for Sites submission and previous HELAA; and,
 - Desktop review of aerial photography.

Stage 2a Initial Survey

- 3.15 Paragraph 014 of the HELAA PPG suggests that when taking into account national policy and designations, there may be some sites and broad locations which are clearly not suitable for development. A number of primary constraints which are considered to be absolute constraints (also known as 'showstopper' constraints) have been identified based on Footnote 7 of the National Planning Policy Framework (NPPF)¹. They also broadly reflect published methodologies in the existing HELAA and those by neighbouring authorities.
- 3.16 Where a site or broad location intersects by 90% or more with a primary constraint(s), the site is considered as unsuitable for development, and has been discounted from further assessment. Where a site or broad location partially intersects with a primary constraint(s), the site has been taken forward for more detailed consideration with a reduced developable area at Stage 2b.

¹ The NPPF published in December 2024 is the current version at the time of the assessment.

3.17 The following designations were identified as primary constraints in HELAA:

- Ramsar sites and proposed Ramsar sites;
- Special Protection Areas (SPAs);
- Special Areas of Conservation (SACs);
- Sites of Special Scientific Interest (SSSIs);
- National Nature Reserve (NNR);
- Local Nature Reserves (LNR);
- Regionally Important Geological Sites (RIGS);
- Flood Zone 3;
- Ancient Woodland;
- Scheduled Ancient Monuments;
- Registered Battlefields;
- Registered Parks and Gardens; and,
- Common Land.

3.18 A number of constraints stated in Footnote 7 were not considered as 'showstoppers' in the HELAA as sites with these constraints may be suitable for future development subject to other technical work being undertaken and policy considerations of the Local Plan. These constraints are, however, considered through further suitability assessments as secondary constraints.

3.19 The relevant policy constraints include:

- **Green Belt (and Local Green Space):** Sites were not automatically discounted on the basis of being in the Green Belt as they are potentially suitable for development subject to Green Belt review and demonstration of exceptional circumstances;
- **Area of Outstanding Natural Beauty (or National Landscapes):** Sites were not automatically discounted on the basis of being in the Area of Outstanding Natural Beauty. The impact of development on the AONB should be considered in the next stages and would be subject to detailed site investigation and design work, demonstration of exceptional circumstances and the benefits of development in relation to public interest. Footnote 60 of the NPPF clarifies whether a proposal is 'major development' in the context of AONB is a matter of the decision, considering its nature, scale and setting, and whether it could have a significant adverse impact on the purpose for which the area has been designated or defined. Therefore, a maximum site threshold within the AONB has not been applied at this early stage;
- **City of Bath World Heritage Site:** Sites were not automatically discounted based on being within the setting of the City of Bath World Heritage Site. The impact of development on the designated heritage asset is considered based on B&NES specialist assessment (where available) at Stage 2b.

Stage 2b Further Suitability Assessment

3.20 Sites that were not filtered from the initial survey are further assessed based on GIS analysis of secondary constraints/opportunities and the existing evidence base, including the AECOM Area of Search Assessment and B&NES Specialist Assessment (where appropriate) on landscape, ecology, heritage, trees and flood and drainage. The key constraints considered are in accordance with Paragraph 015 and 018 of the HELAA PPG.

3.21 The following designations were identified as secondary constraints/opportunities in the HELAA:

- Green Belt
- Area of Outstanding Natural Beauty (National Landscapes)
- Existing policy allocations and safeguarding areas
- Local Green Space
- Fluvial Flood Risk
- Risk of surface water flooding
- Groundwater Source Protection Zone
- Wansdyke or Somersetshire Coal Canal
- Priority Habitats
- SSCI
- Green Infrastructure Network (Policy)
- Ecological Network and Connectivity Opportunities (Policy)
- Tree Preservation Order
- World Heritage Site and its indicative setting extent
- Conservation Areas
- Listed Buildings
- Undesignated heritage assets
- Landscape setting of settlements
- Cycle Routes
- Public Rights of Way
- Air Quality Management Areas
- Town Centres and Employment Zones
- Unstable Land
- Contaminated Land Register
- Historical Landfill
- Agricultural Land Quality²

3.22 Sites are categorised as suitable, potentially suitable or unsuitable, accompanied by a high-level summary of key constraints present on site (including whole and partial intersection):

- **Suitable:** Site provides an appropriate location for development with no or minor constraints present.
- **Potentially suitable:** Site provides a potentially appropriate location for development subject to further technical investigation and mitigation of identified constraints.

² At the time of the assessment, data did not exist to differentiate between Grade 3a and 3b Agricultural Land therefore it has not been possible to identify the 'Best and Most Versatile' Agricultural land within Grades 1-3a.

- **Unsuitable:** Site is subject to one or more significant constraints which could not be reasonably mitigated to provide an appropriate location for development.
- 3.23 Where a site is partially constrained by environmental or physical factors, but a portion of the site is potentially developable, its site area is adjusted to reflect the developable area, and the estimation of development capacity is applied to the reduced site area.
- 3.24 A number of HELAA sites are extant residential allocations in the adopted Local Plan. As all allocations have been reviewed in the past year, they are assumed as fit for purpose and unlikely to require further reviews of potential further capacity. These sites would be assessed as suitable in the HELAA and explicitly identified to avoid duplication when calculating the overall housing supply. Allocations which have since received planning permission prior to March 2023 are discounted from the assessment to avoid double counting.
- 3.25 Sites have not been ruled out where they are currently safeguarded employment sites as further employment evidence and strategy are being developed at the time of assessment. The appropriate form of development would need to be considered as part of the Local Plan strategy, taking into account the range of development need.
- 3.26 A few sites in the HELAA are promoted for non-residential uses, particularly renewable energy generation. The assessment follows a consistent approach but would require further consideration in relation to the emerging renewable energy evidence.

Stage 3 Availability Assessment

- 3.27 Building on the existing HELAA, the availability review incorporated additional or more up-to-date information now available, including data from Call for Sites submissions and recent planning history. Existing sites retained their previous availability assessment unless new information was available to justify an update. Sites with partial planning permission were also identified and reviewed in relation to whether the remaining parts of the site could be developed and further considered in the HELAA. Legal searches in land ownership have not been conducted at this stage.
- 3.28 All sites are categorised as ‘available’, ‘potentially available’ or ‘unavailable’ based on the following criteria:
- **Available:** Site is actively promoted for development, supported by recent Call for Sites submissions, or planning application, and has no known impediments to development.
 - **Potentially Available:** Site is not subject to any known legal or ownership impediments to development based on the best information available, but would require further work, such as landowner engagement, to confirm its availability. Sites previously assessed as ‘availability not proven’ would typically fall under this category unless additional or updated information suggests otherwise.
 - **Unavailable:** Site is confirmed as unavailable for development within the plan period by the landowner.

Stage 4 Typologies Matching (Achievability Assessment)

- 3.29 Paragraph 020 of the HELAA PPG recommends the achievability assessment to consider whether there is a reasonable prospect that the type of development will be achieved on the site at a particular time, based on the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.
- 3.30 Stage 4 therefore involved matching each site against typologies used in the 2021 BNP Paribas LPPU Viability Study to identify viability issues from particular types of sites to provide a robust, yet proportionate assessment on achievability.
- 3.31 Since preparation of the previous HELAA, viability evidence has been updated through the Dixon Searle Local Plan Viability Assessment. Whilst assumptions within the viability evidence have evolved, the relative viability of different site typologies and spatial areas remains broadly comparable. No sites have been ruled out as undeliverable or undevelopable solely on viability grounds.
- 3.32 The Viability Study compared the residual land values of 15 non-site specific development typologies expected to come forward up to 2029 to a range of benchmark land values, based on policy requirements within the adopted Local Plan. The development typologies used include multiple variables, including site size, land use, development density and building typology (Table 1), unable to be directly matched to the HELAA sites.
- 3.33 The likely viability of development could however be established based on four site characteristics explored (Appendix B), including:
- Price Point Area that the site falls within, based on spatial analysis using postcode sector data and residential sales values survey through the LPPU Viability Study;
 - Existing land use on site (such as greenfield or previously developed land) and its associated benchmark land value;
 - Proposed or assessed land use; and,
 - Proposed development density (where provided).
- 3.34 The analysis was also complemented by site-by-site considerations of key abnormal costs identified from previous HELAA analysis, specialist assessment and desktop observations. Key factors considered include:
- Costs associated with treatment for contaminated sites or listed buildings;
 - Cost associated with brownfield, phased or complex sites;
 - Demolition of existing structures;
 - Flood prevention measures at waterside locations;
 - Remodelling land levels;
 - Relocating infrastructure such as substations or power lines; and,
 - Significant access improvements required.

3.35 Based on the assessment of the above factors, sites were classified under the following categories:

- **Achievable:** Site is of a viable development typology based on land use, price point area, site type and development density. There are no known factors that may impact its achievability.
- **Potentially Achievable:** Site is of a potentially viable development typology based on land use, price point area, site type and development density. It may be subject to policy or physical factors that may impact its achievability.
- **Unachievable:** No sites were assessed as unachievable at this stage.

3.36 It is important to note that the work undertaken is based on the assessment of typologies that are broadly representative of the potential sites in the plan-making area and does not involve site specific assessments of viability or delivery.

Table 1. Non-site specific development typologies tested in the Bath and North East Somerset Local Plan Partial Update Viability Study

Site Ref	Development Typologies ¹	Land Use (AECOM Analysis)	Gross Site Area (Hectare)	Units	Density (Units per Hectare)	Retail Floorspace (sqm)	Supermarket Floorspace (sqm)	Office Floorspace (sqm)	Industrial Floorspace (sqm)
1	Very small housing scheme	Residential (House)	0.2	4	20				
2	Low density housing scheme	Residential (House)	0.6	15	25				
3	Small housing scheme	Residential (House)	0.25	9	36				
4	Medium density housing scheme	Residential (House)	0.38	15	39				
5	Medium density housing scheme	Residential (House)	0.7	25	36				
6	Higher density housing scheme	Residential (House)	0.5	30	60				
7	Low density flatted scheme	Residential (Flat)	0.2	25	125				
8	Medium density flatted scheme	Residential (Flat)	0.4	52	130				
9	High density flatted scheme	Residential (Flat)	0.2	30	150				
10	Higher density flatted scheme	Residential (Flat)	0.65	100	154				
11	Mixed use scheme 1	Mixed Use	0.17	25	147	500	500	2500	
12	Mixed use scheme 2	Mixed Use	0.17	56	329		1000		
13	Retail	Non-residential	0.61	0	0		1300		
14	Office	Non-residential	0.2	0	0			4500	
15	Industrial unit	Non-residential	0.67	0	0				4000

Source: Bath and North East Somerset Local Plan Partial Update Viability Study (August 2021)

¹ The Bath and North East Somerset Local Plan Partial Update Viability Study appraised a total of 19 development typologies, including 15 non-site specific development typologies summarised in Table 1 and four additional site allocations including Typology 16 Keynsham Safeguarded Land KE3B, Typology 17 Silver Street Midsomer Norton, Typology 18 Sion Hill Bath Spa University and Typology 19 St Martins Hospital.

Stage 5 Capacity Estimate

3.37 For sites assessed as suitable, available and achievable (including potentially suitable, potentially available and potentially achievable), their residential development potential has been estimated based on the following approach:

- Adjust Gross Developable Area: Reduce the gross developable area as appropriate to account for land intersecting with primary constraints and key ecological constraints, including priority habitats and Tree Preservation Orders;
- Apply Net Developable Area: Apply the net developable area by the density multiplier (Table 3) with an appropriate gross-to-net discount (Table 2). The discount aligns with the approach used in the WECA SHLAA 2021 and neighbouring authorities; and,
- Refine Capacity Estimate: Refine capacity estimate based on B&NES specialist inputs and other site-specific information, as necessary.

Table 2. Gross to net ratio area multiplier

Site Size	Gross to net ratio
<2 Ha proposed for 100% residential	0.9
2-10 Ha proposed for 100% residential	0.75
>10 Ha assumed for mixed use	0.5

- 3.38 No capacity estimate is provided for sites promoted for non-residential use including renewable energy generation, however the promoted capacity has been noted.
- 3.39 Paragraph 016 of the HELAA PPG recommends that the estimation of development capacity of each site can be guided by existing or emerging plan policy including locally determined policies on density. Further research shows that there is currently no established Local Plan policy, design guidance or viability advice on density multipliers in B&NES.
- 3.40 A set of density multipliers has been developed based on research of WECA SHLAA density assumptions and design led densities applied in the AECOM Strategic Planning Options work. These multipliers were applied to establish initial dwellings per hectare assumption based on the broad location of the site.

Table 3. Density multiplier applied

WECA SHLAA Location Type	WECA SHLAA Density Assumptions (dwellings per hectare)	AECOM SPO design- led densities (dwellings per hectare)	B&NES HELAA Location Type	B&NES HELAA Adjusted Density Assumptions (dwellings per hectare)
Central (Bristol City Centre)	200	N/A	N/A (Outside of Plan Area)	N/A (Outside of Plan Area)
Inner City (Bristol City)	100-120	N/A	N/A (Outside of Plan Area)	N/A (Outside of Plan Area)
Central and Inner Bath	100	N/A	Bath Central Area	100
Suburban Centres (High Streets and Transport Hubs)	70-85	N/A	Town Centre, District Centre and Local Centres (urban) in Bath	70
Market Town Centres				
Suburban (including urban extensions)	50-65	54-73 (Hicks Gate)	Areas outside of the Town Centre but within 400m of adopted Housing Development Boundaries	50
Market towns (outside centres including urban extensions)	50	40-50 (Keynsham and Saltford)	Areas outside of the Town Centre but within 400m of adopted Housing Development Boundaries	50
New settlements	50-65	N/A	Standalone new settlements (>10 Ha)	50
Rural / villages	40	30-40 (Whitchurch Village and Somer Valley)	Rural areas	40

Stage 6: Deliverability assumptions

- 3.41 The PPG requires an assessment of estimated build out rates and an indicative trajectory of anticipated development based on the evidence available. This trajectory is included in the Regulation 19 consultation for all sites assessed as deliverable and developable over the HELAA site size threshold.

4 Results

- 4.1 The results of the assessments undertaken are set out in the map reports accompanying the HELAA methodology. They are organised by ward in Bath and by parish in the rest of the district. Some parishes do not have any sites that have been assessed. These are:

- Claverton parish
- North Stoke parish
- St Catherine parish
- Ubley parish

Appendix A – Discounted Sites

HELAA Ref	Site Address	Parish	Ward	Stage 1 Filtering Results
BC01	Land north of Ironmould Lane	Keynsham	Keynsham North	Site wholly falls outside of the Plan Area.
BC02	Hicks Gate	Keynsham	Keynsham North	Site wholly falls outside of the Plan Area.
BC03	Land between Stockwood Road and Durley Hill	Keynsham	Keynsham North	Site wholly falls outside of the Plan Area.
CAM02	Land at Quarry Cottages	Camerton	Bathavon South	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
CAM05	Land at 3 Meadgate	Camerton	Bathavon South	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
CLU11	Land to the south of 51 Upper Bristol Road	Clutton	Clutton & Farmborough	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
COM08	Land at Coombe Lane	Compton Martin	Chew Valley	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
HB02	Hinton Blewett 2	Hinton Blewett	Mendip	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
K61	Durley Park Lodge	Keynsham	Keynsham North	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
K68	9 Walnut Close	Keynsham	Keynsham South	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
KING07	Alexander House	Bath	Kingsmead	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
KING21	Salvation Army Hall	Bath	Kingsmead	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
LAM12	92 London Road West	Bath	Lambridge	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
LAN08	Land west of Burlington Street	Bath	Lansdown	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
LYN02	Land at Bear Flat	Bath	Widcombe & Lyncombe	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
MAR01	Land opposite Hunstete Cottage	Marksbury	Bathavon South	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
MDP22	Underhill Farm (Mendip DC)	Midsomer Norton	Midsomer Norton Redfield	Site wholly falls outside of the Plan Area.
MDP31b	Whitepost	Midsomer Norton	Midsomer Norton Redfield	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. The site does not adjoin other identified HELAA sites of assessment.
MSN02	Chesterfield House	Midsomer Norton	Midsomer Norton Redfield	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
MSN03	Martins Block	Midsomer Norton	Midsomer Norton Redfield	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.

HELAA Ref	Site Address	Parish	Ward	Stage 1 Filtering Results
MSN48	5 Somer Ridge	Midsomer Norton	Midsomer Norton North	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
NEW04	Weston Lock/Brassmill Ln	Bath	Newbridge	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
ODN05	Land at 502 Wellsway	Bath	Odd Down	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
PEA16	land at Keel's Hill	Peasedown St. John	Peasedown	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
RAD05	Post Office	Radstock	Radstock	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
RAD07	Fortescue Road	Radstock	Radstock	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
TWT10	Phoenix House, LBR (Aldridges of Bath)	Bath	Twerton	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
TWT11	Rivers House	Bath	Twerton	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
TWT13	Mazda workshop	Bath	Twerton	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
TWT14	Bath Hand Car Wash, LBR	Bath	Twerton	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
TWT15	Rivertree House, LBR	Bath	Twerton	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
TWT16	Chameleon Court, LBR	Bath	Twerton	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
WAL06	Land rear of 6-10 Kensington Place (FZ3)	Bath	Walcot	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
WES18	Millmead garage,	Bath	Westmoreland	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
WES21	Land at Lower Bristol Road	Bath	Westmoreland	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
WES22	Avalon Buildings	Bath	Westmoreland	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
WID24	Carlton Gardens	Bath	Widcombe & Lyncombe	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
WID29	Bruton Avenue	Bath	Widcombe & Lyncombe	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.
WID30	Chaucer Road	Bath	Widcombe & Lyncombe	Site is not capable of delivering 5 or more dwellings and fall below the minimum threshold for assessment.

Brownfield
Higher Benchmark Land Value (£1.5 million per hectare)

[illegible]

Brownfield
Medium Benchmark Land Value (£0.75 million per hectare)

[illegible]

Greenfield
Higher Benchmark Land Value (£0.25 million per hectare)

[illegible]

Greenfield
Lower Benchmark Land Value (£0.15 million per hectare)

[illegible]

Price Point by Postcode

Affordable Housing Policy Area (% Target) ²	Housing Submarket ³	Postcode sector ⁴	Location(s) ⁵	All sales (per sqm) ⁶	New build sales only (per sqm) ⁷	Price Point ^{8,9}
AH Area 1 (40%)	Prime Bath	BA1 1	Central Bath	£5,332	£5,468	Price Point G
AH Area 1 (40%)	Prime Bath	BA1 2	Central Bath, Weston Park	£5,124	-	Price Point F
AH Area 2 (30%)	Bath North and West	BA1 3	Central Bath, Newbridge, Locksbrook	£4,742	£6,461	Price Point I
AH Area 2 (30%)	Bath North and West	BA1 4	Bath (Weston, Weston Park)	£4,250	-	Price Point D
AH Area 1 (40%)	Bath North and East	BA1 5	Bath (Walcot, Landsdown, Beacon Hill)	£5,919	£7,305	Price Point I
AH Area 1 (40%)	Bath North and East	BA1 6	Bath (Larkhall, Grosvenor)	£4,364	-	Price Point D
AH Area 1 (40%)	Bath North and East	BA1 7	Bath (Bathford, Beatheaston, Shockerwick)	£4,182	£4,011	Price Point D
AH Area 1 (40%)	Bath Rural Hinterland	BA1 8	Upper Swainswick, Langridge	£5,147	-	Price Point F
AH Area 1 (40%)	Bath Rural Hinterland	BA1 9	Upper Langridge, North Stoke, Kelston	£4,964	£4,945	Price Point F

² Adopted Local Plan and AECOM GIS Analysis

³ Adopted Local Plan and AECOM GIS Analysis

⁴ Table 4.11.1 Residential sales values by postcode sector (per square metre) of the LPPU Viability Study

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⁸ AECOM Analysis based on new build sales value (where available) and all sales value.

⁹ Several postcode sectors are not included as part of the LPPU Viability Study analysis and therefore the nearest settlement price point have been assumed for specific sites, including:

- Price Point A: K60 (BS14 8NE)
- Price Point B: RAD26 (BA3 5UB), RAD28 (BA3 5SQ), RAD40 (BA3 5TU), S1PS20 (BS14 8NE), WCH12 (BS14 8SL), WCH13 (BS14 8), WCH13a (BS14 8), WCH14 (BS14 8), WF36a (BA3 5) and WF36c(BA3 5)
- Price Point C: K58 (BS15 3NR), S1PS24 (BS14 9PJ)
- Price Point D: NT01 (BS40 5TS)

Affordable Housing Policy Area (% Target) ²	Housing Submarket ³	Postcode sector ⁴	Location(s) ⁵	All sales (per sqm) ⁶	New build sales only (per sqm) ⁷	Price Point ⁸⁹
AH Area 1 (40%)	Bath Rural Hinterland	BA2 0	Timsbury, Tynning, Meadgate, Camerton, Amesbury	£3,259	£3,246	Price Point B
AH Area 2 (30%)	Bath South	BA2 1	Bath (Whiteway)	£3,502	-	Price Point B
AH Area 2 (30%)	Bath South	BA2 2	Bath (Odd Down, Moorlands, Rush Hill)	£3,834	-	Price Point C
AH Area 2 (30%)	Bath South	BA2 3	Bath Central, Oldfield Park, Westmoreland, East Twerton	£4,199	£6,489	Price Point I
AH Area 1 (40%)	Prime Bath	BA2 4	Central Bath, Lynchcombe Vale, Bathwick	£5,016	-	Price Point F
AH Area 2 (30%)	Bath South	BA2 5	Bath South (Combe Down)	£4,531	£4,305	Price Point D
AH Area 1 (40%)	Bath North and East	BA2 6	Bath East, Bathampton, Claverton Down	£5,270	£5,377	Price Point G
AH Area 1 (40%)	Bath Rural Hinterland	BA2 7	Monkton Combe, Claverton Down, Southstoke, Hinton Charterhouse	£5,041	£6,517	Price Point I
AH Area 2 (30%)	Midsomer Norton, Westfield, Radstock, Peasedown St John and Paulton	BA2 8	Peasedown St John, Shoscombe	£3,255	-	Price Point B
AH Area 1 (40%)	Bath Rural Hinterland	BA2 9	Corston, Marksbury	£3,295	-	Price Point B
AH Area 2 (30%)	Midsomer Norton, Westfield, Radstock, Peasedown St John and Paulton	BA3 2	Radstock, Midsomer Norton	£3,104	£3,257	Price Point B
AH Area 2 (30%)	Midsomer Norton, Westfield, Radstock, Peasedown St John and Paulton	BA3 3	Radstock	£2,894	-	Price Point A
AH Area 2 (30%)	Midsomer Norton, Westfield, Radstock, Peasedown St John and Paulton	BA3 4	Radstock, Midsomer Norton	£3,216	£3,501	Price Point B
AH Area 2 (30%)	Chew Valley	BS14 0	Whitchurch	£3,683	£3,523	Price Point B

Affordable Housing Policy Area (% Target) ²	Housing Submarket ³	Postcode sector ⁴	Location(s) ⁵	All sales (per sqm) ⁶	New build sales only (per sqm) ⁷	Price Point ⁸⁹
AH Area 2 (30%)	Keynsham and Salford	BS31 1	Keynsham	£3,598	£4,026	Price Point D
AH Area 2 (30%)	Keynsham and Salford	BS31 2	Keynsham	£3,564	£3,975	Price Point C
AH Area 2 (30%)	Keynsham and Salford	BS31 3	Saltford	£4,143	-	Price Point D
AH Area 2 (30%)	Chew Valley	BS39 4	Publow, Pensford, Compton Dando, Stanton Drew	£3,889	£3,874	Price Point C
AH Area 2 (30%)	Chew Valley	BS39 5	Bishop Sutton, Clutton, Temple Cloud,	£3,724	£3,240	Price Point B
AH Area 2 (30%)	Chew Valley	BS39 6	High Littleton, Farrington Gurney	£3,189	-	Price Point A
AH Area 2 (30%)	Midsomer Norton, Westfield, Radstock, Peasedown St John and Paulton	BS39 7	Paulton	£2,985	£3,004	Price Point A

Source: Adopted Local Plan, Table 4.11.1 Residential sales values by postcode sector (per square metre) of the LPPU Viability Study and AECOM Analysis

