Site Selection Topic Paper

Introduction

This site selection spreadsheet updates the assessment table published alongside the previous Identifying Strategic Development Location Options Topic Paper. It records the latest assessment of the sites considered through the Local Plan site selection process and should be read alongside the updated Identifying Sites for Allocation in the Draft Local Plan Topic Paper, which explains the process followed.

The HELAA findings recorded in this spreadsheet reflect the latest assessment undertaken to support the Pre-Submission Draft Local Plan. Where these differ from the findings published in the 2024 HELAA, the findings in this spreadsheet supersede them.

This appendix contains maps showing HELAA sites by Bath city ward and B&NES Parish, and a Site Assessment Table providing the detailed assessment of each site considered through the Local Plan site selection process. Sites shown on the maps are labelled with their HELAA reference number. To quickly find the corresponding entry within the Site Assessment Table, use the **Find** function (**Ctrl+F** on Windows or **Cmd+F** on Mac) and search for the relevant HELAA reference number.

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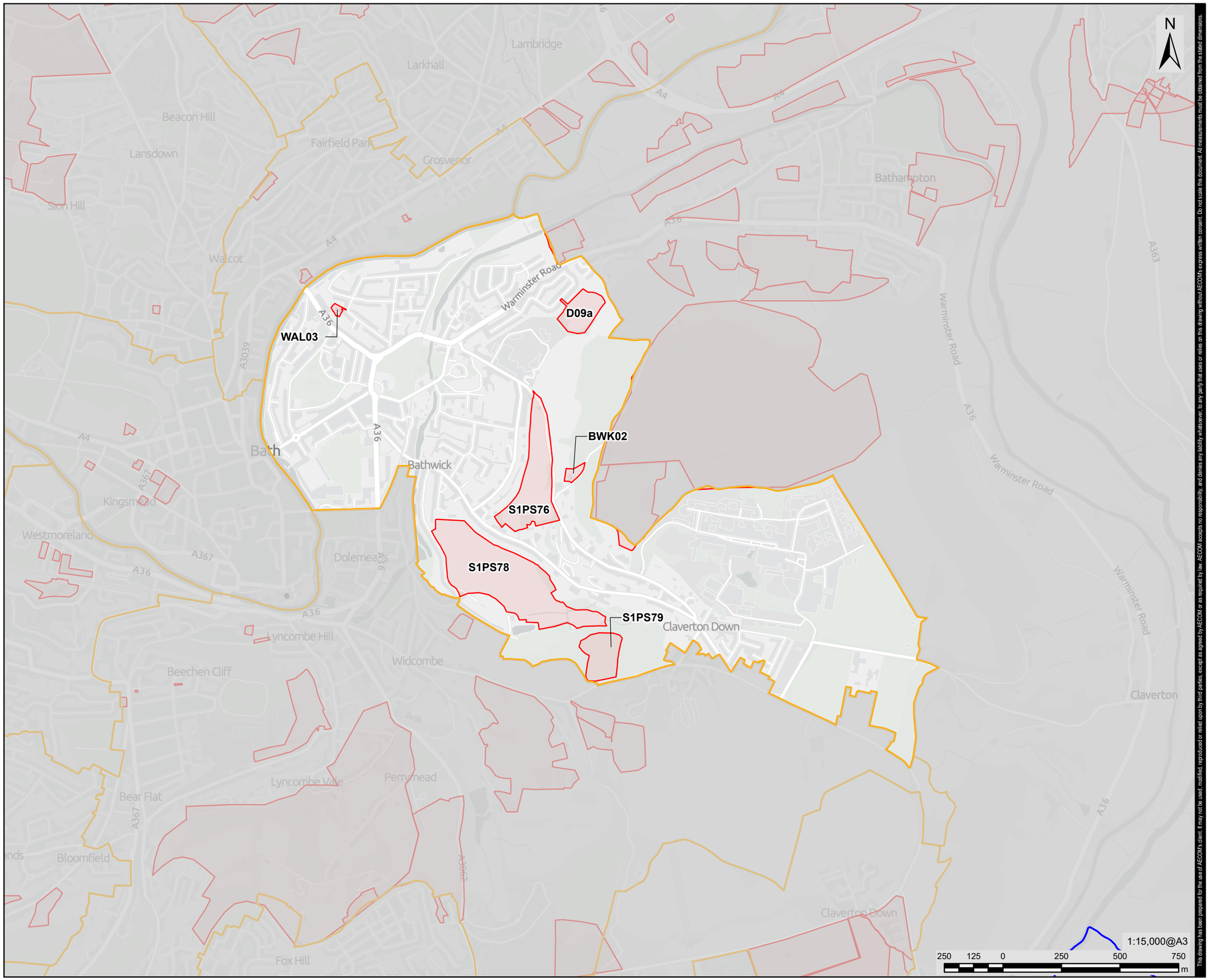

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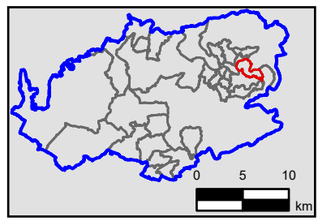

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FIGURE TITLE

HELAA Site by Ward

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Figure 3 - Bathwick Ward

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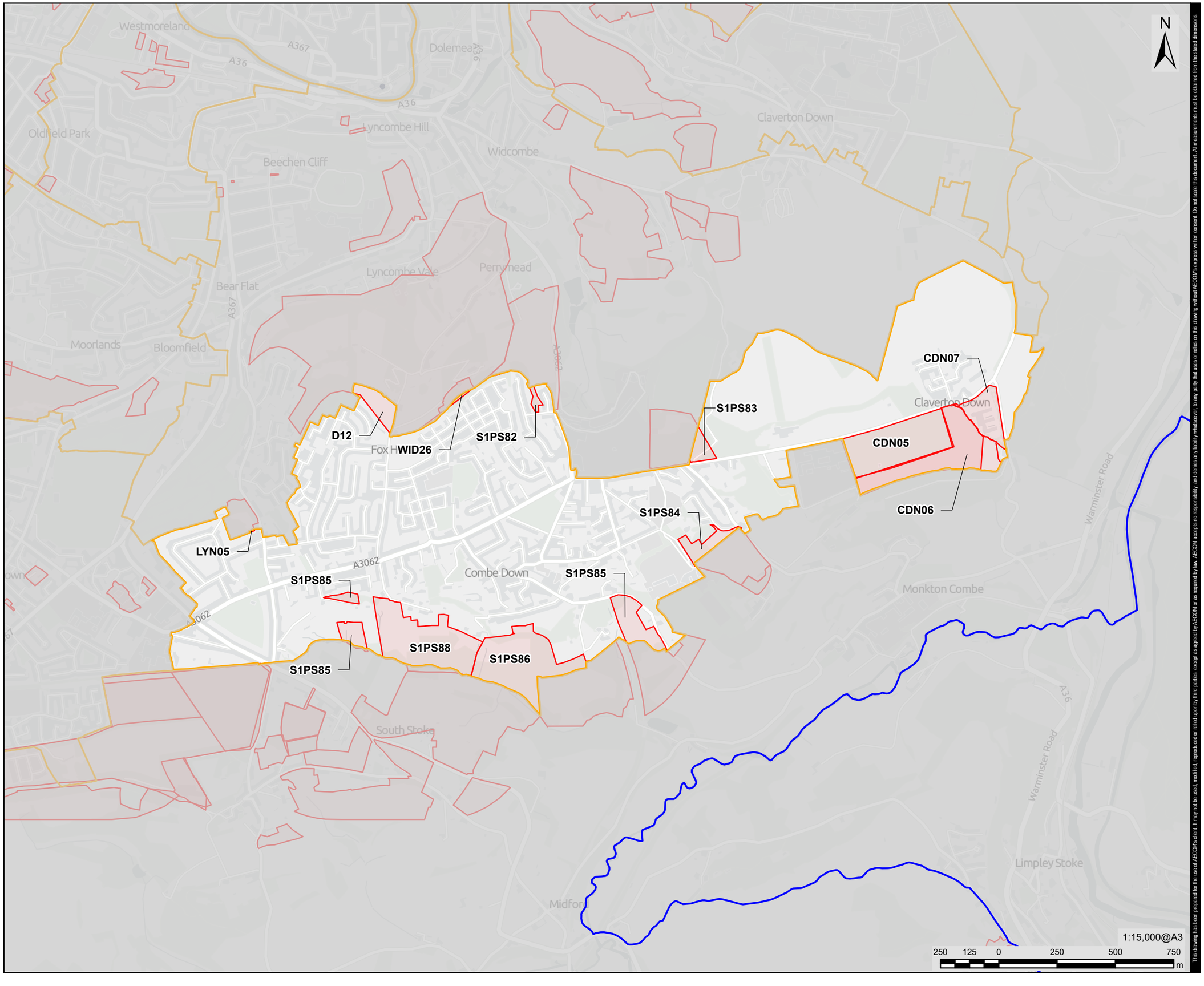

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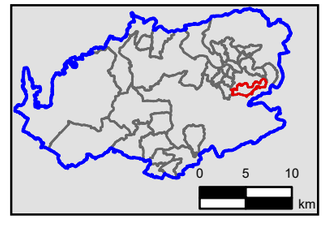

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Figure 6 - Combe Down Ward

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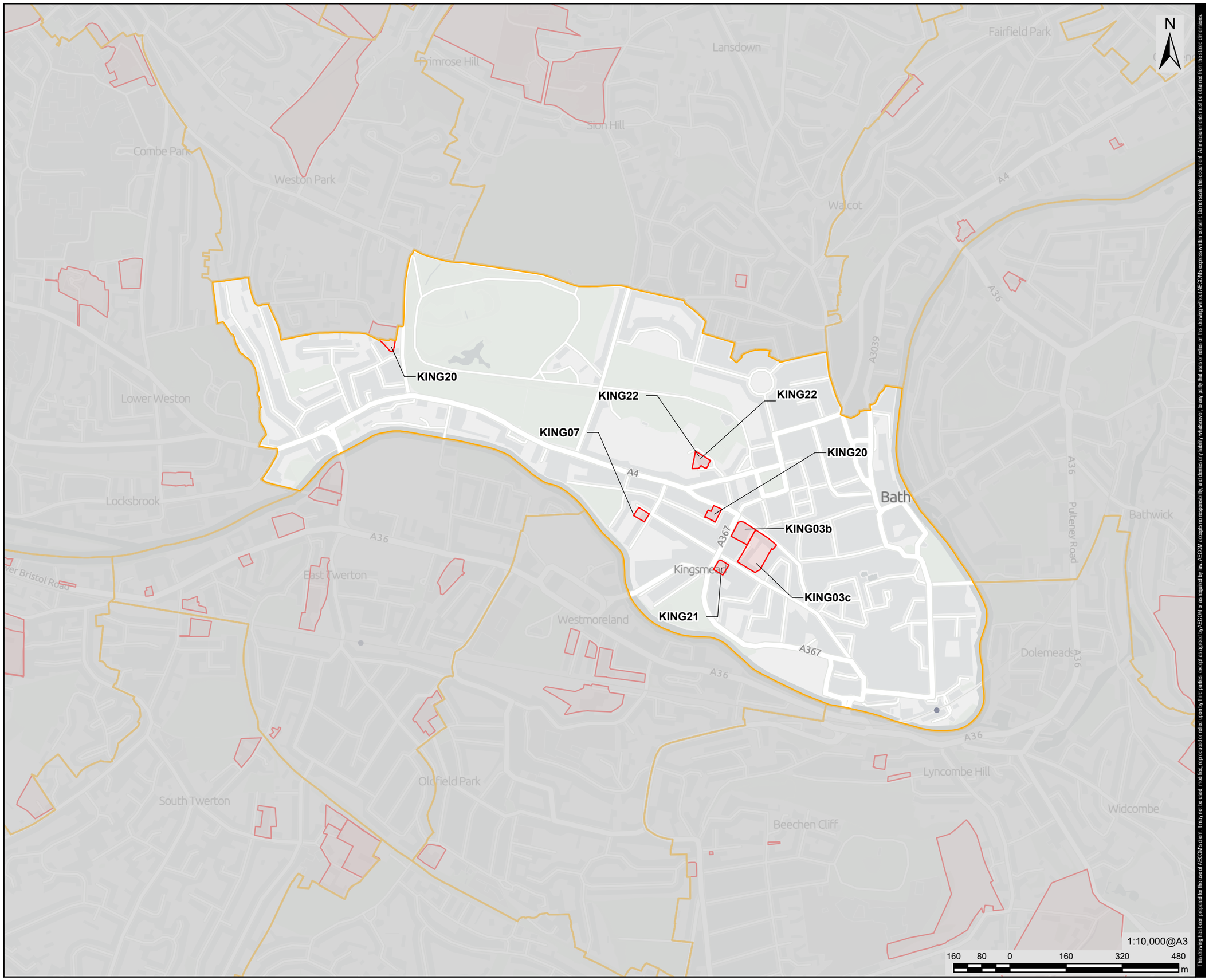

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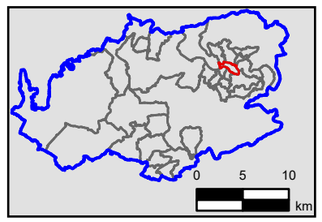

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FIGURE TITLE

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Figure 11 - Kingsmead Ward

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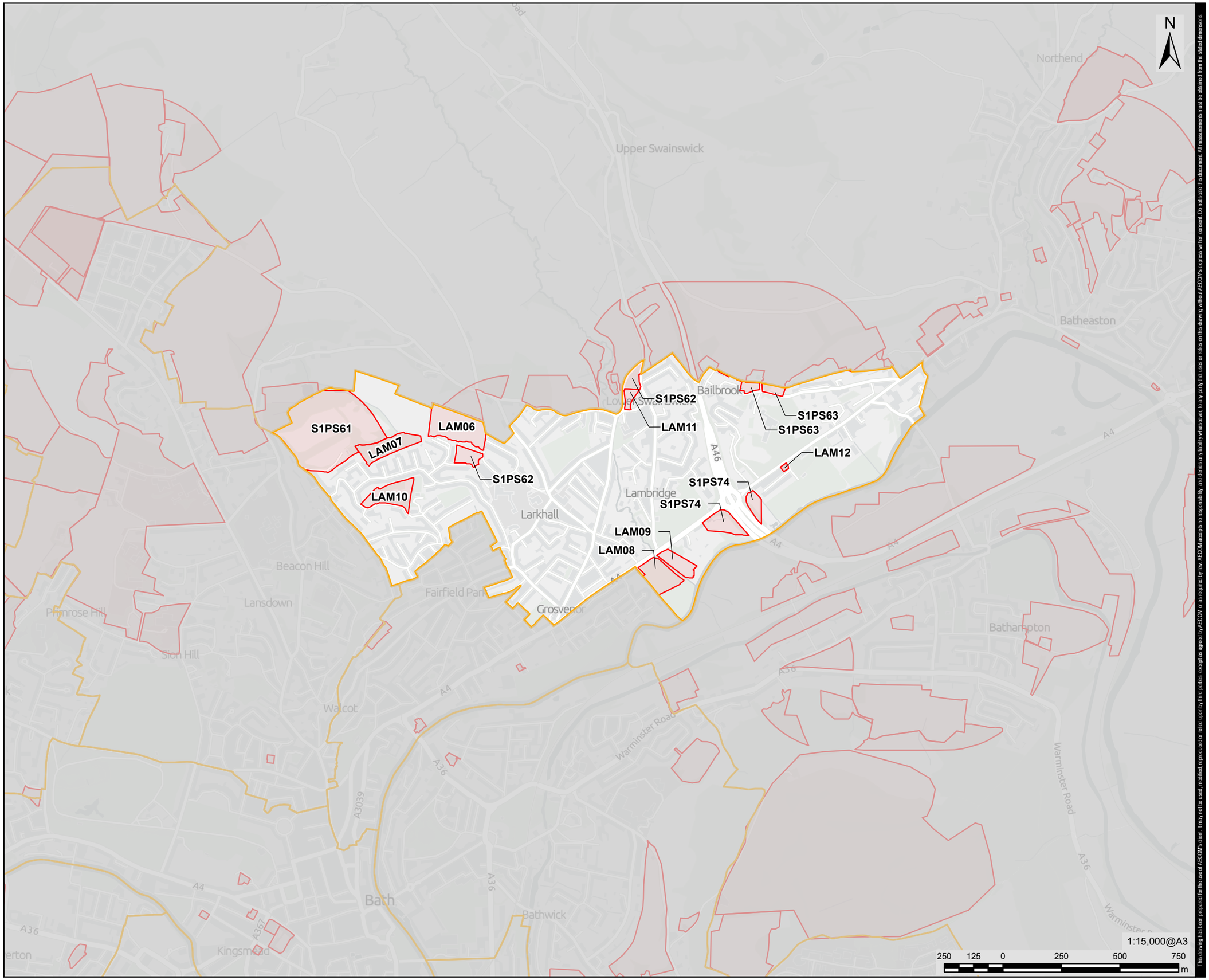

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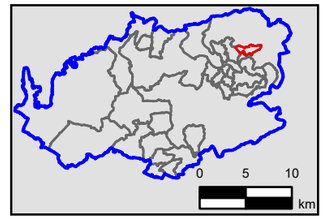

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Figure 12 - Lambridge Ward

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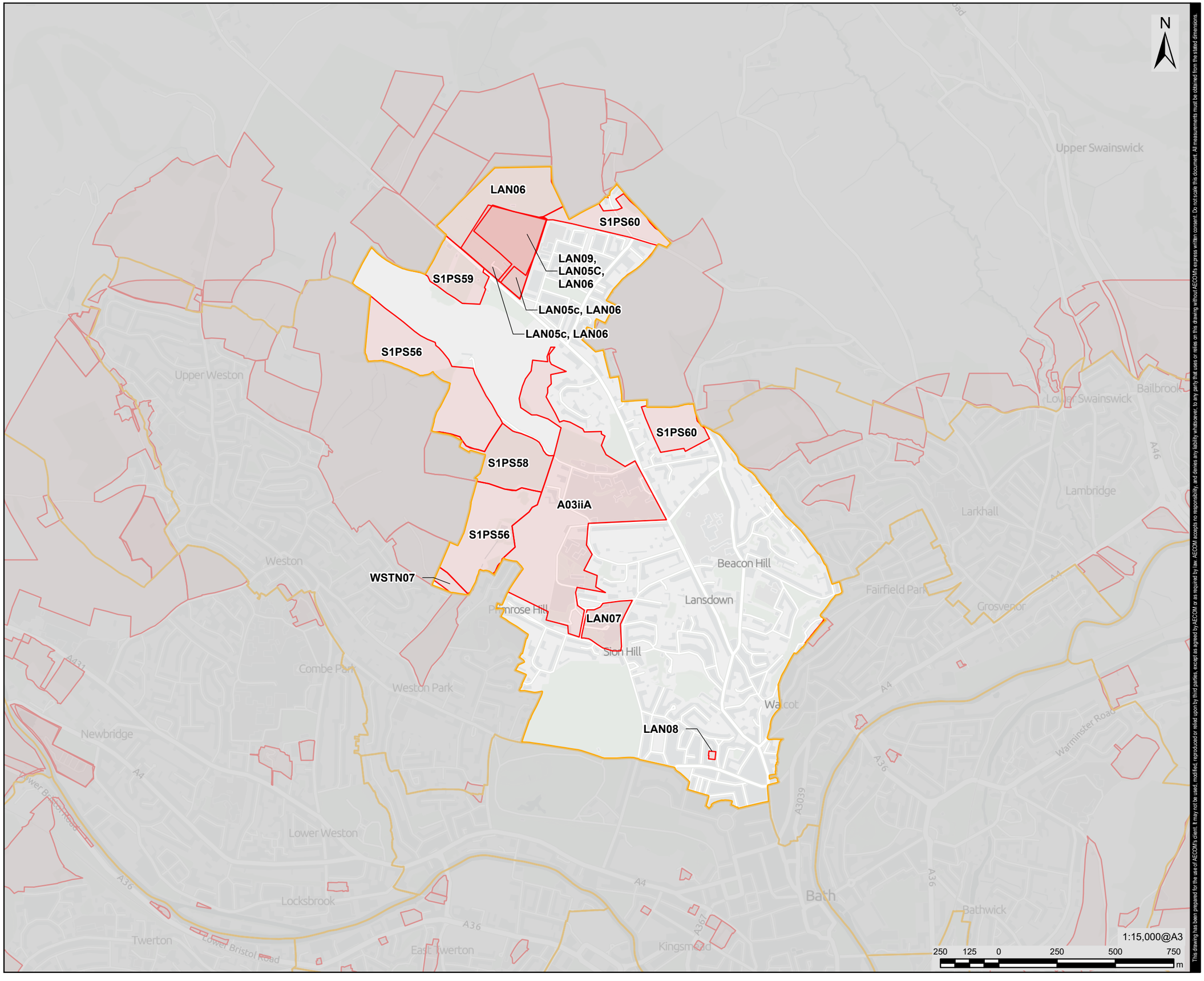

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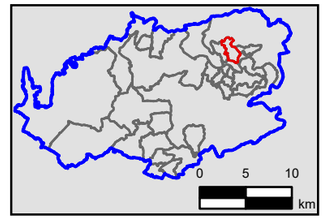

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Figure 13 - Lansdown Ward

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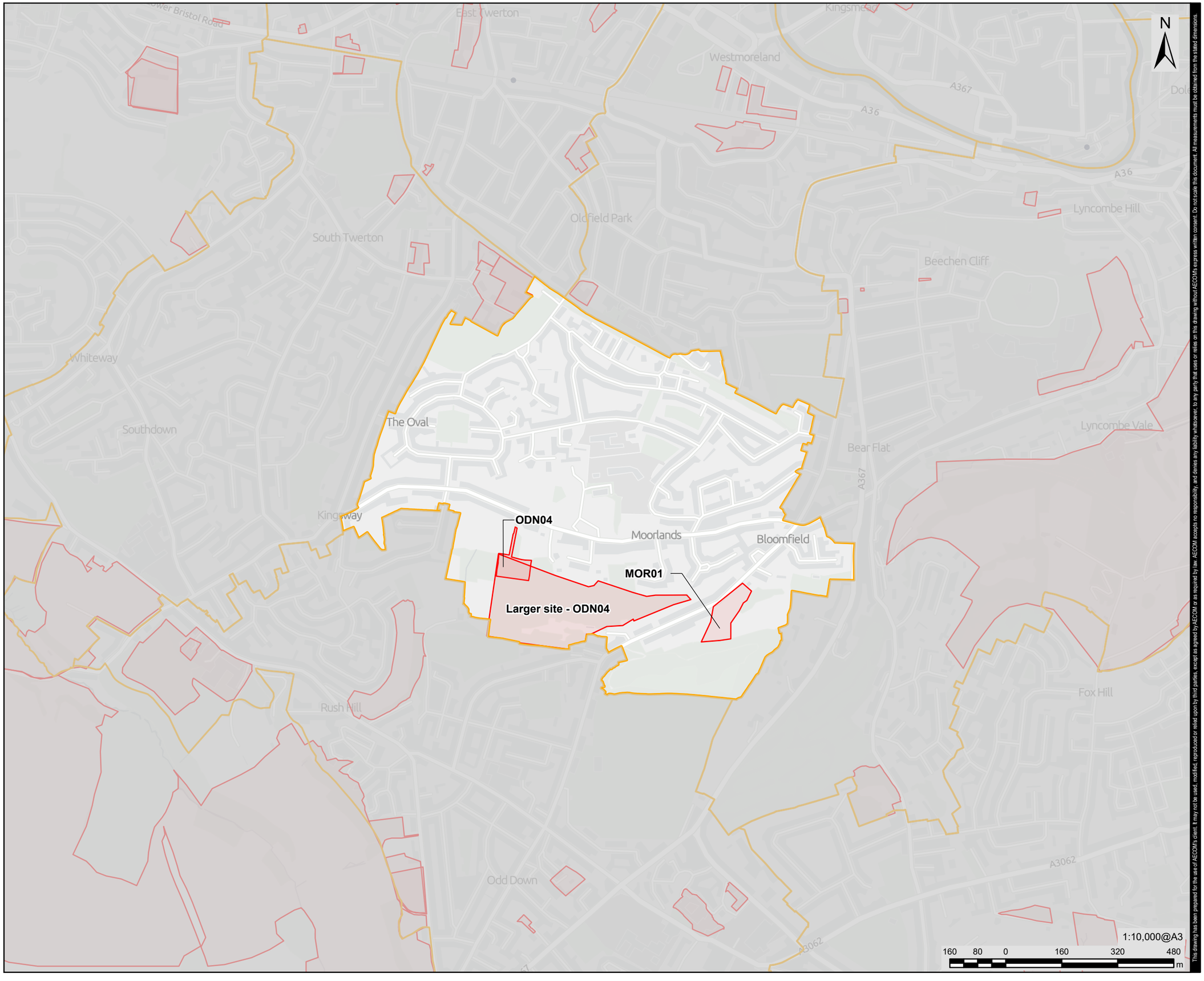

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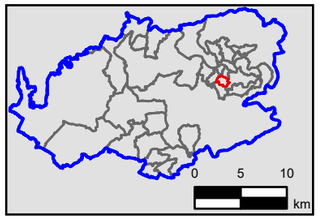

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FIGURE TITLE

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Figure 17 - Moorlands Ward

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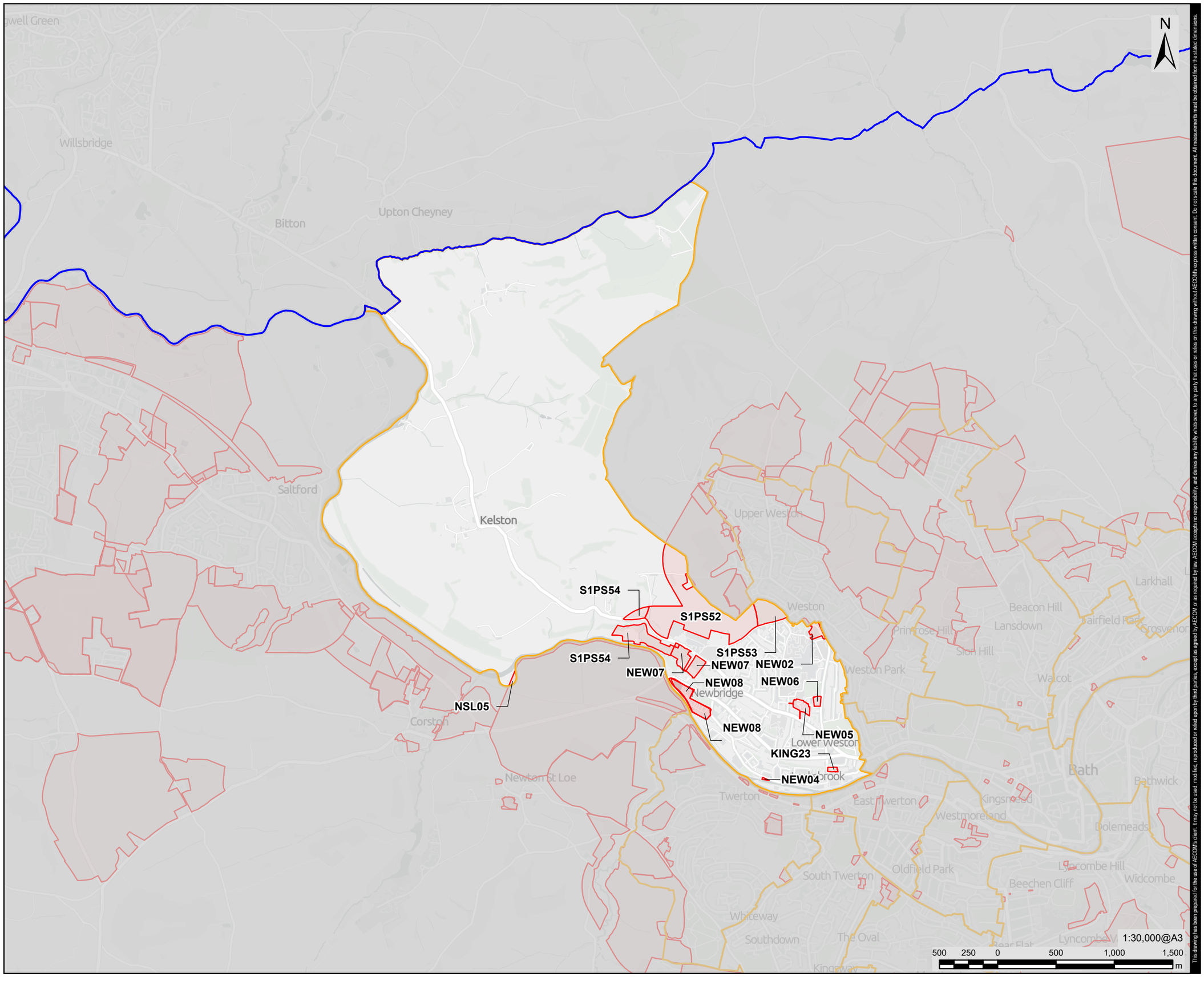

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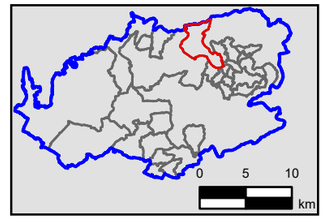

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Figure 18 - Newbridge Ward

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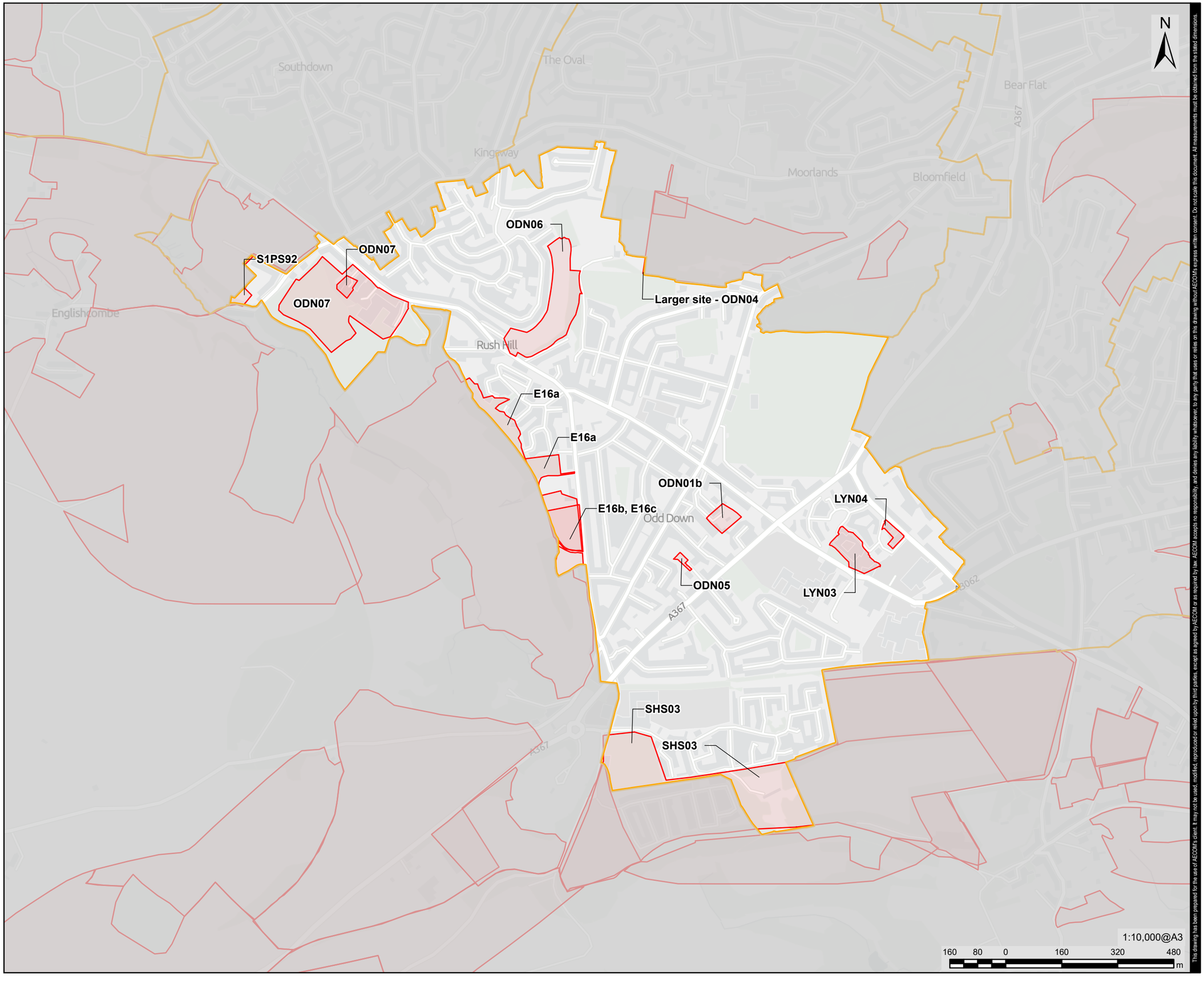

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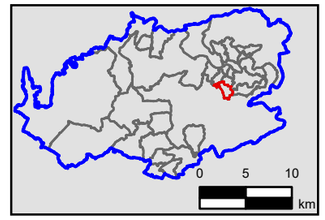

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FIGURE TITLE

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Figure 19 - Odd Down Ward

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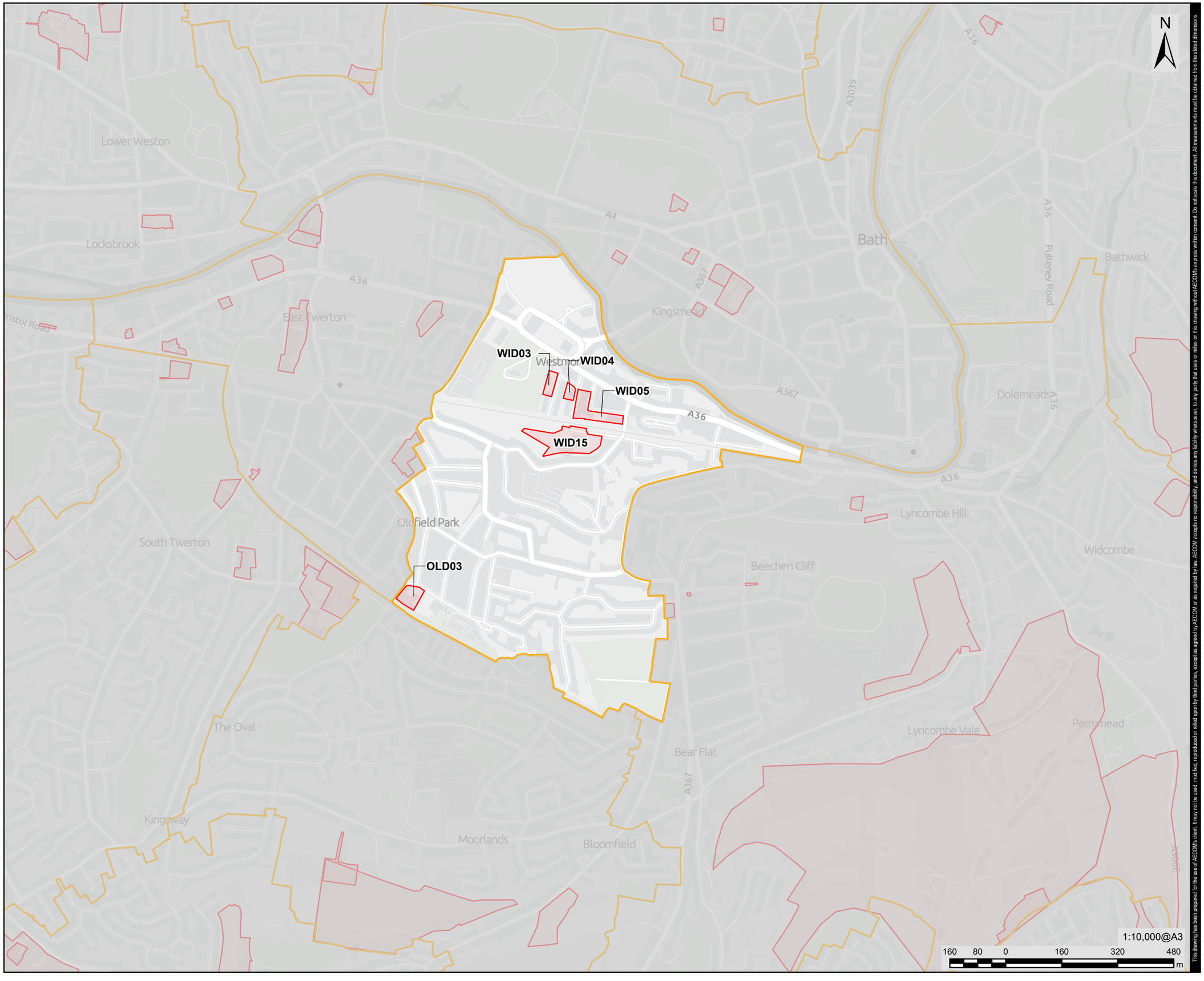

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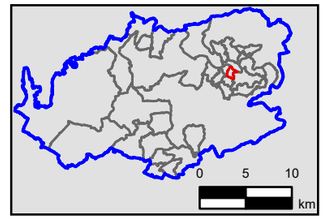

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FIGURE TITLE

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Figure 20 - Oldfield Park Ward

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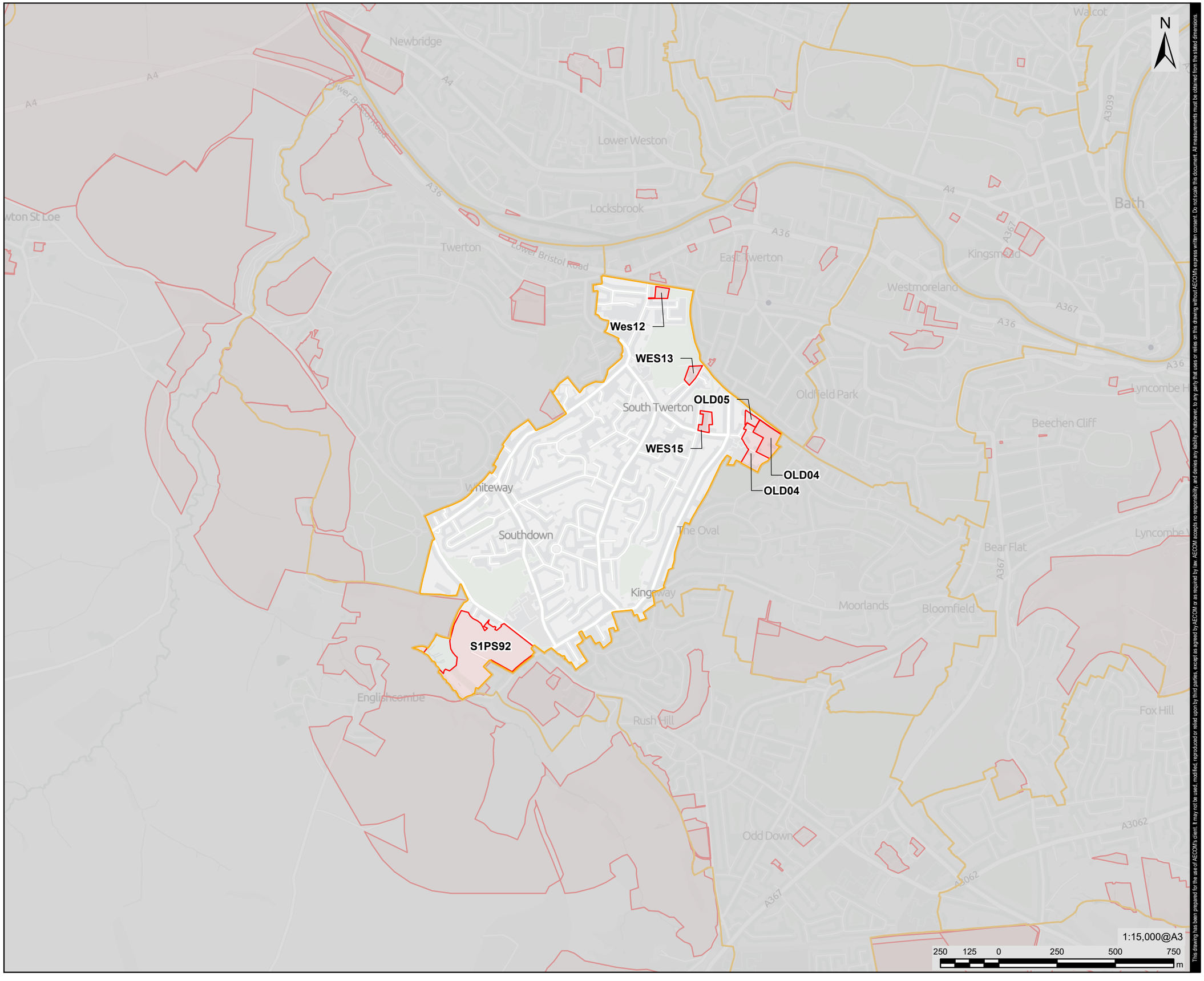

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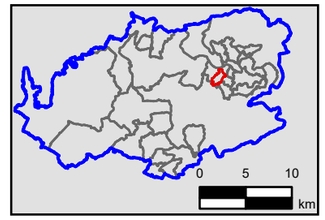

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FIGURE TITLE

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Figure 26 - Southdown Ward

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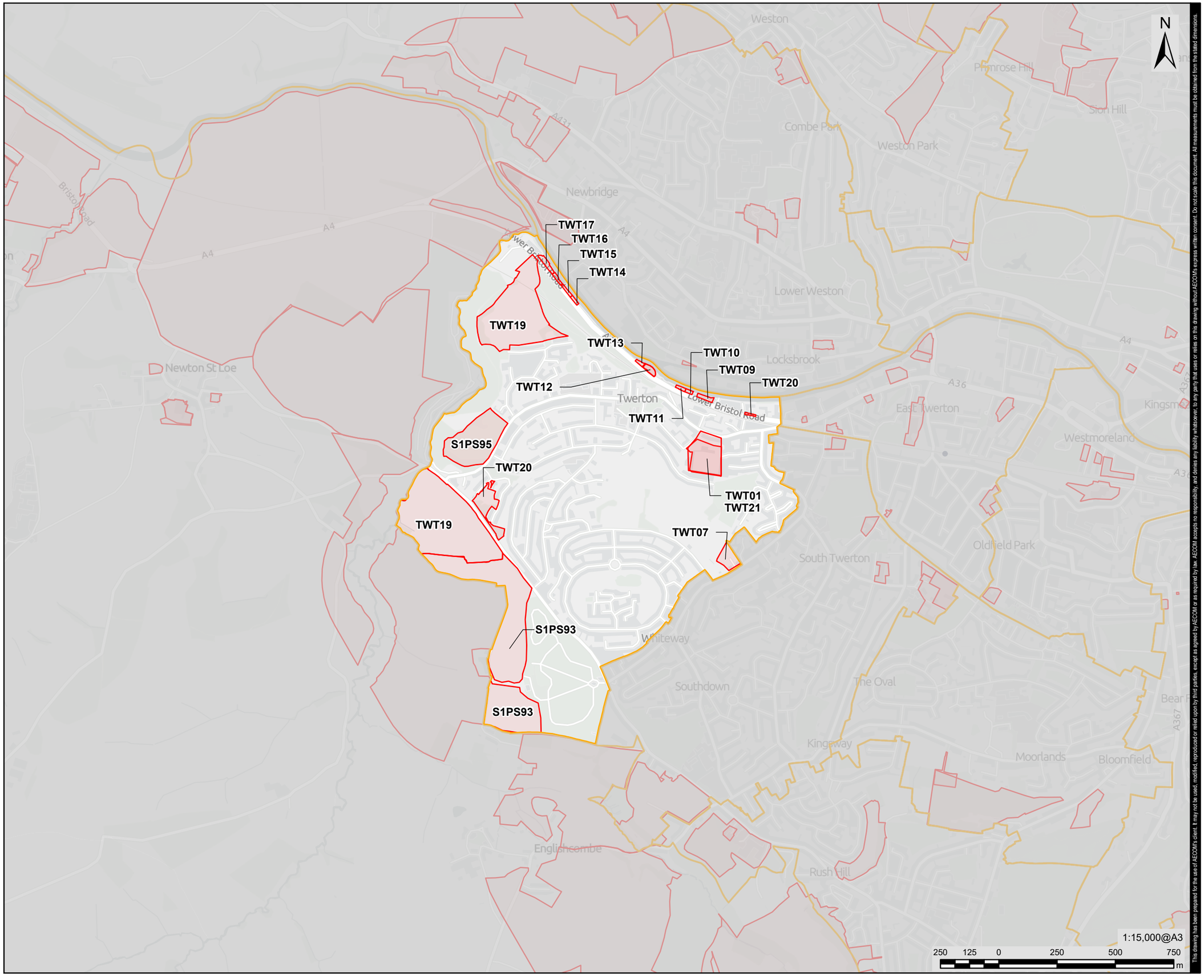

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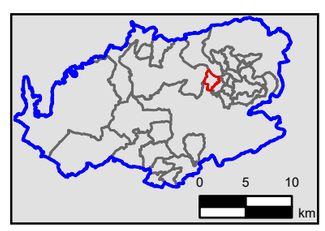

NOTES

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FIGURE TITLE

HELAA Site by Ward

FIGURE NUMBER

Figure 28 - Twerton & Whiteway Ward

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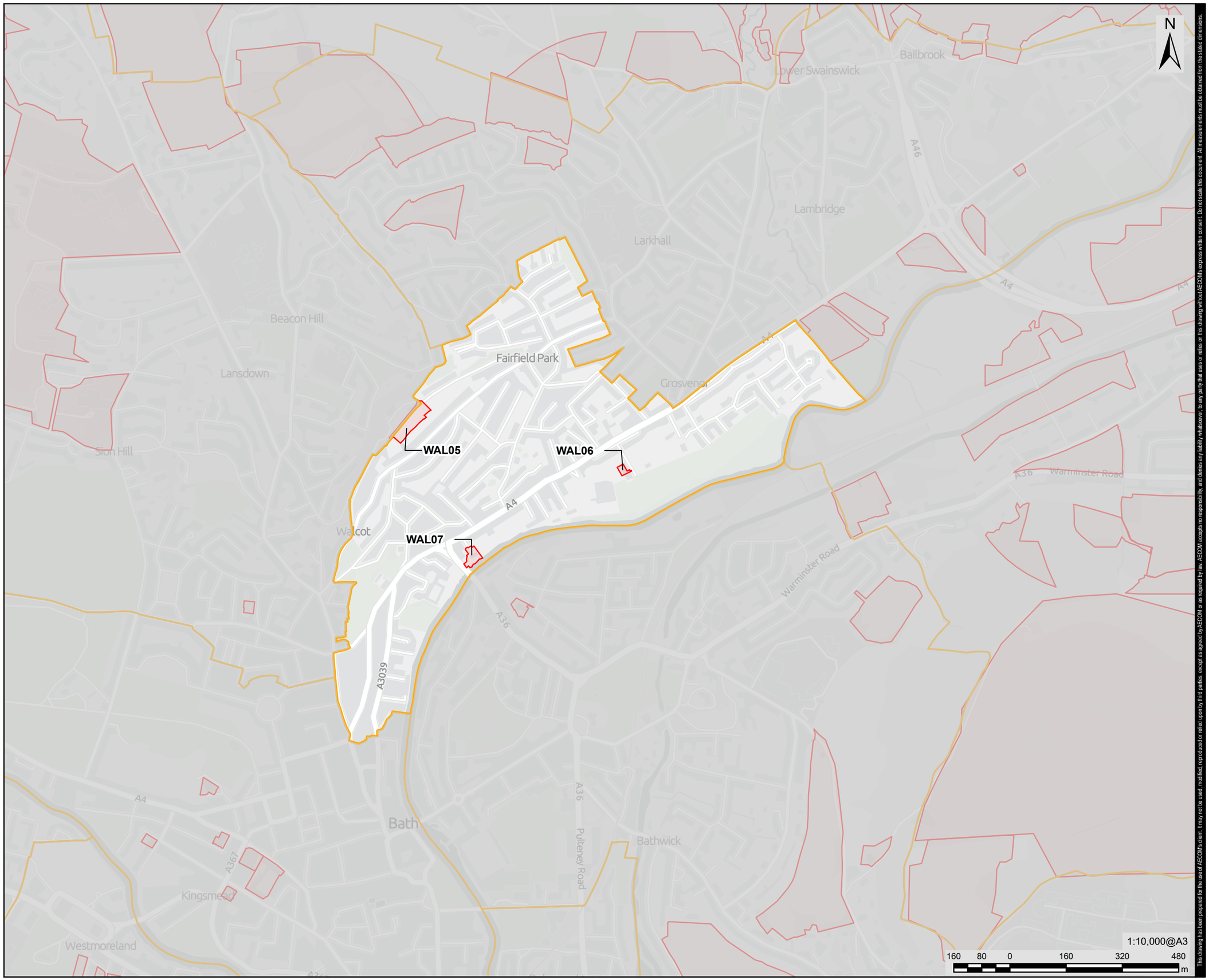

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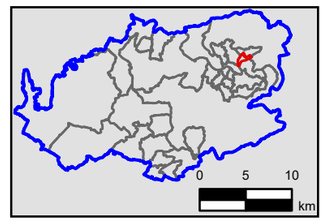

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FIGURE TITLE

HELAA Site by Ward

FIGURE NUMBER

Figure 29 - Walcot Ward

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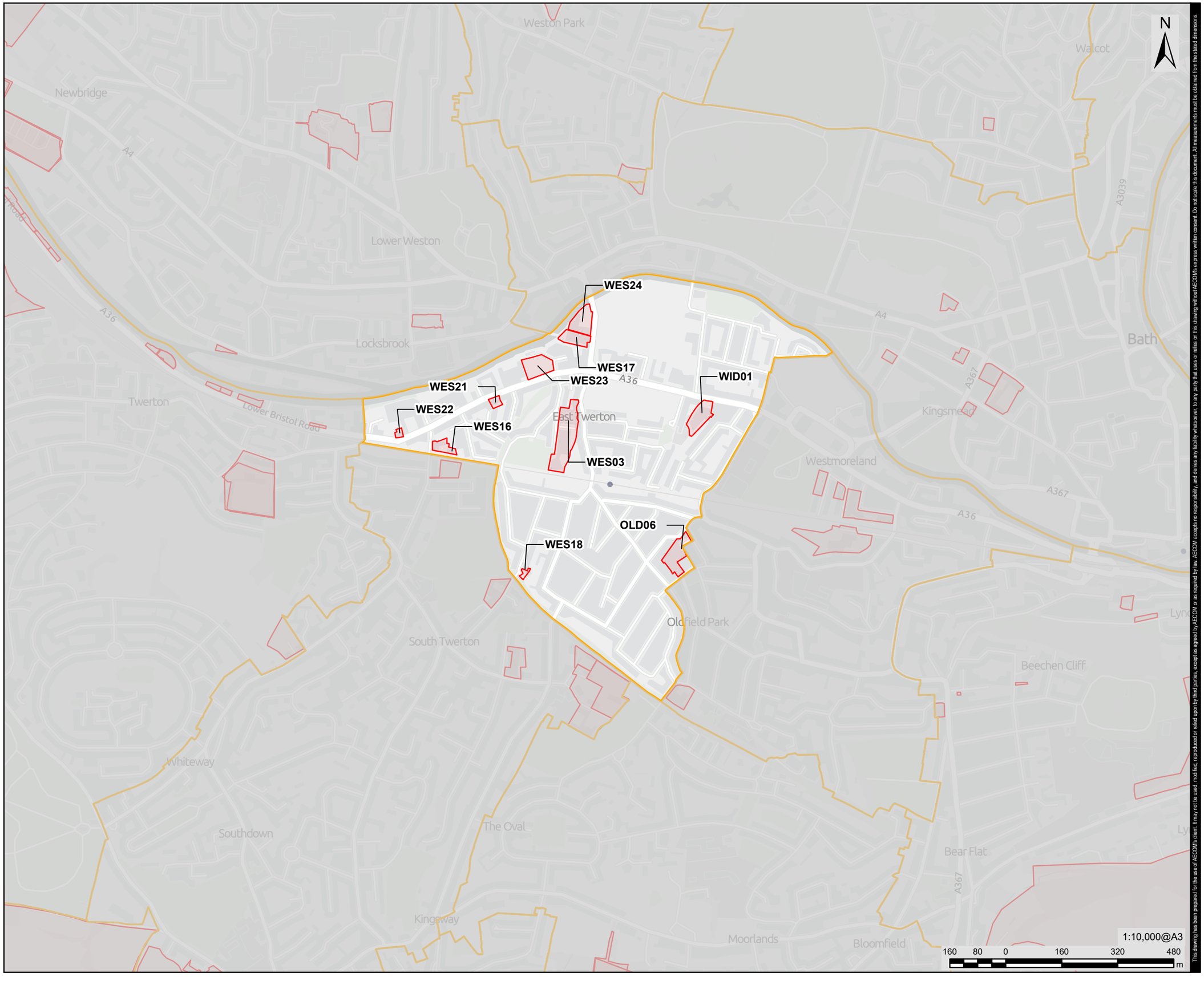

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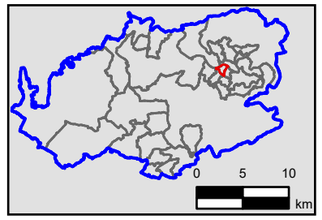

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FIGURE TITLE

HELAA Site by Ward

FIGURE NUMBER

Figure 31 - Westmoreland Ward

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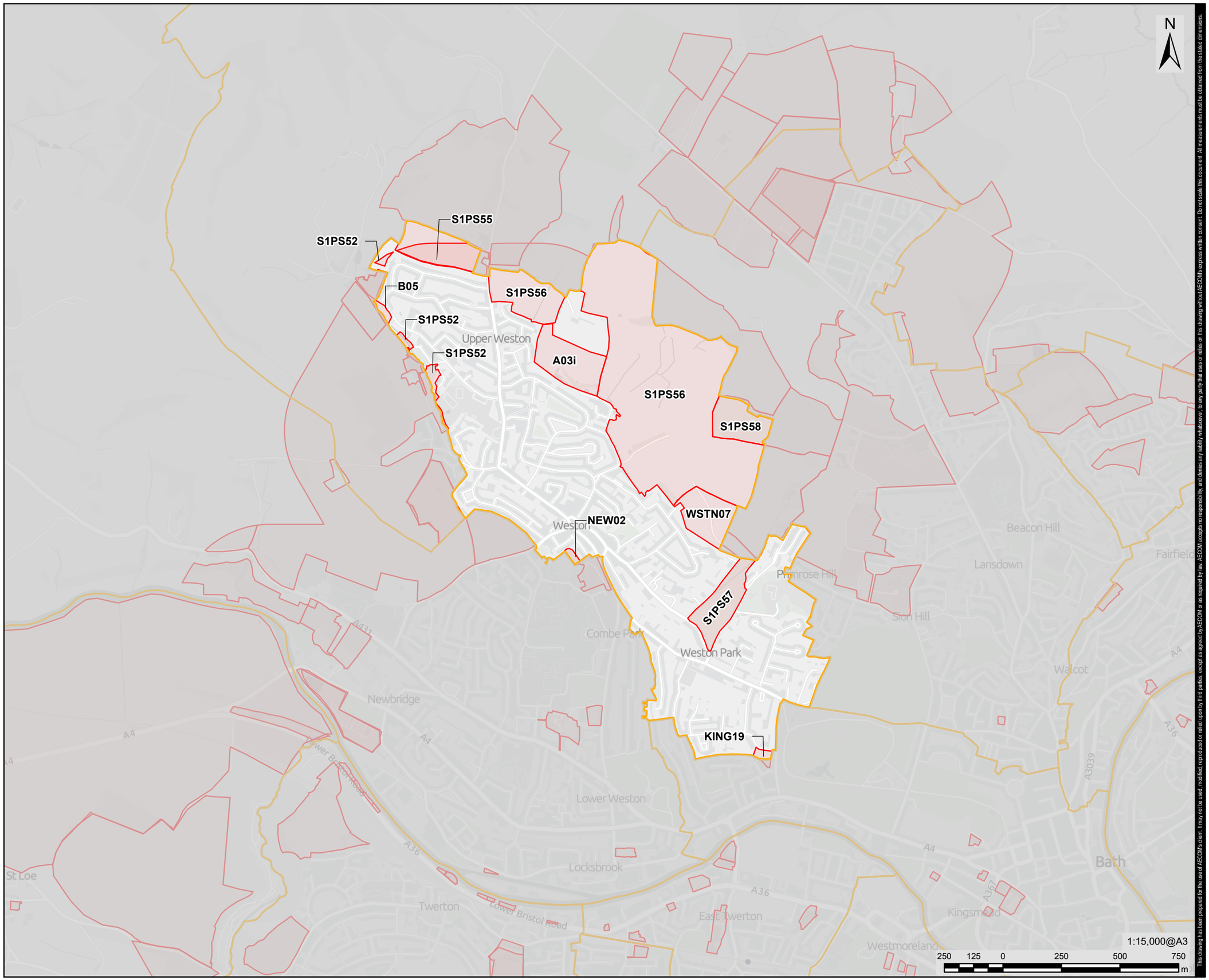

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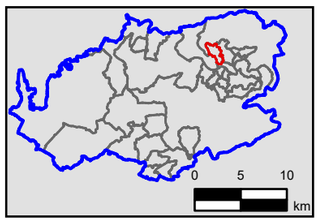

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FIGURE TITLE

HELAA Site by Ward

FIGURE NUMBER

Figure 32 - Weston Ward

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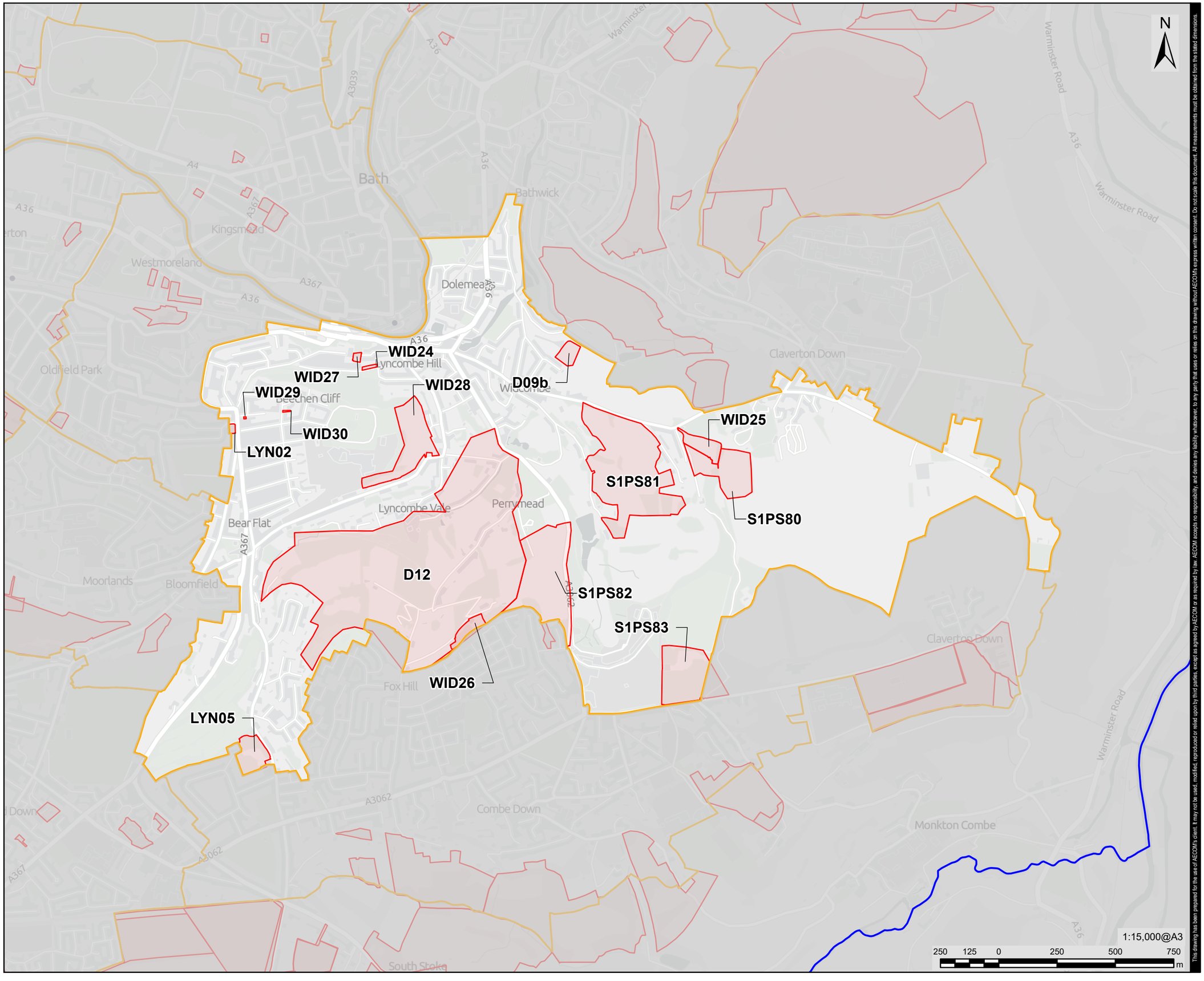

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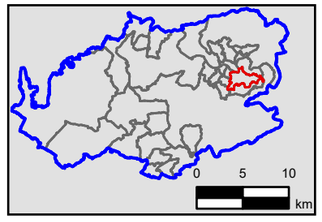

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FIGURE TITLE

HELAA Site by Ward

FIGURE NUMBER

Figure 33 - Widcombe & Lyncombe Ward

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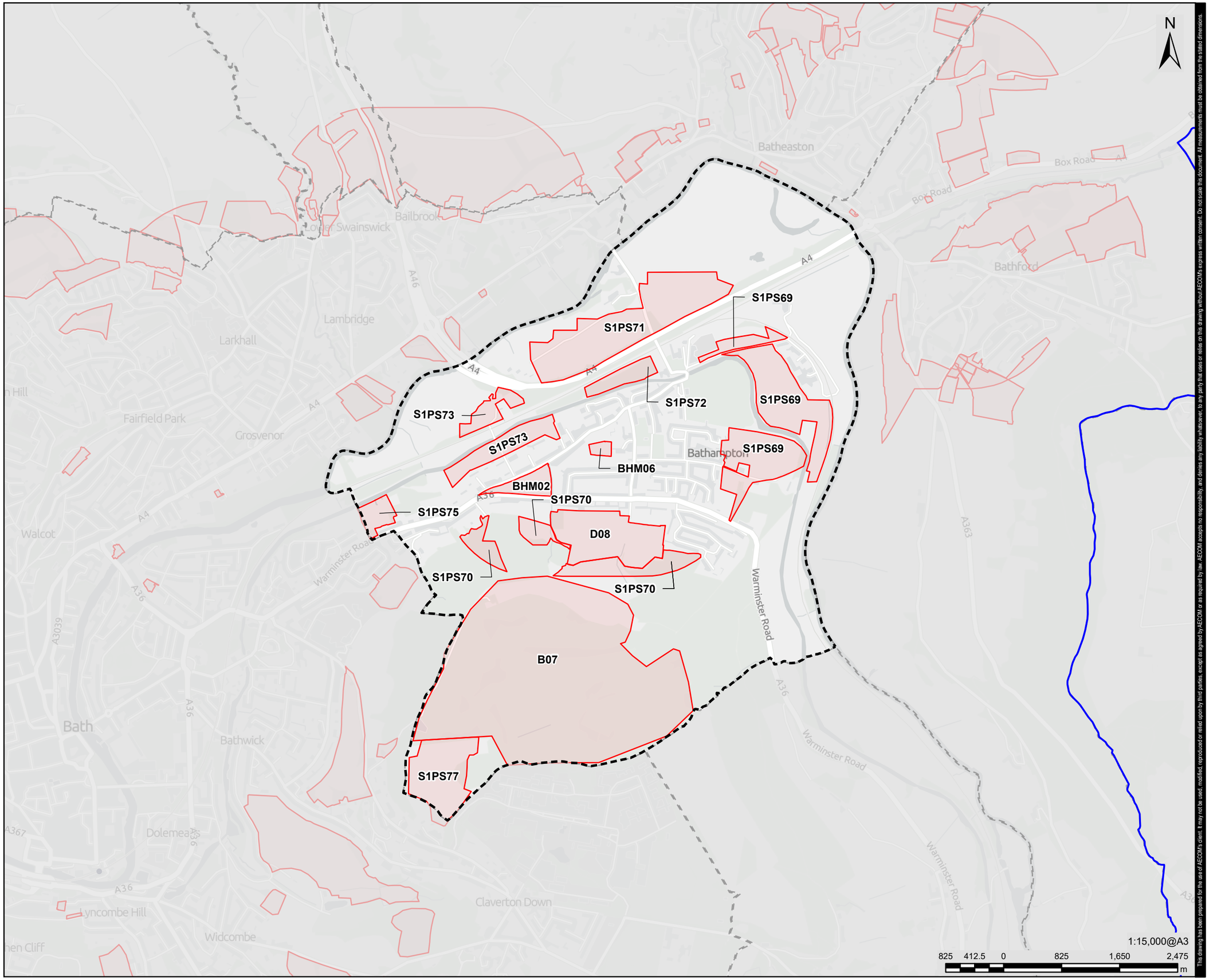

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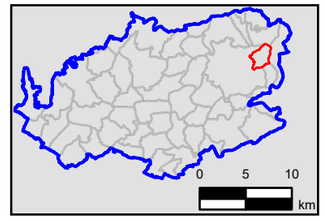

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 1 - Bathampton CP

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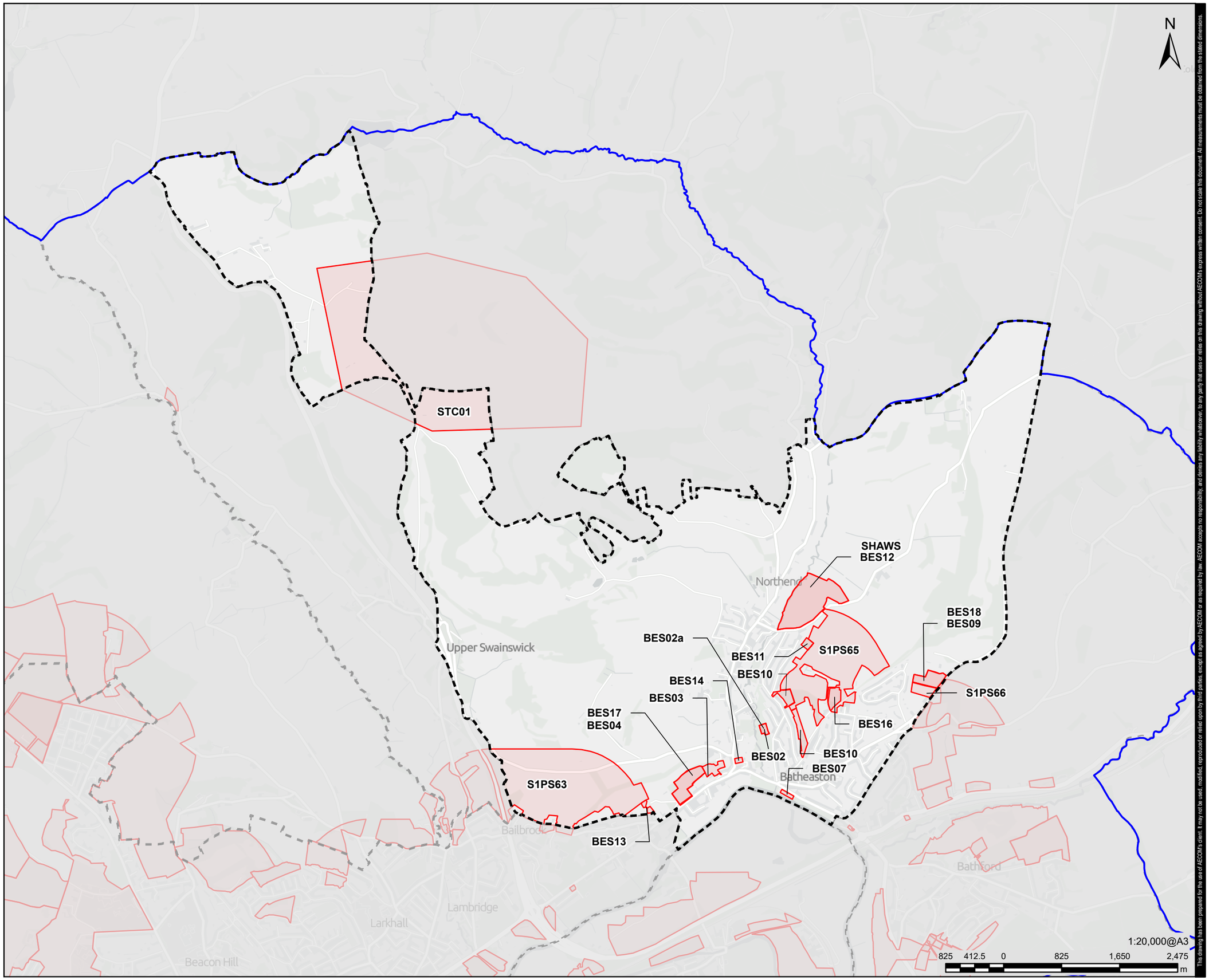

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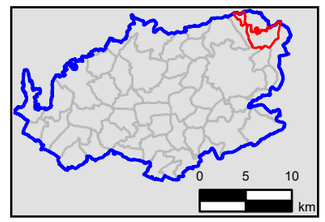

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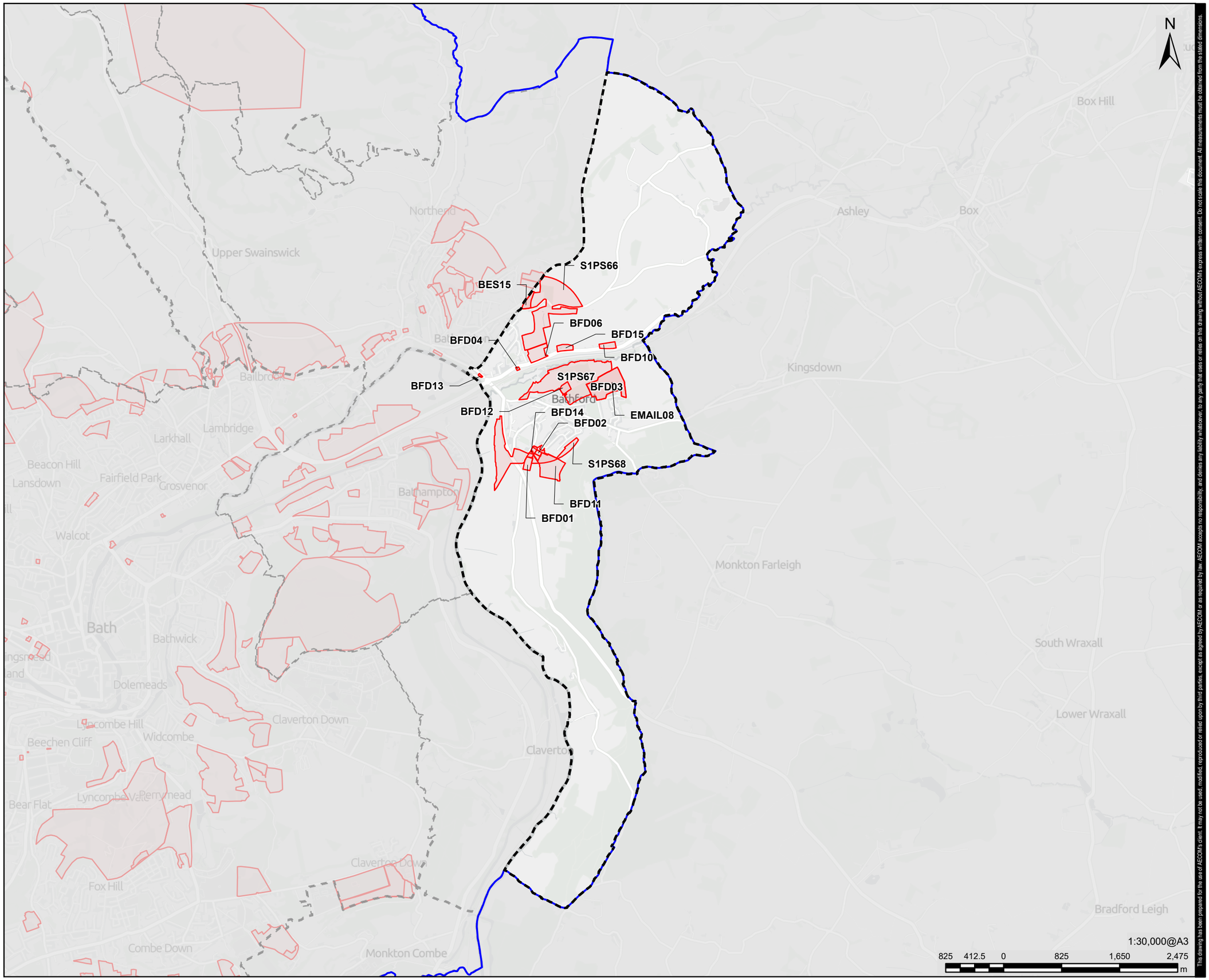
FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 2 - Batheaston CP



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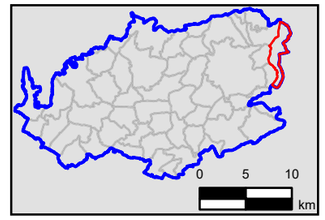

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 3 - Bathford CP

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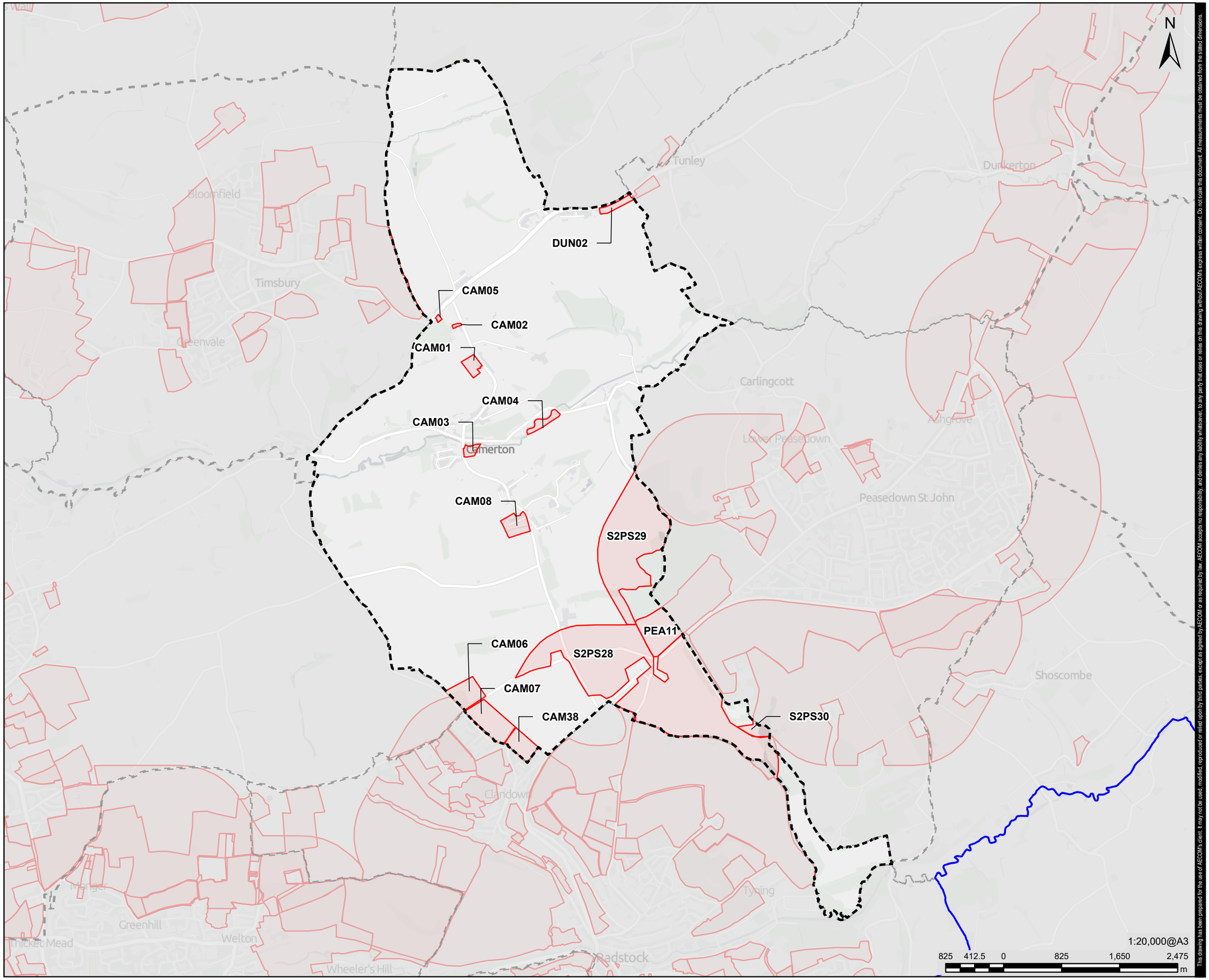

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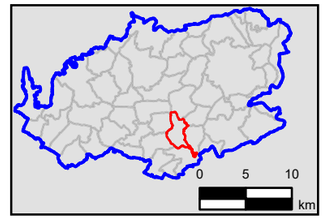

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 4 - Camerton CP

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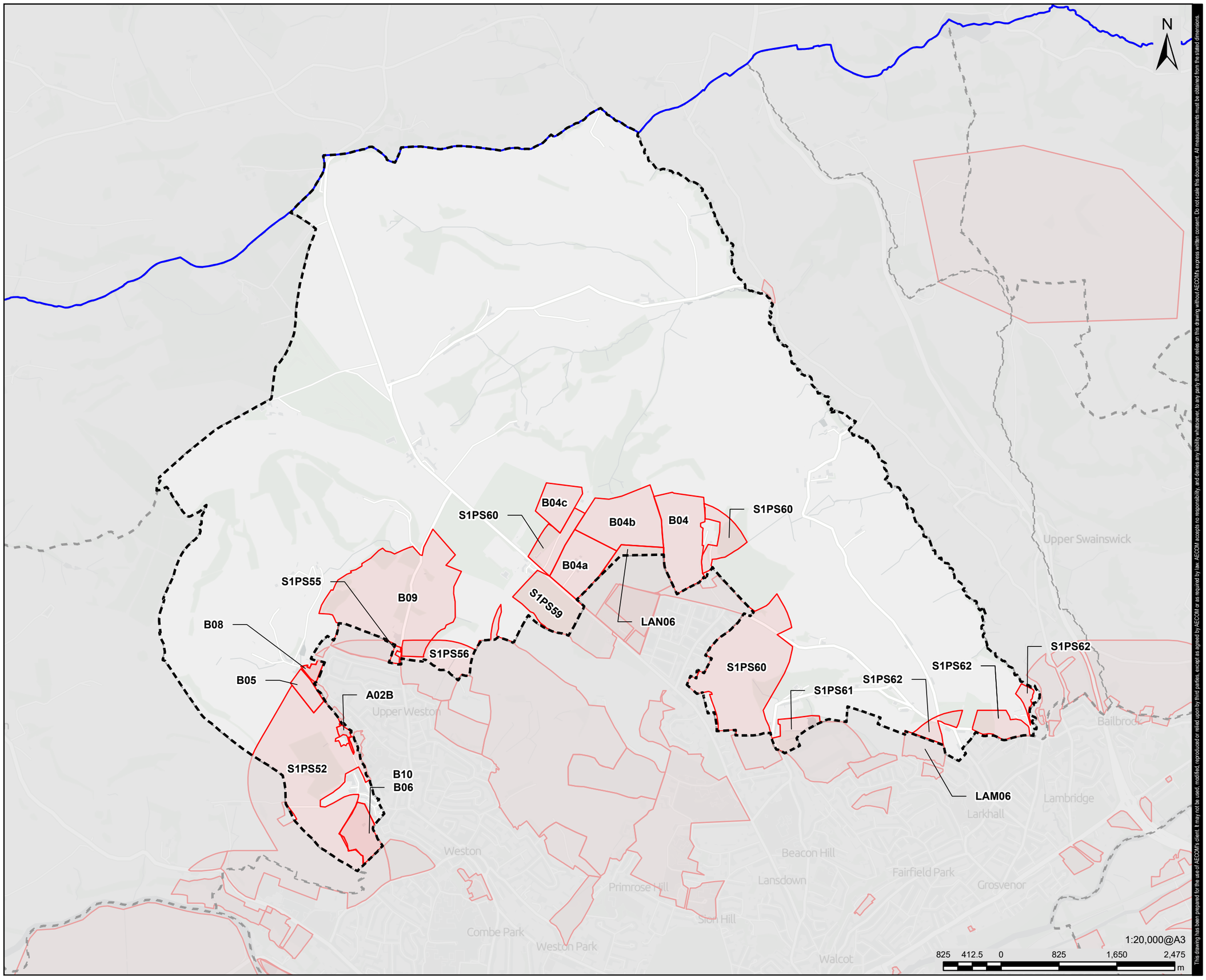

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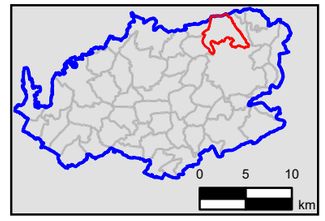

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 5 - Charlcombe CP

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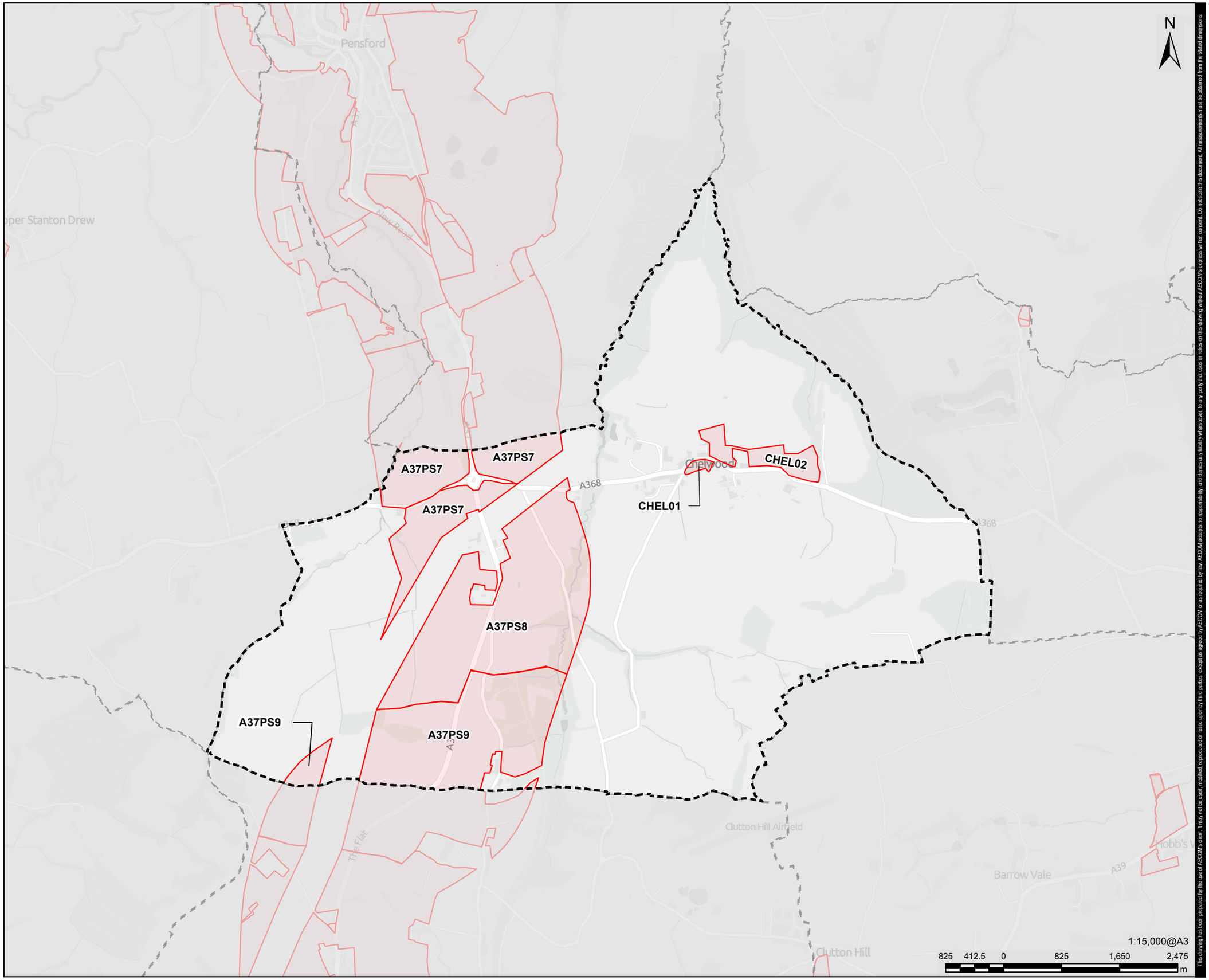

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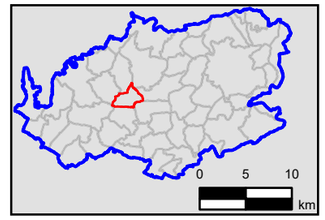

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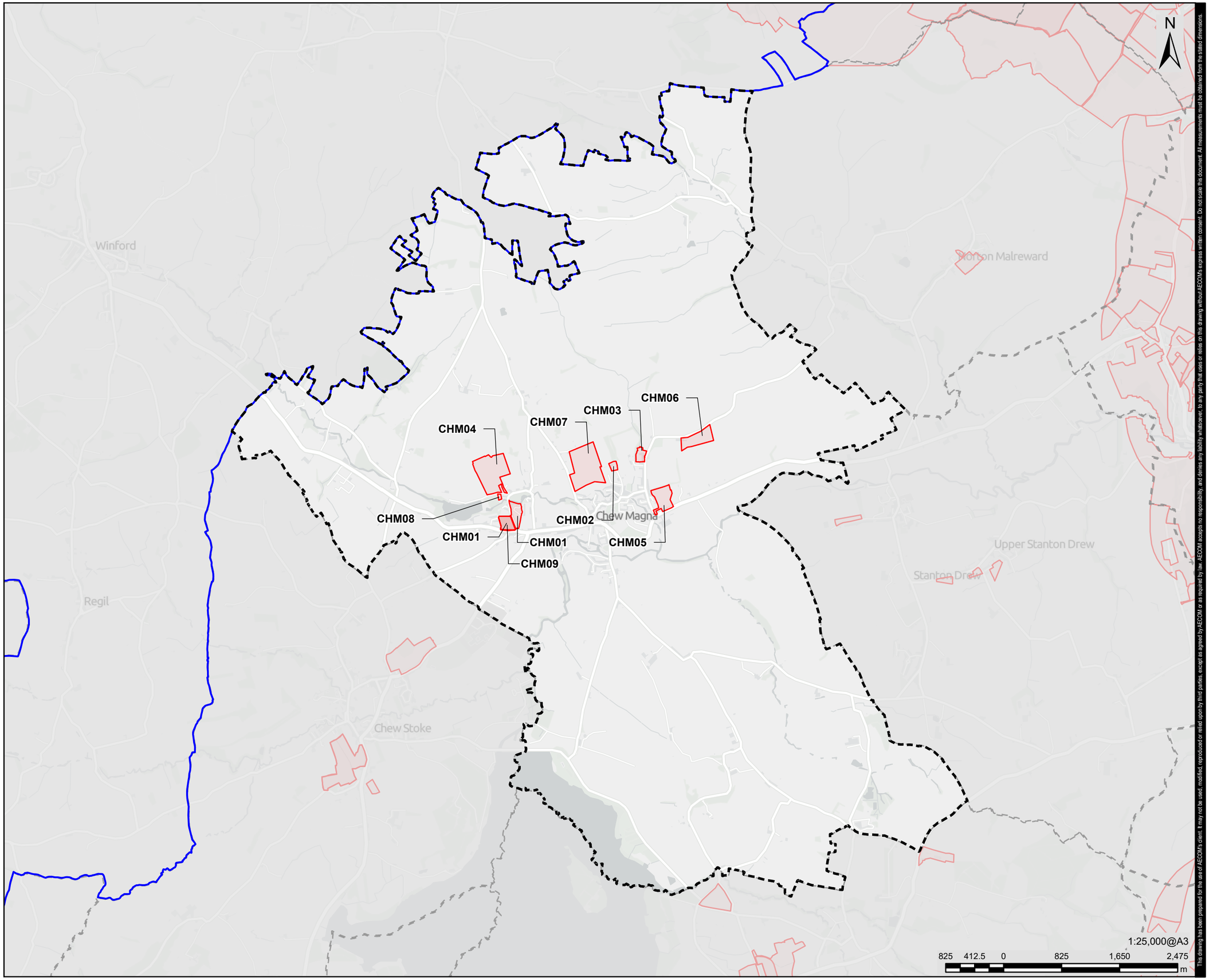
FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 6 - Chelwood CP



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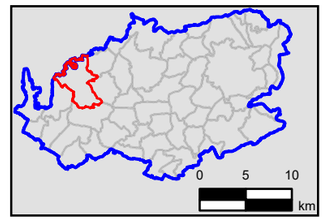

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 7 - Chew Magna CP

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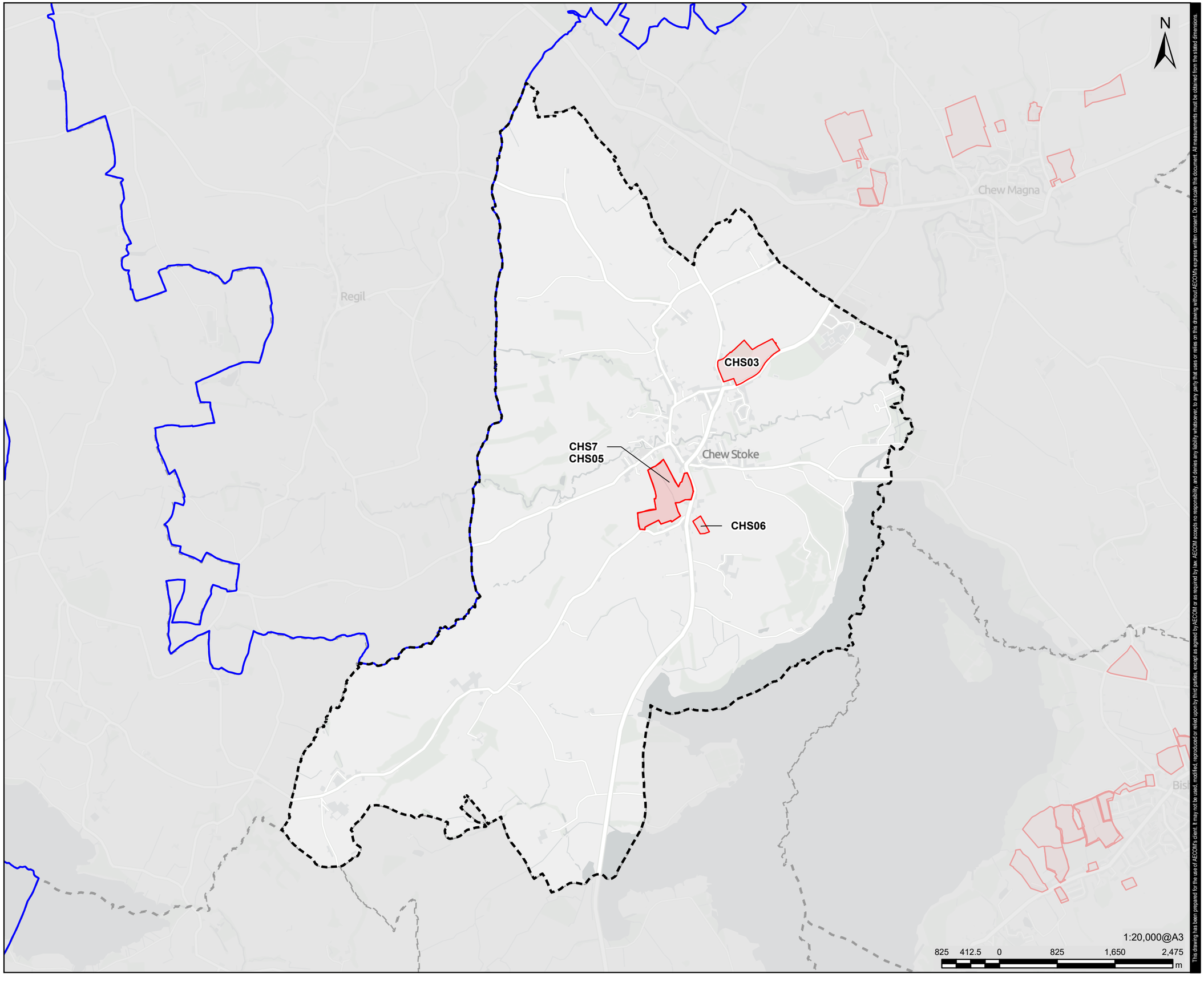

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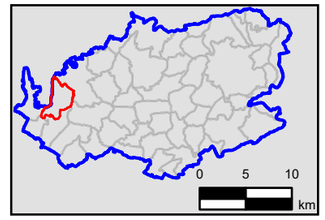

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 8 - Chew Stoke CP

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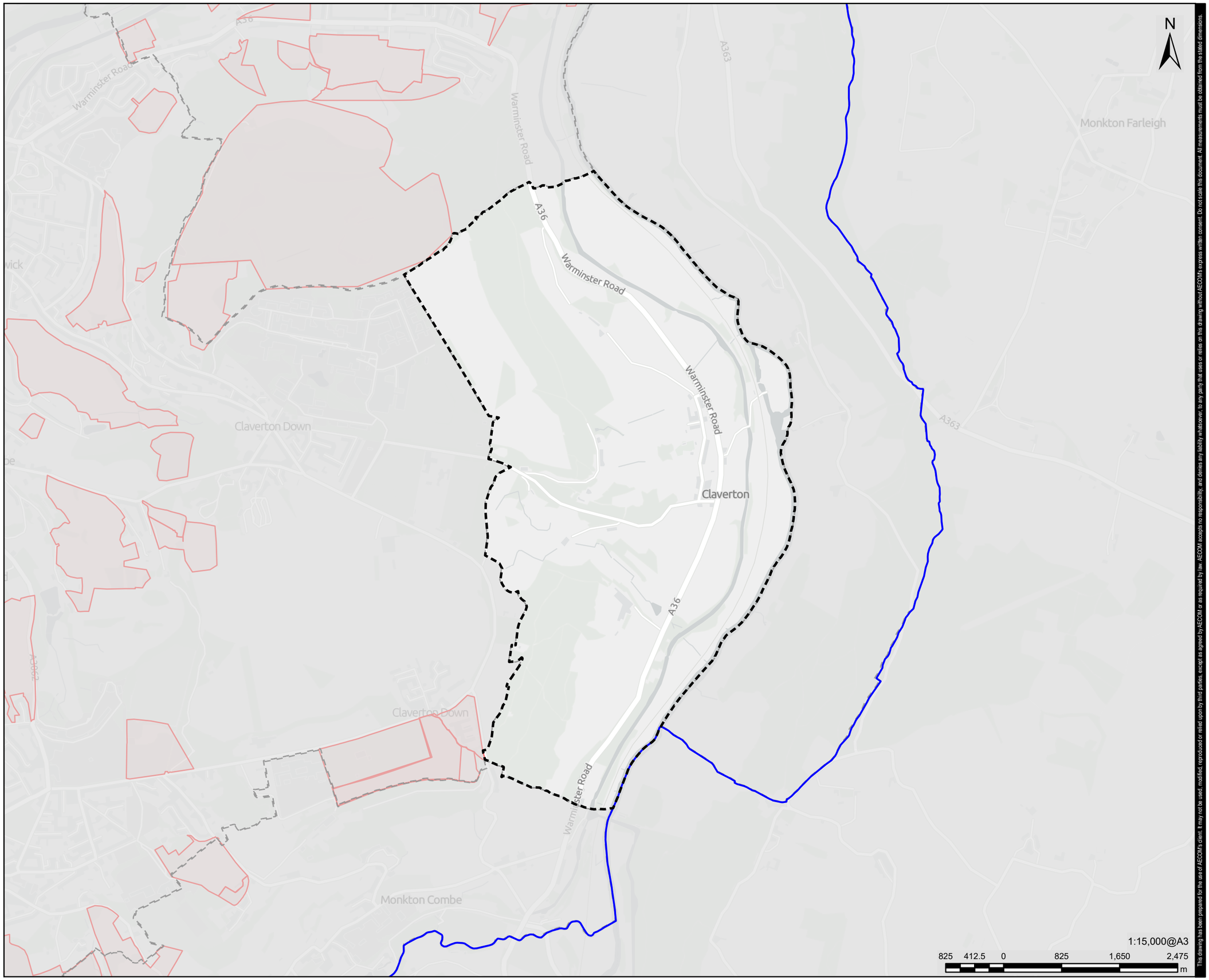

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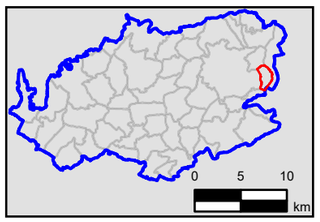

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 9 - Claverton CP

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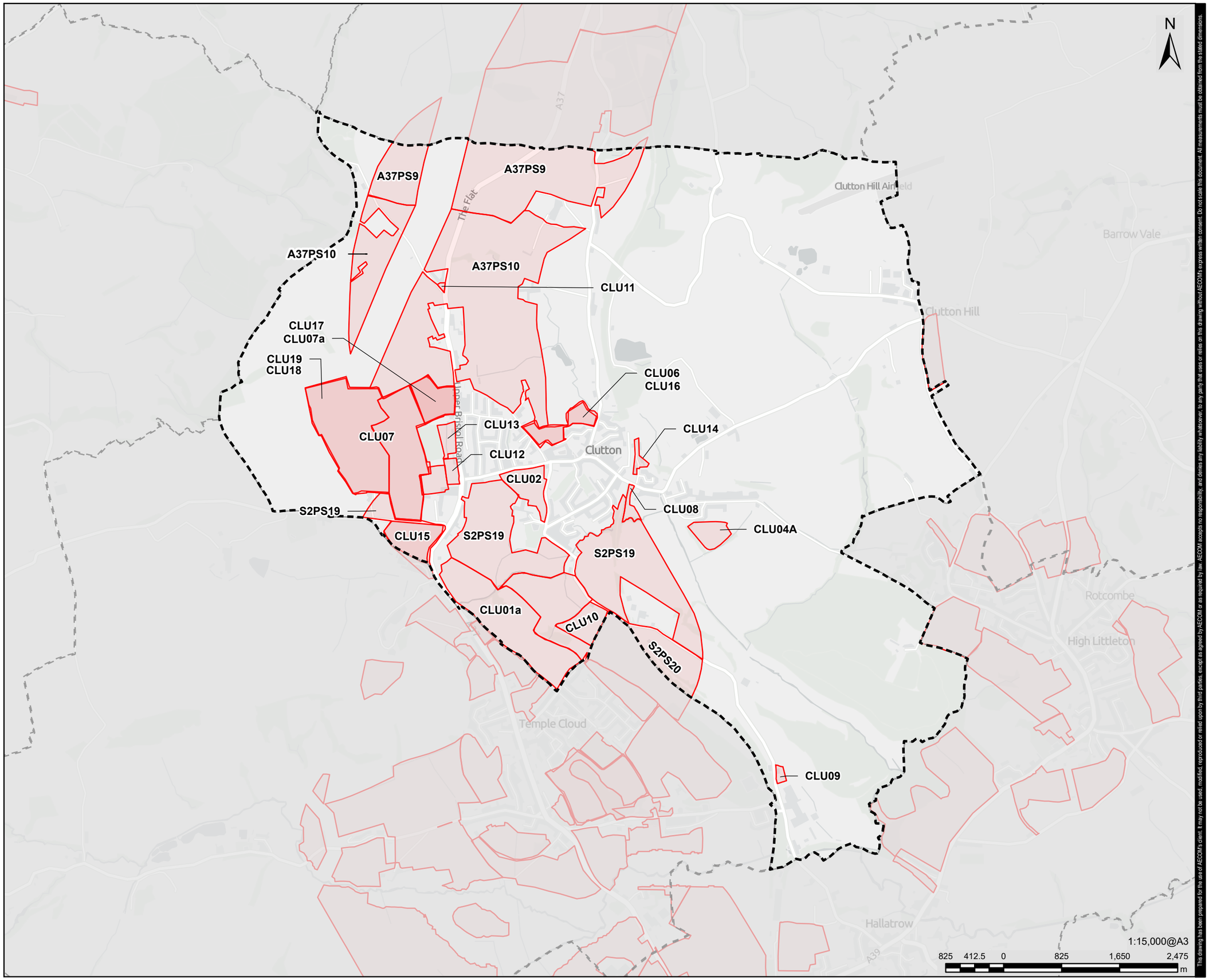

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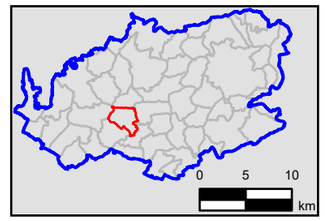

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 10 - Clutton CP

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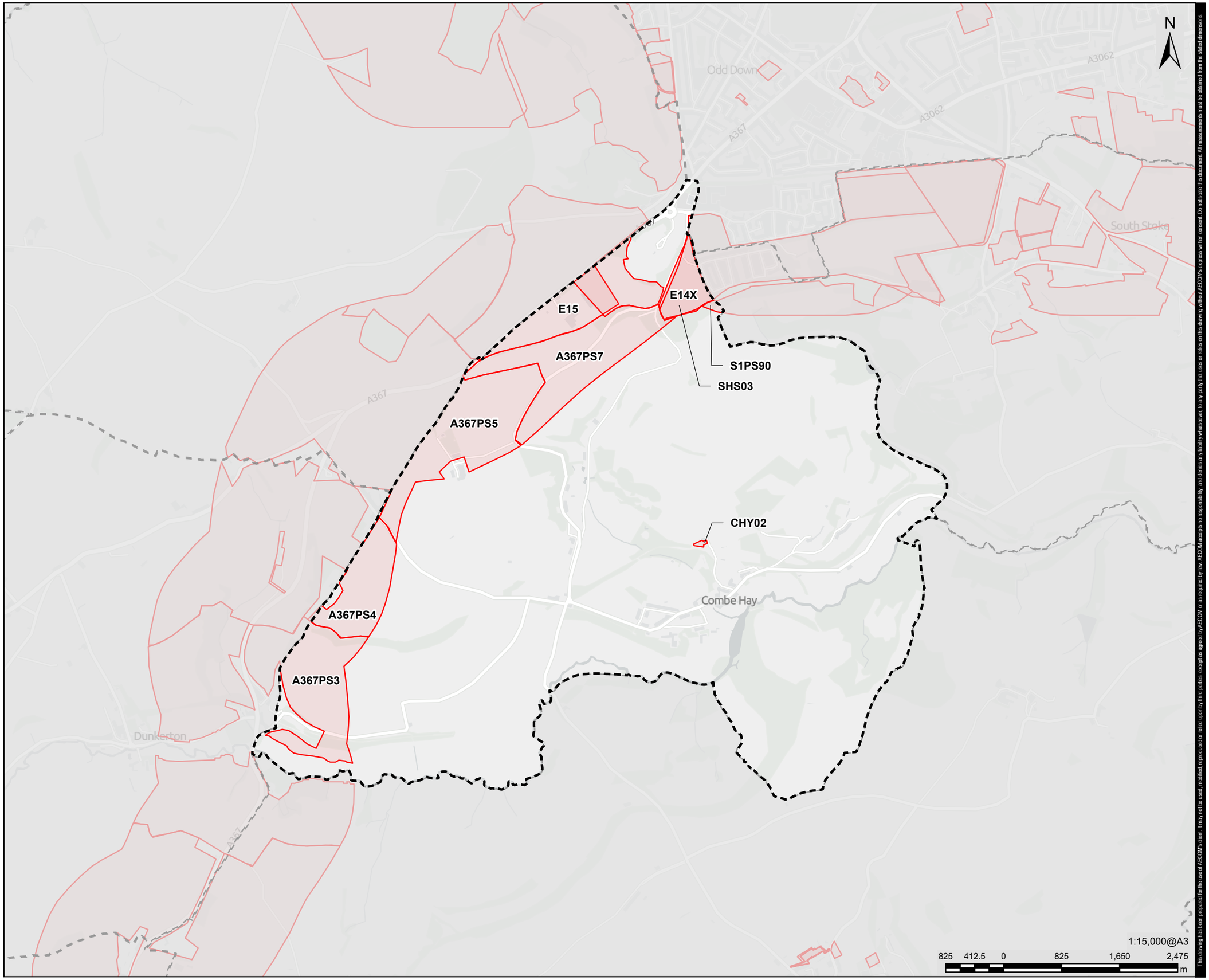

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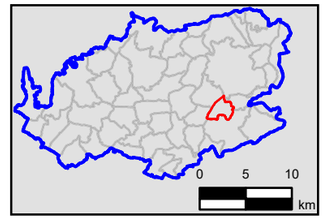

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 11 - Combe Hay CP

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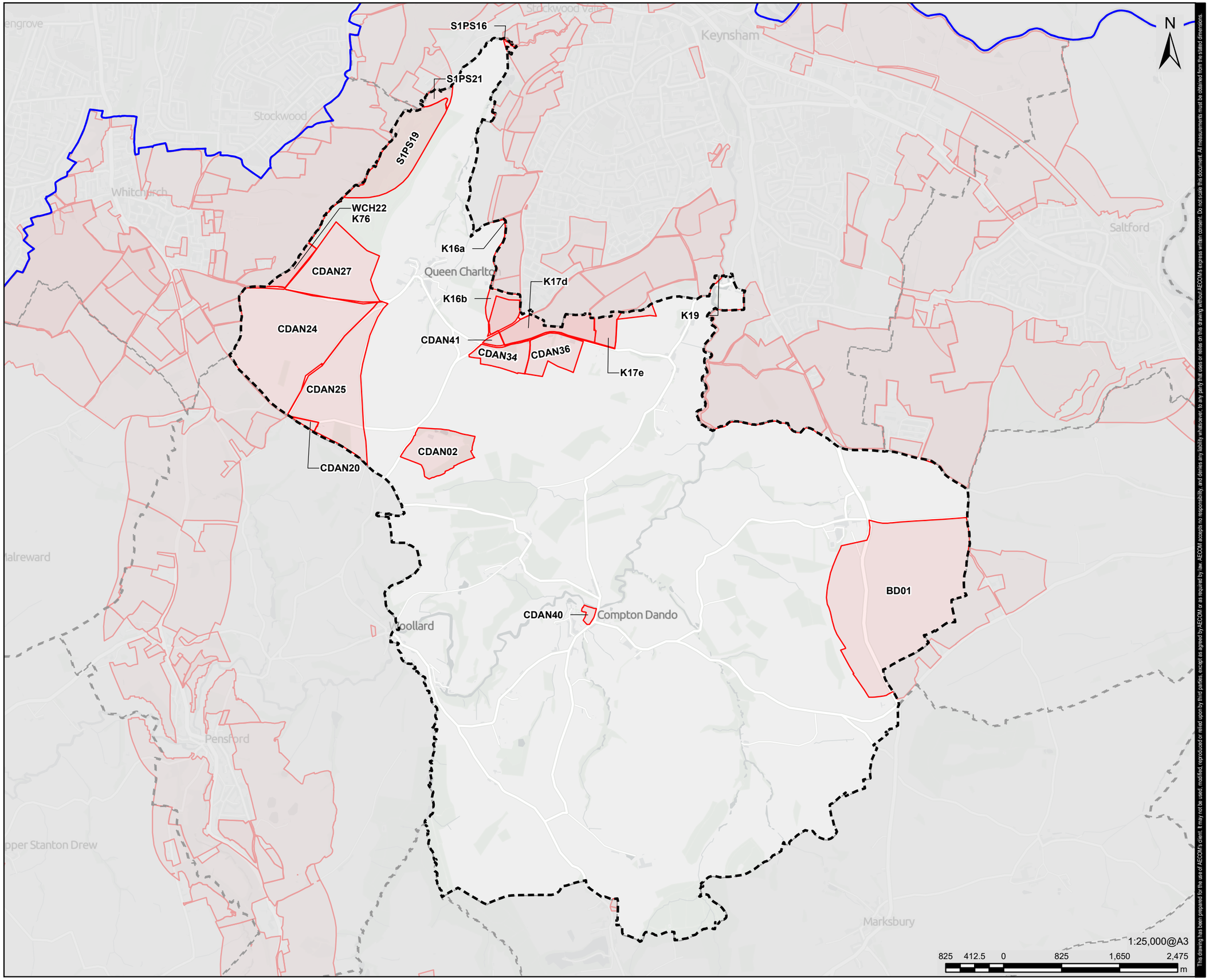

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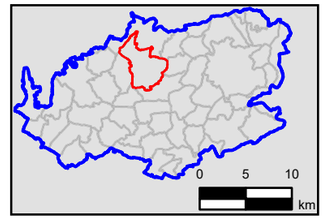

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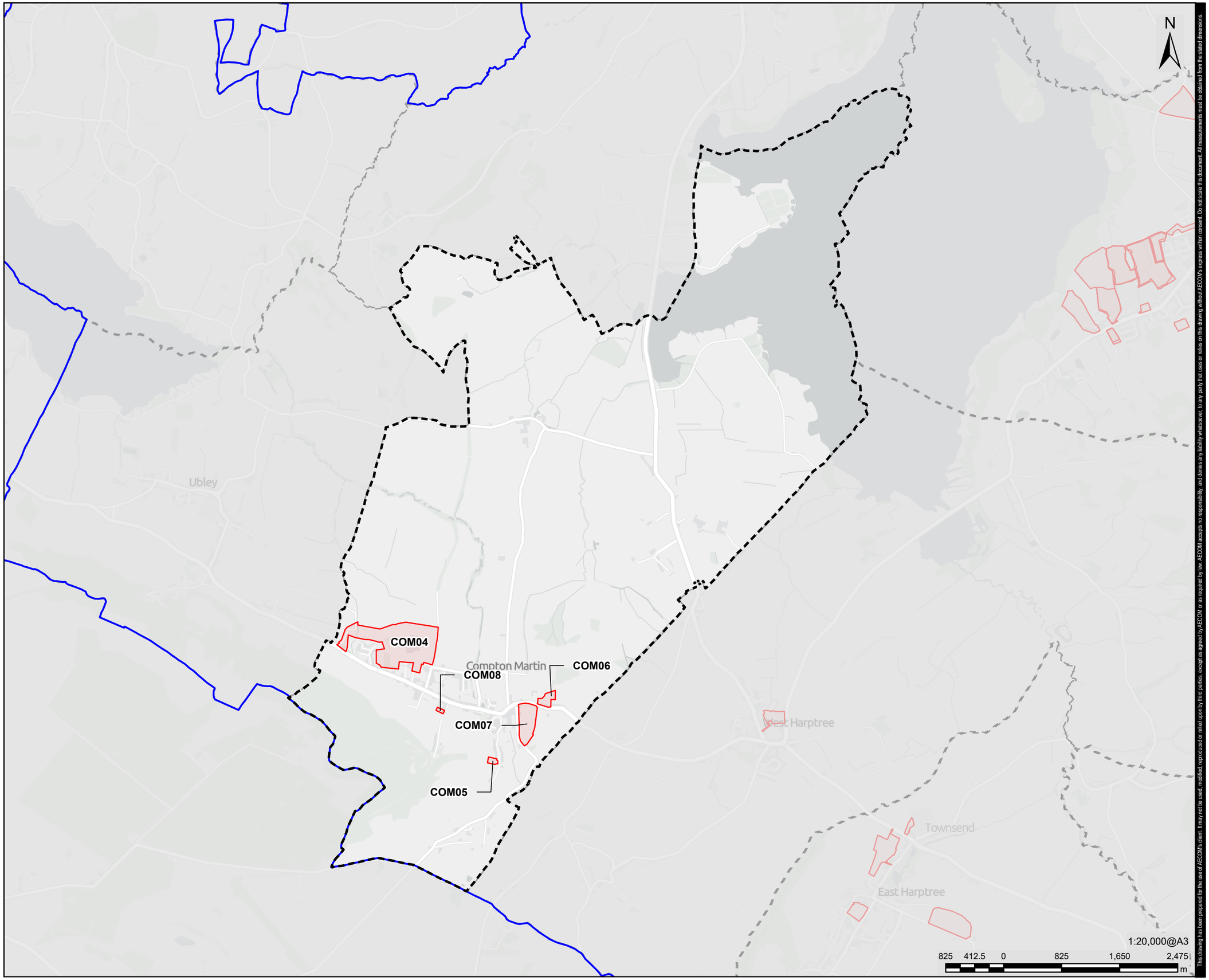
FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 12 - Compton Dando CP



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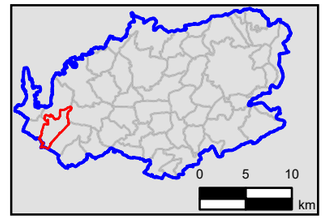

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 13 - Compton Martin CP

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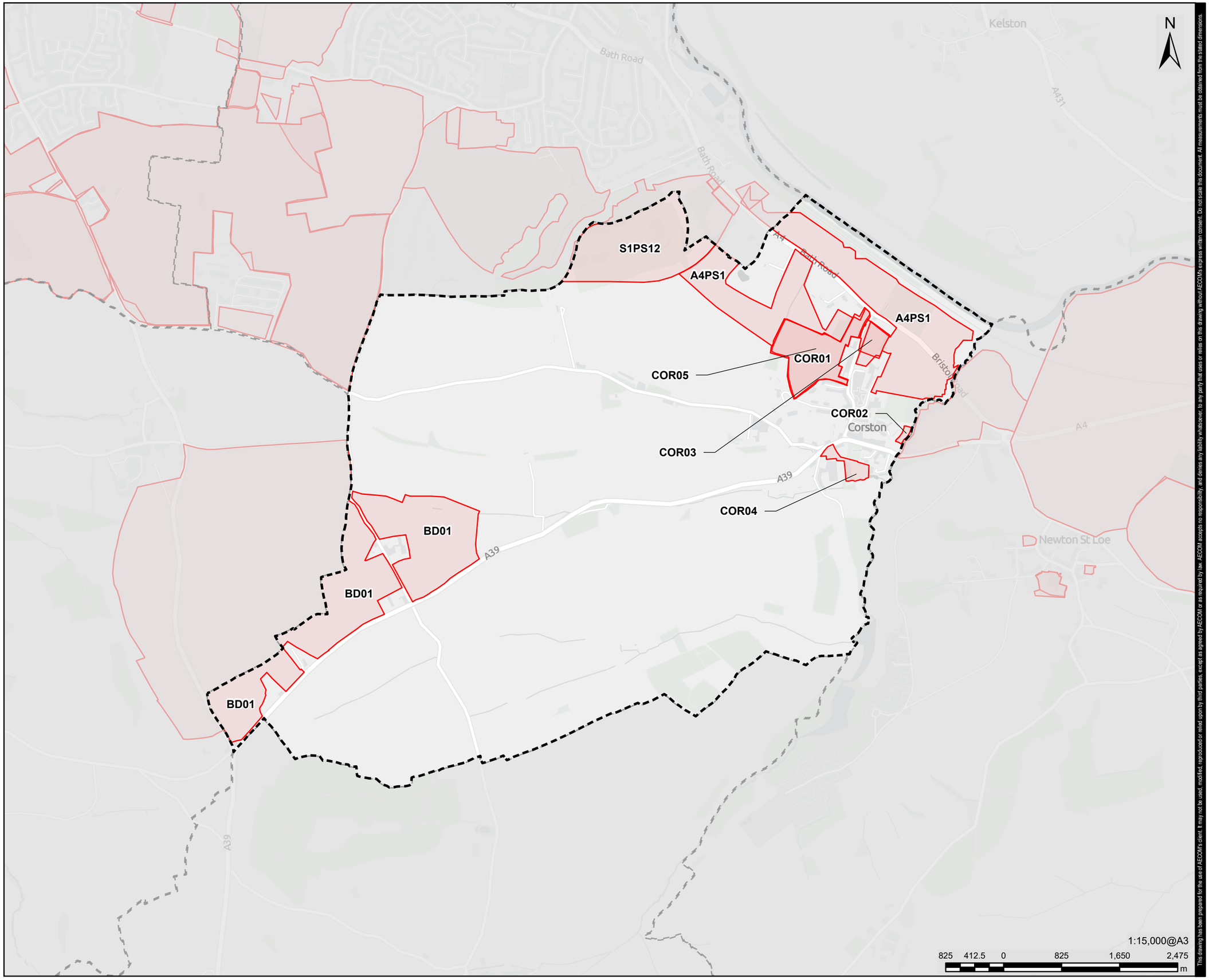

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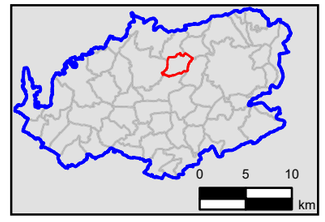

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 14 - Corston CP

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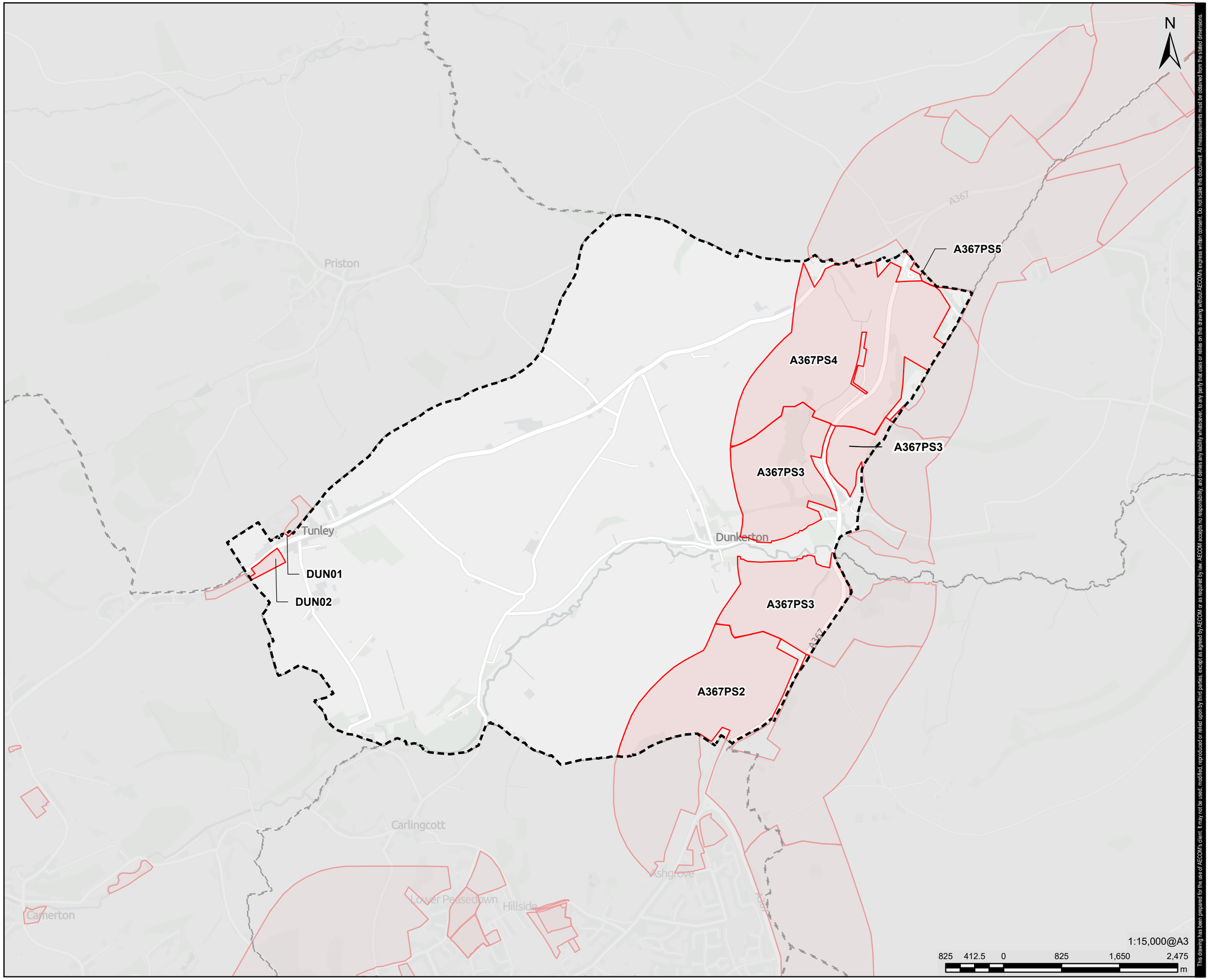

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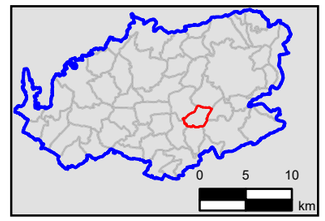

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 15 - Dunkerton and Tunley CP

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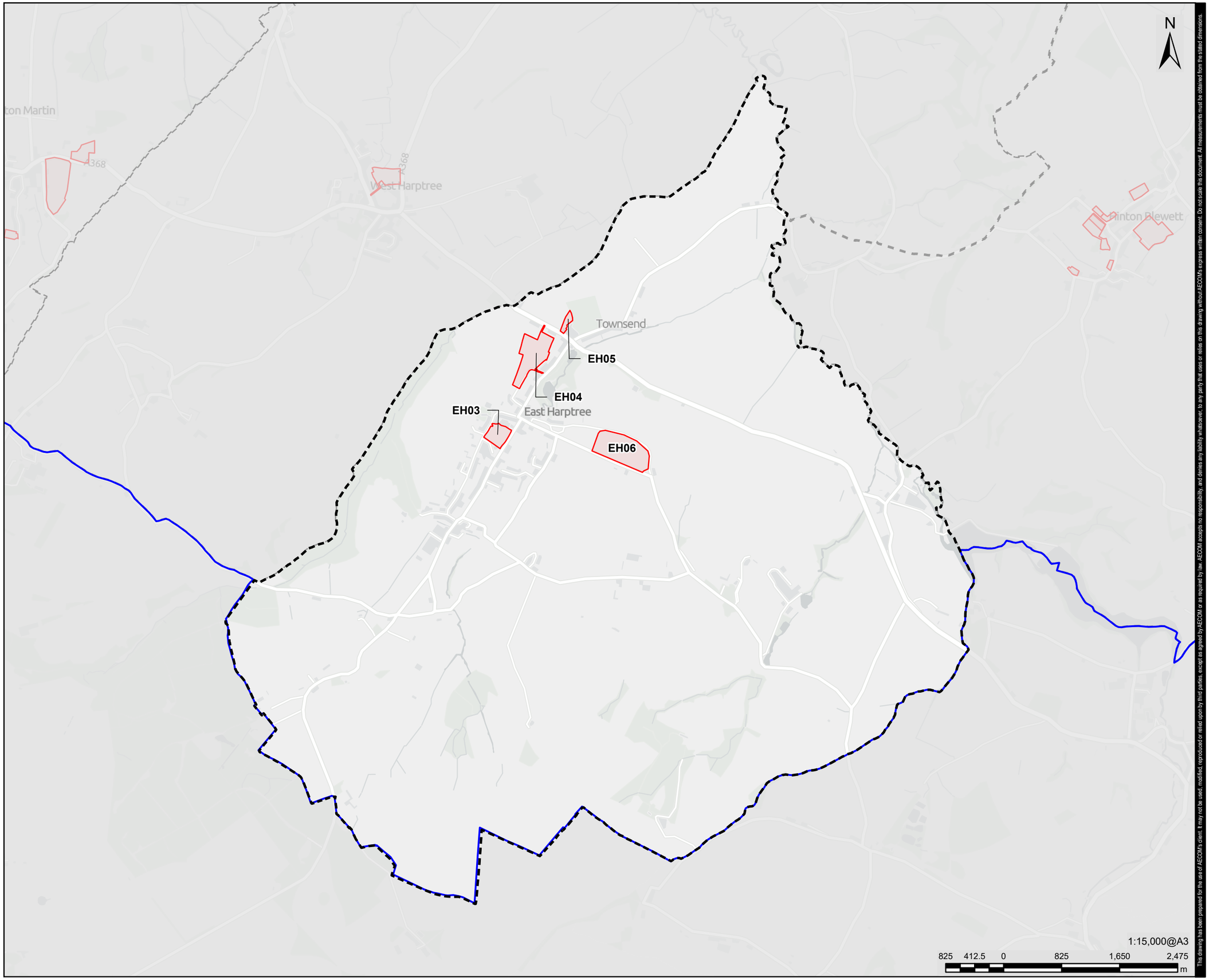

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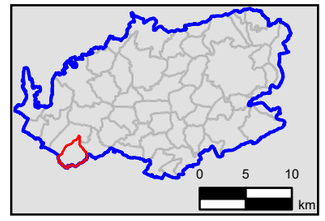

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 16 - East Harptree CP

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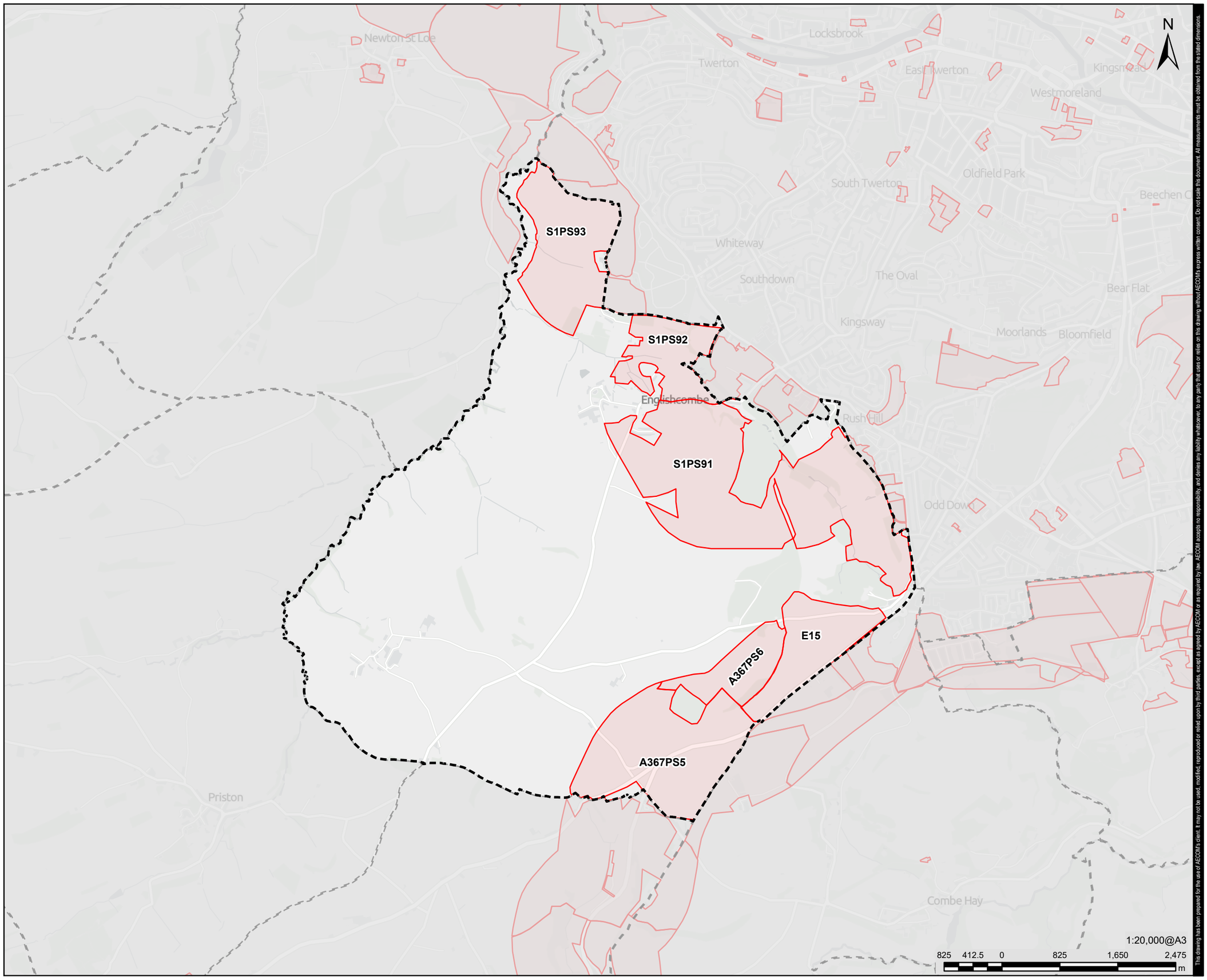

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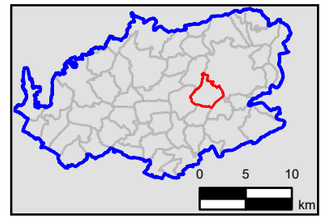

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 17 - Englishcombe CP

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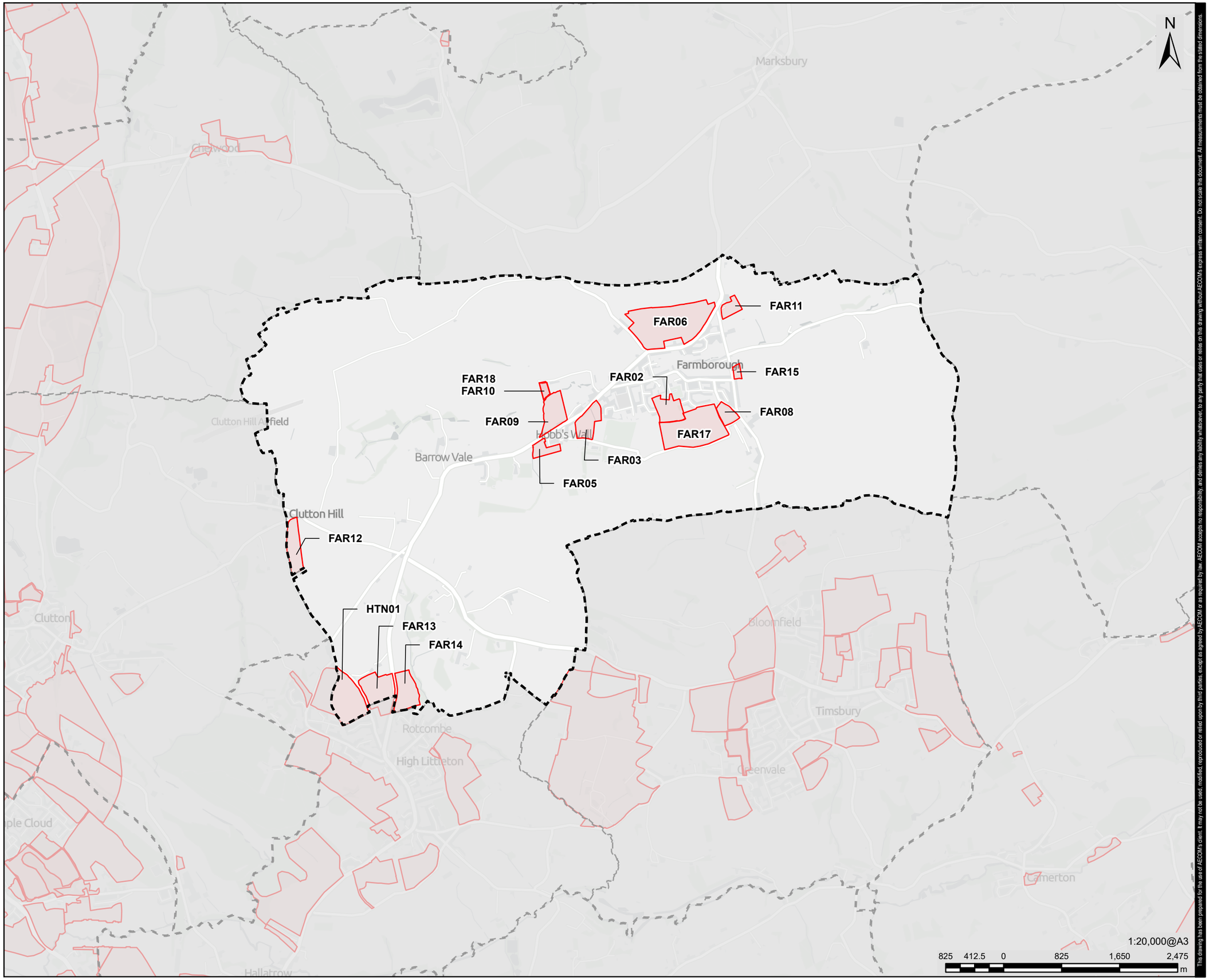

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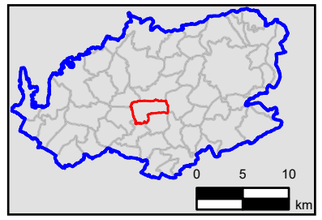

NOTES

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 18 - Farmborough CP

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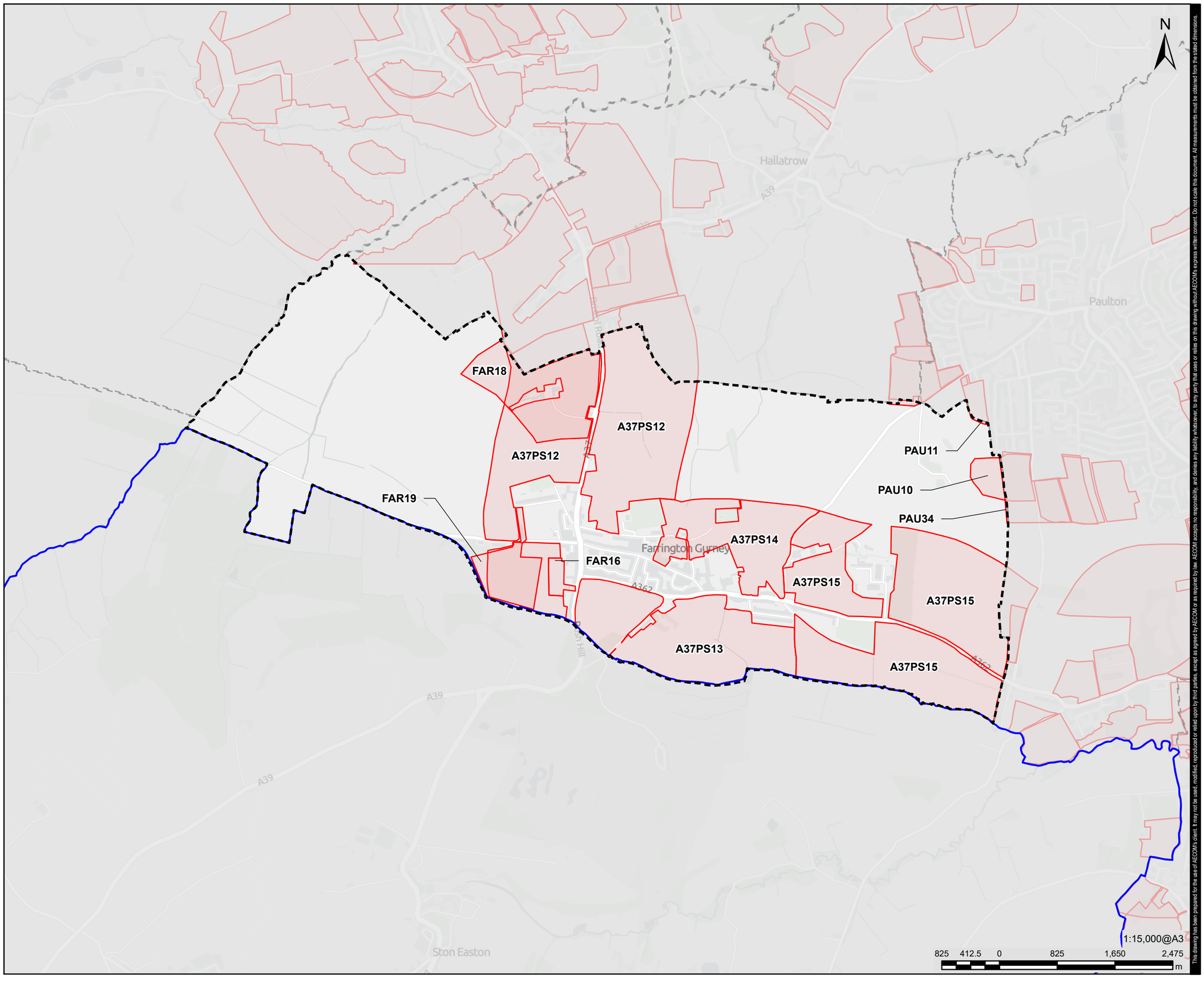

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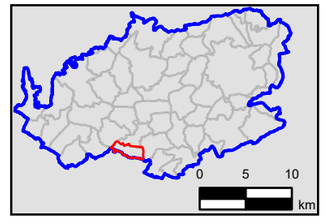

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 19 - Farrington Gurney CP

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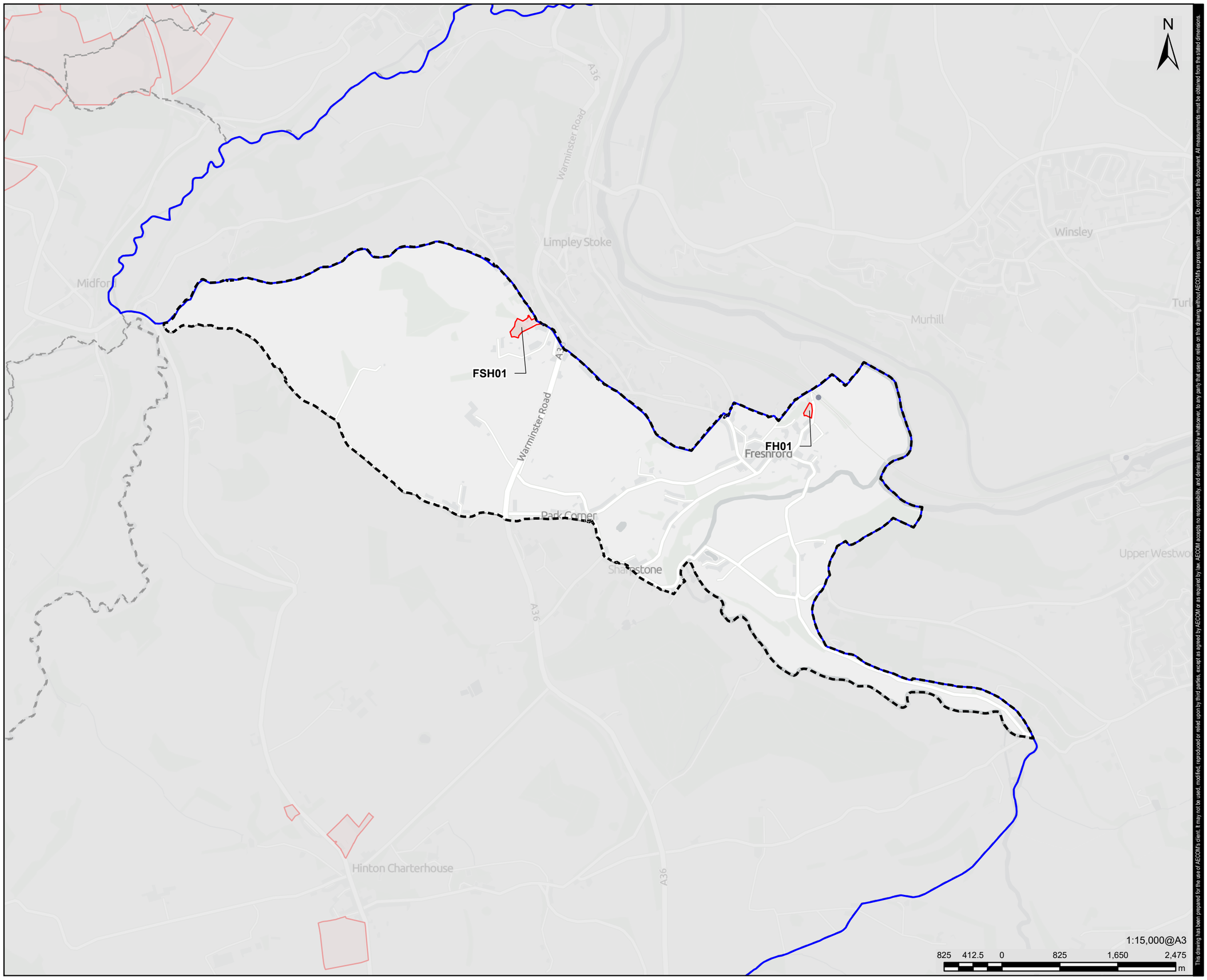

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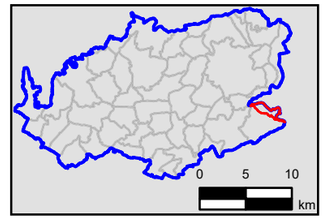

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 21 - Freshford CP

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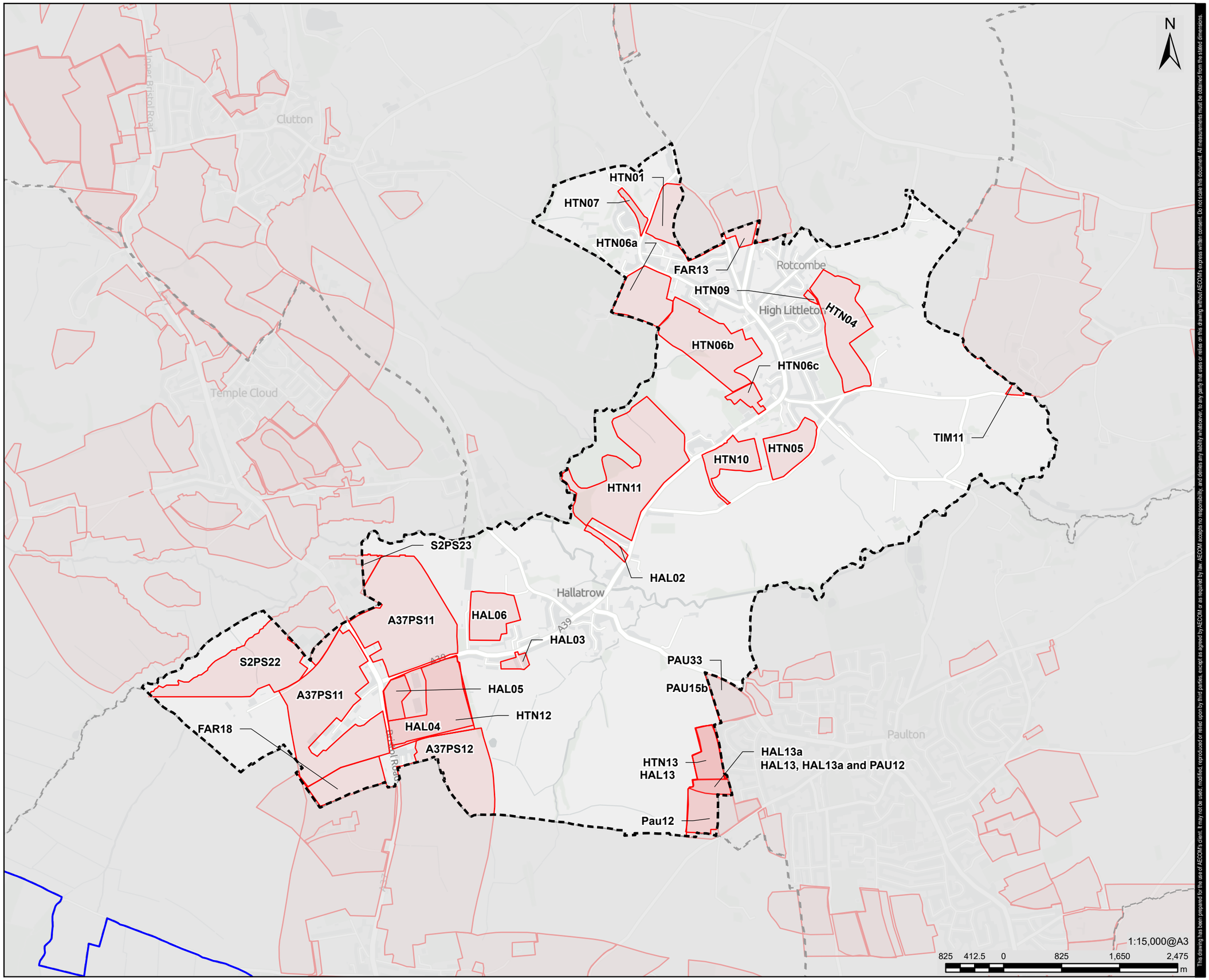

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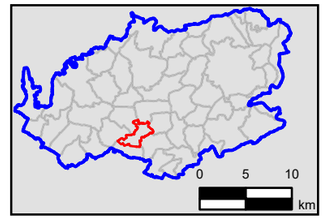

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 22 - High Littleton CP

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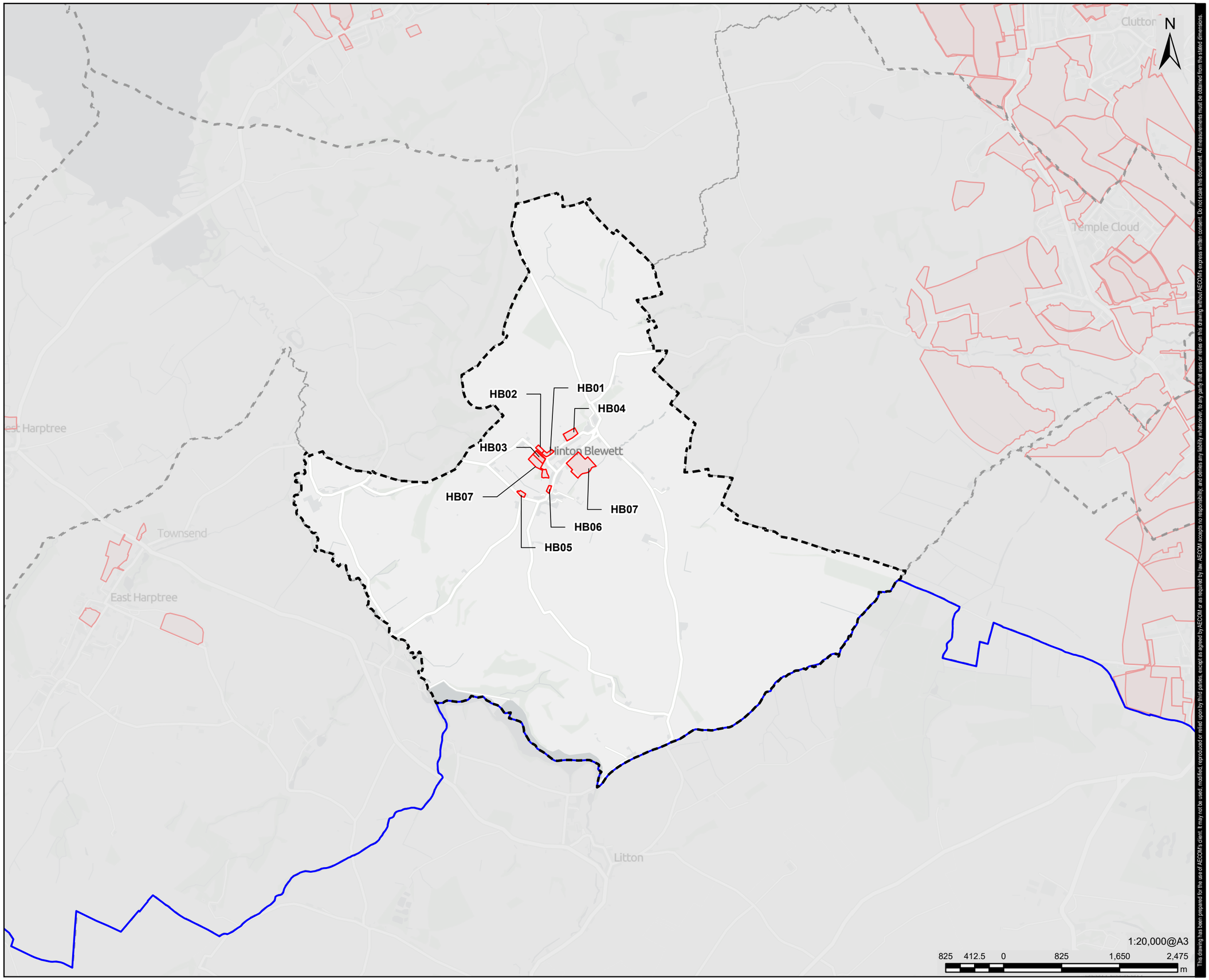

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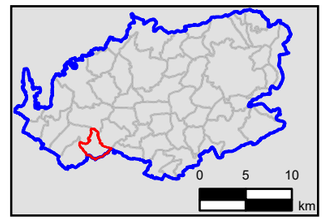

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 23 - Hinton Blewett CP

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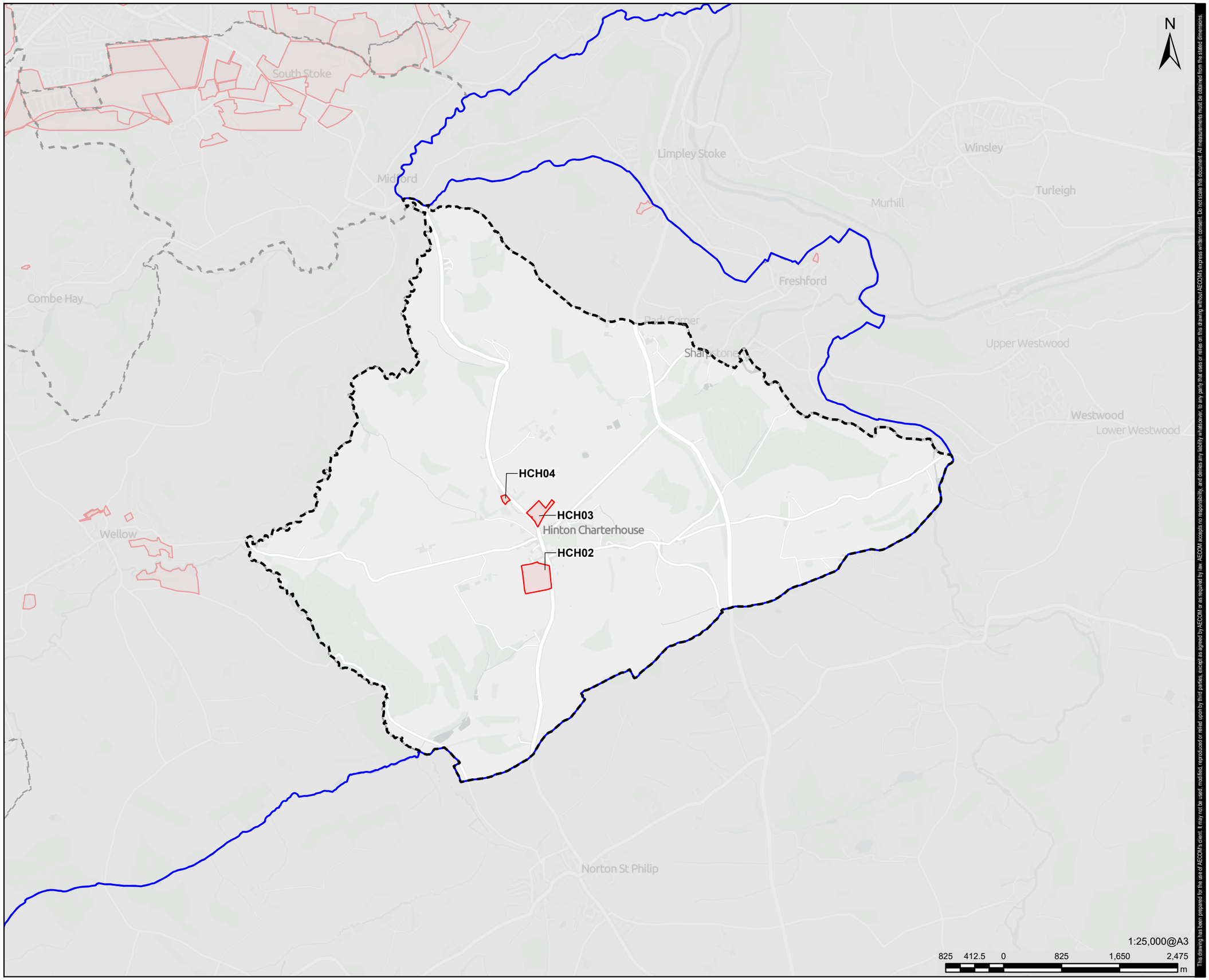

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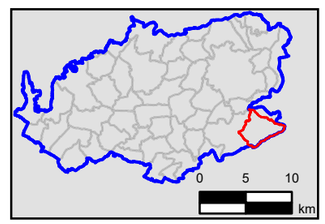

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ISSUE PURPOSE

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 24 - Hinton Charterhouse CP

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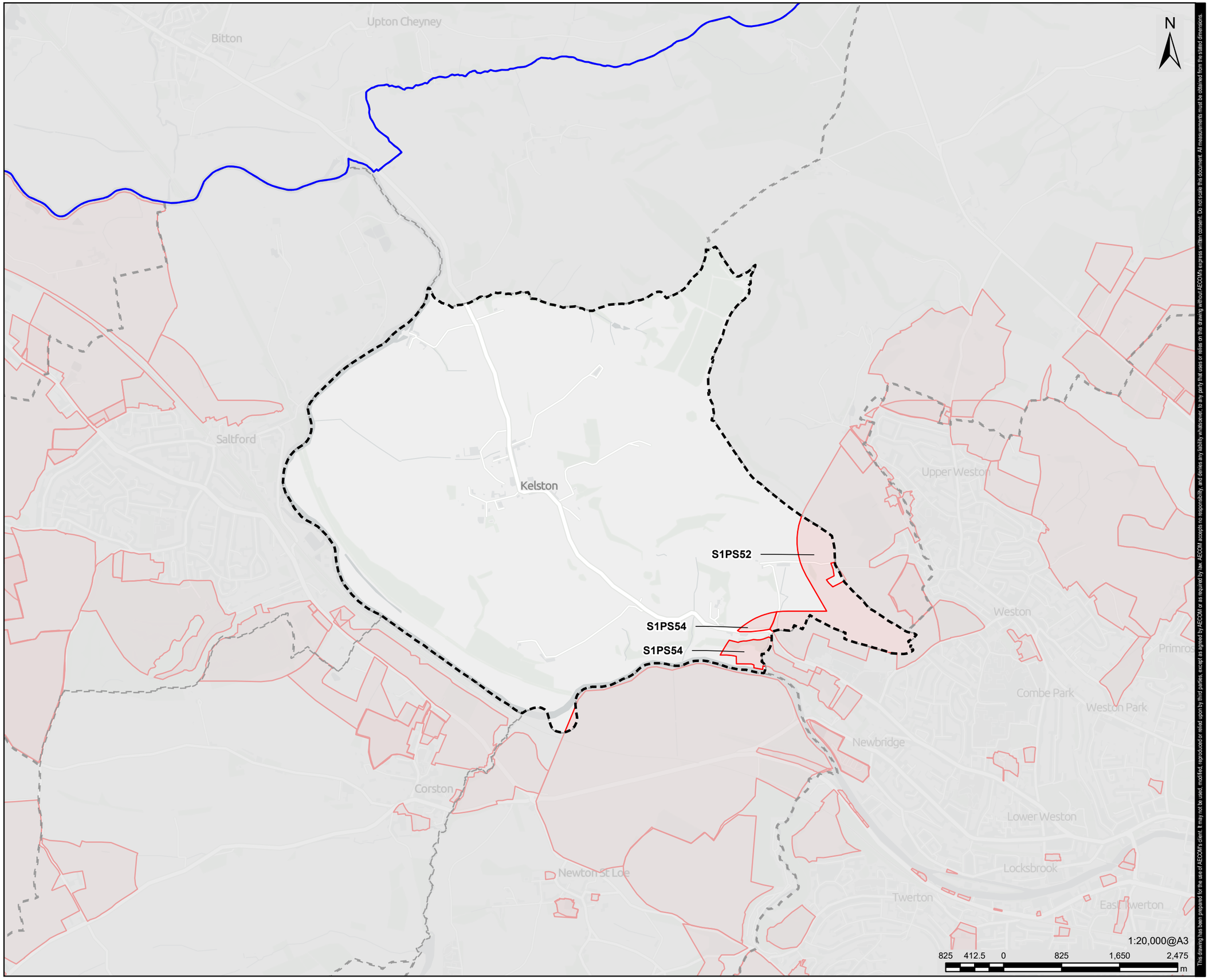

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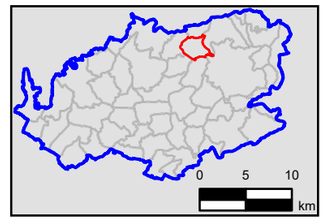

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 25 - Kelston CP

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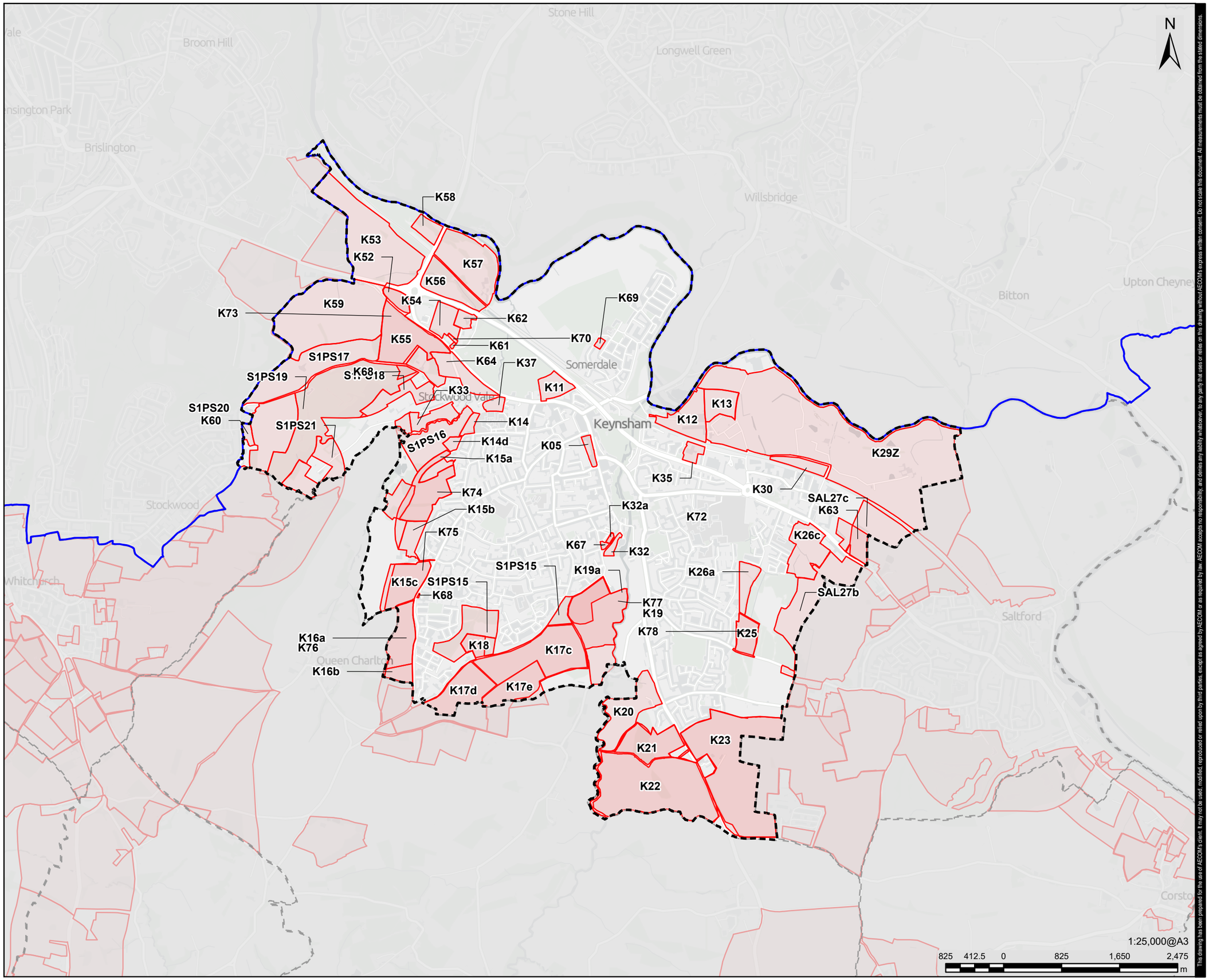

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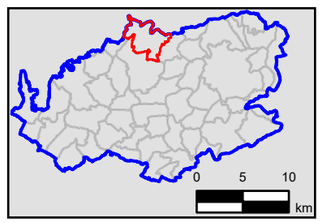

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ISSUE PURPOSE

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 26 - Keynsham CP

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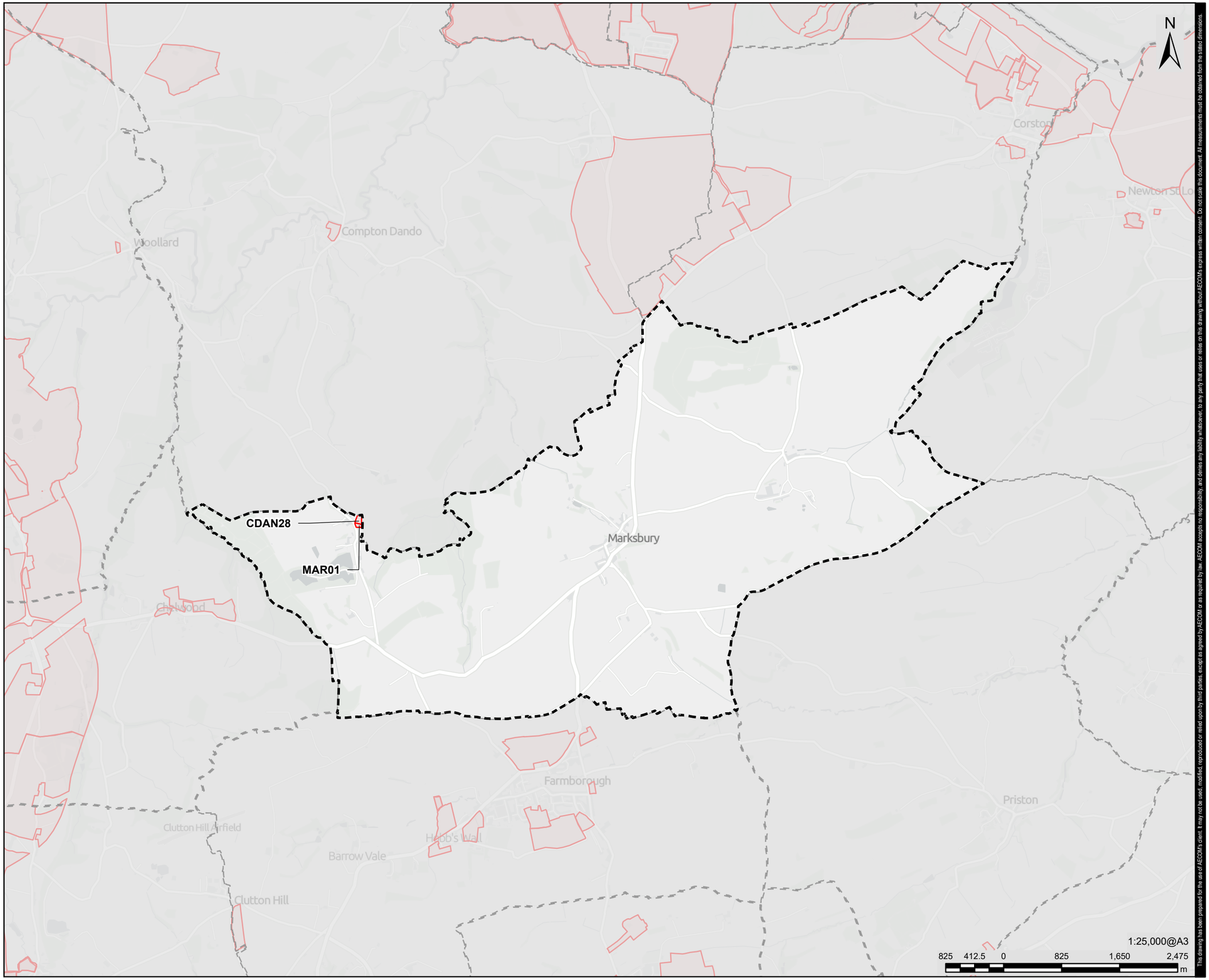

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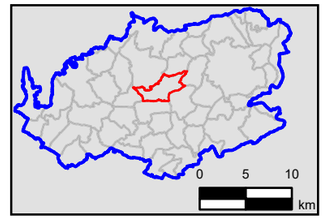

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ISSUE PURPOSE

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 27 - Marksbury CP

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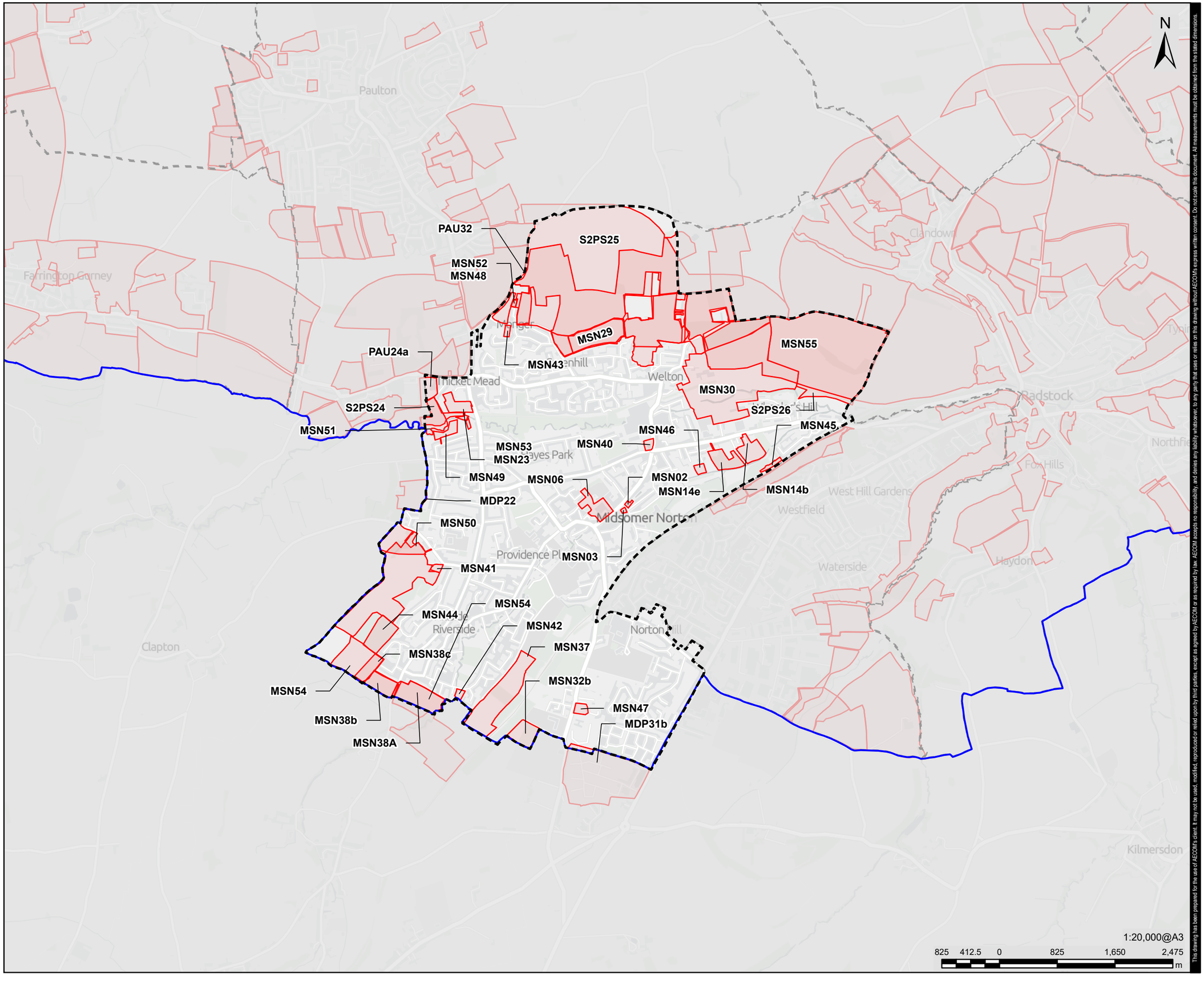

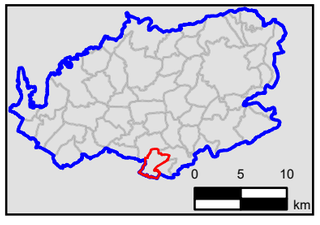

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ISSUE PURPOSE

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PROJECT NUMBER

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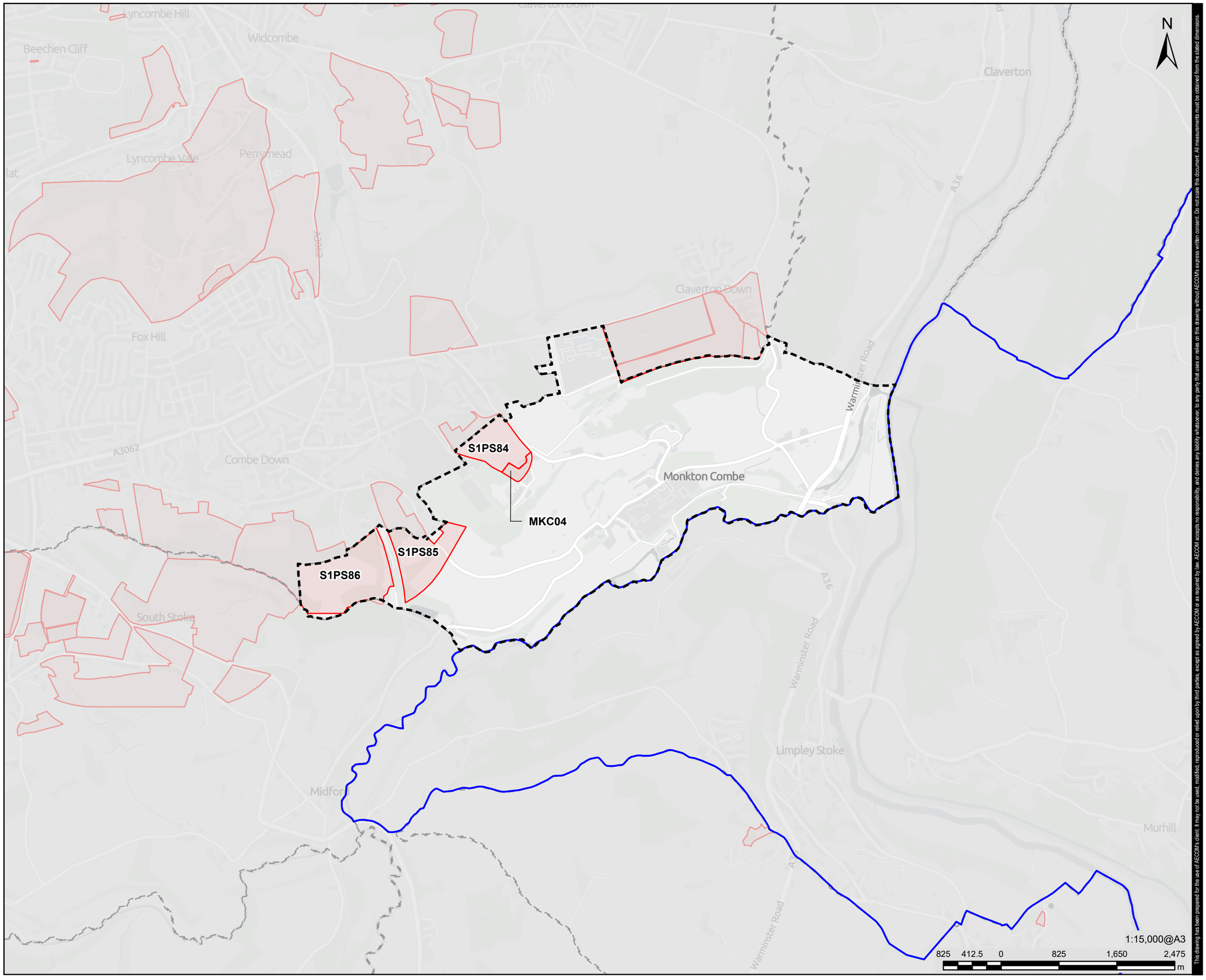
FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 28 - Midsomer Norton CP



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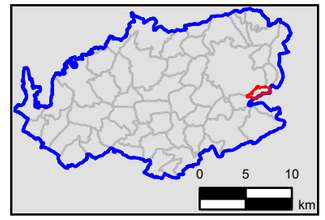

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ISSUE PURPOSE

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 29 - Monkton Combe CP

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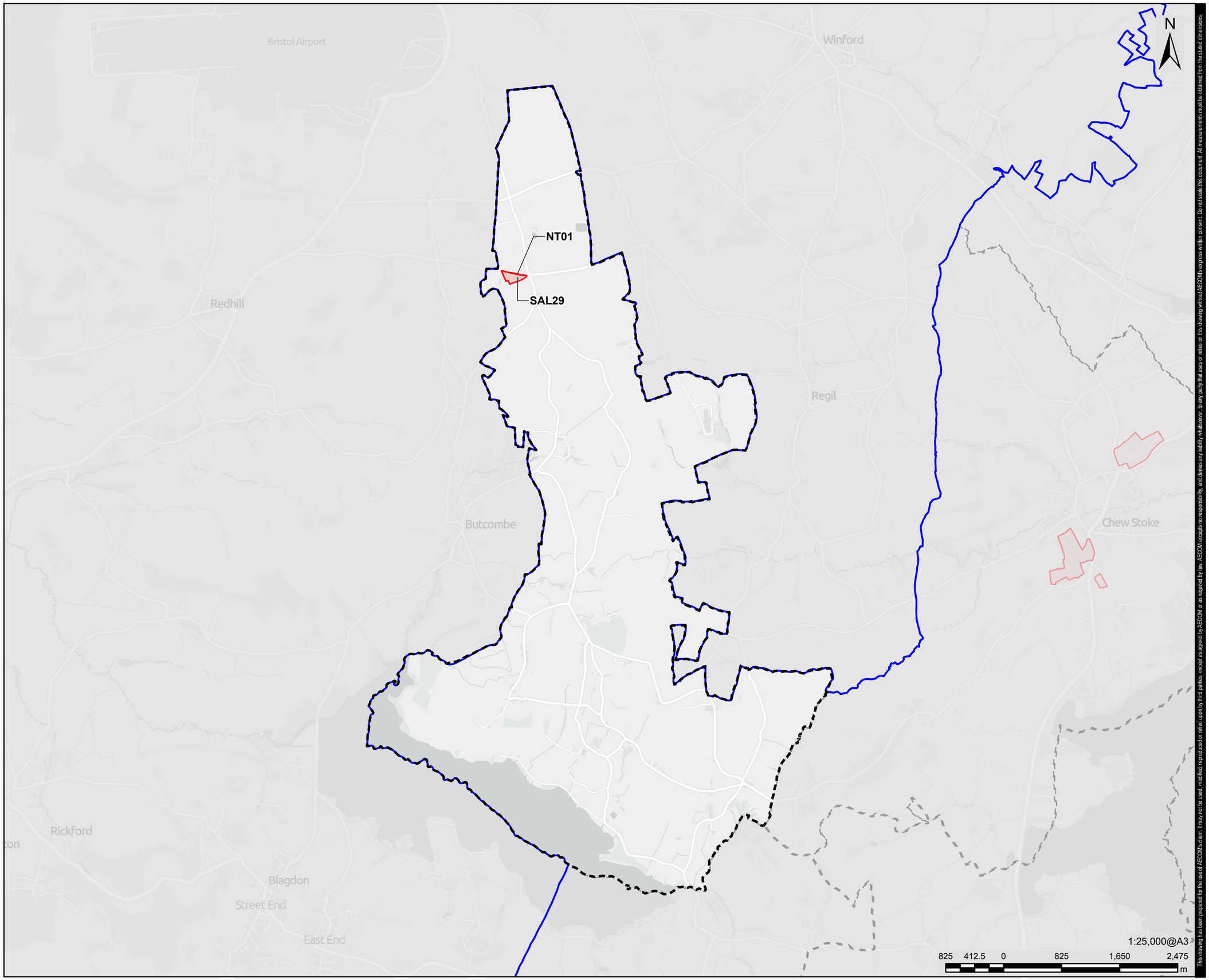

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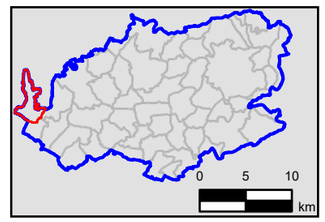

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PROJECT NUMBER

60698227

FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 30 - Nempnett Thrubwell CP

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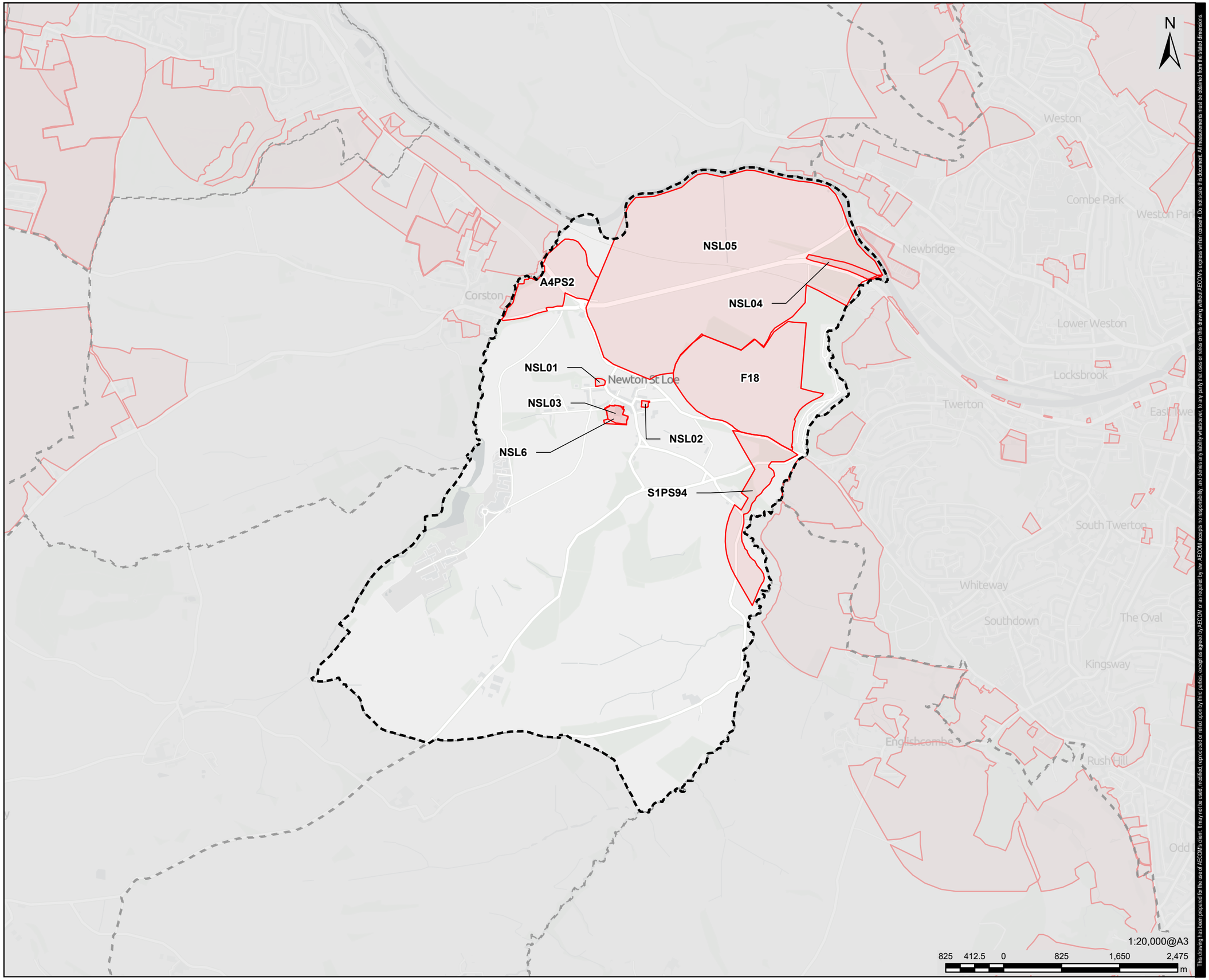

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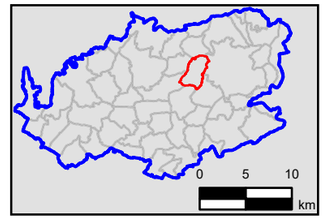

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60698227

FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 31 - Newton St. Loe CP

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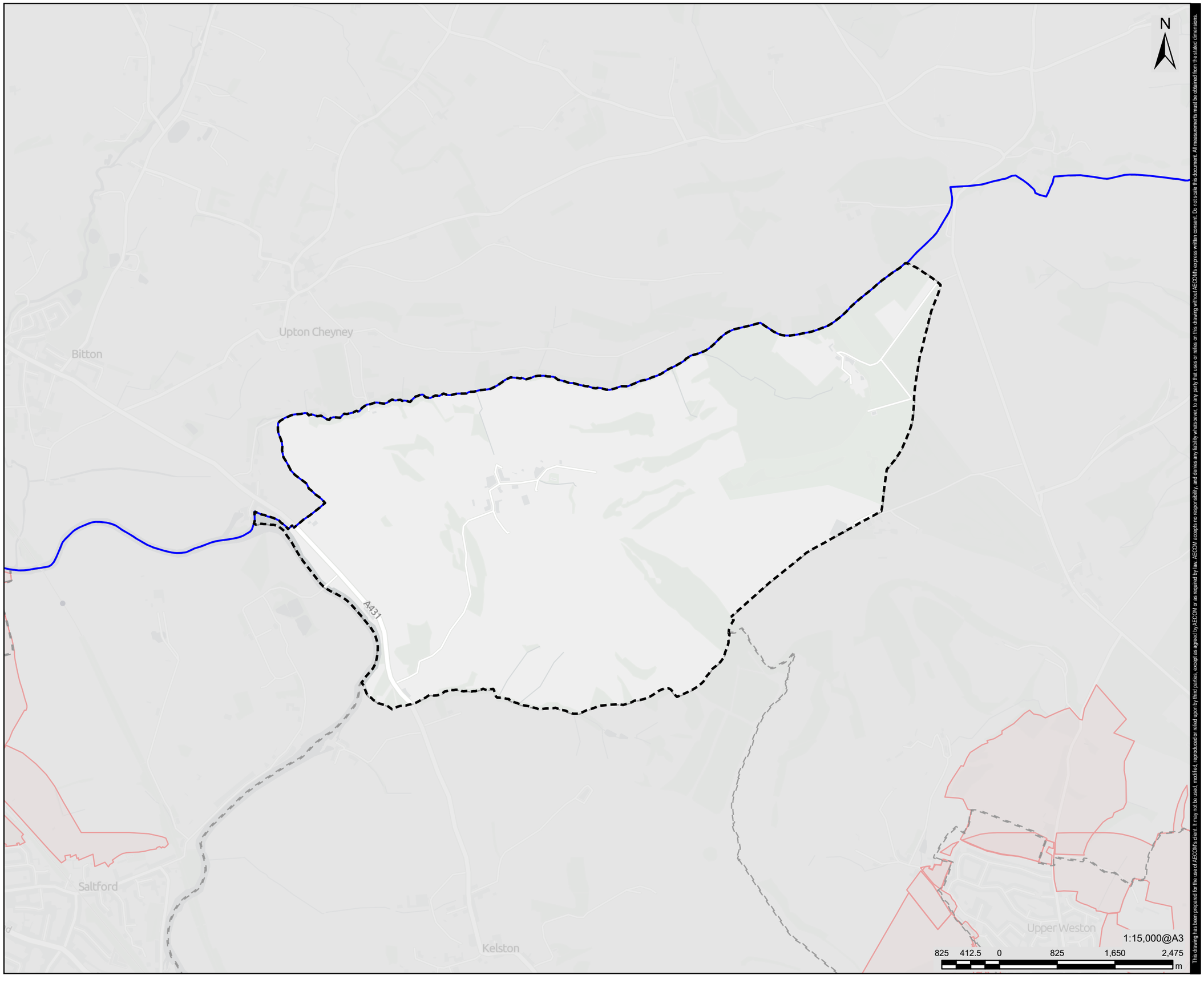

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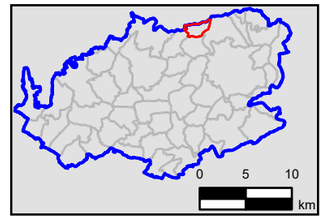

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 32 - North Stoke CP

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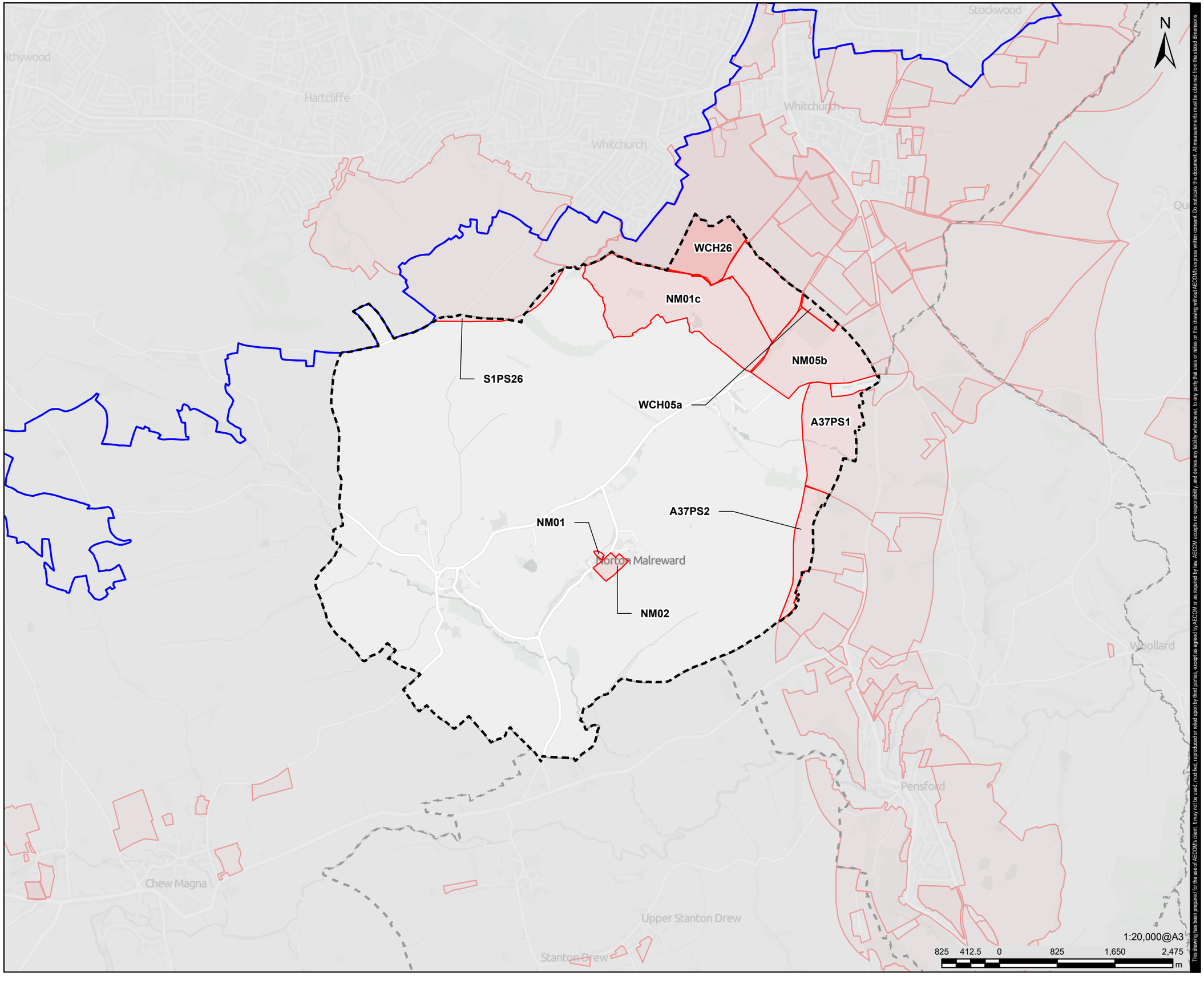

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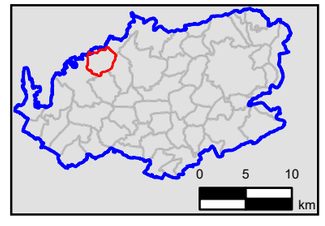

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 33 - Norton Malreward CP

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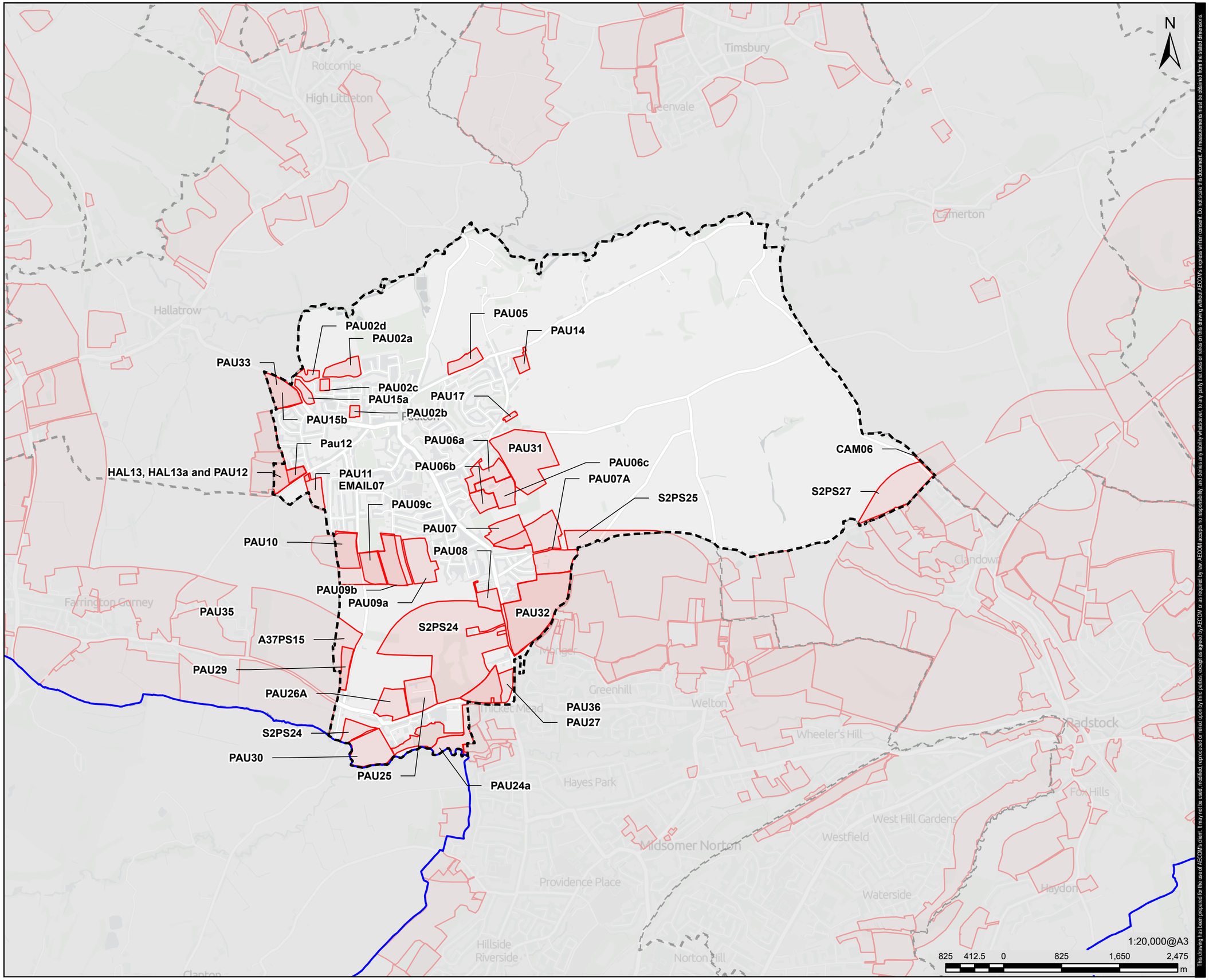

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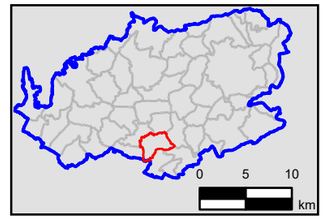

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 34 - Paulton CP

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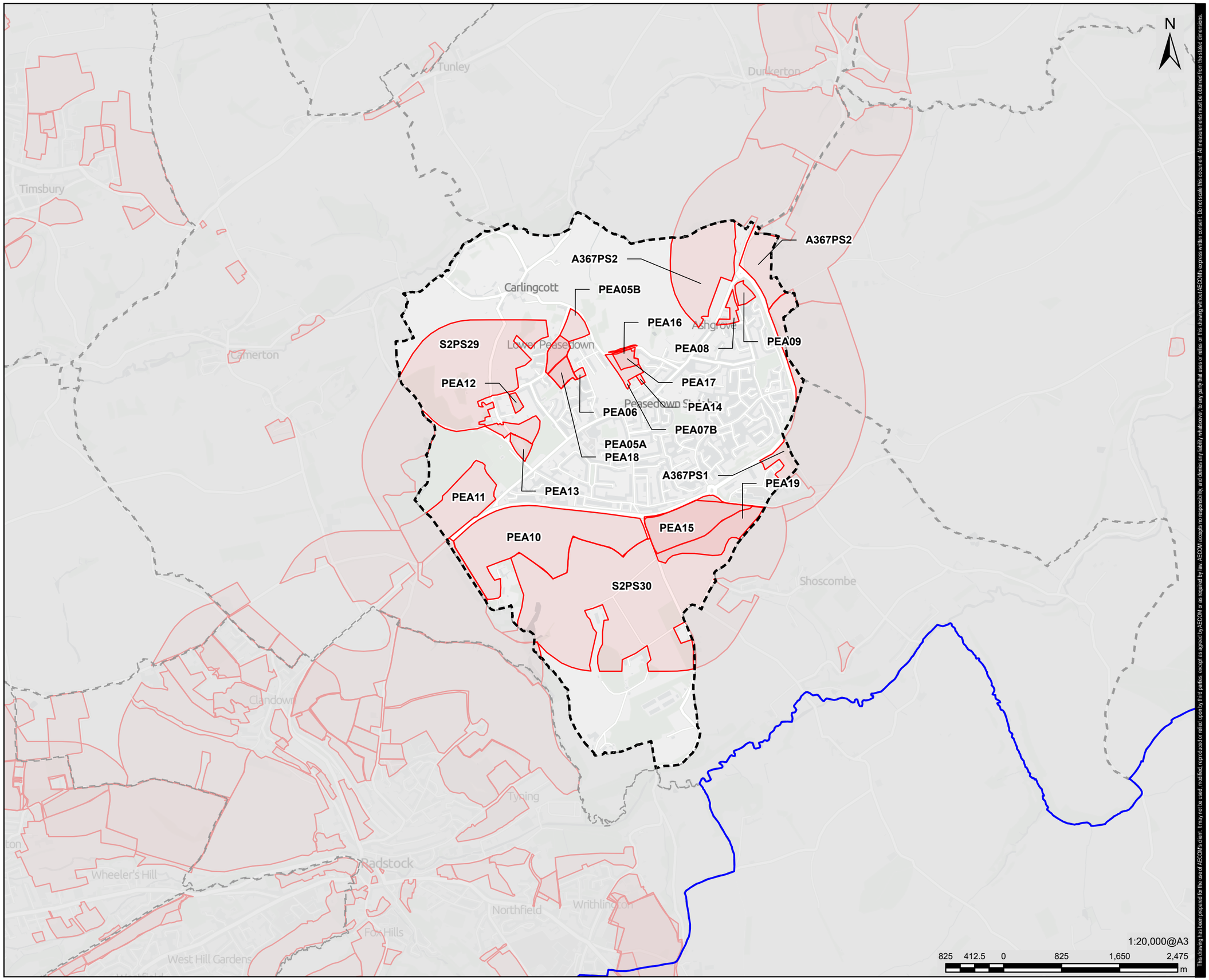

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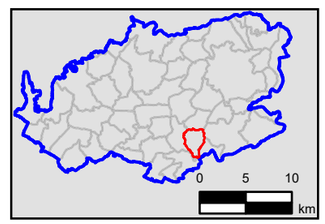

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 35 - Peasedown St. John CP

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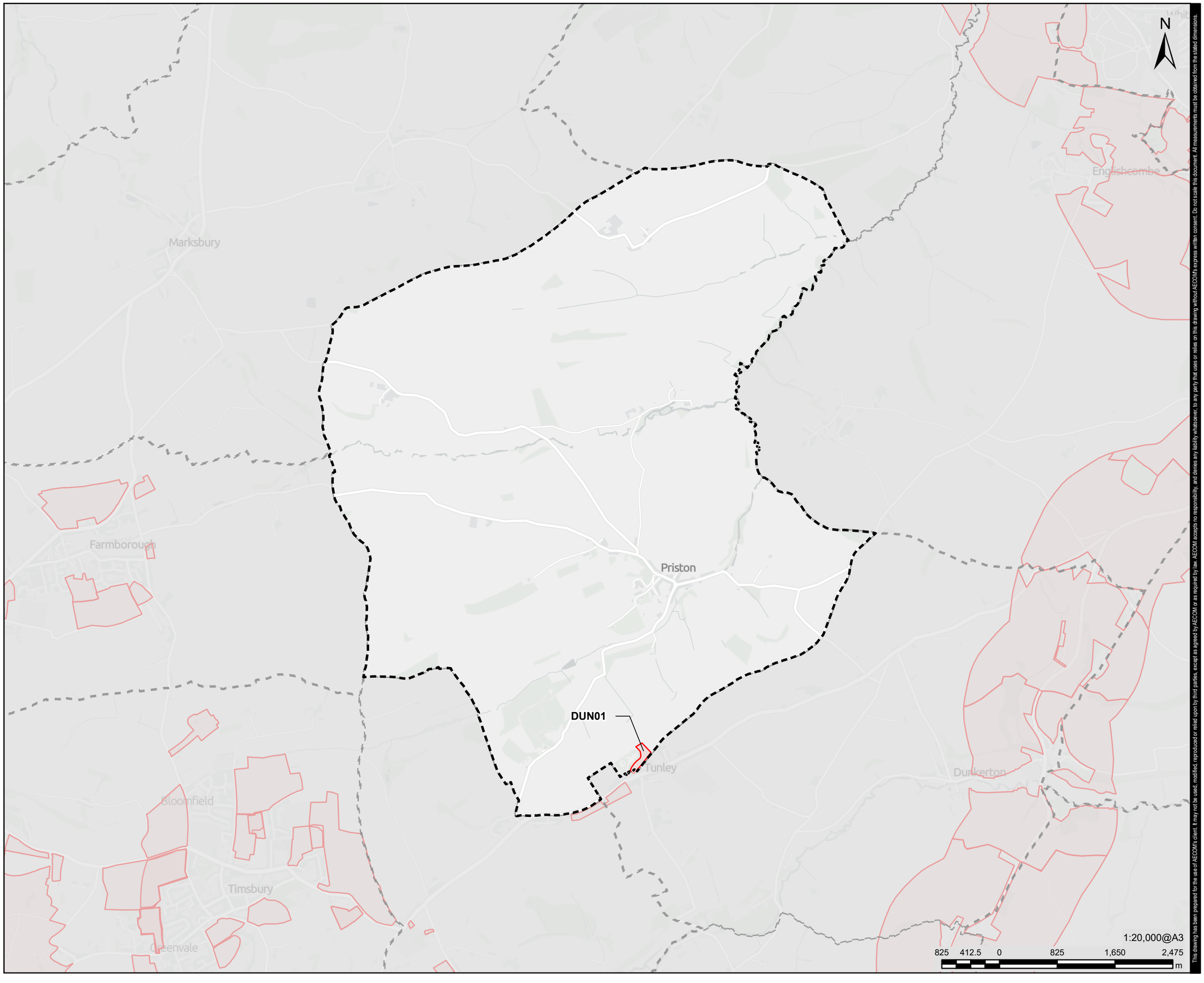

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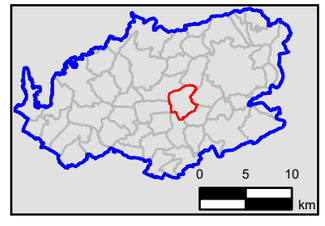

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PROJECT NUMBER

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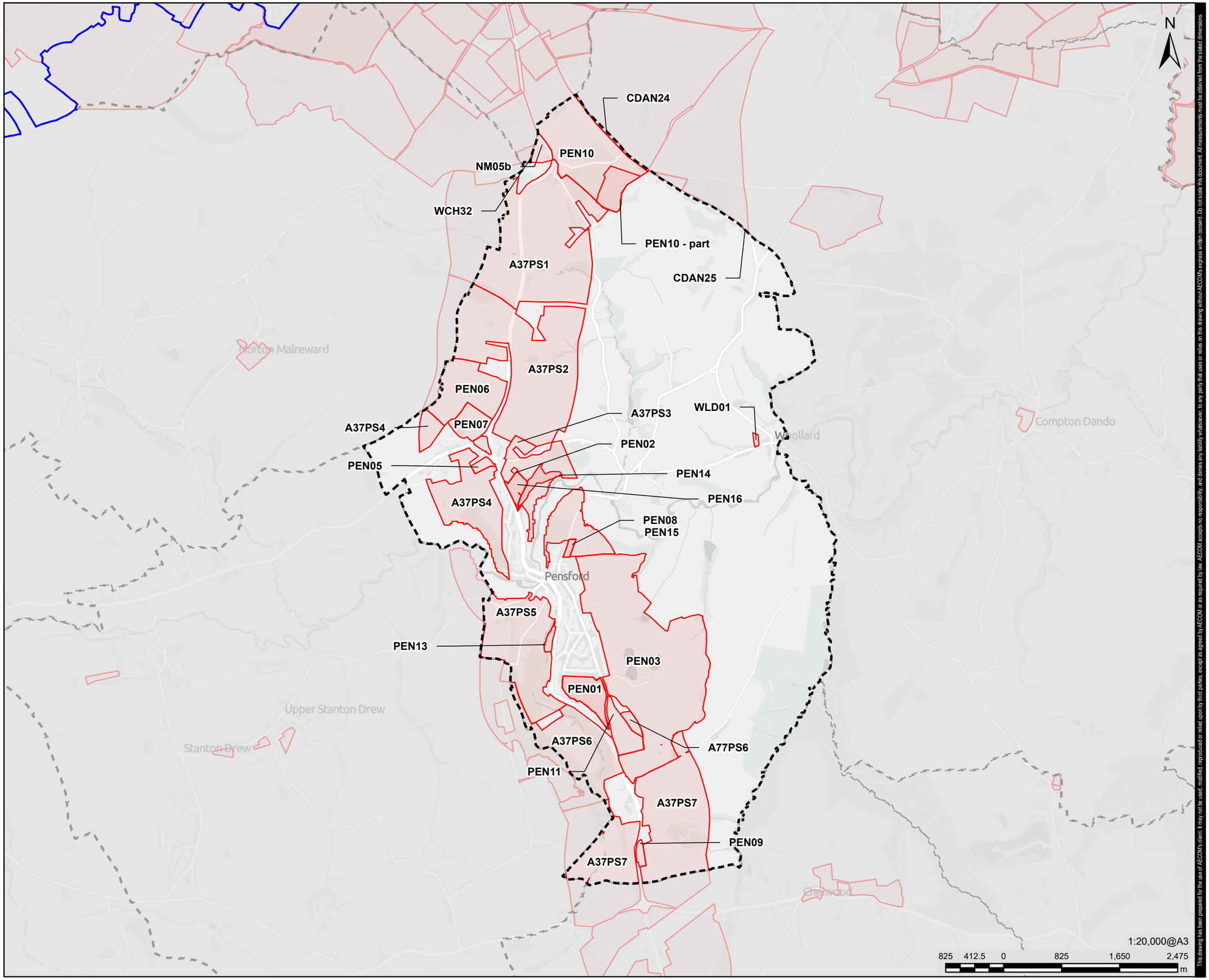
FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 36 - Priston CP



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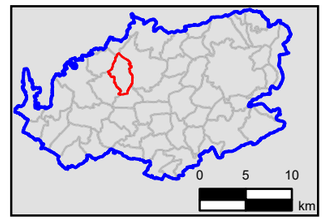

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 37 - Publow CP

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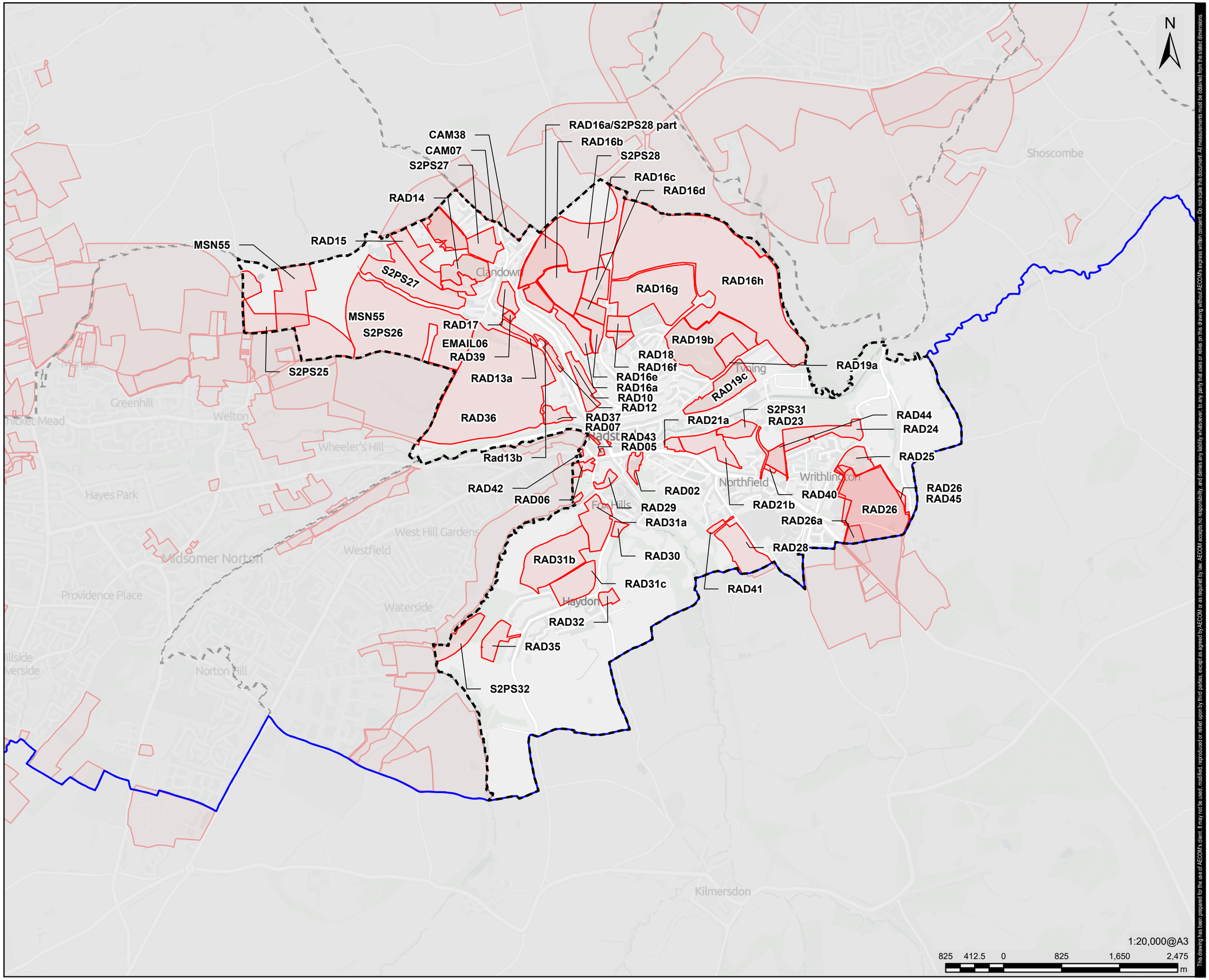

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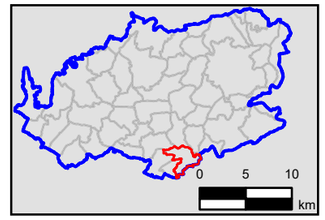

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ISSUE PURPOSE

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PROJECT NUMBER

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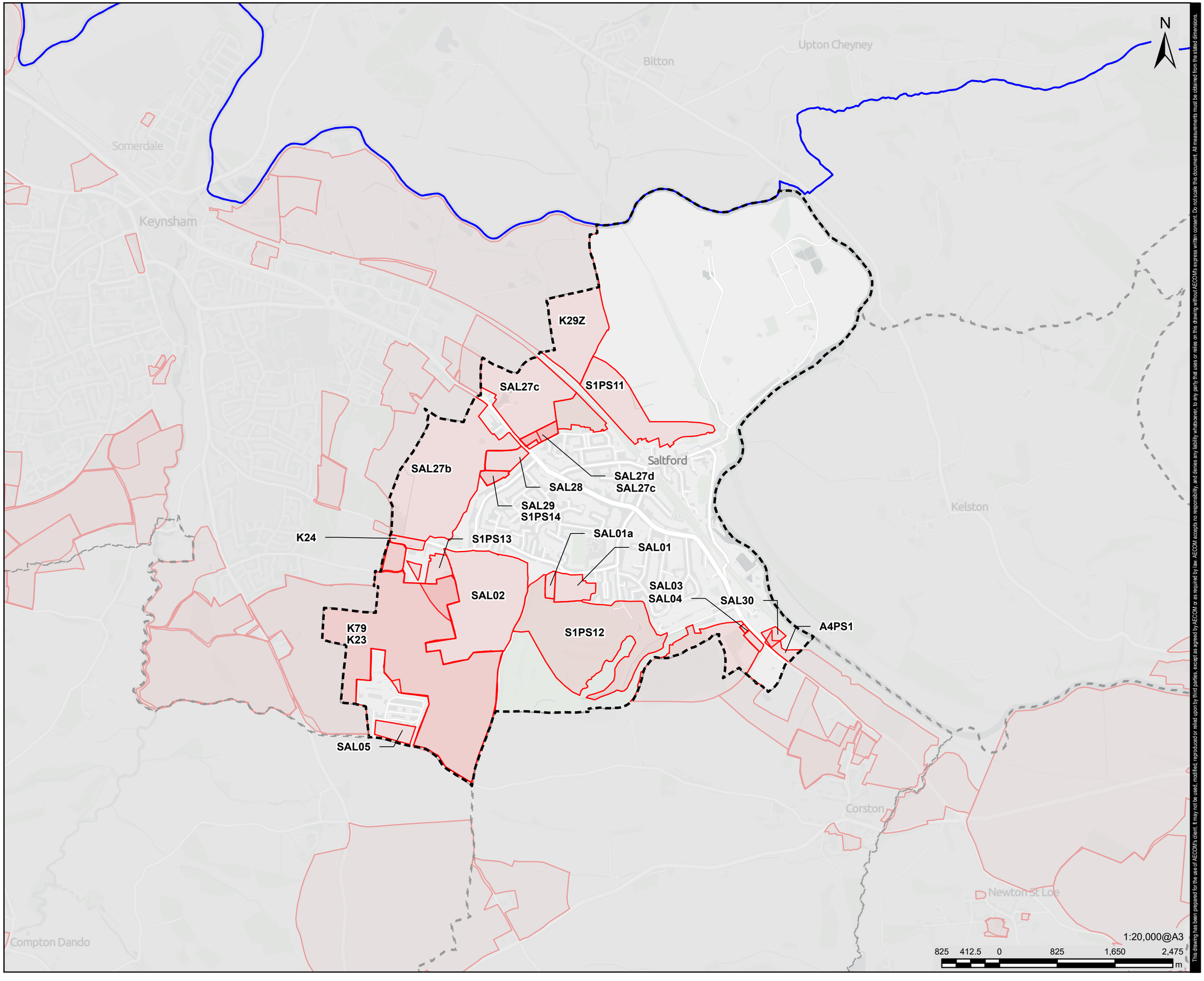
FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 38 - Radstock CP



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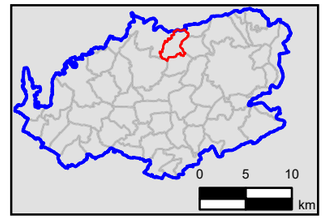

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 39 - Saltford CP

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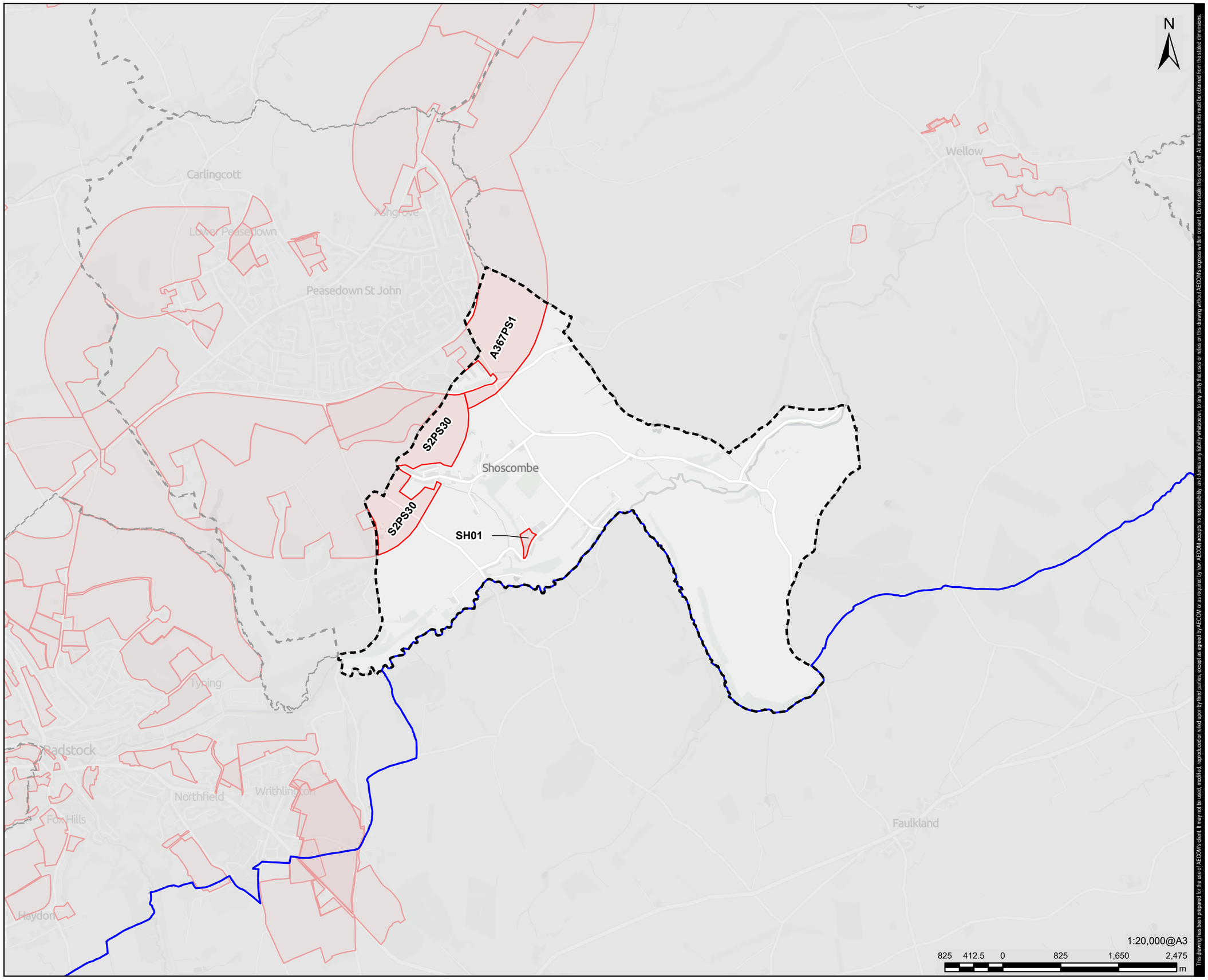

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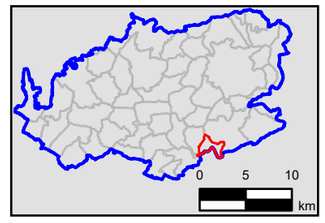

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60698227

FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 40 - Shoscombe CP

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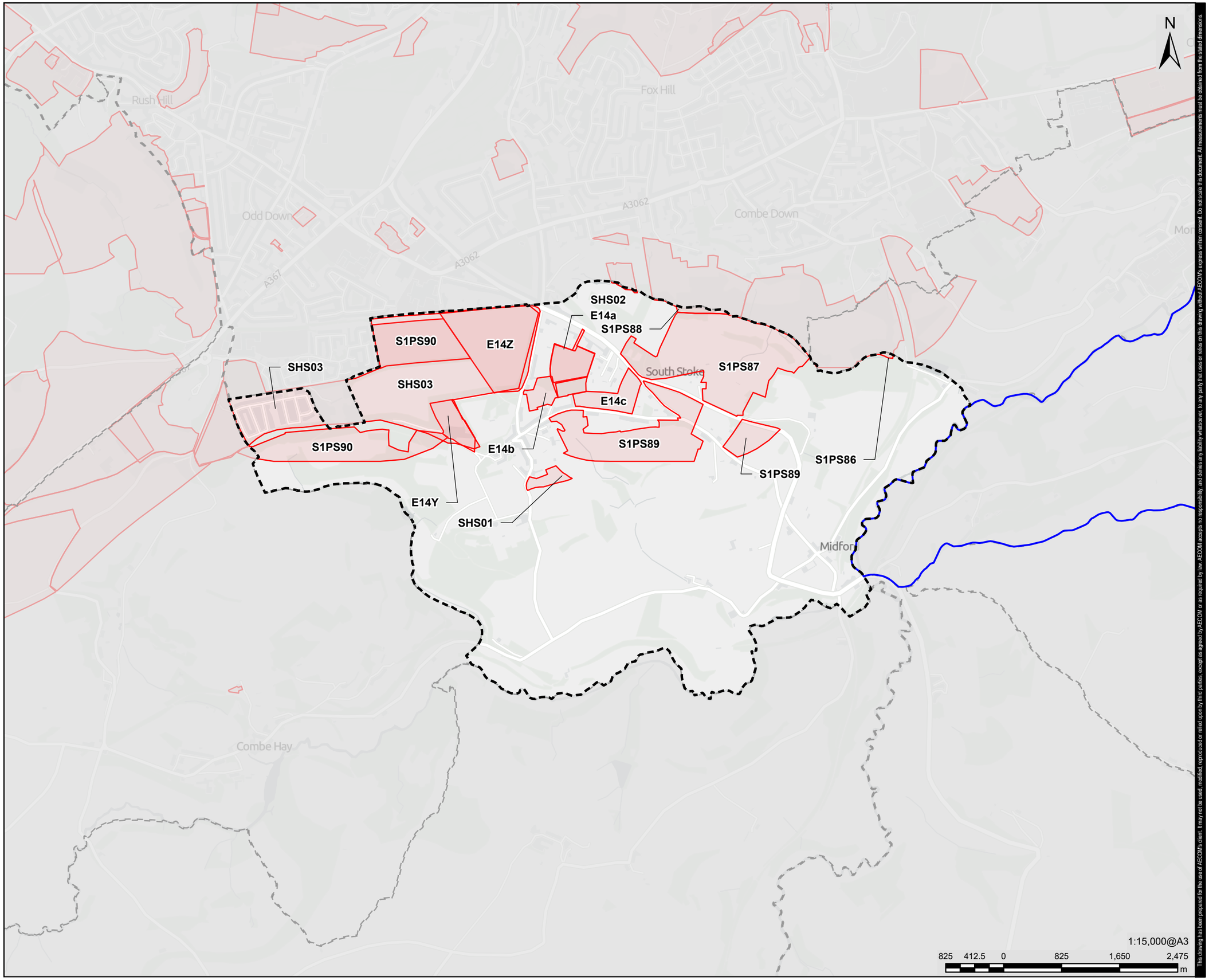

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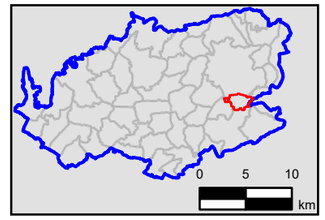

NOTES

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ISSUE PURPOSE

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PROJECT NUMBER

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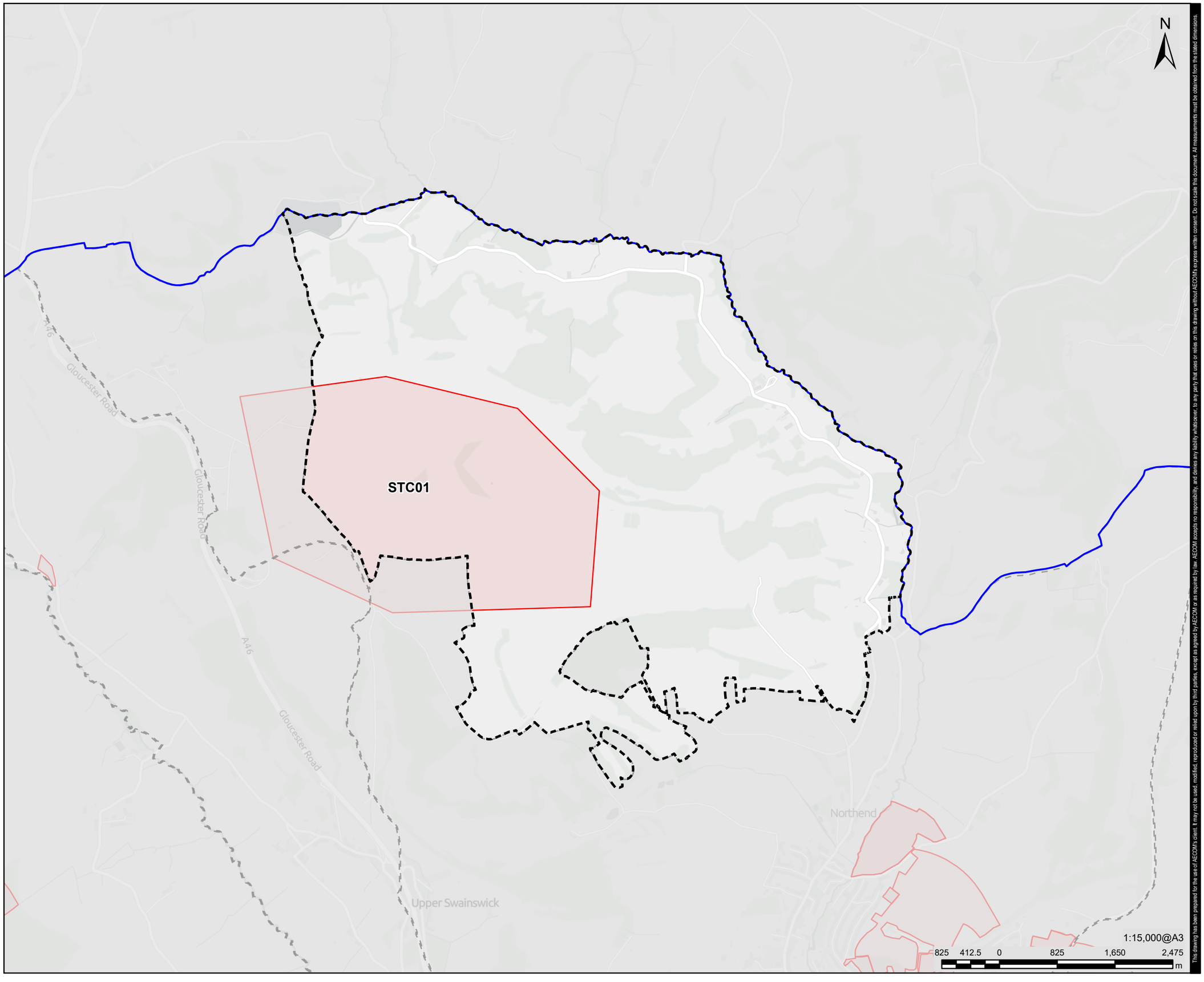
FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 41 - Southstoke CP



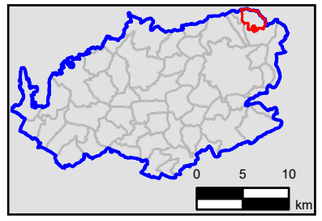


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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 42 - St. Catherine CP

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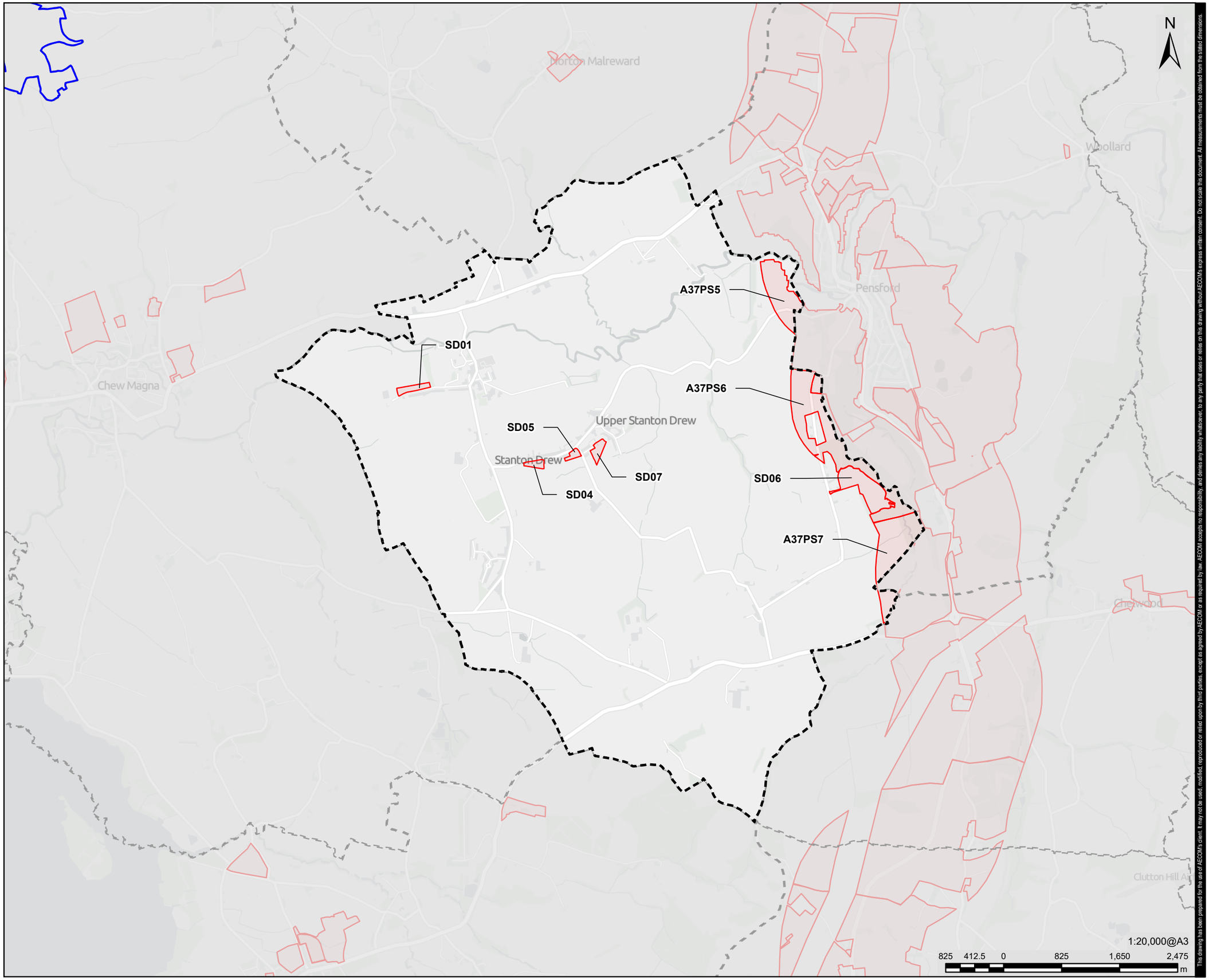

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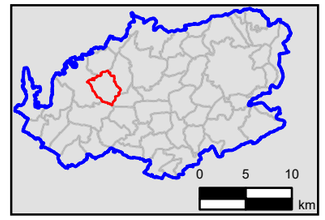

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 43 - Stanton Drew CP

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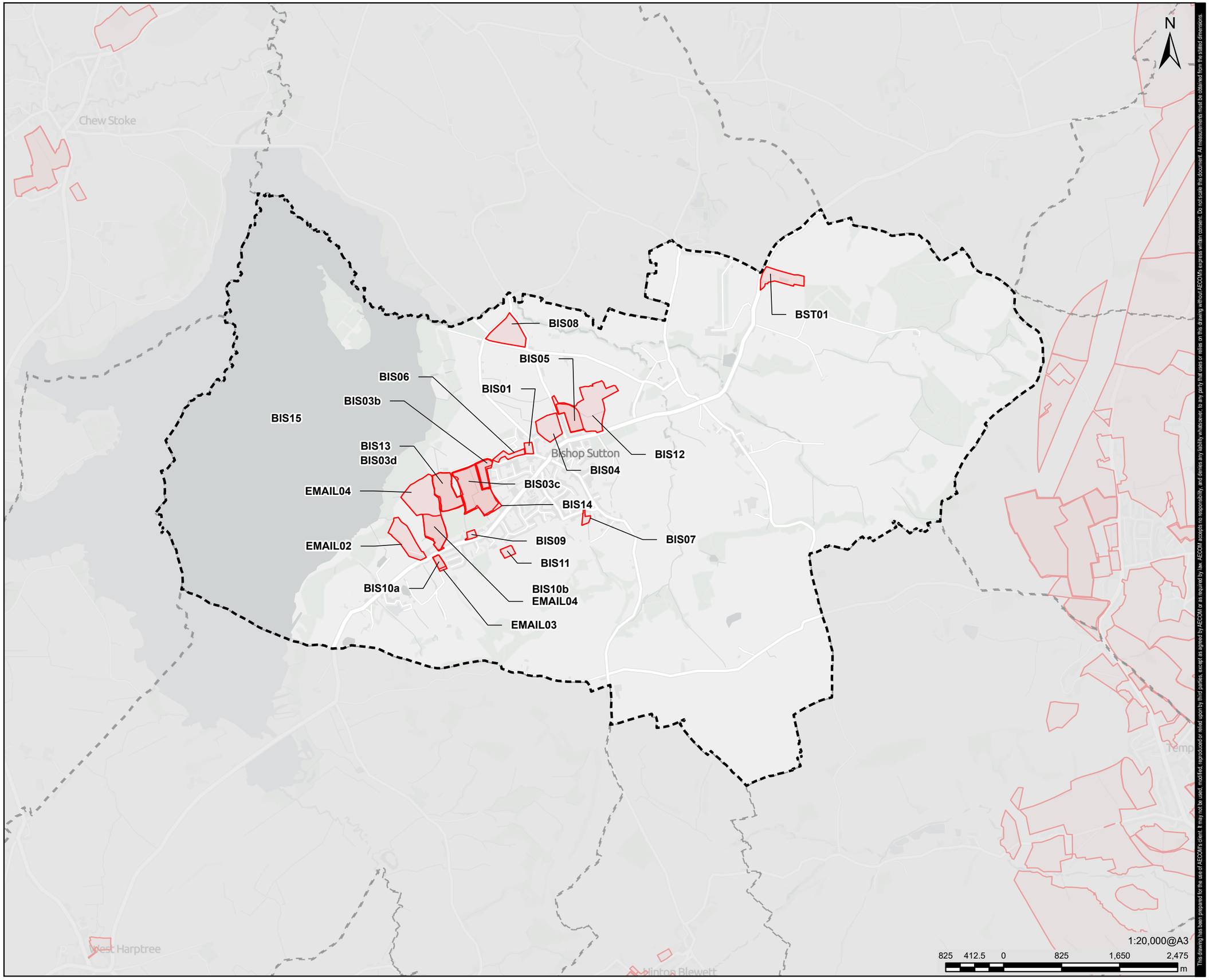

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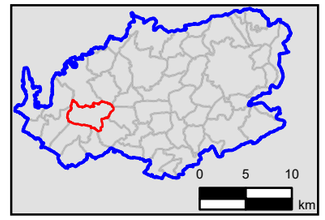

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 44 - Stowey-Sutton CP

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N

SWA01

STC01

S1PS63

S1PS62

S1PS63

Upper Swainswick

Batheaston

Upper Weston

Bailbrook

Lambridge

Larkhall

Weston

Beacon Hill

Fairfield Park

Lansdown

1:20,000@A3

825 412.5 0 825 1,650 2,475 m

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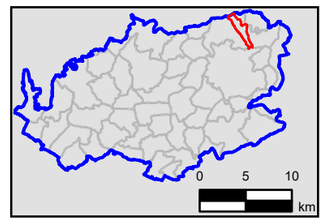

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 45 - Swainswick CP

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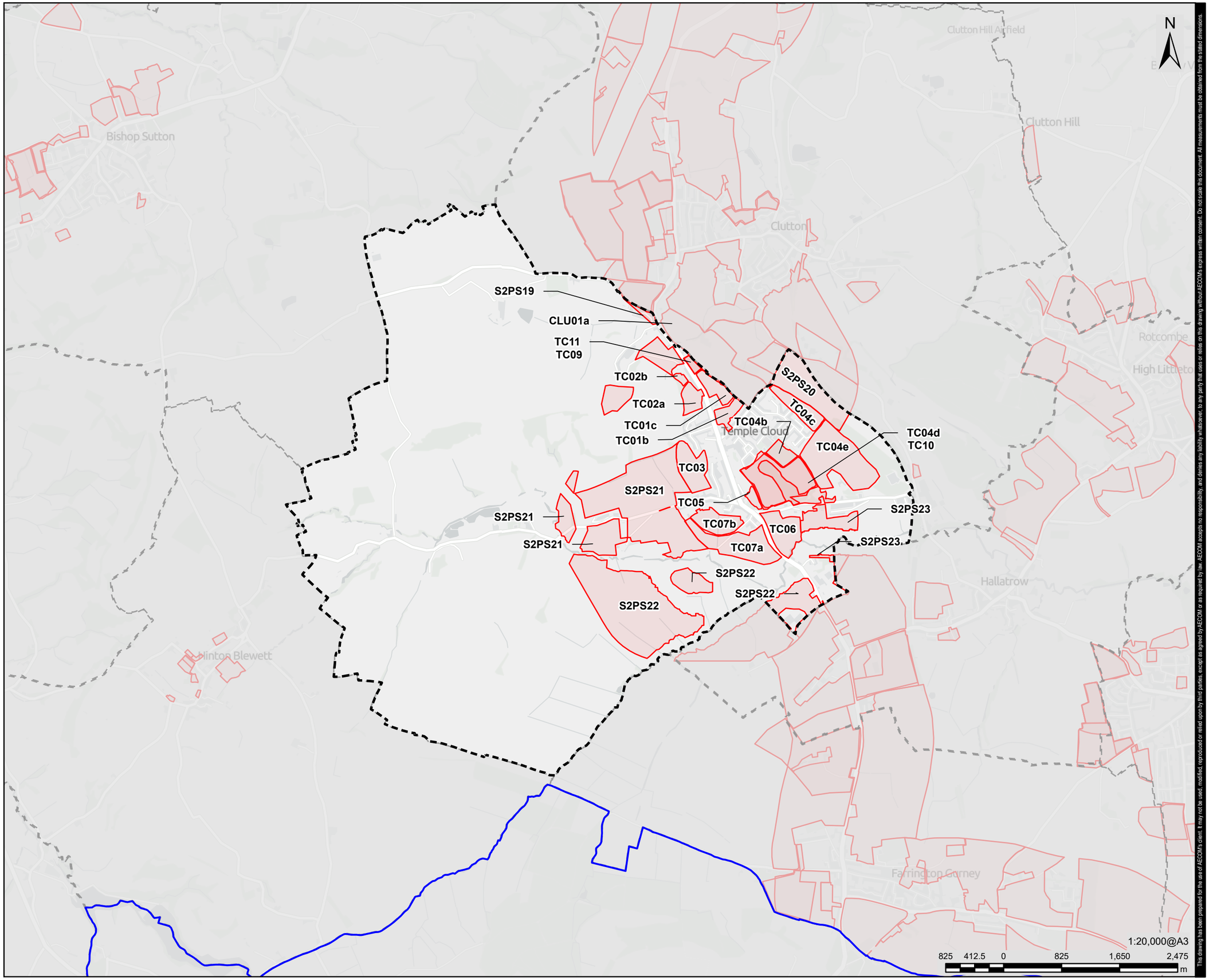

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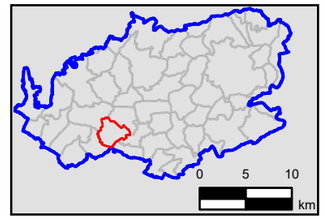

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 46 - Temple Cloud with Cameley CP

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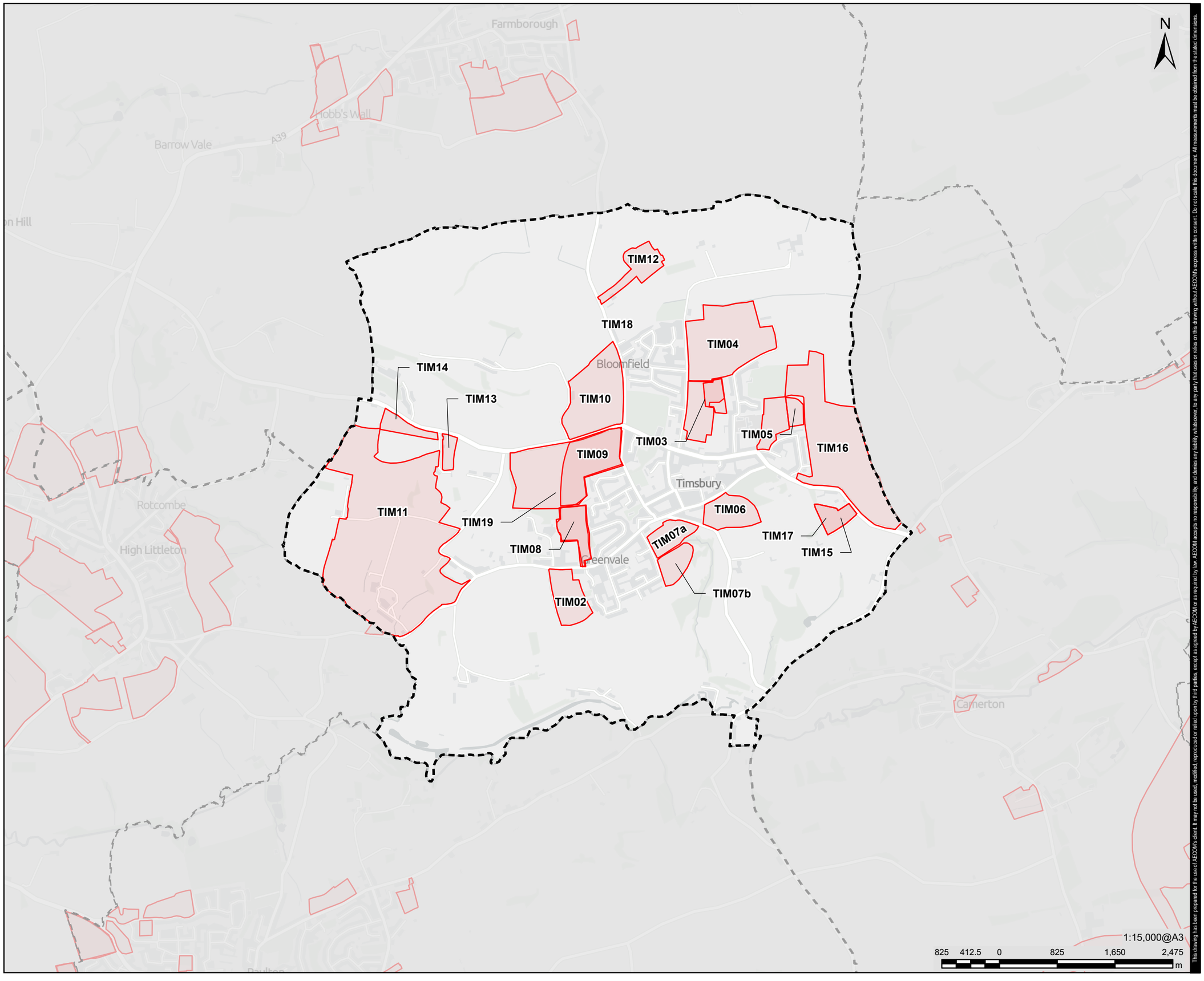

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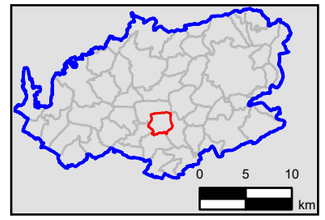

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 47 - Timsbury CP

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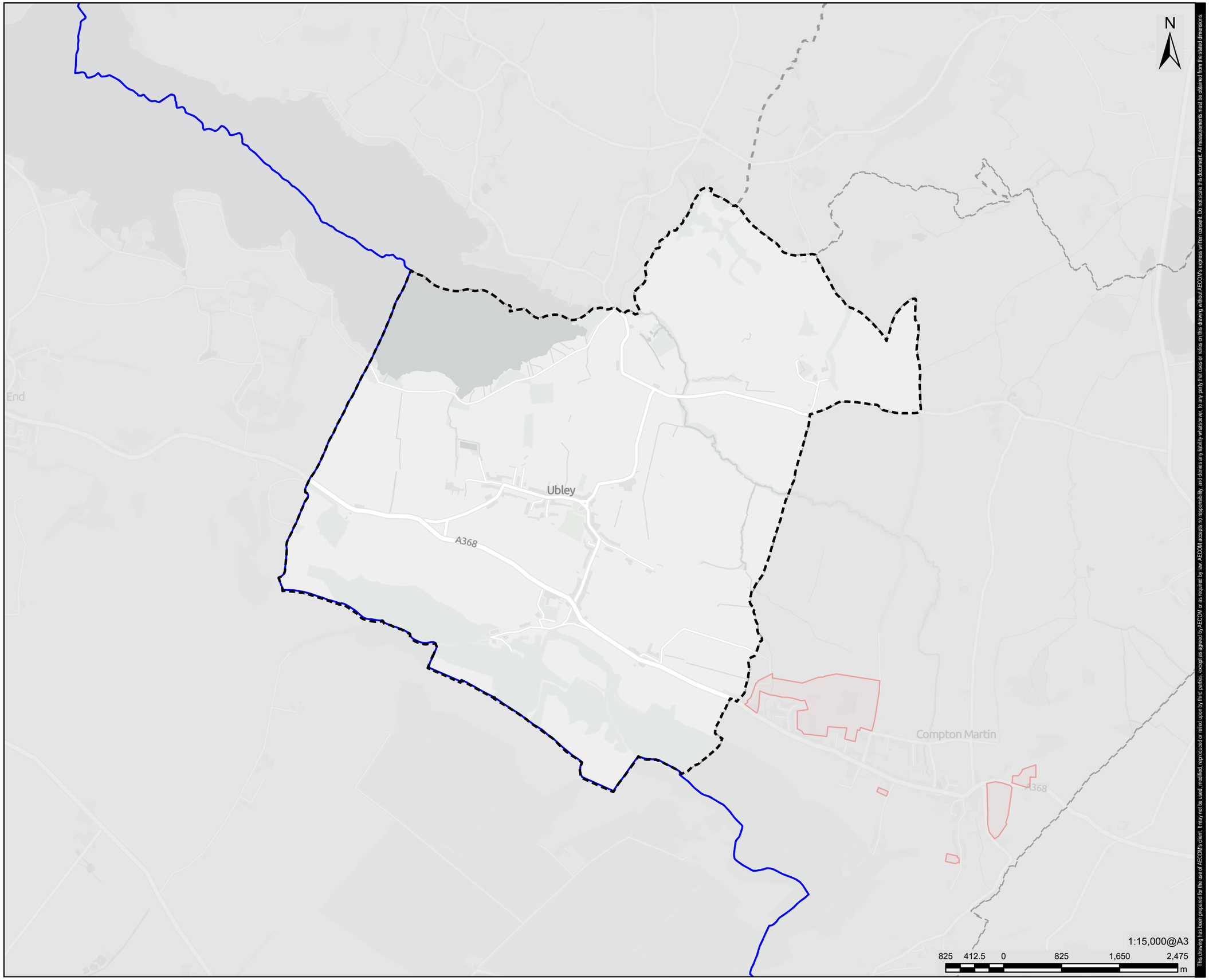

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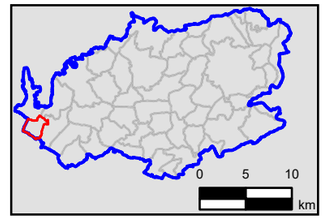

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 48 - Ubley CP

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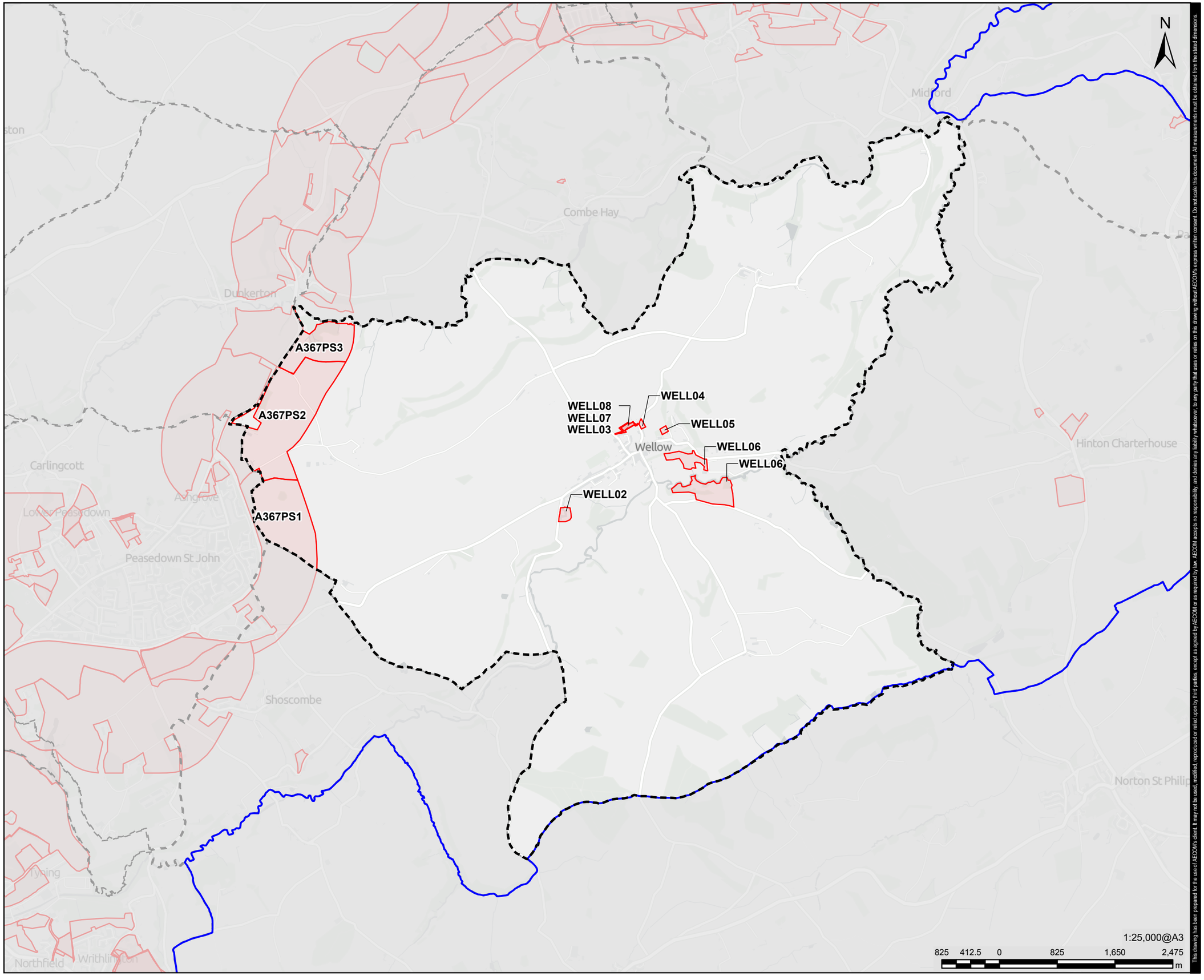

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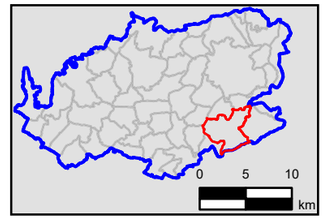

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 49 - Wellow CP

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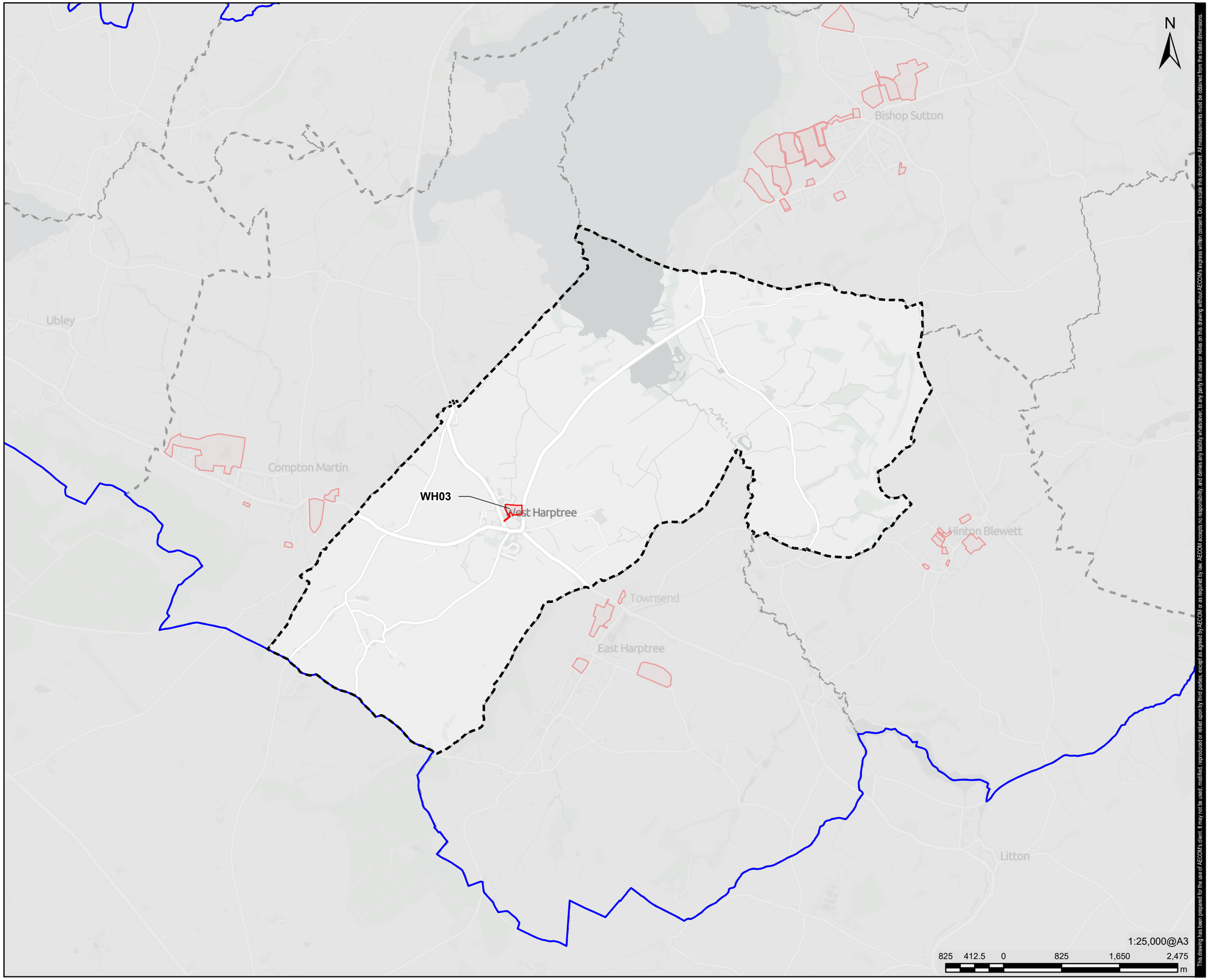

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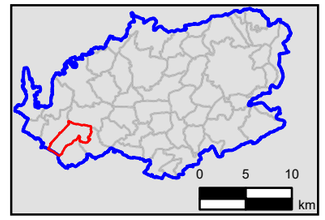

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PROJECT NUMBER

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 50 - West Harptree CP

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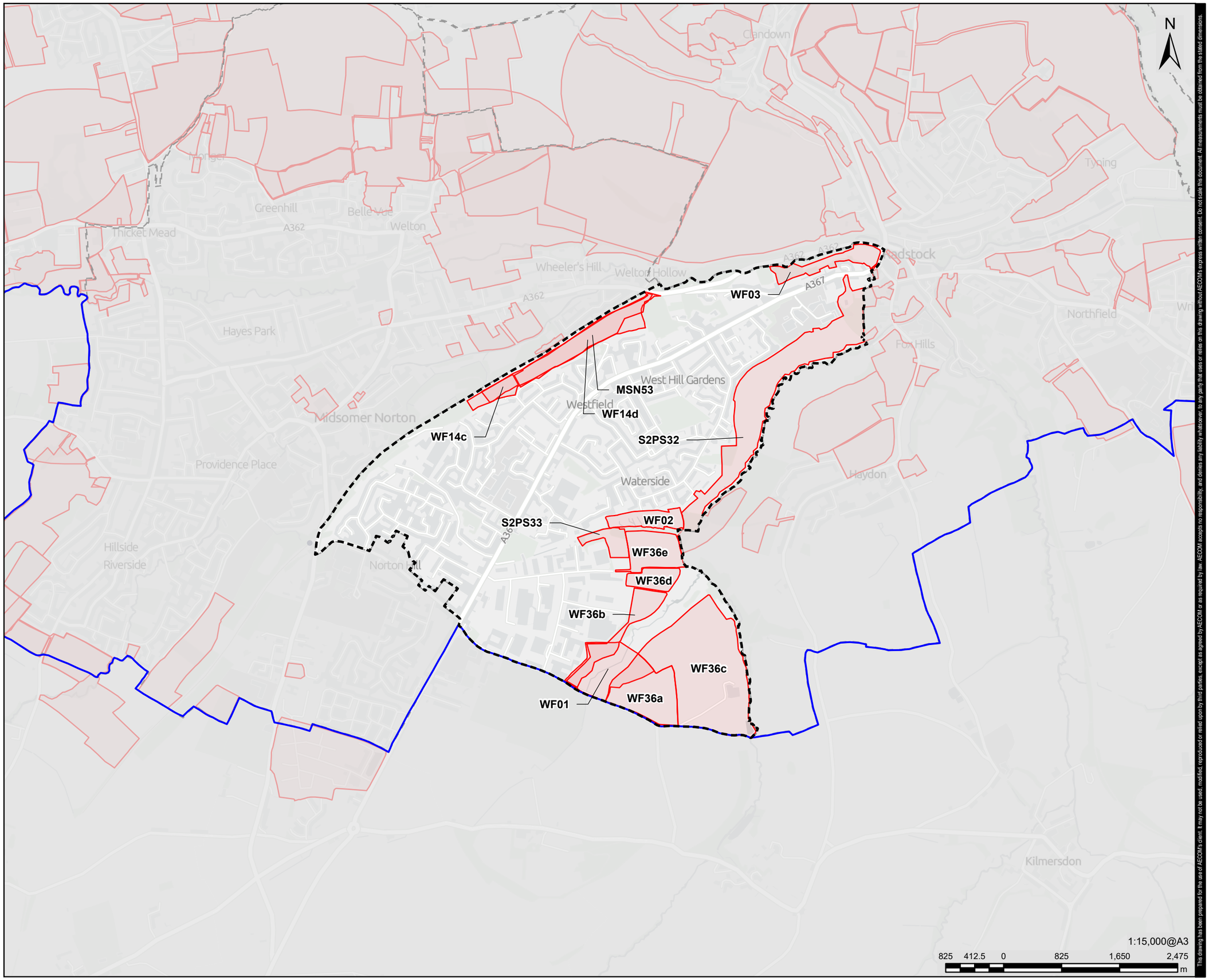

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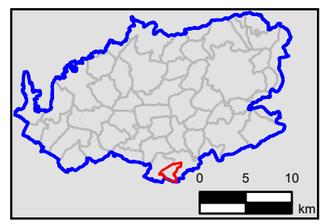

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FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 51 - Westfield CP

Revision: 0 Drawn: ASP Checked: SM Approved: UM Date: 2026-10-08
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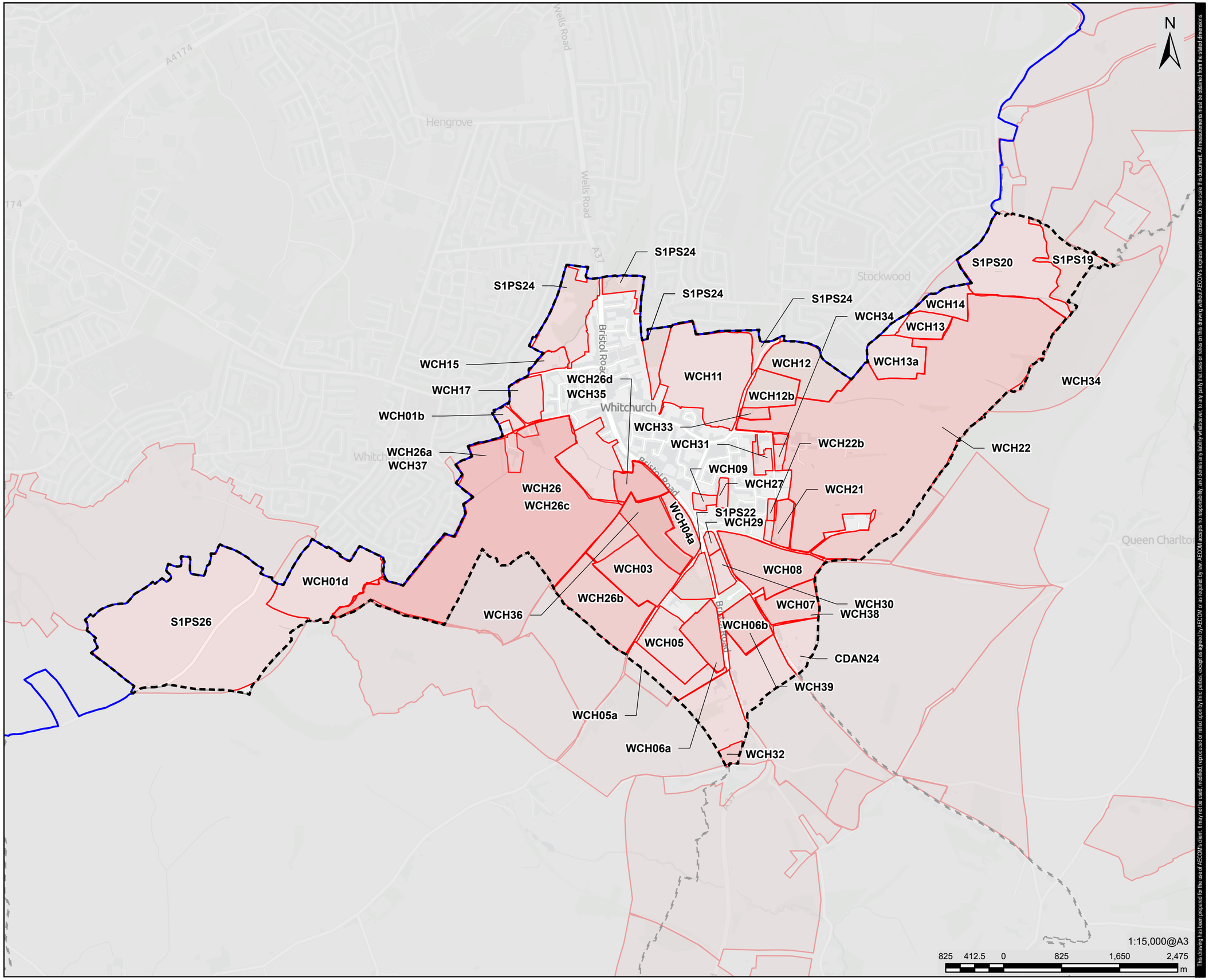

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PROJECT

B&NES HELAA 2026

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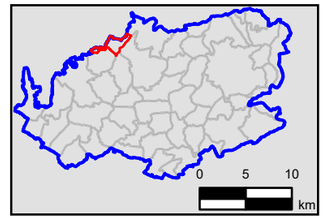
LEGEND

- Bath & North East Somerset Boundary
- Parish Boundary
- Site Boundary



NOTES

Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other land uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions on site allocations will be made during the process of preparing the Local Plan. The inclusion of sites in the HELAA should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.

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ISSUE PURPOSE

DRAFT

PROJECT NUMBER

60698227

FIGURE TITLE

HELAA Site by Parish

FIGURE NUMBER

Figure 52 - Whitchurch CP

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
A02B	Lansdown Grange Farm	0.47	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	The site has poor levels of accessibility. Would require significant improvements.	Flood Zone 1	Grade 3	Ecological Network - within/ partially contains deciduous 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.				P-084	Strong	Strong	Strong	Strong	Moderate	Strong	Fail	Not Deliverable or Developable	
A03i	bath equestrian centre	5.05	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		Flood Zone 1	Grade 3	Ecological Network	The site is within a sensitive and highly valued landscape.					P-083	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Pass		Bath Equestrian Centre
A03iiA	Kingswood School and Kingswood Preparatory School	30.84	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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.				P-083	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	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	12.16	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass		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.				P-082	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Not Deliverable or Developable	
B04a	Lansdown Poultry Farm	8.12	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass		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.	The site is unsuitable for development due to impacts to the setting of the Bath WHS and other landscape and heritage impacts.				P-082	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
B07	Sham Castle	65.4	Mixed or non-residential use	Available	Renewable Energy Generation	Mixed or non-residential use	Pass	Bath	Bath	Tier 1	Pass	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.				P-073	Strong	Weak	Weak	Strong	Moderate	Moderate	Fail	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
BWK02	Land at Mulberry House, Golf Course Road	0.38	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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				P-073	Strong	Weak	Weak	Strong	Moderate	Moderate	Fail	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
CDN05	Sulis Club	7.88	Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Pass	Bath	Bath	Tier 1	Pass		Flood Zone 1	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.					P-070	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	The site is in a sensitive location within the National Landscape, the Bath WHS and the Green Belt. Development would have a significant impact on landscape.	
D09a	Minster Way	2.31	Unsuitable	Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	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.				P-073	Strong	Weak	Weak	Strong	Moderate	Moderate	Fail	Not Deliverable or Developable. The site is in a sensitive location within the National Landscape, the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
D09b	Horseshoe Walk	0.68	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass		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.				P-072	Weak	Weak	Weak	Strong	Moderate	Moderate	Fail	Not Deliverable or Developable. The site is in a sensitive location within the National Landscape, the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
D12	Perrymead	58.82	Unsuitable	Available	Potentially Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass		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.				P-071	Weak	Weak	Weak	Strong	Moderate	Moderate	Fail	Not Deliverable or Developable. The site is in a sensitive location within the National Landscape, the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
E14X	East of Combe Hay Lane	4.08	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass										P-065	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
E14Z	West of Southstoke Lane	10.14	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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.				P-065	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	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 south of Orchid Drive	0.54	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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.				P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	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	Land north of Burnthouse Farm	0.44	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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.				P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	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	Plymouth House	0.27	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
KING03c	HELAA - Suitability to be confirmed	0.69	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	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										Fail	Not Deliverable or Developable	
KING07	Alexander House	0.1	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
KING19	Bath Lawn Tennis Club, Park Lane	0.39	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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.										Fail	This is a small site that could be suitable for non-strategic or windfall development.	
KING20	Percy Community Centre	0.12	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	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.										Fail	Not Deliverable or Developable	
KING21	Salvation Army Hall	0.1	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
KING22	Parkside Nursery	0.16	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
KING23	Land east of Station Road, Newbridge, Bath	0.31	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass																	pass		
LAM06	Land west of Uphill Drive	2.94	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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.				P-082	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	The site is in a sensitive location within the National Landscape, partly in the Bath WHS and partly in the setting of the Bath WHS, and in the Green Belt. Development would likely have a significant impact on landscape.	
LAM07	Land north of Fairfield Avenue	1.7	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass		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.				P-082	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Not Deliverable or Developable	
LAM08	Lambridge rugby training ground (FZ3)	1.63	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass		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.										Fail	Not Deliverable or Developable	
LAM09	Land south-west of Lambridge House (part FZ3)	0.94	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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.		Factors that may impact availability include costs associated with the potential remediation works of the historic landfill.									Fail	The site is in a sensitive location within the National Landscape, the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
LAM10	Land on the north side of Fairfield Park, Bath	1.69	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass																	Fail	The site is in a sensitive location within the Bath WHS. Much of the site is within a Local Green Space. It also contains a strong band of trees which is important to the character of the street, the trees are a priority habitat which would need to be retained, with a suitable buffer.	
LAM11	Land at Deadmill Lane	0.33	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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 Landscape setting of Bath.	World Heritage Site Boundary, World Heritage Site Setting.				P-082	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	The site is situated within a sensitive location within the Bath WHS and development would likely have a significant impact on landscape.	
LAM12	92 London Road West	0.07	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
LAN07	Bath Spa University	2.97	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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 Infrastructure (51%) - Deciduous Woodland (32%)		Bath Conservation Area - World Heritage Site Boundary, World Heritage Site Setting. Site within/ partially contains an undesignated heritage asset (32%).										Pass	Land is allocated for development within the LPPU Ref: SB24.	
LAN08	Land west of Burlington Street	0.1	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																	Pass	The site is allocated for development	
LYN02	Land at Bear Flat	0.11	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
LYN03	Site A, St Martins Hospital	0.87	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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.										Pass	Land is allocated for development within the LPPU Ref: SB25.	
LYN04	Site B, St Martins Hospital	0.21	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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).										pass	Land is allocated for development within the LPPU Ref: SB25.	
LYN05	Entry Hill Depot, Entry Hill, Odd Down, Bath	1.73	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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.										Fail	A sale is proposed to Cross Manufacturing who are located nearby in existing premises.	
NEW02	Land at RUH North	1.49	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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).										Pass	Land is allocated for development within the Placemaking Plan Ref: SB18.	
NEW04	Weston Lock/Brassmill Ln	0.06	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
NEW05	NHS House, Combe Park	1.27	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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%)		Potential remediation costs associated due to existing buildings or previous land use.								Fail	not available for development	
NEW06	Car Park Adjacent to Combe Park	0.5	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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%).										pass	The site is proposed to be allocated in the Draft Plan	
NEW07	Land south of Kelston Road, Newbridge, Bath	3.74	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass		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.		North Side of River Avon, North Side of 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.	P-060	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Not Deliverable or Developable	
ODN01b	Land between Red Lion Lane and The Beeches	0.44	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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.										Fail	The site is subject to a policy protecting existing employment use.	
ODN05	Land at 502 Wellsway	0.08	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
ODN06	Land at Rush Hill, Bath	2.89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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%).										Fail	The site is in a sensitive location in the Bath WHS. Development would likely have a significant impact on landscape.	
ODN07	Bath Community Academy	5.42	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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 Landscape 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%).		Rush Hill Historic Landfill (47%)	Site safeguarded land for sport and recreational activity (47%).	P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Site safeguarded land for sport and recreational activity.	
OLD03	Wansdyke Business Centre	0.33	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
OLD05	Industrial Units off Claude Avenue	0.26	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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%).											Fail	The site is subject to a policy protecting existing employment use.	
OLD06	Scala	0.46	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
S1PS53	Weston Rec	4.17	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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%).			Site safeguarded land for sport and recreational activity.	P-084	Strong	Strong	Strong	Strong	Moderate	Strong	Fail	Site safeguarded land for sport and recreational activity.	
S1PS55	North of Napier Road	3.23	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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				P-084	Strong	Strong	Strong	Strong	Moderate	Strong	Pass	The site is in a sensitive location within the National Landscape, the Bath WHS, and in the Green Belt. Development of a smaller scale development with landscape mitigation is considered acceptable.	
S1PS56	East of Weston	81.47	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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%).		Land within or partially contains Land at Primrose Hill Farm (2%) Historic Landfill		P-084, P-083	Strong, Moderate	Strong, Moderate	Strong, Moderate	Strong, Strong	Moderate, Moderate	Strong, Moderate	Fail	The site is in a sensitive location in the Bath WHS and within the National Landscape. Development would likely have a significant impact on landscape.	
S1PS57	Weston Park East	4.15	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass										P-083	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	The site is in a sensitive location in the Bath WHS and within the setting of the National Landscape. Development would likely have a significant impact on landscape.	
S1PS58	Primrose Hill Community Woodland	10.2	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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.			Land partially (33%) Site safeguarded land for sport and recreational activity.	P-083	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	Land is safeguarded for sport and recreation.	
S1PS61	Charlcombe	13.58	Unsuitable	Potentially available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	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.			Site safeguarded land for sport and recreational activity.	P-082	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Not Deliverable or Developable	
S1PS74	Land adjacent A4 roundabout	1.74	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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%).			Land to the south west has planning permission for eight dwellings ref: 21/0336/FUL.								Fail	The site is in a sensitive location in the Bath WHS. Development would likely have a significant impact on landscape.	
S1PS76	North Road	6.75	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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.			Part of the land is safeguarded for sport and recreation.	P-073	Strong	Weak	Weak	Strong	Moderate	Moderate	Fail	Land is safeguarded for sport and recreation.	
S1PS78	Bathwick Meadow	14	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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.				P-072	Weak	Weak	Weak	Strong	Moderate	Moderate	Fail	The site is in a sensitive location in the Bath WHS and the National Landscape. Development would likely have a significant impact on landscape.	
S1PS79	Smallcombe Wood	2.78	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass										P-072	Weak	Weak	Weak	Strong	Moderate	Moderate			
S1PS80	East of Rainbow Wood House	3.75	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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 Boundary. Site is or partially contains an undesignated heritage asset (85%). Grade II* Listed Buildings				P-072	Weak	Weak	Weak	Strong	Moderate	Moderate	Fail	The site is in a sensitive location in the Bath WHS and within the National Landscape. Development would likely have a significant impact on landscape.	
S1PS81	Widcombe Hill	13.19	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		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.				Site safeguarded land for sport and recreational activity.	P-072	Weak	Weak	Weak	Strong	Moderate	Moderate	Fail	Site safeguarded land for sport and recreational activity.	
S1PS82	Perrymead	8.53	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	Level differences noted which may impact achievability. 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%).				P-071, P-072	Weak, Weak	Weak, Weak	Weak, Weak	Strong, Strong	Moderate, Moderate	Moderate, Moderate	Fail	The site is in a sensitive location in the Bath WHS and within the National Landscape. Development would likely have a significant impact on landscape.	
S1PS83	Rainbow Wood	5.3	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass			Grade 3	Majority of the site is a priority habitat. Noted to be unsuitable for development.				Groundwater Source Protection Zone		P-072	Weak	Weak	Weak	Strong	Moderate	Moderate	Fail	Majority of the site is a priority habitat. Noted to be unsuitable for development.	
S1PS88	Combe Down	10.51	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	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.		Groundwater Source Protection Zone 1 (69%) - Groundwater Source Protection Zone 1c (31%)		P-070	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	Not Deliverable or Developable	
S1PS95	Pennyquick Park	3.88	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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 Boundary. Site is or partially contains an undesignated heritage asset (2%).		Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Pennyquick Bottom Historic Landfill (59%)	Land is safeguarded for sport and recreational facilities.	P-062	Strong	Moderate	Moderate	Strong	Moderate	Strong	Fail	Land is safeguarded for sport and recreation.	
TWT01	Twerton Football Club	1.73	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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%).			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.								Fail	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	Land adj Cotswold View	0.64	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
TWT09	Jubilee House, LBR	0.12	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
TWT10	Phoenix House, LBR (Aldridges of Bath)	0.05	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
TWT11	Rivers House	0.06	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
TWT13	Mazda workshop	0.05	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
TWT14	Bath Hand Car Wash, LBR	0.05	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
TWT15	Rivertree House, LBR	0.06	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
TWT16	Chameleon Court, LBR	0.07	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
TWT17	Enterprise Rent-a-Car, LBR	0.17	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		Flood Zone 1 - Adjacent to Flood Zone 2 and 3	Grade 3 (89%) - Urban Land	Ecological Network (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.			Land is partially safeguarded for sport and recreation (5%).								Fail	Small site	
TWT19	Land north of Redland Park, Bath	7.45	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass										P-062	Strong	Moderate	Moderate	Strong	Moderate	Strong			
TWT20	Land at Tanners Walk and Long Valley Road, Bath	1.05	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass		Flood Zone 1 - Area at Low Risk of Surface water flooding	Grade 3 (40%) - Grade 2 (20%)	Ecological Network (86%)	Situated within the Bath WHS and setting.				Land is safeguarded for sport and recreation.								Fail	Land is safeguarded for sport and recreation.	
WAL03	Nursery Building, Powlett Court	0.17	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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.										Fail	Small site	
WAL05	Land at Rivers Rd	0.5	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	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%).										Fail	Not Deliverable or Developable	
WAL06	Land rear of 6-10 Kensington Place (FZ3)	0.06	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
WAL07	Cleveland Reach	0.18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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%)	Urban 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%).										Fail	Small site	
WES03	Warehouses, Bellotts Road	0.99	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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 subject to other considerations and impact upon the WHS.										Fail	The site is subject to a policy protecting existing employment use.	
Wes12	Land north of King Georges Road	0.28	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
WES13	Linear Way/Dartmouth Avenue	0.34	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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										Fail	The site is subject to a policy protecting existing employment use.	
WES15	Works, Lymore Avenue	0.37	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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										Fail	The site is subject to a policy protecting existing employment use.	
WES16	The Old Bakery, Jews Lane	0.18	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
WES17	Chivers House, Lower Bristol Road (LBR) (live app for student	0.28	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																	Fail	Planning permission has been granted and development is underway.	
WES18	Miltmead garage,	0.05	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
WES21	Land at Lower Bristol Road	0.09	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
WES22	Avalon Buildings	0.05	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
WES23	Land at Roseberry Place	0.43	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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%).										Pass	The site is already allocated and is subject to revision in the Draft Plan	
WID01	Regency Laundry, St Peters Terrace	0.41	Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Pass	Bath	Bath	Tier 1	Pass																	Fail	The site has planning permission and has been redeveloped.	
WID03	Wessex Water Depot	0.18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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											Fail	Small site	
WID04	Westmoreland House	0.11	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	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											Fail	Small site	
WID05	Land south & west of Cheltenham Street	0.56	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass																	Fail	The site is subject to a policy protecting existing employment use.	
WID15	Warehouse / Depot, Westmoreland Station Road	1.14	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	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											Fail	Not Deliverable or Developable	
WID24	Carlton Gardens	0.09	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																			
WID25	Land adjacent to Rainbow Wood House	1.13	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	Considerable site access improvements needed especially 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.				P-072	Weak	Weak	Weak	Strong	Moderate	Moderate	Fail	Considerable site access improvements needed especially for vehicles. Site is within a sensitive location within the Cotswolds National Landscape and Bath WHS	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
WID26	Market Garden Land at Fersfield	0.77	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath	Tier 1	Pass	Site access improvements needed, especially for vehicles as well as pedestrians 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%)				P-071	Weak	Weak	Weak	Strong	Moderate	Moderate	Fail	Small site	
WID27	Land at St Mark's Church, St Mark's Rd	0.12	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass	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.													
WID28	Lyncombe Hill Farm, Greenway Lane, Bath	4.2	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass																		
WID29	Bruton Avenue	0.01	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																		
WID30	Chaucer Road	0.02	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Bath	Tier 1	Pass																		
WSTN07	Primrose Hill / Land north-east of Purlewent Drive	4.73	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	Fail	Bath	Bath	Tier 1	Pass										P-083	Moderate	Moderate	Moderate	Strong	Moderate	Moderate			
CDN06		6.37 (GIS data)	Unsuitable	Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath City (Non-parish)	Tier 1	Pass		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.					P-070	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	The site is in a sensitive location within the National Landscape, the Bath WHS and the Green Belt. Development would have a significant impact on landscape.	
CDN07	Claverton Down Rd, Claverton Down, Bath BA2 7WW		Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass		Flood Zone 1	Grade 3	Ecological Network	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.											Fail	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.	
E16b	Land adjoining old Culverhaysians rugby club, old fosse Road, odd down, bath	0.98	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass	The site is accessible.	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.				P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	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.	
LAN06	"Kingswood Upper Sports Field and Pavillion, \Lansdown RoadnBathnnBA1 9AU"	5.27 (GIS data)	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass		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.			Site safeguarded land for sport and recreational activity.	P-082	Strong	Moderate	Strong	Strong	Moderate	Strong	Pass	The site is allocated for development	
MOR01	"Site to South of Bloomfield Road,\n Bath,\n BA2 2AY"		Unsuitable	Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath City (Non-parish)	Tier 1	Pass																Fail	The site is situated within a sensitive location within the Bath WHS and development would likely have a significant impact on landscape.	
NEW08	Bath Waterside & Marina Brassmill Lane Bath BA1 3JT	3.54	Mixed or non-residential use	Available	Other Uses	Mixed or non-residential use	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass		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%).		Brass mill Lane Historic Landfill (59%)	Land is partially safeguarded for sport and recreation (3%).	P-060	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	The site is in a sensitive location in the Bath WHS and within the setting of the National Landscape. Development would likely have a significant impact on landscape.	
ODN04	Land north of Bloomfield Drive	7.95	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Bath City (Non-parish)	Tier 1	Pass		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.										Fail	Not Deliverable or Developable	
ODN07a	Humanities Block / Shree Jagannatha Temple, Rush Hill, Bath, England, BA2 2QH	0.21	Mixed or non-residential use	Potentially Available	Other Uses	Mixed or non-residential use	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass																Fail	The site is intended to be redeveloped for educational use.	
OLD04	Land off Claude Avenue, North of Old Track, Bath	1.12	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass		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%).										Fail	The site is subject to a policy protecting existing employment use.	
TWT12	"The Woodlands, Lower Bristol Road, Bath, BA2 9ES"	0.15 (GIS data)	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass	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										Fail	Small site	
TWT21	St John's Ambulance, 1 Weirside Court, Twerton, Bath BA2 1AZ	0.04	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass																	This is a small site that could be suitable for non-strategic or windfall development.	
WES24	"Stable Yard, Windsor Bridge Road, Bath, BA2 3AY"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Bath City (Non-parish)	Tier 1	Pass																Pass	The site is proposed to be allocated in the Draft Plan	
B04b	Lansdown Poultry Farm N	12.36	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Charlcombe	Not assigned	Fail					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.										Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
B04c	Land west of Roman Lodge Farm	4.61	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Charlcombe	Not assigned	Fail					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.										Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
B05	Land west of Broadmoor Lane	2.12	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Charlcombe	Not assigned	Fail					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.										Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
B06	"Parcel 3263, Deanhill Lane, Upper Weston, Bath, Bath And North East Somerset"	4.55 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Charlcombe	Not assigned	Fail					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.										Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
B08	"Land adjacent to The Bungalow, Broadmoor Lane, Upper Weston, Bath, BA1 4LJ."		Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Charlcombe	Not assigned	Fail					Sensitive location within National Landscape and WHS setting				Landscape setting of Bath							Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
B09	"North of Napier Road"		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Charlcombe	Not assigned	Fail					Sensitive location within National Landscape and WHS setting				Landscape setting of Bath							fail	The site is in a sensitive location within the National Landscape, part in the Bath WHS and part in the setting of the Bath WHS, and in the Green Belt. Development of a larger scale would likely have a significant impact on landscape.	
S1PS52	West of Weston	64.05	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Charlcombe	Tier 1	Fail																		
S1PS59	Lansdown Sports Pitches	12.68	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Charlcombe	Tier 1	Fail																		
S1PS60	North and East of Lansdown	44.41	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Charlcombe	Tier 1	Fail																		
CHY01	Land to the south west of Odd Down Park & Ride site, Bath	5.83	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Combe Hay	Tier 4	Fail	Connectivity score of 5		Grade 3	SNCI	Sensitive location within National Landscape and WHS setting			Fullers Earth Tip - Historic Landfill								Pass	The site is designated as a Site of Nature Conservation Interest (SNCI), is in a sensitive location within the Green Belt and setting of the Bath WHS. Development would likely have an impact on landscape. The area is also impacted by industrial fullers earth workings. The site is potentially suitable for development subject to ecological assessment, 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
E15	Land south of Odd Down	30.46	Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Pass	Bath	Combe Hay	Tier 4	Fail	Connectivity score of 5		Grade 3		Sensitive location within National Landscape and WHS setting			Fullers Earth Tip - Historic Landfill								Pass	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
S1PS91	West of Odd Down	89.02	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Englishcombe	Tier 4	Fail																		
S1PS92	Englishcombe	26.77	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Englishcombe	Tier 4	Fail																		
NSL01	Land adjacent to 8 Church Lane	0.21	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Newton St. Loe	Tier 3	Pass										P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Assessment indicates that strategic development in this location would be likely to cause substantial harm to the World Heritage Site and its setting. The site is therefore not allocated through this Local Plan.	
NSL02	Land at Home Farm	0.14	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Newton St. Loe	Tier 3	Pass										P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Assessment indicates that strategic development in this location would be likely to cause substantial harm to the World Heritage Site and its setting. The site is therefore not allocated through this Local Plan.	
NSL03	"Land at Newton Farm, Newton St Loe"	1.12 (GIS data)	Mixed or non-residential use	Available	Mixed or non-residential use	Mixed or non-residential use	Pass	Bath	Newton St. Loe	Tier 3	Pass										P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Assessment indicates that strategic development in this location would be likely to cause substantial harm to the World Heritage Site and its setting. The site is therefore not allocated through this Local Plan.	
S1PS94	Claysend Farm	12.13	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Newton St. Loe	Tier 3	Pass										P-063, P-062	Strong, Strong	Moderate, Moderate	Strong, Moderate	Strong, Strong	Moderate, Moderate	Strong, Strong			
SHS02	"Cranleigh Farm BA2 5SD"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	South Stoke	Tier 3	Pass	Near Bath urban area but constrained access to village				Sensitive location within Landscape and WHS setting											Fail	Landscape and WHS harm	
E14c	Land between Pack Horse Lane and Bumpers Batch	2.56	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Bath	Southstoke	Tier 3	Pass										P-065	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	Not Deliverable or Developable. The site is in a sensitive location within the National Landscape, the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
S1PS89	East of South Stoke	12.91	Discounted	Discounted	Discounted	Discounted	Fail	Bath	Southstoke	Tier 3	Pass										P-070, P-065	Moderate, Moderate	Moderate, Moderate	Moderate, Moderate	Strong, Strong	Moderate, Moderate	Moderate, Moderate			
S1PS90	Sulis Down	15.1	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Bath	Southstoke	Tier 3	Pass										P-065	Moderate	Moderate	Moderate	Strong	Moderate	Moderate			
SHS01	"Shepherd Mead Field, Manor Farm, South Stoke, BA2"		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Southstoke	Tier 3	Pass	Near Bath urban area but constrained access to village				Sensitive location within Landscape and WHS setting											Fail	Landscape and WHS harm	
S1PS62	North of Larkhall	16.77	Potentially Suitable	Potentially available	Achievable	Potentially Deliverable or Developable	Pass	Bath	Swainswick	Tier 4	Fail																		
S1PS93	West of Haycombe	47.29	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bath	Englishcombe	Tier 4	Fail																		
CDAN02	Queen Charlton Quarry	12.15	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Compton Dando	Tier 4	Fail																		
CDAN28	Field opposite Hunstrete Cottage, Hunstrete Pensford	0.23	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Compton Dando	Tier 4	Fail																		

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
CDAN34	Ravenwood Farm	6.34	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Compton Dando	Tier 4	Fail	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		Significant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Gas pipeline constrains the site	Unknown									Pass	Significant landscape impact and gas pipeline constrains the site	
CDAN40	Land east of Church Lane	0.85	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Compton Dando	Tier 4	Fail																			
CDAN41	Poplars Cottage	0.82	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Compton Dando	Tier 4	Pass	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		Significant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Gas pipeline constrains the site	Unknown	Half of site is residential dwelling.								Pass	Significant landscape impact and gas pipeline constrains the site	
K19	Land north of Chewton Road	17.96	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Compton Dando	Tier 4	Pass	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.	Adjacent to Keynsham Conservation Area		No significant sources of contamination have been identified at this stage		P-042	No Contribution	No Contribution	Strong	Strong	Moderate	Strong	Pass	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
BC01	Land north of Ironmould Lane	3.71	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-047	Moderate	Moderate	Weak	Weak	Moderate	Moderate			
BC02	Hicks Gate	8.91	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-047	Moderate	Moderate	Weak	Weak	Moderate	Moderate			
BC03	Land between Stockwood Road and Durley Hill	21.18	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-046	Moderate	Strong	Moderate	Weak	Moderate	Moderate			
K05	High Street	1.15	Mixed or non-residential use	Potentially Available	Potentially Achievable	Mixed or non-residential use	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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 significant sources of contamination have been identified at this stage	Built up high street location.							Fail	Developed for high street uses Majority of site located in FZ2&3.	
K11	Land at Hawkeswell	3.22	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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	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	P-052	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate	Fail	Significant flood risk constraining safe access plus heritage constraints	
K12	Keynsham Paper Mill	7.04	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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	Site is near to the Wessex Water Treatment Plant	Previously developed land in use as an industrial and warehousing site								Fail	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.	
K13	Broadmead Lane	4.38	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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	Directly north of Wessex Water treatment plant. Likely to be required for expansion of plant. Odour zones likely to preclude development.	Unknown		P-056	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate	Pass	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	Land west of Broadlands School	1.08	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Sustainable location close to facilities 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.		Unknown	Residential houses and gardens	P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Residential houses and gardens not entirely available for development. Significant access constraint which is unlikely to be able to be overcome.	
K14d	Land west of St Francis Road	0.88	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Sustainable location close to facilities and public transport links.	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Access is inadequate from St Francis Road - insufficient width to accommodate development.	Unknown		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Inadequate access	
K15a	"Land West of Westfield Close, Keynsham, BS31 2HQ"	12.02 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Significant challenge connecting site to town due to existing layout of houses. Access would be needed through adjacent sites or through existing residential properties to the east	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Significant challenge connecting site to town due to existing layout of houses.	Unknown		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass	Potential for development if significant access constraint is overcome. Landscape and ecological input required.	West Keynsham
K15b	Land north of Lays Farm	3.09	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Potential links to sustainable transport on Charlton Road if access can be agreed through Lays Farm Trading Estate and/or K15a	Flood Zone 1	Grade 3	Located within SNCI 200m buffer.	Keynsham Landscape Setting of Settlement	Low sensitivity	Access would need to be agreed through third party land (Lays Farm Trading Estate and/or K15a)	Unknown		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass	Potential for development if access through Lays Farm Trading Estate and/or K15a can be agreed. Landscape and ecological input required.	West Keynsham
K15c	"Land at Lays Farm, Charlton Road, Keynsham BS31 2SE"	6.9 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close to public transport links on Charlton Road. Opportunity 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	Gas pipeline and buffer across western side of side	Unknown		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass	Potential to develop some of the site outside of the gas pipeline buffer. Opportunity to provide active travel link parallel to Charlton Road.	West Keynsham
K16a	Land west of Charlton Road, Keynsham	6.98	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close to public transport links on Charlton Road. Opportunity 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	Gas pipeline and buffer across western side of side	Unknown		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass	Potential to develop some of the site outside of the gas pipeline buffer. Opportunity to provide active travel link parallel to Charlton Road.	West Keynsham
K16b	Land west of Charlton Lane (S)	7.97	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close to public transport links on Charlton Road. Opportunity 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	Gas pipeline and buffer across western side of side	Unknown		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass	Potential to develop some of the site outside of the gas pipeline buffer. Opportunity to provide active travel link parallel to Charlton Road.	West Keynsham
K17c	Land at Parkhouse Lane /Redlynch Lane (C-E)	17	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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.	Overhead cable cuts across site.	No significant sources of contamination have been identified at this stage		P-042	No Contribution	No Contribution	Strong	Strong	Moderate	Strong	Pass	Only to be taken forward if safe site access can be provided and landscape impact mitigated.	South Keynsham
K17d	Land at Parkhouse Lane /Redlynch Lane (C-E)	17.18	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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.		No significant sources of contamination have been identified at this stage		P-042	No Contribution	No Contribution	Strong	Strong	Moderate	Strong	Pass		South Keynsham
K17e	Land at Parkhouse Lane /Redlynch Lane (C-E)	10.12	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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.		No significant sources of contamination have been identified at this stage		P-042	No Contribution	No Contribution	Strong	Strong	Moderate	Strong	Pass		South Keynsham
K18	Land south of Abbots Wood	2.88	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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.	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 adjoining woodland.							Fail	This is a small site that could be suitable for non-strategic or windfall development.	
K21	Land at Wellsway	8.26	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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	Significant walking distance from shop / facilities	No significant sources of contamination have been identified at this stage		P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Pass	Potential for eastern edge of site to be developed (plateau). Landscape and ecological issues to be considered.	South East Keynsham
K22	"Land at Uplands Farm, Keynsham, BS31 2SZ"	131.93 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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	Significant walking distance from shop / facilities	No significant sources of contamination have been identified at this stage		P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Landscape harm of elevated position of site with views from Cotswolds National Landscape, plus harm to views across the Chew Valley. Remote from Keynsham	
K25	"Land at Manor Road, Keynsham, Bristol"	3.92 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Approx 700m from Hurn Lane bus stop. Approx 700m to shop on Chandag Road.	Flood Zone 1	Grade 3	Site is adjacent to Manor Road Community Woodland with potential to lead to ecological harm	Site would narrow the Keynsham/Saltford gap	Low harm		No significant sources of contamination have been identified at this stage		P-058	No Contribution	Weak	Moderate	Weak	Moderate	Weak	Fail	Potential harm to Manor Road Community Woodland and reduction in the Keynsham/Saltford gap	
K26a	Land at Minsmere Road	3.17	Suitable	Available	Achievable	Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-058	No Contribution	Weak	Moderate	Weak	Moderate	Weak	Fail	Site is already allocated and has outline planning permission	
K26c	KE3B	8.24	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-058	No Contribution	Weak	Moderate	Weak	Moderate	Weak	Fail	Site is already allocated and has outline planning permission	
K29Z	Land between railway and R. Avon, North Keynsham	102.34	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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.	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.		P-056	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate	Pass	Significant infrastructure considerations across site, but potential to develop	North Keynsham

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
K30	Land south of Stidham Lane	2.56	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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	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.		P-056	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate	Pass	Potential for development alongside K29Z	North Keynsham
K32	Land north-west of St Clements Rd	0.76	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Central Keynsham location close to facilities and public transport. Access is constrained given narrow access and steep topography	Flood Zone 1	Urban	Located within SNCI 200m buffer.		Within Keynsham Conservation Area and Grade II Albert Mill adjacent to site				P-042	No Contribution	No Contribution	Strong	Strong	Moderate	Strong	Fail	Steeply sloping site 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. 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. Existing warehouse site Site for potential school expansion	
K32a	"Land East of Keynsham Health Centre, St Clements Road, Keynsham, BS31 1AG"	0.25 (GIS data)	Suitable	Available	Achievable	Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Central Keynsham location close to facilities and public transport	Flood Zone 1	Urban	Located within SNCI 200m buffer.		Within Keynsham Conservation Area and Grade II Albert Mill adjacent to site	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.									Fail	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	Land west of Brookleaze Trading Estate	3.25	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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	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	P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Site is significantly constrained by flood risk and is remote from Keynsham located in Stockwood Vale	
K35	Vandyck Avenue / Unity Road	1.54	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close links to A4 corridor	Eastern corner Flood Zone 2..	Urban	Low impact - warehouse site	Low impact - warehouse site	Low harm	Loss of employment on a site protected by policy ED2A	Potential for contamination - existing warehouse								Fail	Loss of designated employment site protected under ED2A	
K37	Land south of Bristol Road	1.25	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Approx 150m to bus stop on Bristol Road. Access is constrained along A4 and junction with Old 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.	Prominent Hillside location	Grade II listed Hamleaze adjacent to the site to the west	Potential for school expansion if required (Broadlands)	Steeply sloping site		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Constrained access and steeply sloping site in a prominent hillside location	
K52	South-west of Hicks Gate Roundabout	1.89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close links to A4 corridor		Grade 2		varied			Unknown		P-046	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass		Hicks Gate
K53	Hicks Gate	26.1	Mixed or non-residential use	Available	Potentially Achievable	Mixed or non-residential use	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close links to A4 corridor	Flood zone 3 in south east area	Grade 2		varied			Unknown		P-047, P-046	Moderate, Moderate	Moderate, Strong	Weak, Moderate	Weak, Weak	Moderate, Moderate	Moderate, Moderate	Pass		Hicks Gate
K54	Durley Farm, Durley Hill	3.78	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close links to A4 corridor		Grade 2, north. Grade 3, south..					Unknown		P-052	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate	Pass		
K55	Land between Durley Hill and Whitegate Nursery	11.52	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close links to A4 corridor		Grade 3		varied			Unknown		P-046	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass		Hicks Gate
K56	Land between Hicks Gate roundabout and railway	7.11	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close links to A4 corridor	flood zone 3 runs through middle of site	Grade 2	SNCI				Unknown		P-051	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate	Fail	Flood zone 3 runs through middle of the site	
K57	Land between Hanham Lock and railway	13.59	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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.		Unknown		P-051	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate			
K58	Land west of A4174 & south of R. Avon	2.46	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close links to A4 corridor		Grade 2	SNCI				Unknown		P-047	Moderate	Moderate	Weak	Weak	Moderate	Moderate			
K59	Land between Stockwood Road and Durley Hill	31.3	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Close links to A4 corridor	Flood zone 3 on north and north west boundary (Scotland Bottom)	Grade 3	Ecological Network on western halt. Woodland core existing	Varied, with lower impact towards the north of site		Hicks Gate Interchange	Unknown		P-046	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass		Hicks Gate
K60	Land at the Lodge Stable	1.03	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Site is remote from Keynsham and would require access from Bristol City Council's administrative area									P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Remote from Keynsham. Site would require access from Bristol City Council's administrative area	
K61	Durley Park Lodge	0.11	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-052	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate			
K62	Devonport House	1.38	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-052	No Contribution	Moderate	Moderate	Weak	Moderate	Moderate	Fail	Potential to develop area outside of flood zone, though anecdotal evidence suggests flooding across whole site.	
K64	Durley Hill	5.42	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Adjacent to bus stop on Durley Hill. Approx 1km to high street	Half of site flood zone 2. Anecdotal evidence of flooding across whole site..	Grade 3	Partly located within 200m SNCI buffer		Grade II listed Durley House adjacent to the south		Unknown	Potential coalescence between Keynsham and Bristol (Hicks Gate)	P-044, P-046	Moderate, Moderate	Strong, Strong	Moderate, Moderate	Weak, Weak	Moderate, Moderate	Moderate, Moderate	Fail	Site is significantly constrained by flood risk and is remote from Keynsham located in Stockwood Vale. Site makes a strong contribution to Purpose B with a risk of Green Belt coalescence between Keynsham and Bristol (Hicks Gate)	
K67	Former Nursing Home	0.24	Suitable	Available	Achievable	Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass																	Fail	Site is already allocated and has planning permission	
K68	9 Walnut Close	0.03	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Keynsham	Tier 1	Pass																			
K69	Land East of 16th Green, Stockwood Vale Golf Club	0.78	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass									Safeguarded land for sports and recreation facilities								Fail	The site is within Green Belt and indicated to be predominantly an existing core woodland. The site is predominantly safeguarded for sports and recreational use. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, further ecological surveys and consideration of other identified constraints.	
K71			Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass			ALC Grade 3														Fail	Small site	
K72	"BS31 2FW "		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass									Safeguarded land for sports and recreation facilities								Fail	The site is in a sensitive location within groundwater source protection zones 2 and 3. A large proportion of the site is safeguarded land for sports and recreation facilities. The site is potentially suitable subject to mitigation of the identified constraints.	
K73	Land East of Avon Mill Lane		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	The site is located within Keynsham urban area with good accessibility to Keynsham Station and High Street	Zone 1	Urban Land			Listed building nearby (Grade II Avon mill Land Bridge and Avon Mill House)		Site is previously developed land in use as an industrial site								Pass		Central Keynsham
K74	Labbott and Ashton Way Car Parks		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	The site is located within Keynsham urban area with good accessibility to Keynsham Station and High Street	Zone 1	Urban Land			Listed buildings nearby on Keynsham High Street. Conservation Area adjacent		Site is previously developed land in use as a car park								Pass		Central Keynsham
S1PS15	Abbots Wood_Park Road Allotments	9.73	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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.	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		P-042	No Contribution	No Contribution	Strong	Strong	Moderate	Strong	Fail	Abbots Wood Local Green Space and allotments	
S1PS16	West Keynsham	13.85	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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		Unknown		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Site not available for development (proactive site). Potential to develop area outside flood zone. Landscape and ecological issues to be considered.	
S1PS17	North of Stockwood Lane	20.09	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-046	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass		Hicks Gate
S1PS18	West of Stockwood Hill	4.94	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-044, P-046	Moderate, Moderate	Strong, Strong	Moderate, Moderate	Weak, Weak	Moderate, Moderate	Moderate, Moderate	Fail	Proactive site not confirmed as available for development. Site is remote from Keynsham in Stockwood Vale.	
S1PS19	Stockwood Golf Course	54.47	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate			
S1PS20	West of Stockwood	24.24	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-044, P-046	Moderate, Moderate	Strong, Strong	Moderate, Moderate	Weak, Weak	Moderate, Moderate	Moderate, Moderate			
S1PS21	Lansdown House	9.34	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass										P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Proactive site not confirmed as available for development. Site is remote from Keynsham in Stockwood Vale.	
K20	Land north-west of The Homestead	10.28	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	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		No significant sources of contamination have been identified at this stage. Steeply sloping site								Fail	Significant landscape harm.	
CDAN36	Latchets Kennels and adjacent land, Redlynch Lane	8.63	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Keynsham	Tier 1	Pass	Not located in a sustainable location, but with potential to adjoin large expansion of Keynsham, linking to Charlton Road.	Flood Zone 1	Grade 3		Significant landscape impact	Potential harm to setting of Queen Charlton Conservation Area.	Gas pipeline constrains the site	Unknown	Existing use as kennels								Fail	Signficant landscape impact and gas pipeline constrains the site	
K23	South of Courtenay Road	90.34	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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	Gas pipeline and buffer runs through the site		Permissive path network runs across the site	P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Pass		South East Keynsham AND South Saltford
K24	Manor Road	1.86	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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, including cumulatively		Gas pipeline buffers			P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Constrained access via Manor Road and cumulative landscape impact	
K63	Land North of Bath Road	4.26	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.	Land sits adjacent to site subject to application under consideration for a food store (Ref: 24/02029/FUL - Aldi application).			P-057	No Contribution	Weak	Moderate	No Contribution	Moderate	Weak	Pass	Loss of employment allocation KE3A needs to be mitigated	North Keynsham
S1PS11	North Saltford	17.59	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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						Valued land for its landscape. Saltford Allotments situated within part of the site. Saltford Sports club and recreation ground situated in part of the site (south of railway).	P-057, P-056	No Contribution, No Contribution	Weak, Moderate	Moderate, Moderate	No Contribution, Weak	Moderate, Moderate	Weak, Moderate	Fail	Proactive site not available. Development would result in the loss of Saltford Sports Club	
S1PS12	Saltford Golf Course	51.97	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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%)					Community value as a golf course.	P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Site presents community value as a well used golf course. Golf course is not available for development	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
S1PS13	Saltford Manor Road	6.67	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.		A minor adverse impact on agricultural soils although this will require confirming through survey work		P-059, P-058	No Contribution, No Contribution	Strong, Weak	Strong, Moderate	Strong, Weak	Moderate, Moderate	Strong, Weak	Fail	Part of site duplicated by K23, remainder not confirmed as available by landowner (proactive site)	
SAL01	Land at Manor Road	3.13	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	Low accessibility 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 (2026) proposed NE2A designation and is not considered suitable for development.			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.		P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development. The site is within the updated Landscape Setting of Saltford (2025) proposed NE2A designation and is not considered suitable for development.	
SAL01a	Land off Manor Road	0.82	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	No accessibility	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 (2026) proposed NE2A designation and is not considered suitable for development.			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.		P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	The site is within the updated Landscape Setting of Saltford (2026) proposed NE2A designation and is not considered suitable for development.	
SAL02	Land south of Manor Road	23.79	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.		A minor adverse impact on agricultural soils although this will require confirming through survey work		P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Pass		South Saltford
SAL03	Car sales garage, Bath Road	0.14	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.				Although located on A4 the site would not integrate well into the village due to topography - other sites considered to be better related to the settlement	P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Although located on A4 the site would not integrate well into the village due to topography - other sites considered to be better related to the settlement Although located on A4 the site would not integrate well into the village due to topography - other sites considered to be better related to the settlement Site separated from village - not considered suitable for housing	
SAL04	Land between car sales garage and Ashton Leaze, Bath Road	0.56	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.				Although located on A4 the site would not integrate well into the village due to topography - other sites considered to be better related to the settlement	P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Although located on A4 the site would not integrate well into the village due to topography - other sites considered to be better related to the settlement Site separated from village - not considered suitable for housing	
SAL05	Land south of the Burnett Business Park and north of Gypsy L	2.05	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	The site is remote from Saltford and Keynsham	Zone 1	Grade 3		Land sits adjacent to the landscape setting of the Saltford settlement.				Site separated from village - not considered suitable for housing	P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Site is remote from Saltford and Keynsham	
SAL27b	South of Bath Road	44.4	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.		Historical landfill located in the south-eastern extent of the land.		P-058	No Contribution	Weak	Moderate	Weak	Moderate	Weak	Pass		West Saltford
SAL27c	Glenavon Farm	24.85	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.	Potential location for local centre.	No significant sources of contamination have been identified.	Site holds established retail facilities associated with Glenavon Farm.	P-057	No Contribution	Weak	Moderate	No Contribution	Moderate	Weak	Pass		North Keynsham AND West Saltford
SAL27d	Land at Kelston Close, Saltford, BS31	1.34	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.		No significant sources of contamination have been identified.		P-057	No Contribution	Weak	Moderate	No Contribution	Moderate	Weak	Pass		West Saltford
SAL28	Land west of 2-10 Grange Road	2.37	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.		Historical landfill located in the south-eastern extent of the land.		P-058	No Contribution	Weak	Moderate	Weak	Moderate	Weak	Pass		West Saltford
SAL29	Grange Road	0.9	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass	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.				P-033	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Pass		West Saltford
SAL30	Land north of Bath Road	0.88	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Saltford	Tier 2	Pass		The site falls predominantly in Flood Zone 2 and 3														Fail	Flood Zone 2 and 3	
NM05b	"Land between Melbourne and GarthendinGibbet Lane\nWhitchurch Village\nBS14 0BX"	0.67 (GIS data)	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass						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.				P-041, P-036	Moderate, Strong	Weak, No Contribution	Strong, Strong	Moderate, Weak	Moderate, Moderate	Moderate, Strong	Fail	Significant heritage impact (mitigation not possible) Significant access issues Significant access issues	
S1PS22	Whitchurch Cricket Club Allotments	2.17	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	Good connectivity adjacent to A37	Flood Zone 1							Currently used as village play park, cricket club and allotments. All important village facilities.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Play park, cricket pitch and allotments.	
S1PS23	Bifield Road Allotments	1.24	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass										P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate			
S1PS24	Whitchurch Village	10.59	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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			Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	P-036, P-044	Strong, Moderate	No Contribution, Strong	Strong, Moderate	Weak, Weak	Moderate, Moderate	Strong, Moderate	Fail	Important gap between Whitchurch Village and Whitchurch Bristol. Significant tree coverage.	
S1PS25	South of Hartcliffe	61.2	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass										P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong			
S1PS26	East Dundry Road	38.15	Discounted	Discounted	Discounted	Discounted	Fail	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass										P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong			
WCH01b	Land west of Washing Pound Lane	0.71	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Important gap between Whitchurch Village and Whitchurch Bristol.	
WCH03	Land north-west of Whitchurch Cricket Club	6	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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.	Replacement rugby club facilities required.			P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Pass	Significant heritage impact - potential to reduce (but not remove) through mitigation. Potential to relocate rugby club.	South West Whitchurch
WCH04a	Land South West of A37	2.26	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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).				P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Pass		South West Whitchurch
WCH05	Land at Norton Lane	4.85	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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.				P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Significant heritage impact	
WCH06a	Land south of Whitchurch Cricket Club	3.17	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	Adjoining A37 - direct 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.				P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Significant heritage impact Significant heritage impact	
WCH06b	Land south of cemetery, Woolard Lane	3.15	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	Adjoining A37 - direct 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.				P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	High heritage harm	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
WCH07	"Land east of Woollard Lane, known as Leggars, Whitchurch, BS14 0QR"	"3.33"	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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.				P-041, P-043	Moderate, Moderate	Weak, Moderate	Strong, Strong	Moderate, No Contribution	Moderate, Moderate	Moderate, Moderate	Pass		East Whitchurch
WCH08	Land at	7.07	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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).				P-041, P-043	Moderate, Moderate	Weak, Moderate	Strong, Strong	Moderate, No Contribution	Moderate, Moderate	Moderate, Moderate	Pass		East Whitchurch
WCH09	South of The White House	0.58	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1	Grade 3 Agricultural Land							P-043	Moderate	Moderate	Strong	No Contribution	Moderate	Moderate	Fail	This is a small site that could be suitable for non-strategic or windfall development.	
WCH11	Land between Craydon Grove and Staunton Lane	13.05	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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. There may be potential to develop southern part of site and retain gap between settlements.	P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass		North Whitchurch Secondary School
WCH12	Land south-west of Stockwood Community Association	5.58	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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. Currently used as sport pitches.	P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Important gap between Whitchurch Village and Whitchurch Bristol. Currently used as sport pitches.	
WCH12b	"Wood Brooke House, Stockwood Lane, Whitchurch, BS14 0QE"	0.63 (GIS data)	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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. Currently used as spot pitches.	P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Important gap between Whitchurch Village and Whitchurch Bristol. Currently used as sport pitches.	
WCH13	Land south-east of Bifield Close	2.1	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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.				Adjoins Stockwood Bristol. Not related to Whitchurch Village.	P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Sloped and prominent - significant landscape harm. Sloped and prominent - significant landscape harm. Sloped and prominent - significant landscape harm. Important gap between Whitchurch Village and Whitchurch Bristol. Half of site already in residential use. Important gap between Whitchurch Village and Whitchurch Bristol. 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.	
WCH13a	Land south-east of Burfoot Rd	3.94	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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.				Adjoins Stockwood Bristol. Not related to Whitchurch Village.	P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Sloped and prominent - significant landscape harm.	
WCH14	Land south-east of Bifield Road	2.41	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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.				Adjoins Stockwood Bristol. Not related to Whitchurch Village.	P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Sloped and prominent - significant landscape harm.	
WCH15	Land north of Maggs Lane	1.1	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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. Half of site already in residential use.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	
WCH17	Land east of Washing Pound Lane	2.37	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Important gap between Whitchurch Village and Whitchurch Bristol. Development of this site would result in the merging of the village with Bristol.	
WCH21	Land south of Greenacre, Staunton Lane	0.28	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1	Grade 3 Agricultural Land	NRN Grassland Connectivity Opportunities						P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	This is a small site that could be suitable for non-strategic or windfall development	
WCH22	Land at Horseworld	69.84	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 4	Pass	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.				P-043 and P-044	Moderate and Moderate	Moderate and Strong	Strong and Moderate	Weak and Weak	Moderate and Moderate	Moderate and Moderate	Pass	Potential for development of areas of the site which cause least harm in landscape and heritage terms, and located outside of SNCI.	East Whitchurch
WCH22b	Mannings Mead	1.77	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1								P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass	This is a small site that could be suitable for non-strategic or windfall development	
WCH26	Land West of the A37	"49.79ha"	Suitable	Available	Potentially Achievable	Mixed or non-residential use	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1				Large site area. Land closest to Whitchurch 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.				P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Pass	Large site area - part of site potentially developable without causing significant harm to setting of Maes Knoll.	South West Whitchurch
WCH26c	Land at	4.51	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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).			Currently used as Rugby Club. If developed, replacement facility would be required.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Pass		South West Whitchurch
WCH26d	"Land West of Bristol Road, Whitchurch."	2.67 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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).				P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Pass		South West Whitchurch
WCH27	Land North of Cranford House	0.56	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1. Area of high risk of surface flooding	Grade 3 Agricultural Land							P-043	Moderate	Moderate	Strong	No Contribution	Moderate	Moderate	Fail	This is a small site that could be suitable for non-strategic or windfall development	
WCH28	Avon Accident Repair Centre	0.26	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1								P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Pass		East Whitchurch
WCH29	Land at Woollard Lane	0.46	Potentially Suitable	Not available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1								P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Land not available	
WCH30	Land at Woollard Lane	1.15	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1								P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Pass		East Whitchurch
WCH31	"Land south of Staunton Lane, Whitchurch, BS14 0QL"		Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass				Very significant tree cover across majority of site.						P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Very significant tree cover across majority of site. Small part of site not covered by trees could be considered for small windfall site, but not suitable for strategic development.	
CDAN20	Land west of Charlton Fields Farm, Charlton Road	0.74	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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)		Unknown		P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Assessed as part of the wider strategic growth options. The site was not taken forward as it would not form part of a coherent pattern of development and sufficient growth could be accommodated within the preferred strategy.	
CDAN24	Land to the South East of Whitchurch	87.67	Potentially Suitable	Not available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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		Unknown		P-041, P-044, P-043	Moderate, Moderate, Moderate	Weak, Strong, Moderate	Strong, Moderate, Strong	Moderate, Weak, No Contribution	Moderate, Moderate, Moderate	Moderate, Moderate, Moderate	Fail	Land not available	
CDAN25	Land at Woollard Lane/Charlton Road	30.84	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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		Unknown		P-041, P-043	Moderate, Moderate	Weak, Moderate	Strong, Strong	Moderate, No Contribution	Moderate, Moderate	Moderate, Moderate	Fail	Assessed as part of the wider strategic growth options. The site was not taken forward as it would not form part of a coherent pattern of development and sufficient growth could be accommodated within the preferred strategy.	
CDAN27	Land west of Queen Charlton	21.81	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass	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 heritage 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.		Unknown		P-044	Moderate	Strong	Moderate	Weak	Moderate	Moderate	Fail	Isolated parcel not linked to current allocation.	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
WCH01d	Land between East Dundry Road and Arrowfield Close	11.21	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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.										Fail	Significant heritage impact (mitigation not possible) Significant heritage impact (mitigation not possible)	
WCH05a	Land at Whitehall Garden Centre	4.38	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		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.										Fail	Significant heritage impact	
WCH26a	land south of Whitchurch	50.34	Suitable	Available	Potentially Achievable	Mixed or non-residential use	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Pass		Flood Zone 1				Large site area. Land closest to Whitchurch 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.				P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Pass	Large site area - part of site potentially developable without causing significant harm to setting of Maes Knoll.	South West Whitchurch
WCH26b	Land north of Norton Lane	8.43	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Bristol to Bath Corridor	Whitchurch	Tier 2	Fail		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.										Fail	Significant heritage impact	
BHM02	Land between Bathampton Lane and Warminster Road	1.98	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Rural	Bathampton	Tier 2	Pass																			
BHM06	Land west of Miller Walk	0.51	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Rural	Bathampton	Tier 2	Pass																			
D08	Bathampton (Upper Slopes)	8.8	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	Bathampton	Tier 2	Pass										P-073	Strong	Weak	Weak	Strong	Moderate	Moderate			
S1PS69	East of Bathampton	17.52	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathampton	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting					P-076	Moderate	Weak	Moderate	Strong	Moderate	Moderate	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS70	Bathampton Downs	6.75	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	Bathampton	Tier 2	Pass										P-073	Strong	Weak	Weak	Strong	Moderate	Moderate			
S1PS71	Bathampton Meadows	15.59	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathampton	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting					P-075	Weak	No Contribution	Moderate	Strong	Moderate	Moderate	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS72	West of the George	2.06	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathampton	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting					P-074	Weak	No Contribution	Weak	Strong	Moderate	Weak	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS73	Meadow Lane	6.02	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathampton	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting					P-074	Weak	No Contribution	Weak	Strong	Moderate	Weak	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS75	Warminster Road	1.72	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathampton	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting					P-074	Weak	No Contribution	Weak	Strong	Moderate	Weak	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS77	Sham Castle_Driving Range	7.51	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathampton	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting					P-073	Strong	Weak	Weak	Strong	Moderate	Moderate	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
BES02	Coalpit road local Local Green Space and garages	0.23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass																	Fail	Small site	
BES03	Poplar Nurseries	0.63	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass	Well connected to village		Previously developed		Sensitive location within National Landscape and WHS setting			Previously Developed	Landscape setting of Bath	P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong	Fail	Site changed to potentially available as understood to be on the market currently. Limited access to site which would likely impact capacity to around 10 dwellings. Site considered in context with BES04, which could provide access, however landowner has confirmed that this site is no longer available for development.	
BES04	"Land at Poplar Nurseries, Batheaston, Bath"	1.86 (GIS data)	Potentially Suitable	Unavailable	Achievable	Not Deliverable or Developable	Fail	Rural	Batheaston	Tier 2	Pass	Well connected to village		Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Setting of Little Salsbury Hill SAM			Setting of the village and little Salsbury Hill SAM	P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong	Fail	Considered as a reasonable alternative however landowner confirmed site not available after stage 4 completed	
BES07	Bath Car Spa, London Rd E	0.16	Unsuitable	Potentially available	Achievable	Not Deliverable or Developable	Fail	Rural	Batheaston	Tier 2	Pass										P-075	Weak	No Contribution	Moderate	Strong	Moderate	Moderate			
BES09	Land at Bannerdown Road	"1.13"	Unsuitable	Available	Achievable	Not Deliverable or Developable	Fail	Rural	Batheaston	Tier 2	Pass										P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong			
BES10	Land at Elmhurst Estate, Batheaston	1.41	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	Batheaston	Tier 2	Pass										P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong			
BES11	Allotments off Catherine Way	0.25	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	Batheaston	Tier 2	Pass										P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong			
BES12	Eagle Farm	6.47	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass			Grade 3		Sensitive location within National Landscape and WHS setting				Sensitive location	P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong	Fail	Limited access	
BES13	Rear of 227-259 Bailbrook Lane	0.19	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass	Narrow access		Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Setting of Little Salsbury Hill SAM			Setting of the village and little Salsbury Hill SAM	P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong	Fail	Small site - difficult to access	
BES14	Batheaston Mass Centre	0.12	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass																	Fail	Small site within HDB, in planning. Local Plan allocation not considered necessary.	
BES16	"Land at Fosse Lane\nBatheaston\nBath"		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site			Sensitive location	P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong	Fail	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
S1PS63	North of Bailbrook Lane	29.39	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site			Sensitive location	P-080, P-082	Strong, Strong	No Contribution, Moderate	Strong, Strong	Strong, Strong	Moderate, Moderate	Strong, Strong	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS64	West of Batheaston	36.06	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site			Sensitive location								Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS65	East of Batheaston	18.41	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Batheaston	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site			Sensitive location	P-080	Strong	No Contribution	Strong	Strong	Moderate	Strong	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
BES15	Land at Cannings Grave, Bannerdown Road, Batheaston	0.69	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass			Grade 3	Greenfield site	Sensitive location within National Landscape and WHS setting	Potential for archaeological value within the site			Sensitive location								Fail	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	
BFD01	Land at Court Farm, Pump Lane	0.66	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass	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				Landscape setting of Bathford	P-078	Strong	No Contribution	Moderate	Strong	Moderate	Moderate	Fail	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
BFD02	Land east of Court Farm	0.18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass	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				Landscape setting of Bathford	P-078	Strong	No Contribution	Moderate	Strong	Moderate	Moderate	Fail	Sensitive location within the Cotswold National Landscape, Bath WHS setting of the City Bath WHS.	
BFD03	Land at Bannerdown View Farm	5.29	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass	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				Landscape setting of Bathford	P-078	Strong	No Contribution	Moderate	Strong	Moderate	Moderate	Fail	National landscape harm	
BFD04	Land at Box Road	0.07	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass										P-078	Strong	No Contribution	Moderate	Strong	Moderate	Moderate	Fail	Small site	
BFD06	Bathford Nurseries	1.72	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass	On A4, near bus stops, 15 min to Batheaston centre			Ecological Network	Hillside location, setting of WHS					P-079	Strong	No Contribution	Strong	Strong	Moderate	Strong	Pass	Site selected for allocation following detailed assessment and consideration of spatial strategy, constraints, infrastructure and deliverability.	Bathford and Batheaston
BFD10	Land at Broadlands, Box Rd	0.65	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass			Grade 3	Ecological Network	National Landscape, setting of WHS				Landscape setting of Bathford	P-079	Strong	No Contribution	Strong	Strong	Moderate	Strong	Pass	Site selected for allocation following detailed assessment and consideration of spatial strategy, constraints, infrastructure and deliverability.	Bathford and Batheaston
BFD11	Land at Bathford		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass			Grade 3	Ecological Network	National Landscape, setting of WHS				Landscape setting of Bathford								Fail	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.	
BFD12	"BA1 7SW"		Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass			Grade 3	Ecological Network	National Landscape, setting of WHS				Landscape setting of Bathford	P-078	Strong	No Contribution	Moderate	Strong	Moderate	Moderate	Fail	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.	
BFD13			Discounted	Discounted	Discounted	Discounted	Fail	Rural	Bathford	Tier 2	Pass																			
BFD14	"Court Farm, Pump Lane, Bathford, Bath, Bath And North East Somerset, BA1 7RT"		Potentially Suitable	Potentially available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass	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				Landscape setting of Bathford	P-078	Strong	No Contribution	Moderate	Strong	Moderate	Moderate	Fail	Whilst the site was identified as potentially suitable through the HELAA methodology, development would be likely to result in significant harm to the setting of the World Heritage Site, National Landscape and landscape character. The site was therefore not taken forward for allocation.	
BFD15	"Bathford Gardens, Box Road, Bathford, Bath, Bath And North East Somerset, BA1 7LR"		Potentially Suitable	Potentially available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass			Grade 3	Ecological Network	National Landscape, setting of WHS				Landscape setting of Bathford	P-079	Strong	No Contribution	Strong	Strong	Moderate	Strong	Fail	Site promoted for housing - The site is in a sensitive location within the Green Belt and setting of the WHS. The site is potentially suitable for development subject to consideration of other identified constraints,.	
S1PS66	Shockerwick Lane	14.38	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass	On A4, near bus stops, 15 min to Batheaston centre		Grade 3	Ecological Network	Hillside location, setting of WHS					P-080, P-079	Strong, Strong	No Contribution, No Contribution	Strong, Strong	Strong, Strong	Moderate, Moderate	Strong, Strong	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
S1PS67	North of Bathford	13.89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass	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			Contains Historic Landfill	Landscape setting of Bathford	P-078	Strong	No Contribution	Moderate	Strong	Moderate	Moderate	Fail	Identified as potentially suitable through the HELAA methodology. However, development would be likely to result in significant harm to the setting of the World Heritage Site and associated landscape character and was therefore not taken forward for allocation.	
S1PS68	South of Bathford	8.7	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Bathford	Tier 2	Pass	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				Landscape setting of Bathford	P-077, P-078	Strong, Strong	Moderate, No Contribution	Moderate, Moderate	Strong, Strong	Moderate, Moderate	Strong, Moderate	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
BST01	"Knighton Sutton Farm\nStowey\nBS39 4DN\n"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Bishop Sutton	Tier 3	Pass	Removed from settlement																Fail	Removed from settlement	
CAM01	Camelot, Red Hill	0.82	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Camerton	Tier 4	Fail																			
CAM02	Land at Quarry Cottages	0.09	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Camerton	Tier 4	Fail																			
CAM03	Bridge Place Farm,	0.47	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Camerton	Tier 4	Fail																			
CAM04	Purbeck House	0.76	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Camerton	Tier 4	Fail																			
CAM05	Land at 3 Meadgate	0.08	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Camerton	Tier 4	Fail																			
CAM06	The Thynne Field	2.32	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Camerton	Tier 4	Fail	Close to A367 bus services				High landscape impact due to hillside location	Adjacent to Camerton Romano Settlement SAM, archaeology assessment likely required.			Located in Camerton parish but visually part of Radstock								Fail	Assessed as part of the North Radstock however not taken forward due to constraints	
CAM07	Land North of Eastdown Road and South of Northdown Road, Clandown	3.52	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Camerton	Tier 4	Fail	Close to A367 bus services				High landscape impact due to hillside location	Adjacent to Camerton Romano Settlement SAM, archaeology assessment likely required.			Located in Camerton parish but visually part of Radstock								Fail	Assessed as part of the North Radstock however not taken forward due to constraints	
CAM08	Skinner's Hill	1.55	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Camerton	Tier 4	Fail																			
S2PS28	Bath Old Road	98.55	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Camerton	Tier 4	Fail																	Pass		North Radstock AND South Peasedown
A37PS8	Lodge Farm	52.62	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Chelwood	Tier 5	Fail																			
A37PS9	Red Hill	55.59	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Chelwood	Tier 5	Fail																			
CHEL01	Land opposite Rectory House	0.47	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Chelwood	Tier 5	Fail																			
CHEL02	Land north of A368	4.45	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Chelwood	Tier 5	Fail																			
CHM01	"Former Recreation Land,\nDark Lane,\nChew Magna Manor, \nChew Magna,\nBristol, BS40 8PS"	"0.97"	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Chew Magna	Tier 2	Pass	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 medium risk of surface flooding (2%)	Grade 3	Ecological Network (64%) - Chew Magna (Rural) NRN Grassland Strategic Conservation Area (56%) - Network (49%) - NRN Existing Undesignated Heritage Asset Core Woodland (42%) - Site (27%) of Nature Conservation Interest (2%) - Deciduous woodland (4%)			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.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Pass	Site selected for allocation following detailed assessment and consideration of spatial strategy, constraints, infrastructure and deliverability.	Old Tennis Court
CHM02	Land at Fairfield Nurseries	0.31	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Chew Magna	Tier 2	Pass	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.	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.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Landscape and impact on conservation area Landscape and impact on conservation area	
CHM03	Old North Chew Farm, Norton Lane	0.6	Potentially Suitable	Not available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Chew Magna	Tier 2	Pass	Connectivity score of 2	Flood Zone 1	Grade 3	Green Infrastructure	Development would likely have a significant impact on the landscape given its location within the Conservation Area.	Chew Magna (Rural) Conservation Area	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.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Landowner confirmed not available	
CHM04	Land at Dark Lane	4.96	Unsuitable	Available	Achievable	Not Deliverable or Developable	Fail	Rural	Chew Magna	Tier 2	Pass										P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong			
CHM05	North of Stanton Road	1.92	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Chew Magna	Tier 2	Pass	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 affect the historic settlement pattern, local heritage assets and potential archaeological value.	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.	P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Conservation Area and Flood Zone 3 on access area and Surface Water flooding known at Hanny's Lane/Stanton Road	
CHM06	Land south of Norton Lane	1.97	Unsuitable	Available	Achievable	Not Deliverable or Developable	Fail	Rural	Chew Magna	Tier 2	Pass										P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong			
CHM07	West of Chew Hill	5.65	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Chew Magna	Tier 2	Pass										P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Small site	
CHM08			Discounted	Discounted	Discounted	Discounted	Fail	Rural	Chew Magna	Tier 2	Pass																			
CHS03	Land north of Salway Close and Chew Lane	5.06	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Chew Stoke	Tier 3	Pass	Connectivity score of 2	Flood Zone 1	Grade 1	Green Infrastructure - Ecological Network	The site is adjoined to the existing settlement and development would not have a significant impact on the landscape if designed sensitively.		Safeguarded Airport and Aerodrome Areas - Safeguarded land for sports and recreation facilities (21%) - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-033	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Pass	Site selected for allocation following detailed assessment and consideration of spatial strategy, constraints, infrastructure and deliverability.	Hedgehogs
CHS05	"Area West of Stoke Hill,\nChew Stoke\nBristol\nBS40 8XF\n"		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Chew Stoke	Tier 3	Pass	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	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	P-033	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as a reasonable alternative site at Chew Stoke. The preferred strategy focused growth at CHS03 and no further allocations were required to meet the planned level of growth at the settlement.	
CHS06			Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Chew Stoke	Tier 3	Pass			Grade 3							P-033	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as a reasonable alternative site at Chew Stoke. The preferred strategy focused growth at CHS03 and no further allocations were required to meet the planned level of growth at the settlement.	
A37PS10	North of Clutton	47.94	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road		Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)		Minerals safeguarding area	Sloping site but no significant sources of contamination have been identified at this stage		P-039, P-038	No Contribution, No Contribution	No Contribution, No Contribution	Strong, Strong	No Contribution, No Contribution	Moderate, Moderate	Moderate, Moderate	Fail	Assessed as part of the wider growth options in the area. The site is constrained by mineral safeguarding considerations and was not considered an appropriate location for strategic development.	
CLU01a	Land to the North West of Oaklands	11.13	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	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	Minerals safeguarding are	No significant sources of contamination have been identified at this stage	Separation of Clutton and Temple Cloud							Pass	North part of site provides important separation between Clutton and Temple Cloud and the landscape setting of the villages. Southern parcels considered suitable as part of the North of Temple Cloud allocation	Temple Cloud
CLU02	Land north of Church Farm	2.36	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains undesignated heritage asset	Minerals safeguarding are	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton							Fail	Landscape setting of village and Local Green Space Flood attenuation on access Planning application - pending	
CLU04A	Land south of 47-56 Maynard Terrace	1.46	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains undesignated heritage asset	Minerals safeguarding are	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton							Fail	West of Clutton preferred location for growth, as set out in the Clutton Neighbourhood Plan. Development in this location would be a long distance from bus routes on the A37 corridor.	
CLU06	"Land adjacent to Maypole Close, Clutton."	2.2 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Contains undesignated heritage asset	Minerals safeguarding are	No significant sources of contamination have been identified at this stage	Landscape setting of Clutton	P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Pass	Site selected for allocation following detailed assessment against the spatial strategy and outline permission granted.	
CLU07	Land west of the A37	22.09	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North		Minerals safeguarding are	No significant sources of contamination have been identified at this stage		P-038	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Pass	Site selected for allocation following detailed assessment and consideration of spatial strategy, constraints, infrastructure and deliverability.	Clutton
CLU07a	Land west of the A37	2.45	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site	Small section in landscape setting - North		Minerals safeguarding are	No significant sources of contamination have been identified at this stage		P-038	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Pass	Site selected for allocation following detailed assessment and consideration of spatial strategy, constraints, infrastructure and deliverability.	Clutton
CLU08	The Pumping Station, Greensbrook	0.5	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site			Pumping station on site	Pumping station/pipe on site								Fail	Pumping station/Pipeline	
CLU09	Marsh Lane	0.25	Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Detached from settlement																Fail	Detached from settlement	
CLU10	Parcel 4952. Marsh Lane	2.01	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Detached from settlement																Fail	Detached from settlement	
CLU11	Land to the south of 51 Upper Bristol Road	0.08	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Clutton	Tier 3	Pass										P-038	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate			
CLU12	Land at Hartwell House	0.59	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	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	Minerals safeguarding are	No significant sources of contamination have been identified at this stage									Fail	Assessed as part of the wider Clutton options. Growth was focused at CLU07 and CLU06 to support local infrastructure improvements, including a new primary school serving both Clutton and Temple Cloud. This site was not taken forward due to its separate and prominent sloping location.	
CLU13	Land to south of former Warwick Arms Public House	0.86	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	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	Minerals safeguarding are	No significant sources of contamination have been identified at this stage									Fail	Assessed as part of the wider west of Clutton development opportunity. The preferred strategy focused growth at CLU07 and CLU06, which together provide sufficient growth to support local infrastructure improvements, including a new primary school serving both Clutton and Temple Cloud. This site was not taken forward due to its separate ownership and the potential for alternative uses associated with the Warwick Arms site.	
CLU14	The Wharf	0.41	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Clutton	Tier 3	Pass										P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate			
CLU15	"The field known as Stone Acre, Stowey Road, Clutton, BS39 5TG"		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road	Flood Zone 1	Grade 3	Greenfield site			Minerals safeguarding are	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								Fail	Assessed as part of the wider west of Clutton development opportunity. The preferred strategy focused growth at CLU07 and CLU06, which together provide sufficient growth to support local infrastructure improvements, including a new primary school serving both Clutton and Temple Cloud. This site was not taken forward due to its separate landownership and heritage constraint	
FAR12	Junction of Clutton Hill, Flatts Lane, Cuckoo Lane	2.15	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Not adjoining settlement.	Flood Zone 1	Grade 3		The site is in a sensitive location 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.	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
S2PS19	South of Clutton	31.04	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	Rural Location - bus stop on Upper Bristol Road		Grade 3	Greenfield site	Landscape Setting of Settlements (NE2A)	Setting of church	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								Fail	Important location for the setting of the settlement	
TC01b	Land to the West of the A37	1.38	Suitable	Available	Achievable	Deliverable or Developable	Pass	Rural	Clutton	Tier 3	Pass	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	Minerals safeguarding are	No significant sources of contamination have been identified at this stage	Separation of Clutton and Temple Cloud							Pass	Site selected for allocation following detailed assessment and consideration of spatial strategy, constraints, infrastructure and deliverability.	Temple Cloud
A367PS7	Combe Hay Lane	16.31	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Combe Hay	Tier 4	Fail																			
CHY02			Discounted	Discounted	Discounted	Discounted	Fail	Rural	Combe Hay	Tier 4	Fail																			
BD01	Burnet	119.39	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Compton Dando	Tier 4	Fail																			
COM04	Court Farm	0.32	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Compton Martin	Tier 4	Fail																			
COM05	Land adjacent Treetops	0.18	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Compton Martin	Tier 4	Fail																			
COM06	Land to the East of Manor House	0.56	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Compton Martin	Tier 4	Fail																			
COM07	Land south of The Street	1.96	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Compton Martin	Tier 4	Fail																			
COM08	Land at Coombe Lane	0.09	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Compton Martin	Tier 4	Fail																			
A4PS1	North of Corston	34.02	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Corston	Tier 3	Pass		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)			Ron Chalker Sport Centre - Stothert & Pitt RFC	P-061, P-059	Strong, No Contribution	Moderate, Strong	Moderate, Strong	Strong, Strong	Moderate, Moderate	Strong, Strong	Fail	Proactive site - high quality agricultural land	
COR01	"Land west of Corston Lane, Corston"	"6.4"	Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Corston	Tier 3	Pass	Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		No primary school in village			P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Pass	The site is in a sensitive location within the Green Belt and the setting of the Bath WHS. Development would likely have significant impact on the setting of Corston village. The site has moderate to good accessibility along the A4 corridor and could support a high quality development	
COR02	Land at Brookside	0.22	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	Corston	Tier 3	Pass										P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong			
COR03	"Land off Corston Lane, Bath"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Corston	Tier 3	Pass	Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		No primary school in village			P-059	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Assessed as part of the wider options at Corston. The preferred strategy focused growth at COR01 which was considered sufficient to support planned growth at the settlement. Whilst capable of accommodating development, this site was not required to deliver the preferred strategy.	
COR04	"Land to the rear of Manor Farmhouse, Corston"		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Corston	Tier 3	Pass	Connectivity score of 2 - Good connectivity to A4, bus stops	Flood Zone 1			Landscape setting of Bath		No primary school in village										Fail	Plain Text Assessed as part of the wider options at Corston. The preferred strategy focused growth at COR01 which was considered sufficient to support planned growth at the settlement. Whilst capable of accommodating development, this site was not required to deliver the preferred strategy.	
A367PS3	Dunkerton	63.02	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Dunkerton	Tier 4	Fail																			
A367PS4	Clover Cross Farm	51.09	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Dunkerton	Tier 4	Fail																			
DUN01	St6959 old colliery site	0.73	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Dunkerton	Tier 4	Fail																			
DUN02	Land at Crows Nest	1.52	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Dunkerton	Tier 4	Fail																			
EH03	Land at	0.73	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	East Harptree	Tier 4	Fail																			
EH04	Land at High Street	1.96	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	East Harptree	Tier 4	Fail																			
EH05	Little Aden	0.21	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	East Harptree	Tier 4	Fail																			
EH06	"Field parcel 1484 \nHarptree CourtnWhitecross RoadnEast Harptree "		Unsuitable	Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	East Harptree	Tier 4	Fail																			
A367PS5	South of West Wood	65.33	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Englishcombe	Tier 4	Fail																			
A367PS6	Down Wood	14.63	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Englishcombe	Tier 4	Fail																			
FAR02	The Glebe Field	1.97	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-040	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Difficult connections into village, compared with opportunities to the east of the village	
FAR03	Land south of Bath Road	1.94	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-040	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Difficult connections into village, compared with opportunities to the east of the village Location considered to have high landscape harm and would bring development across the Bath Road	
FAR05	Land west of Depot at Tilley Lane	0.96	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	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%)			Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-040	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR06	Land north of the A39	8.88	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	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%)	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.	P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR08	Land at Little Lane	0.99	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	Public transport - bus. Connectivity score of 2.	Flood Zone 1 - Area at low risk of surface flooding (3%)	Grade 3				Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-040	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Pass	Site selected for allocation following detailed assessment and consideration of spatial strategy, constraints, infrastructure and deliverability.	Timsbury Road, Farmborough
FAR09	The Paddock, (off A39) South of Coal Yard, Bath Road	2.32	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	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%)			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			P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR10	"Barrow Hill Court, Loves Lane, Farmborough, BA2 0AZ"	0.37 (GIS data)	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	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%)			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.	P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR11	Land at Old Inn Farmhouse, Bath Road	0.87	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	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.		Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5		Site is east of Timsbury Road which forms strong eastern edge to main village.	P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR13	Land south of Heighgrove Farm	3.44	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	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.		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%)		P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR14	Land north of Sixpence and Parklands	2.44	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	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.		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%)		P-040	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR15	Brocks Farm	0.32	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3				Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR17	"Land registry title ST215991. \n\nLand to north of Tilley Lane, Farmborough."		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	Public transport - bus. Connectivity score of 2.	Flood Zone 1	Grade 3							P-040	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Pass	Selected as part of the Farmborough allocation following detailed assessment. The allocation supports sustainable growth within the village and provides opportunities to support local infrastructure and community facilities, subject to suitable access arrangements and infrastructure capacity.	Farmborough
TIM11	Timsbury Bottom Farm	34.84	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Farmborough	Tier 3	Pass	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%)		P-040	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Not adjoining village	
FH01	ST79117 60285	0.15	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Freshford	Tier 3	Pass										P-068	No Contribution	Moderate	Strong	Moderate	Moderate	Moderate	Fail	Assessed as part of the Freshford options review but not taken forward due to accessibility constraints and the limited capacity of the settlement to accommodate further growth.	
FSH01	Stoke Hill Mine	0.54	Mixed or non-residential use	Available	Potentially Achievable	Mixed or non-residential use	Pass	Rural	Freshford	Tier 3	Pass										P-067	No Contribution	No Contribution	Strong	Moderate	Moderate	Moderate	Fail	Assessed as part of the Freshford options review but not taken forward due to accessibility constraints and the limited capacity of the settlement to accommodate further growth.	
A37PS11	Wells Road	30.66	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass			Grade 1														Fail	Grade 1, proactive site. Detached from settlement Landscape gap	
HAL02	Land south of Highbury Road	0.62	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton	Undesignated Heritage Asset			Landscape setting of High Littleton								Fail	Small site - gap between High Littleton and Hallatrow	
HAL03	Farmyard at Wells Rd / Combe Lane	0.59	Suitable	Unavailable	Potentially Achievable	Unavailable	Fail	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton				Landscape setting of High Littleton								Fail	Considered as a reasonable alternative however landowner confirmed site not available after stage 4 completed	
HAL04	East of Hallatrow Business Park	7.14	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 1	Woodland	Landscape setting of High Littleton	Undesignated Heritage Asset			Landscape setting of High Littleton								Fail	Potentially suitable for development. Currently subject to planning application for employment use.	
HAL05	Land surrounding Hallatrow Business Park	1.51	Mixed or non-residential use	Available	Renewable Energy Generation	Mixed or non-residential use	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton			Coal mining legacy area	Landscape setting of High Littleton								Fail	Potentially suitable for development. Currently subject to planning application for employment use.	
HAL06	Land at Hallatrow, Wells Road	3.65	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 1		Landscape setting of High Littleton				Landscape setting of High Littleton								Pass	Site previously discounted due to BMV agricultural land. Farmer owns this as well as previous Option Location - this is the landowners preferred site. Loss of BMV small (subject to further assessment at Application stage)	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
HTN01	Land east of High Littleton	6.54	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 3 / Grade 1		Landscape setting of High Littleton				Landscape setting of High Littleton	P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HTN04	Land west of Rugborne Farm	7.32	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton				Landscape setting of High Littleton								Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HTN05	West of Goosard Lane	3.36	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton				Landscape setting of High Littleton								Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HTN06a	South of Greyfield Road	4.47	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 1/Grade 3		Landscape setting of High Littleton				Landscape setting of High Littleton								Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HTN06b	South of Greyfield Road	8.21	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 1/Grade 3		Landscape setting of High Littleton				Landscape setting of High Littleton								Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HTN06c	South of Greyfield Road	0.99	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 3		Landscape setting of High Littleton	Grade 2 building on site			Landscape setting of High Littleton								Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HTN07	Land west of The Gug	0.59	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 3							P-039	No Contribution	No Contribution	Strong	No Contribution	Moderate	Moderate	Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HTN09	Eastover Garages, Eastover Road	0.16	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass																	Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HTN10	Land at Wells Road	2.97	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	Public transport - bus. Connectivity score of 2.		Grade 3		Prominent Hillside location				Prominent Hillside location								Fail	Prominent Hillside location Landscape setting of village Grade 1 land	
HTN11	Land between Rosewell and Highbury Road	14.44	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	High Littleton	Tier 3	Pass	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.								Fail	Assessed as part of the wider High Littleton and Hallatrow options. The preferred strategy focused growth at HAL06 and no further allocations were required to meet the planned level of growth at the settlement.	
HB01	Hinton Blewett 1	0.13	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Hinton Blewett	Tier 5	Fail																			
HB02	Hinton Blewett 2	0.1	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Hinton Blewett	Tier 5	Fail																			
HB03	"Upper Road adjacent to Middle Road Farm\nBS39 5AP"	0.71 (GIS Analysis)	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Hinton Blewett	Tier 5	Fail																			
HB04	Land north of Upper Road	0.31	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Hinton Blewett	Tier 5	Fail																			
HB05	"LAND AT THE MEAD, LOWER ROAD, HINTON BLEWETT BRISTOL BS39 5AT"		Discounted	Discounted	Discounted	Discounted	Fail	Rural	Hinton Blewett	Tier 5	Fail																			
HB06	"LAND AT THE MEAD, LOWER ROAD, HINTON BLEWETT BRISTOL BS39 5AT "		Discounted	Discounted	Discounted	Discounted	Fail	Rural	Hinton Blewett	Tier 5	Fail																			
HB07	"Land south of Lower Road, Hinton Blewett "		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Hinton Blewett	Tier 5	Fail																			
HCH02	Land adjacent to Horse Pond	3.77	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Hinton Charterhouse	Tier 3	Pass										P-066	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Assessed as part of the wider review of growth options at Hinton Charterhouse. Whilst the site has the potential to accommodate development, it is relatively distant from key infrastructure, services and primary school provision. The site may be better suited to meeting a specific local need, such as affordable or specialist housing, subject to Green Belt, landscape and other planning considerations.	
HCH03	Folly Allotments ST143403	1.48	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Hinton Charterhouse	Tier 3	Pass										P-067	No Contribution	No Contribution	Strong	Moderate	Moderate	Moderate	Fail	Assessed as part of the wider review of growth options at Hinton Charterhouse. Whilst the site has the potential to accommodate development, it is relatively distant from key infrastructure, services and primary school provision. The site may be better suited to meeting a specific local need, such as affordable or specialist housing, subject to Green Belt, landscape and other planning considerations.	
HCH04	"Land at Bath Road, Hinton Charterhouse, BA2 7SD"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Hinton Charterhouse	Tier 3	Pass										P-066	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Assessed as part of the wider review of growth options at Hinton Charterhouse. Whilst the site has the potential to accommodate development, it is relatively distant from key infrastructure, services and primary school provision. The site may be better suited to meeting a specific local need, such as affordable or specialist housing, subject to Green Belt, landscape and other planning considerations.	
S1PS54	Newbridge Slopes	6.99	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Kelston	Tier 3	Pass										P-060, P-084	Strong, Strong	Moderate, Strong	Strong, Strong	Strong, Strong	Moderate, Moderate	Strong, Strong	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
MAR01	Land opposite Hunstete Cottage	0.11	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Marksbury	Tier 3	Pass										P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate			
MKC04	Land south-west of Shaft Road	0.65	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Monkton Combe	Tier 3	Pass										P-070	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	The site is in a sensitive location within Green Belt, AONB and the setting of the City of Bath WHS and comprises Grade 3 Agricultural Land. 2% of the site falls within a SNCI and 2% falls within the Combe Down and Bathampton Down Mines SSSI. The site also contains a SPA. Areas of the site that fall outside the Site of Nature Conservation Interest and SSSI are 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.	
S1PS84	Oldfield Rugby_Church Road Allotments	5.47	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Monkton Combe	Tier 3	Pass										P-070	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS85	Summer Lane	8.03	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Monkton Combe	Tier 3	Pass										P-070	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
S1PS86	North of Horsecombe Brook	17.69	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Monkton Combe	Tier 3	Pass										P-070	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	Assessed as part of the wider strategic growth options around Bath. The site was not taken forward due to its sensitive landscape location and likely impact on the setting of the World Heritage Site.	
MSNS4	"Land at Folly Close Midsomer Norton Radstock BA3 2LB"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	MSN	Not assigned	Fail																			
NT01	Meryhill Farm	0.83	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Nempnett Thrubwell	Not assigned	Fail																			
A4PS2	East of Corston	12.28	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Newton St. Loe	Tier 3	Pass										P-061, P-063, P-059	Strong, Strong, No Contribution	Moderate, Moderate, Strong	Moderate, Strong, Strong	Strong, Strong, Strong	Moderate, Moderate, Moderate	Strong, Strong, Strong			
F18	Land West of Bath	35.74	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Newton St. Loe	Tier 3	Pass	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 tranquility. 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.				P-062	Strong	Moderate	Moderate	Strong	Moderate	Strong	Fail	Assessed as part of the wider West of Bath development opportunity. Whilst the site has capacity to accommodate development, the preferred strategy did not progress strategic growth in this location due to the potential for substantial harm to the World Heritage Site and associated landscape setting. The site has not been taken forward as part of the preferred strategy.	
NSL05	West of Bath	125.7	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Newton St. Loe	Tier 3	Pass	A large site to the west of Twerton with no current access to bus services and or facilities which is currently 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 additional 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 tranquility. 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.				P-061, P-062	Strong, Strong	Moderate, Moderate	Moderate, Moderate	Strong, Strong	Moderate, Moderate	Strong, Strong	Fail	Assessment indicates that strategic development in this location would be likely to cause substantial harm to the World Heritage Site and its setting. The site is therefore not allocated through this Local Plan.	
TWT18	Land at Pennyquick Hill / Whiteway Road, Bath	10.53	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Newton St. Loe	Tier 3	Pass			Grade 3	SNCI on site	Landscape setting of Bath and WHS				Prominent Hillside location	P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	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	North of Church Road	0.15	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Norton Malreward	Tier 4	Fail																			
NM02	South of Church Road	1.63	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Norton Malreward	Tier 4	Fail																			
PEA05A	Land west of 89-100 Greenlands Road	1.48	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	Not on local bus route but frequent connections through village	Zone 1	Grade 3														Pass	Selected following detailed assessment of constraints, deliverability and relationship to the wider settlement.	Lower Peasedown

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
PEA05B	Land south of Church Road	3.37	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	Not on local bus route but frequent connections through village	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											Pass	Developable area will likely be reduced due to topography	Lower Peasedown
PEA06	Land between 60 and 89 Greenlands Road	0.26	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	Not on local bus route but frequent connections through village	Zone 1	Grade 3		Site is required to access site 5A	N/A											Fail	Assessed as part of the wider Lower Peasedown options. The site was not taken forward following detailed assessment and review of availability and alternative opportunities within the Somer Valley.	
PEA07B	Land south of Keels Hill	1.15	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	Not on local bus route but frequent connections through village	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												Fail	Topographical Issues. Unlikely to be developable. Vehicle access is limited	
PEA08	Land north of Eckweek Lane	0.93	Potentially Suitable	Unavailable	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	171, 172, 173, 174 bus routes	Zone 1	Grade 3	Ecological network (10%)		N/A				P-064	No Contribution	Moderate	Strong	Weak	Moderate	Moderate	Fail	Unavailable	
PEA09	Land north of Under Knoll	0.98	Potentially Suitable	Unavailable	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	171, 172, 173, 174 bus routes	Zone 1	Grade 3	Ecological network (2%)		N/A				P-064	No Contribution	Moderate	Strong	Weak	Moderate	Moderate	Fail	Unavailable	
PEA10	Land to the North and South of A367	28.59	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	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%) Deciduous woodland (0.5%)	Landscape setting of Peasedown St John. Landscape setting of Norton Radstock. Development would result in high landscape and visual impact				Severance from the village by the A367							Pass	Potential for harmful impact on the surrounding landscape. Would need to change the nature of the road. Potential to improve links to Shoscombe	South Peasedown
PEA11	Land to the North and South of A367	12.82	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	Pavement access will need to be extended into the village centre	Zone 1	Grade 3	Ecological network (72%), Ancient woodland (43%),													Pass	Selected following detailed assessment of constraints, deliverability and relationship to the wider settlement.	South Peasedown
PEA13	Land off Carlingcott Lane	1.07	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass	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												Fail	Capacity would be limited due to significant tree cover	
PEA14	North View	0.14	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass																	Fail	Small site	
PEA15	Land South West of Wellow Lane, Peasedown St John	"14.83"	Mixed or non-residential use	Available	Other Uses	Mixed or non-residential use	Pass	Rural	Peasedown St. John	Tier 2	Pass	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	Adjacent to an undesignated heritage asset.				P-066	No Contribution	Strong	Strong	Strong	Moderate	Strong	Pass	Selected as part of the Bath Business Park employment allocation following detailed assessment.	Bath Business Park
S2PS29	West of Peasedown	54.1	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass		Area at high risk of surface water flooding (2%)		SNCI (13%), Deciduous woodland (12%), ecological network (72%)	Landscape setting of Peasedown St John	Undesignated Heritage asset. Camerton Court Gardens			Safeguarded land for sport and recreation (10%)							Pass	Site would cause harm to the landscape	South Peasedown
S2PS30	South of Peasedown	87.87	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Peasedown St. John	Tier 2	Pass		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%), Deciduous woodland (1%)	Landscape setting of Peasedown St John, Landscape setting of Norton Radsotck	Radstock Conservation Area, undesignated heritage assets			Braysdown Land allotments	P-066	No Contribution	Strong	Strong	Strong	Moderate	Strong	Fail	Site could be required to provide landscape mitigation for the business park and south Peasedown. Land is integral to the setting of the valley so unlikely to be used for housing	
A37PS1	Hursley Hill	54	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Publow with Pensford	Tier 3	Pass										P-041, P-036	Moderate, Strong	Weak, No Contribution	Strong, Strong	Moderate, Weak	Moderate, Moderate	Moderate, Strong			
A37PS2	North of Pensford	45.6	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Publow with Pensford	Tier 3	Pass										P-041, P-036	Moderate, Strong	Weak, No Contribution	Strong, Strong	Moderate, Weak	Moderate, Moderate	Moderate, Strong			
A37PS3	North East Pensford	17.13	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Publow with Pensford	Tier 3	Pass										P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate			
A37PS4	North West Pensford	16.31	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Publow with Pensford	Tier 3	Pass										P-037, P-036	No Contribution, Strong	No Contribution, No Contribution	Strong, Strong	Weak, Weak	Moderate, Moderate	Moderate, Strong			
A37PS5	West of Pensford	25.39	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Publow with Pensford	Tier 3	Pass										P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate			
A37PS6	South of Pensford	25.99	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Publow with Pensford	Tier 3	Pass										P-041, P-037	Moderate, No Contribution	Weak, No Contribution	Strong, Strong	Moderate, Weak	Moderate, Moderate	Moderate, Moderate			
A37PS7	Chapel Farm	53.8	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Publow with Pensford	Tier 3	Pass										P-041, P-038, P-037	Moderate, No Contribution, No Contribution, No Contribution	Weak, No Contribution, No Contribution	Strong, Strong, Strong	Moderate, No Contribution, Weak	Moderate, Moderate, Moderate	Moderate, Moderate, Moderate			
PEN01	Old Road, Pensford	3.98	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access		Grade 3	GI Network	Site is highly visible in the surrounding landscape					P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Difficult access	
PEN02	Land south of Pen-y-banc, Pensford Hill	1.27	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network				Minerals safeguarding area		P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Difficult access/sloping site	
PEN05	Land at Pensford Hill/Belluton La	0.65	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network				Minerals safeguarding area		P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate	Fail	Significant access issues Significant access issues Significant access issues Small site - Potential for development to come forward as a community development/rural exception site Significant access issues High and very high risk of harm to heritage assets - Maes Knoll (2024 study). Significant access issues Small site - Constrained access to Primary school	
PEN06	North of Belluton Farm	10.23	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network				Minerals safeguarding area		P-036	Strong	No Contribution	Strong	Weak	Moderate	Moderate	Fail	Limited vehicular access along with narrow pavements leading to site	
PEN07	Belluton Farm	3.11	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network				Coal Mining Legacy Development High Risk Area Unstable Land (1%)		P-036	Strong	No Contribution	Strong	Weak	Moderate	Strong	Fail	Limited vehicular access along with narrow pavements leading to site	
PEN08	Land off Publow Lane	0.39	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access, close to village centre/school		Grade 3	GI Network				Minerals safeguarding area	Adjacent to village hall/recreation ground	P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Limited vehicular access, close to village centre/school	
PEN09	Land between Oakhurst and Turnpike Cottage, north of Chelwood	0.6	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network				Coal Mining Legacy Development High Risk Area Unstable Land (1%)		P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Limited vehicular access along with narrow pavements leading to site	
PEN10	Land between Ringspit Lane, Woolard Lane and Bristol Road	24.95	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	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) landscape harm (2017 study)	High and very high risk of harm to heritage assets Maes Knoll (2024 study).		Unknown		P-041, P-036, P-043	Moderate, Strong, Moderate	Weak, No Contribution, Moderate	Strong, Strong, Strong	Moderate, Weak, No Contribution	Moderate, Moderate, Moderate	Moderate, Strong, Moderate	Fail	Significant heritage impact (mitigation not possible) Significant access issues Significant access issues	
PEN10a	Land west of Ringspitch Lane	3.31	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass						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.				P-041, P-036, P-043	Moderate, Strong, Moderate	Weak, No Contribution, Moderate	Strong, Strong, Strong	Moderate, Weak, No Contribution	Moderate, Moderate, Moderate	Moderate, Strong, Moderate	Fail	Significant heritage impact (mitigation not possible) Significant access issues Significant access issues	
PEN11	Whitley Batts	3.29	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access along with narrow pavements leading to site		Grade 3	GI Network				Coal Mining Legacy Development High Risk Area Unstable Land (1%)		P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Difficult access	
PEN13	New Road	0.53	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass	Limited vehicular access, close to village centre/school but narrow pavements which may lead to car use		Grade 3	GI Network				Minerals safeguarding area		P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate	Fail	Site potentially suitable for development however currently in use as storage/employment use to not progressed	
WLD01	Field To West Of 182 Publow Lane Woollard Bristol	0.2	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Publow with Pensford	Tier 3	Pass										P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate	Fail	Site location considered to be isolated from the village	
SH01	Land at St Julian's Farm	0.68	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Shoscombe	Tier 4	Fail																			
E14a	Land at Cranleigh Farm Cooperative	2.26	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Southstoke	Tier 3	Pass										P-065	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
E14b	Midford Rd/ Packhorse Lane	2.16	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	Southstoke	Tier 3	Pass										P-065	Moderate	Moderate	Moderate	Strong	Moderate	Moderate			
E14Y	West of School Hill	2.12	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Southstoke	Tier 3	Pass										P-065	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	The site is in a sensitive location within the National Landscape, the setting of the Bath WHS and the Green Belt. Development would likely have a significant impact on landscape.	
S1PS87	Castle Farm Midford	18.81	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Southstoke	Tier 3	Pass										P-070	Moderate	Moderate	Moderate	Strong	Moderate	Moderate	Fail	Assessed as part of the wider settlement options. Whilst the site was considered potentially suitable for development, it was not taken forward due to its impact on the landscape setting and character of the settlement.	
STC01			Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	St. Catherine	Not assigned	Fail																			
SD01	Land north of Sandy Lane	0.63	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stanton Drew	Tier 4	Fail																			
SD04	Land Opp Stanton Drew Primary School	0.42	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stanton Drew	Tier 4	Fail																			
SD05	Elm Farm, Stanton Wick Lane	0.32	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stanton Drew	Tier 4	Fail																			
SD06	Disused mine at Wick Lane	3.79	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stanton Drew	Tier 4	Fail																			
SD07	Land to the south of 2 The Orchard	0.62	Discounted	Discounted	Discounted	Discounted	Fail	Rural	Stanton Drew	Tier 4	Fail																			
BIS01	Land west of Ham Lane	0.29	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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 that would be damaging to the setting of the settlement.		Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5										Fail	Development on the site would likely have a significant landscape impact that would be damaging to the setting of the settlement. The site is potentially suitable for development subject to consideration of identified constraints.	
BIS03b	"Cappards Road, \nBishop Sutton,\nBristol,\nBS39 5XD\n"	1 (GIS data)	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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			Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Coal Mining Legacy Development High Risk Area Unstable Land (45%)									Pass	Selected as part of the Bishop Sutton West allocation following detailed assessment. The allocation supports housing delivery and provides opportunities to support the adjoining business park.	Bishop Sutton West

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
BIS03c	"Cappards Road, \nBishop Sutton,\nBristol,\nBS39 5XD\n"	"3.9ha"	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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%)	Green Infrastructure (57%) - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Coal Mining Legacy Development High Risk Area Unstable Land (11%)									Pass	Selected as part of the Bishop Sutton West allocation following detailed assessment. The allocation supports housing delivery and provides opportunities to support the adjoining business park.	Bishop Sutton West
BIS03d	"Cappards Road, \nBishop Sutton,\nBristol,\nBS39 5XD\n"	2.4 (GIS data)	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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%)	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5	Coal Mining Legacy Development High Risk Unstable Land (8%)									Pass	Selected as part of the Bishop Sutton West allocation following detailed assessment. The allocation supports housing delivery and provides opportunities to support the adjoining business park.	Bishop Sutton West
BIS04	Land South of Bonhill Road West	1.64	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	Connectivity score of 2	Flood Zone 1	Grade 3	Ecological Network - NRN Grassland Strategic Network		Undesignated Heritage Asset (36%)	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate	Fail	Access along Bonhill Road narrow Access along Bonhill Road narrow Small site difficult access Site no longer accessible 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	
BIS05	Land east of Bonhill Road	1.35	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	Connectivity score of 2	Flood Zone 1	Grade 3	Ecological Network - NRN Grassland Strategic Network		Undesignated Heritage Asset (6%)	Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate	Fail	The site is within the Green Belt. Development would likely have a significant landscape impact.	
BIS06	Tennis Court	0.5	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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 highly noticeable intrusion of built development along a narrow and obviously rural lane.		Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate	Fail	Development would likely have a significant landscape impact with the intensification of the site resulting in a highly noticeable intrusion of built development along a narrow and obviously rural lane.	
BIS07	Land to the rear of Paysons Croft, Church Lane	0.23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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 location within the AONB. Development would likely have a significant 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 Future+ score of 5									Fail	Development would likely have a significant landscape impact with the intensification of development on the site damaging to the setting.	
BIS08	Land at Hollowbrook Lane	2.39	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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 archaeological value within the site.	Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate	Fail	Not adjoining village Currently subject to planning application	
BIS09	Butchers Arms	0.23	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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.	Safeguarded land for sports and recreation facilities (3%) - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5									Fail	Within HDB, planning application approved	
BIS10	Land at Westway Farm, Bishop Sutton, BS39 5XP		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass																Pass	Selected as part of the Bishop Sutton West allocation following detailed assessment. The allocation supports housing delivery and provides opportunities to support the adjoining business park.	
BIS10a	Land at Westway Farm, Bishop Sutton, BS39 5XP	0.31	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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.		Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5			P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate	Fail	Small site - 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.	
BIS10b	Land at Westway Farm, Bishop Sutton, BS39 5XP	1.87	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	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.		Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Facilities Audit score of 3 - Facilities and Future+ score of 5									Pass	Selected as part of the West Bishop Sutton allocation following detailed assessment. The allocation supports sustainable growth within the village and provides opportunities to support local infrastructure, community facilities and the adjoining business park.	
BIS11	"Field off Wick Road, Bishop Sutton, BS39 5XQ"		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass	Connectivity score of 3	Flood Zone 1	Grade 1	NRN Grassland Strategic Network	Mendip Hills National Landscape				Landscape setting of Stowey Sutton							Fail	The site is part of the NRN Grassland Strategic Network and designated as Green Infrastructure.	
BIS12	"Land east of Bonhill Road, Bishop Sutton, BS39 5TS."		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Stowey Sutton (Bishop Sutton)	Tier 3	Pass		Parish Council have raised issues of surface water flooding in this location	Grade 3							P-037	No Contribution	No Contribution	Strong	Weak	Moderate	Moderate	Fail	Access constraints and known issues of flooding. West of Bishop Sutton considered a better location in terms of placemaking and local plan led growth.	
SWA01	"Ashcombe Field, Upper Swainswick"		Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Swainswick	Tier 4	Fail																		
S2PS20	North of Temple Cloud	23.14	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass	Low accessibility 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.			Limited Primary School capacity									Fail	Assessed as part of the wider settlement options. Whilst the site was considered potentially suitable for development, it was not taken forward due to its impact on the landscape setting and character of the settlement.	
S2PS21	West of Temple Cloud	27.53	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 3		Landscape Setting of Settlements (NE2A)		Limited Primary School capacity									Fail	Large site but limited access to A37 Low accessibility for site - Woodland on northern section	
S2PS22	South of Temple Cloud	38.21	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 3		Landscape Setting of Settlements (NE2A)											Fail	Assessed as part of the wider settlement options. Whilst the site was considered potentially suitable for development, it was not taken forward due to its impact on the landscape setting and character of the settlement.	
S2PS23	East of Temple Cloud	7.13	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass	Low accessibility for site		Grade 3 (53%)/Grade 2 (46%)		Landscape Setting of Settlements (NE2A)											Fail	Assessed as part of the wider settlement options. Whilst the site was considered potentially suitable for development, it was not taken forward due to its impact on the landscape setting and character of the settlement.	
TC01c	Land to the West of the A37	1.72	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 2 (66%)/Grade 3 (34%)				Limited Primary School capacity									Pass	Selected as part of the Temple Cloud allocation following detailed assessment. The allocation supports sustainable growth within the village and provides opportunities to support local infrastructure and community facilities.	Temple Cloud
TC02a	Land east of Paulmont Rise /A367	1.58	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 3				Limited Primary School capacity									Fail	Limited access onto A37	
TC02b	Land east of Paulmont Rise /A367	0.32	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 3		Landscape Setting of Settlements (NE2A)		Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC03	Land west of Molly Close	3.61	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 3		Landscape Setting of Settlements (NE2A)		Limited Primary School capacity	Coal Mining Legacy Development High Risk Area								Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC04b	Recreation Ground, Meadway	1.35	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 2				Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC04c	Land north-east of Greyfield View	2.6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 2				Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC04d	Land off Brandown Close	5.73	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 2 (83%)		Landscape Setting of Settlements (NE2A)		Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC04e	Land at Cloud Hill	9.83	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			Grade 2				Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC05	Land West of Rose Cottage	0.56	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Rural	Temple Cloud with Cameley	Tier 3	Pass																		
TC06	Land west of East Court	3.64	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass	Low accessibility for site		Grade 3		Landscape Setting of Settlements (NE2A)		Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC07a	Land at Peterside	5.98	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass	Low accessibility for site		Grade 3		Landscape Setting of Settlements (NE2A)		Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC07b	Land north of Peterside	2.82	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass	No accessibility		Grade 3		Landscape Setting of Settlements (NE2A)		Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TC09	"Former garden centre site at Temple Cloud, BS39 5DG "	0.44 (GIS data)	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Temple Cloud with Cameley	Tier 3	Pass			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.			Limited Primary School capacity									Fail	Assessed as part of the wider Temple Cloud options. The preferred strategy focused growth at the Temple Cloud allocation, which was considered sufficient to support local infrastructure improvements whilst remaining proportionate to the settlement. This site was not taken forward as part of the preferred strategy.	
TIM02	Land south of Loves Hill	2.92	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.							Fail	Development would have high landscape impact due to prominent hillside location.	
TIM03	Land on Lippiatt Lane	3.18	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.							Fail	Concern over impact of increase traffic along Lippiatt Lane/Primary School	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
TIM04	Land at Lippiatt / Crocombe Lane	9.25	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.	P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Concern over impact of increase traffic along Lippiatt Lane/Primary School	
TIM05	West of St Mary's School	0.78	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.								Pass	Selected as part of the Timsbury allocation following detailed assessment. The wider allocation supports sustainable growth within the village and provides opportunities to support local infrastructure and community facilities. The Local Green Space is expected to be retained; however, its extent and relationship to the wider allocation can be considered through the detailed planning process. Any amendments would need to be supported by evidence and be consistent with national and local policy relating to Local Green Spaces. Future review through the Neighbourhood Plan process could also consider whether the designation remains in the most appropriate location having regard to planned growth within the village.	Timsbury
TIM06	Land between South Rd / Radford Hill	2.8	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.								Fail	Landscape setting of village Landscape setting of village Landscape setting of village Heritage asset	
TIM07a	Land east of Mill Lane (north)	1.91	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.								Fail	Within the landscape setting of the village - prominent hill side location	
TIM07b	Land east of Mill Lane (south)	1.69	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.								Fail	Within the landscape setting of the village - prominent hill side location	
TIM08	Land west of Southlands Drive	2.29	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.								Fail	Within the landscape setting of the village - prominent hill side location	
TIM09	"Land south of Hayeswood Road, Timsbury"	10.85 (GIS data)	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.								Pass	Selected as part of the Timsbury allocation following detailed assessment. The allocation supports sustainable growth within the village and provides opportunities to support local infrastructure and community facilities.	Timsbury
TIM10	Land north of Hayeswood Road	7.22	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.		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.	P-040	No Contributio n	No Contributio n	Strong	No Contributio n	Moderate	Moderate	Fail	Landscape impact Not adjoining village Not adjoining village Not adjoining village Site detached 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. Landscape setting of village	
TIM12	Land at Bloomfield Nurseries	2.47	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	Not adjoining village.	Flood Zone 1	Grade 3	NRN Existing Core Woodland (14%)	Development would have high landscape impact due to prominent hillside location.		Safeguard Airport and Aerodrome Areas (18%)			P-063	Strong	Moderate	Strong	Strong	Moderate	Strong	Fail	Not connected to village	
TIM13	Land at Hayeswood Road	0.78	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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										Fail	Not connected to village	
TIM14	Land opposite Hayswood Farm	1.28	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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%)								Fail	Not connected to village	
TIM15	Land at Parish's House	1.33	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	Limited 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.								Fail	Not connected to village	
TIM16	Land North of Hook Hill	14.48	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.								Pass	Selected as part of the Timsbury allocation following detailed assessment. The allocation supports sustainable growth within the village and provides opportunities to support local infrastructure and community facilities.	
TIM17	" Land off Lansdown Crescent, Timsbury"		Suitable	Available	Achievable	Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass	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.								Pass	Existing Site allocation	Timsbury
TIM18			Potentially Suitable	Potentially available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Timsbury	Tier 2	Pass			Grade 3		NE2A Landscape Setting of Settlements (Timsbury (Rural) Type: 2)												Fail	Landscape setting of Timsbury, sensitive location	
A367PS2	Dunkerton Hill	76.89	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Wellow	Tier 4	Fail																			
WELL02	New Willow Farm	0.78	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Wellow	Tier 4	Fail																			
WELL03	Land north of Manor Close	0.4	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Rural	Wellow	Tier 4	Fail																			
WELL04	Land at Manor Lodge, Farm La	0.18	Mixed or non-residential use	Potentially Available	Potentially Achievable	Mixed or non-residential use	Pass	Rural	Wellow	Tier 4	Fail																			
WELL05	Land North of Bull's Hill	0.21	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Wellow	Tier 4	Fail																			
WELL06	Land south of Ford Road	7.28	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Wellow	Tier 4	Fail																			
WH03	Land north of Parsonage Farm, Bristol Rd	0.79	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	West Harptree	Tier 4	Fail																			
NM01c	Land at Whitewood Farm	34.95	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Rural	Whitchurch	Tier 2	Pass						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.										Fail	Significant heritage impact (mitigation not possible)	
A37PS12	North of Farrington Gurney	60.67	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass	Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (4%)	Grade 1, Grade 2 (8%)	Deciduous woodland, green infrastructure		Undesignated heritage asset		Coal Mining Legacy Development High Risk Area Unstable Lane (22%), Mineral safeguarding area (54%)								Fail	Grade 1 agricultural land integral to local faming business, development would be harmful to the setting of the church where the isolated setting is integral to its character. West of the village is covered by a gas pipeline	
A37PS13	South of Farrington Gurney	34.98	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass	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 heritage assets, Marsh Lane Colliery, possible roman roads		Coal Mining Legacy Development High Risk Area Unstable Lane (4%), mineral safeguarding area (38%)								Pass	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 discounted due to its proximity to a gas pipeline	Farrington Gurney South
A37PS14	West of Paulton Road	16.17	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass	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 heritage asset		Coal Mining Legacy Development High Risk Area Unstable Lane (4%), mineral safeguarding area, disused railway cutting landfill								Fail	Grade 1 agricultural land integral to local faming business, development would be harmful to the setting of the church where the isolated setting is integral to its character	
A37PS15	Farrington Fields	55.36	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass	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%)								Fail	Proactive site - Grade 1 agricultural land	
FAR16	Grovelands	1.14	Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass	Limited bus services to Bath and Bristol	Area at low risk of surface water flooding (8%)	Grade 1, Grade 3 (9%)	Green Infrastructure		Undesignated heritage asset										Fail	Assessed as part of the wider Farmborough options. The preferred strategy focused growth at FAR08 and FAR17 which were considered the most appropriate locations to accommodate development and support local infrastructure. This site was not taken forward as part of the preferred strategy.	
FAR18	"Field Farm, \Farrington GurneyInBS39 6TJ\n"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass			ALC Grade 1 (76.81%) ALC Grade 3 (23.19%)														Fail	Detached from settlement	
FAR19			Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass			Grade 2 Agricultural Land (15%) Grade 1 Agricultural Land (37%) Grade 3 Agricultural Land (48%	Green Infrastructure (75%)													Fail	Gas pipeline running through sites.	
PAU10	Land west of Tennis Court Road	4.49	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass	Limited bus services to Bath and Bristol		Grade 3		Landscape setting of Paulton												Pass	Selected as part of the South Paulton allocation following further consideration of Green Infrastructure opportunities, which helped address previous landscape concerns and support the site's inclusion in the plan.	
PAU11	South if Farrington Road	1.48	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Farrington Gurney	Tier 3	Pass	Limited bus services to Bath and Bristol		Grade 3		Landscape setting of Paulton	Undesignated heritage asset		Mineral safeguarding area (32%)								Pass	Selected as part of the South Paulton allocation following further consideration of Green Infrastructure opportunities, which helped address previous landscape concerns and support the site's inclusion in the plan.	Farrington Road North and South
PAU11b	South of Farrington Road		Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Farrington Gurney	Tier 3	Pass																			
PAU15b	Paulton Road	2.41	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	High Littleton	Tier 3	Pass			Grade 1		Site is highly visible in the surrounding landscape												Fail	Significant greenfield extension with landscape, agricultural land, biodiversity, heritage and access constraints; not selected in preference to alternative opportunities.	
PAU28	Land off Farrington Road, Paulton	7.69	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	High Littleton	Tier 3	Pass	172 and 172 bus routes		Grade 3		Site is highly visible in the surrounding landscape												Fail	Development would result in harm to the landscape setting of Paulton	
MDP22	Underhill Farm (Mendip DC)	2.4	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MDP31b	Whitepost	12.09	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MSN02	Chesterfield House	0.1	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MSN03	Martins Block	0.08	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MSN06	The Hollies / Sainsbury?s	1.55	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass																	Fail	Currently in use as Council Office and Library	
MSN14b	46 Radstock Road	1.52	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MSN14e	Priory Nurseries,	1.52	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Not on local bus routes, regular service in MSN	Flood zone 3 (2%) Flood zone 2 (2%) and adjacent to a watercourse		Green infrastructure, Deciduous woodland (85%)												Fail	Sequential test would be required and the amount of woodland would reduce the developable area	
MSN23	Land west of Northmead Road	1.24	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	171 and 172 bus routes	Flood zone 2 (2%), Flood zone 3 (2%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock	Undesignated heritage asset old railway line		Old railway line sits to the south of the site so need to check to contamination								Pass	Area of flood risk and heritage value sit to the south of the site and are not proposed within the developable area	Thicket Mead A and B

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
MSN29	Land north of Welton Grove, BA3 2TU	3.65	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Not on local bus routes, regular services in MSN		Grade 3	Landscape setting of Norton Radstock				Coal mining area of unstable land (5%)									Fail	Site has high potential to impact on the surrounding landscape	
MSN30	Monger Lane East	21.05	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Not on local bus routes, regular services in MSN	Flood Zone 3 (5%), High risk of surface water flooding (5%),	Grade 3	Ecological network (10%), SNCI (4%),	Landscape setting of Norton Radsotck	Undesignated heritage asset, Midsomer Norton Conservation Area, Grade II listed building (Large barn east of Welton Manor House)		Coal Mining Legacy Development High Risk Land (1%)									Fail	Development of the site would have a high impact on landscape character. Site cannot be accessed from the road network and sits to the rear of the primary school Site had high potential to impact on the surrounding landscape	
MSN32b	West of Silver Street	1.66	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Not on local bus routes, regular services in MSN		Grade 3		Landscape setting of Norton Radstock												Fail	Site cannot be accessed from the road network and sits to the rear of the primary school	
MSN37	West of Withies Lane	6.27	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Close to 173 and 174 bus routes		Grade 3	Green Infrastructure	Landscape setting of Norton Radstock												Fail	Site has high potential to impact on the surrounding landscape	
MSN38A	Land at Chilcompton Road	3.68	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	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 safeguarding area (77%)									Pass	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	Land at Chilcompton Road	1.51	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Close to 173 and 174 bus routes		Grade 3	Green Infrastructure	Landscape setting of Norton Radsotck	Undesignated heritage asset, boundary stone		Minerals safeguarding area									Pass	Will have high landscape and visual impact. Flat route to the High Street. 173 and 174 goes along the Chilcompton Road.	Midsomer Norton South
MSN38c	Land west of Folly Close	1.06	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Close to 173 and 174 bus routes			Green Infrastructure				Minerals safeguarding area									Pass	Will have high landscape and visual impact. Flat route to the High Street. 173 and 174 goes along the Chilcompton Road.	Midsomer Norton South
MSN40	Land at Midsomer Norton Social Club	0.29	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Not on local bus routes, regular services in MSN			Green Infrastructure		Midsomer Norton Conservation Area		Minerals safeguarding area									Fail	Potentially suitable. Site would benefit from being developed in conjunction with Welton Bag factory	
MSN41	11 Clapton Rd & adjacent orchard	0.25	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass																	Fail	Small site	
MSN42	Land off Staddlestones, Staddlestones Road	0.22	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass																	Fail	Small site	
MSN43	Four Winds	0.2	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MSN44	Land at Oliver Brooks Road,	2.17	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Not on local bus routes, regular services in MSN		Grade 3	Deciduous woodland (0.5%), NRN grassland strategic network (17%)				Mineral safeguarding area (44%)									Fail	Site is covered by a woodland Hillside location	
MSN45	Land to the south west of Wheelers Drive,	0.26	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Not on local bus routes, regular services in MSN			Green infrastructure, NRN Core Woodland (71%)		Undesignated heritage asset, railway line		Minerals safeguarding area									Fail	Hillside location	
MSN46	Land to the South of Lilac Terrace	0.3	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Not on local bus routes, regular services in MSN		Area of low risk of surface water flooding (6%)	Green infrastructure		Midsomer Norton Conservation Area		Mineral safeguarding area									Fail	Site is adjacent to the watercourse so developable area is limited	
MSN47	Parcel 3511, Silver Street,	0.43	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MSN48	5 Somer Ridge	0.11	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MSN49	Land to the north of Somer Avenue	0.66	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	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									Fail	The site access is poor	
MSN50	"Farm Land at Clapton Road, Midsomer Norton, BA3 2LW"		Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Close to 173 and 174 bus routes			Site is adjacent to a woodland	Sloping hillside, development would result in harm to the landscape											Fail	Potentially suitable for development however significant infrastructure required.	
MSN51	"Thicket Mead,\nNorthmead Road,\nMidsomer Norton,\nRadstock,\nBA3 2SH"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	171 and 172 bus routes		Grade 3	Landscape setting of Norton Radstock													Pass		Site sits between PAU24a and MSN 23 and is considered as part of the options at Thicket Mead
MSN52	"5 Somer Ridge\Midsomer Norton\nBath\nBA3 2FB"		Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
MSN53	"Wellow Brook House, Northmead Road, Midsomer Norton, BA3 2SQ"		Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Midsomer Norton	Tier 1	Pass																			
PAU07A	Land north and south of Clandown Rd	7.38	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	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%)									Fail	landscape harm	
PAU24a	Thicketmead Farm	3.03	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	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									Pass	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
RAD36	Land west of Combe End	31.49	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass	Currently no road access to the site	Area of low risk surface water flooding (1%)	Grade 3	Deciduous woodland, green infrastructure , SNCI, ecological network	Landscape setting of Norton Radstock	Radstock Conservation Area, near rby grade II listed building (powderhouse). Undesignated heritage assets, Fosseway, Middle Pit Colliery,			Land for sport and recreation							Pass	Part of the site being considered for development but eastern slopes have a high landscape value	Adjacent to North Radstock
S2PS25	Welton	89.26	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass		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								Fail	Considered as a reasonable alternative however issues regarding long term deliverability and investment required to enable the development	
S2PS26	West of Coomb End	47.84	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Midsomer Norton	Tier 1	Pass		Area at low risk of surface water flooding (1%), medium 1(%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock	Radstock Conservation Area, undesignated heritage asset											Fail	Potential for east west connections? Unlise existing roads? Opportunities for better transport from large single development. Would need to ensure that people can live locally, jobs, reduce out commuting etc.. --	
PAU02a	Former printworks	1.72	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Paulton	Tier 2	Pass																			
PAU02b	Former printworks	0.36	Mixed or non-residential use	Potentially Available	Other Uses	Mixed or non-residential use	Pass	Somer Valley	Paulton	Tier 2	Pass																	Fail	The site is allocated under Policy SSV22 Former Paulton Printworks of the adopted Local Plan to deliver a mixed-use development across five land parcels. The site in concern is identified as Parcel 4 and 5 allocated for light industrial development.	
PAU02c	Former printworks	0.34	Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass																	Fail	The site is allocated under Policy SSV22 Former Paulton Printworks of the adopted Local Plan to deliver a mixed-use development across five land parcels. The site in concern is identified as Parcel 4 and 5 allocated for light industrial development.	
PAU02d	Former printworks	0.58	Mixed or non-residential use	Potentially Available	Achievable	Mixed or non-residential use	Pass	Somer Valley	Paulton	Tier 2	Pass																	Fail	The site is allocated under Policy SSV22 Former Paulton Printworks of the adopted Local Plan to deliver a mixed-use development across five land parcels. The site in concern is identified as Parcel 4 and 5 allocated for light industrial development.	
PAU05	Land at Bath Road	1.37	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	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%)									Fail	Site will have a high impact on the landscape.	
PAU06a	Land at Ham Farm	2.15	Potentially Suitable	Unavailable	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	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%)									Fail	Unavailable	
PAU06b	Land to the East of Alexandra Park,	1.32	Potentially Suitable	Unavailable	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	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											Fail	Unavailable	
PAU06c	Land at Ham House	2.44	Potentially Suitable	Unavailable	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	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, collieries											Fail	Unavailable	
PAU07	Land north of Alpine Close	3.27	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	Not on local bus route, but local services in Paulton village	Area of risk of surface water flooding medium (3%), low (19%)	Grade 3														Fail	Site will have a high impact on the landscape. Access to site is limited	
PAU08	Land south of Bloomfield Care Centre	1.38	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	171 and 172 bus routes		Grade 3		Landscape setting of Paulton			Coal Mining Legacy Development High Risk Area Unstable Land (2%)									Fail	landscape harm	
PAU09a	Land off St Juliens Close	3.5	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton													landscape harm	
PAU09b	"Land at Royal Oak Farm, Old Mills Lane, Paulton, Bristol (BS39 7ST)."	2.83 (GIS data)	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton												Pass	Selected as part of the South Paulton allocation following further consideration of Green Infrastructure opportunities and landscape impacts, which helped address previous concerns and support the site's inclusion in the plan.	
PAU09c	Land east of Tennis Court Road	1.99	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	Not on local bus route, but local services in Paulton village		Grade 3		Landscape setting of Paulton	Undesignated heritage asset, medieval field system											Pass	Selected as part of the South Paulton allocation following further consideration of Green Infrastructure opportunities and landscape impacts, which helped address previous concerns and support the site's inclusion in the plan.	
PAU14	Land south of the Somerset Inn	0.68	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	Not on local bus route, but local services in Paulton village		Grade 3	The paddock local green space		Undesignated heritage asset		Coal Mining legacy development high risk area unstable land (6%)									Fail	Access to site is limited An application has been submitted to develop the site as a care home, 25/02196/OUT	
PAU15a	Land on the North East side of Hallatrow Road	0.71	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	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									Fail	Significant greenfield extension with landscape, agricultural land, biodiversity, heritage and access constraints; not selected in preference to alternative opportunities.	
PAU17	Land at 2 Greenhill Cottage, Brittens Hill	0.21	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Paulton	Tier 2	Pass																			
PAU25	Paulton House	3.02	Potentially Suitable	Unavailable	Potentially Achievable	Not Deliverable or Developable	Fail	Somer Valley	Paulton	Tier 2	Pass																			
PAU26A	Old Mills	2.55	Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Pass	Somer Valley	Paulton	Tier 2	Pass			Grade 1 Agricultural Land	Green Infrastructure		Undesignated heritage asset		Minerals safeguarding area									Pass	he site is allocated under Policy SSV9 Old Mills Industrial Estate (incorporating Somer Valley Enterprise Zone) for the development of E(g), B2 and B8 uses, builders merchants and car show rooms (sui generis).	
PAU27	Boxbury Hill	2.52 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	171 and 172 bus routes		Grade 3, grade 1 (5%)	Green Infrastructure		Undesignated heritage asset, setting of the batch		Minerals safeguarding area									Fail	Development is considered to harm the setting of the batch Development would result in harm to the landscape setting of Paulton Development would result in harm to the landscape setting of Paulton	
PAU29	"Land at Old Mills Lane, Paulton"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass	173 and 172 bus routes		Grade 3		Site is highly visible in the surrounding landscape												Fail	Development would result in harm to the landscape setting of Paulton	
PAU30	"PARCEL 9176, LANGLEY'S LANE, PAULTON, BRISTOL, BS39 7SU"		Potentially Suitable	Available	Other Uses	Mixed or non-residential use	Pass	Somer Valley	Paulton	Tier 2	Pass			ALC Grade 1 (76.81%) ALC Grade 3 (23.19%)			Undesignated Heritage Asset (Probable medieval or post medieval mill, Thicket Mead, Paulton) (1.04%)												Fail	Development would result in harm to the landscape setting of Paulton	
PAU31	"Land south of Paulton Hill"		Suitable	Available	Potentially Achievable	Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass			ALC Grade 3		NE2A Landscape Setting of Settlements (Paulton (Somer Valley) Type: 2)												Fail	Development would result in harm to the landscape setting of Paulton	
PAU32	"Land to east of Phillis Hill, Paulton "		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass			Grade 3 Agricultural Land		Landscape setting of Norton Radstock (Somer Valley) Type: 3, Paulton (Somer Valley) Type: 3												Fail	Development would result in harm to the landscape setting of Paulton	
S2PS24	West of Midsomer Norton	32.18	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Paulton	Tier 2	Pass		Area at risk of low surface water flooding (4%), medium (1%)	Grade 3, Grade 1 (75%)	Ecological network, Core woodland, SNCI, deciduous 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%), adjacent to a historic landfill, mineral safeguarding area	Boxbury Hill local green space. Site would join the gap between Paulton and Midsomer Norton							Pass		Thicket Mead A and B

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
PEA12	Land off Church Road	0.5	Unsuitable	Potentially Available	Achievable	Not Deliverable or Developable	Fail	Somer Valley	Peasedown St. John	Tier 2	Pass																			
PEA16	land at Keel's Hill	0.09	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Peasedown St. John	Tier 2	Pass										P-064	No Contribution	Moderate	Strong	Weak	Moderate	Moderate			
PEN03	Land at Leigh Farm	51.7	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Somer Valley	Publow with Pensford	Tier 3	Pass										P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate			
PEN14	"land to the east of submission ref HYSC-2280448"		Unsuitable	Available	Achievable	Not Deliverable or Developable	Fail	Somer Valley	Publow with Pensford	Tier 3	Pass										P-041	Moderate	Weak	Strong	Moderate	Moderate	Moderate			
CAM38	Grid Ref: 576856 Parcel Number: 4411	1.86	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Difficult access																Fail	Access constraints.	
RAD02	Rymans Engineering, Frome Road	0.85	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Limited bus connections	Area at low risk of surface water flooding (4%)	Grade 3	Green infrastructure, adjacent to an SNCI	Hillside location means this will have a significant impact on the landscape	Radstock Conservation Area											Fail	Hillside location means the site will have a significant impact on the surrounding landscape	
RAD05	Post Office	0.11	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Radstock	Tier 1	Pass																			
RAD06	Library Car Park	0.43	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Limited bus connections	Areas at risk of low surface water flooding (3%)	Grade 3	Adjacent to SSSI. Green infrastructure, ecological network (34%)	Landscape setting of Norton Radstock												Fail	Buffer with SSSI, impact on landscape	
RAD07	Fortescue Road	0.11	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Radstock	Tier 1	Pass																			
RAD10	Land between A367 and Bristol Rd	2.22	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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%)								Fail	Capacity will reduce due to land instability.	
RAD12	Land around Coombend Rise	0.6	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass									Site is no longer available due to allotment expansions								Fail	Site is no longer available due to allotment expansions	
RAD13a	Land south of Coombend	0.85	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Currently no road access to the site	Area of low risk surface water flooding (1%)	Grade 3	Deciduous woodland, green infrastructure , SNCI, ecological network	Landscape setting of Norton Radstock	Radstock Conservation Area, near rby grade II listed building (powderhouse). Undesignated heritage assets, Fosseway, Middle Pit Colliery,											Fail	Site currently in employment use	
Rad13b	Land at 37 Coombend	0.14	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Radstock	Tier 1	Pass																			
RAD14	Clandown Scrap Yard	1.29	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Close to bus routes	Area at low risk of surface water flooding (6%).	Grade 3	Deciduous woodland (7%). Area outside of the woodland could be suitable. Ecological network (8%)	Landscape setting of Norton Radstock	Undesignated heritage asset, Clandown colliery		Clandown colliery									Fail	Planning application failed to resolved legal agreements in 2016. Delivery unlikely. Possible contaminated land due to proximity of Clandown colliery Possible contaminated land due to proximity of Clandown colliery	
RAD15	Land at The Manor Of Midsomer Norton Pows Hill	3.34	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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 heritage asset, Clandown colliery. Radstock Conservation Area		Clandown colliery									Fail	Detached from settlement	
RAD16a	Land on the south east side of Bath New Road, Radstock	5.77	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock												Pass	What quantum of development is need to improve the bus service. Could a bus run along the Bath Old Road.	North Radstock
RAD16b	Land west of Longrange Farm	4.75	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock	Undesignated heritage asset, pill box and Clandown roundhill											Pass	Selected as part of the wider North Radstock allocation following detailed assessment.	North Radstock
RAD16c	Land north of Longrange Farm	2.53	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock												Pass	Selected as part of the wider North Radstock allocation following detailed assessment.	North Radstock
RAD16d	Round Hill Sports Ground	1.52	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock				Roundhill recreation ground								Fail	Protection of recreation ground	
RAD16e	Land north of 35 Bath Old Road	1.48	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock				Roundhill recreation ground								Fail	Assessed as part of the wider North Radstock options. Whilst the site was considered potentially suitable for development, the preferred strategy focused growth within the preferred allocation area, which was considered sufficient to deliver the planned level of growth and regeneration objectives for Radstock. This site was therefore not taken forward for allocation.	
RAD16f	East of Bath Old Road	1.11	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock												Fail	Assessed as part of the wider North Radstock options. Whilst the site was considered potentially suitable for development, the preferred strategy focused growth within the preferred allocation area, which was considered sufficient to deliver the planned level of growth and regeneration objectives for Radstock. This site was therefore not taken forward for allocation.	
RAD16g	Land north of Trinity School	11.29	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus	Zone 1	Grade 3		Landscape setting of Norton Radstock												Pass	Selected as part of the wider North Radstock allocation following detailed assessment.	North Radstock
RAD16h	Land north and east of Ludlow's Farm	42.46	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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 heritage asset, possible medieval field system											Pass	Selected as part of the wider North Radstock allocation following detailed assessment.	North Radstock
RAD17	Land south of Smallcombe Road	1.37	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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		Clandown Quarry									Fail	Development would have a high landscape impact due to hillside location	
RAD18	East of Bath Old Road	0.89	Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Radstock	Tier 1	Pass																			
RAD19a	Upper Whitelands Road	1.87	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus		Grade 3	Ecological network (78%)		Undesignated heritage assets, Upper Whitelands, post medieval quarry and Tyning Hill spoil heap		Adjacent to Tyning Hill spoil heap									Fail	Site would have high impact on the surrounding landscape Contaminated land risk due to adjacent Tyning Hill spoil heap	
RAD19b	Land north of Tyning Hill	9.98	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus		Grade 3	Tyning Tip RIGS. Deciduous woodland (20%)	Landscape setting of Norton Radstock	Undesignated heritage asset, Tyning Hill spoil heap. Radstock Conservation Area		Mining spoil heap	Woodborough Lane, Local green space								Pass		North Radstock
RAD19c	Land south of Tyning Hill	4.62	Unsuitable	Available	Potentially Achievable	Not Deliverable or Developable	Fail	Somer Valley	Radstock	Tier 1	Pass																			
RAD21a	Land at Mill Road	0.64	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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											Fail	Site would have high landscape impact due to hillside location	
RAD21b	LAND ADJOINING FROME ROAD/MAPLE RISE/MILL ROAD	3.19	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Connection needed onto the A367 to access the bus	Flood zone 2 (1%), area at medium risk 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		Close to Withlington colliery									Fail	Site would have high landscape impact due to hillside location	
RAD23	Land at Writhlington Heights / North of Hanover Crescent, Writhlington, Radstock, BA3 3LB	"1.3ha"	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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 landscape impact due to hillside location.	Radstock Conservation Area, Writhlington Colliery		Close to Withlington colliery									Fail	Site would have high landscape impact due to hillside location	
RAD24	Land north of Magdalene Road	3.64	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Limited bus connections	Zone 1	Grade 3	Core woodland, green infrastructure	Landscape setting of Norton Radstock, would have a high landscape impact due to hillside location, high landscape impact due to hillside location	Undesignated heritage asset, Writhlington Colliery		Close to Withlington colliery									Fail	Site would have high landscape impact due to hillside location	
RAD25	Ammerdown Estate	2.3	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Limited bus connections	Area at low risk of surface water flooding (1%)	Grade 3			Grade II listed Manor Farmhouse, undesignated heritage asset, second world war anti tank ditch											Pass		Writhlington
RAD26	"Land at East Radstock, BA3"	45.01 (GIS data)	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Limited bus connections	Area at low risk of surface water flooding (1%), but representation state that the field floods	Grade 3	TPO													Pass	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	Land west of Mells Lane (Part within Mendip District)	4.79	Potentially Suitable	Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Limited bus connections	Area at low risk of surface water flooding (2%)	Grade 3	Green Infrastructure	Landscape setting of Norton Radstock												Fail	Site would have high landscape impact due to hillside location	
RAD29	Land south of Manor Farm, Church Street	0.61	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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, medieval settlement			Site is an important buffer between the town centre area.								Fail	Over half the site is floodzone 3 which would result in a low dwelling yield	
RAD30	Land south of Meadow View	0.47	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Limited bus connections	Area at low risk of surface water flooding (4%)	Grade 3	Green infrastructure, adjacent to an SNCI	Hillside location means this will have a significant impact on the landscape	Radstock Conservation Area											Fail	Hillside location means the site will have a significant impact on the surrounding landscape	
RAD31a	Land west of Kilmersdon Road	3.78	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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, undesignated heritage asset											Fail	Buffer with SSSI, impact on landscape	
RAD31b	Land north of Grove Wood Road	8.08	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	Limited bus connections	Areas at risk of low surface water flooding (3%)	Grade 3	Adjacent to SSSI. Green infrastructure, ecological network (34%)	Landscape setting of Norton Radstock												Pass	Buffer with SSSI, impact on landscape	Haydon
RAD31c	Land east of Grove Wood Road	3.81	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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												Pass	Capacity will reduce due to needed buffer with SSSI	Haydon
RAD32	Ammerdown Estate	0.72	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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%)								Fail	Capacity will reduce due to land instability.	
RAD35	Ammerdown Estate	2.18	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass									Site of allotment expansions								Fail	No longer available	
RAD37	Old Gas Works	1.23	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass					Significant												Fail	Significant landscape issues	
RAD39	1 Old Pit Terrace	0.26	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass				Clandown Quarry RIGS	Landscape setting of Norton Radstock	Radstock Conservation Area											Fail	Hillside location means dwelling yield would be less than 10	
RAD40	Linden' Frome Hill	0.17	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass					landscape issues.												Fail	Small site	
RAD41	Land West of Mells Lane	0.36	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass	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											Fail	Development will have high impact on landscape due to hillside location	
RAD42	"3 Wells Road, Radstock, BA3 3RQ"or"		Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Radstock	Tier 1	Pass																			
RAD43	"7 Frome Road, Radstock, BA3 3PT"		Discounted	Discounted	Discounted	Discounted	Fail	Somer Valley	Radstock	Tier 1	Pass																			
S2PS27	Clandown	22.62	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass		Area at low risk of surface water flooding (2%)	Grade 3	Deciduous woodland (8%), ecological network (25%) SNCI (2%)	Landscape setting of Norton Radstock	Undesignated heritage asset Clandown Common, Radstock Conservation Area,		Coal mining legacy development high risk area of unstable land (1%)	Safeguarded land for sport and recreation								Pass	Development will have high impact on landscape due to hillside location, could be needed for landscape mitigation	Adjacent to North Radstock
S2PS31	Mill Road	1.54	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Radstock	Tier 1	Pass		Floodzone 2 (2%), area at low risk of surface water flooding (7%)			Landscape setting of Norton Radstock	Radstock Conservation Area											Fail	Landscape harm due to hill side location	
A367PS1	East of Peasedown	44.98	Potentially Suitable	Potentially Available	Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Shoscombe	Tier 4	Fail					Part of the site is highly visible within the landscape												Pass	Within Shoscombe Parish (Tier 4) but adjacent to PSJ - Proposed as an extension to Bath Business Park, only part of the site is proposed for development due to landscape sensitivity	Bath Business Park
S2PS32	Waterside	17.39	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass					Site is part of the Waterside Valley and Somer Valley rediscovered project												Fail	Site is part of the Waterside Valley and Somer Valley rediscovered project Sloping site could impact the setting of waterside valley	

HELAA ref	Site address	Size (Ha)	HELAA Suitability	HELAA Availability	HELAA Achievability	HELAA Conclusion	Stage 1 and 2 Results	Plan Area	Location	Settlement Tier	Stage 3 Result	Connectivity	Flooding	Agricultural Land	Nature Recovery	Landscape	Heritage	Infrastructure	Ground Conditions	Local character and community identity	Green Belt Assessment	Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Overall Performance	Stage 4 Result (Pass/Fail)	Reason for not progressing to Stage 5	Stage 5: Site Allocated
S2PS33	Westfield Industrial Estate	1.46	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass	Low accessibility for site				Steeply sloping site												Fail	Proactive sit	
WF01	Land to the North of Charlton Lane, Midsomer Norton	12.13	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass	Pavement connection to the A367 would be required	Surface water flooding			Site will be clearly visible from Hayden batch			Waterside Tip historic landfill									Pass	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	2.16	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass	Pavement connection to the A367 would be required	Floodzone 3 (2%) floodzone 2 (2%). Site sits above waterside valley so run off could impact watercourse in the valley	Grade 3		Steeply sloping site												Fail	Sloping site could impact the setting of waterside valley	
WF03	"The former Radco Site, Wells Road, Radstock"		Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass																	Fail	The site is previously developed land within the Radstock Conservation Area. The site includes a listed building, is partially within a SNCI, and includes some safeguarded land for sports and recreation facilities. The area outside of the SNCI is potentially suitable for development, subject to mitigation of impact on setting and significance of the Conservation Area, and mitigation of other identified constraints.	
WF14c	Land off Shakespeare Road	0.78	Unsuitable	Potentially Available	Potentially Achievable	Not Deliverable or Developable	Fail	Somer Valley	Westfield	Tier 1	Pass																			
WF14d	Land off Shakespeare Road	4.88	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass	Pavement connection to the A367 would be required			Green infrastructure, ecological network (2%), SNCI	Site has previously been refused for planning permission, development 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 important hillside setting for the surrounding area							Fail	Development will harm the landscape setting of Westfield. Planning permission has been refused 13/03395/OUT	
WF36a	Waterside Farm Area	5.91	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass	Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in waterside valley	Grade 3		Site will be clearly visible from Hayden batch												Pass	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
WF36b	East of Westfield Industrial Estate	3.09	Potentially Suitable	Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass	Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in waterside valley	Grade 3		Site will be clearly visible from Hayden batch												Pass	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	17.14	Potentially Suitable	Potentially Available	Potentially Achievable	Potentially Deliverable or Developable	Pass	Somer Valley	Westfield	Tier 1	Pass	Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in waterside valley	Grade 3	Green Infrastructure	Site will be clearly visible from Hayden batch												Fail	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	
WF36d	East of Westfield Industrial Estate	1.75	Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Pass	Somer Valley	Westfield	Tier 1	Pass	Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in waterside valley	Grade 3		Site will be clearly visible from Hayden batch												Fail	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	
WF36e	East of Westfield Industrial Estate	3.53	Mixed or non-residential use	Available	Achievable	Mixed or non-residential use	Pass	Somer Valley	Westfield	Tier 1	Pass	Pavement connection to the A367 would be required	Surface water flooding, could impact on the watercourse in waterside valley	Grade 3		Site will be clearly visible from Hayden batch												Fail	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	