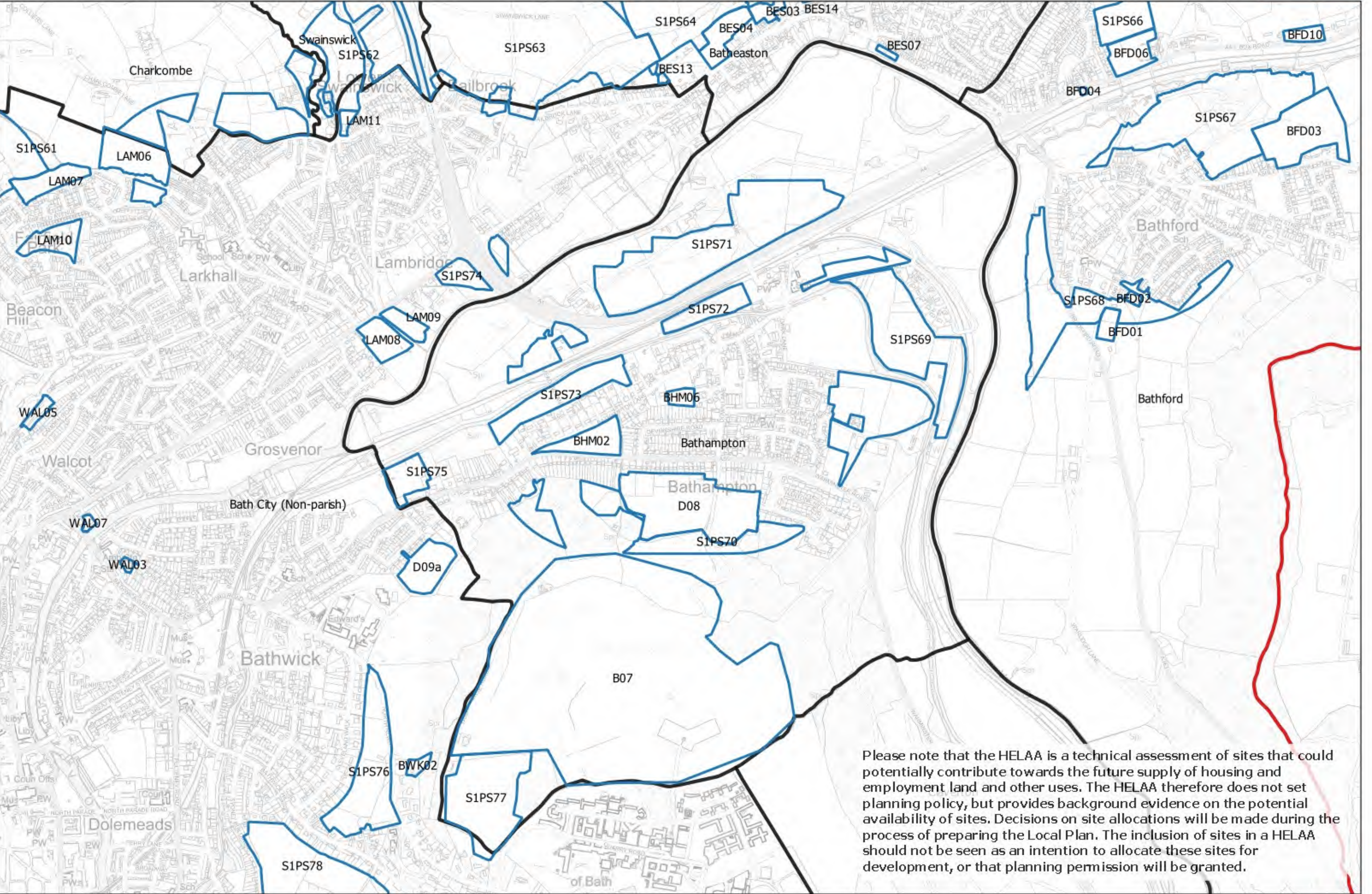


Table of Contents - Parishes

Bathampton	3
Batheaston	8
Bathford	14
Camerton	18
Charlcombe	21
Chelwood	27
Chew Magna	29
Chew Stoke	32
Clutton	34
Combe Hay	40
Compton Dando	43
Compton Martin	49
Corston	51
Dunkerton	54
East Harptree	56
Englishcombe	58
Farmborough	62
Farrington Gurney	66
Freshford	69
High Littleton	71
Hinton Blewett	77
Hinton Charterhouse	79
Kelston	81
Keynsham	84
Marksbury	97
Midsomer Norton	99
Monkton Combe	105
Nempnett Thrubwell	108
Newton St. Loe	110
Norton Malreward	113
Paulton	117
Peasedown St. John	123
Priston	127
Publow	129

Radstock	134
Saltford	142
Shoscombe	147
Southstoke	149
Stanton Drew	153
Stowey-Sutton	155
Swainswick	158
Temple Cloud with Cameley	160
Timsbury	165
Wellow	169
West Harptree	172
Westfield	174
Whitchurch	177



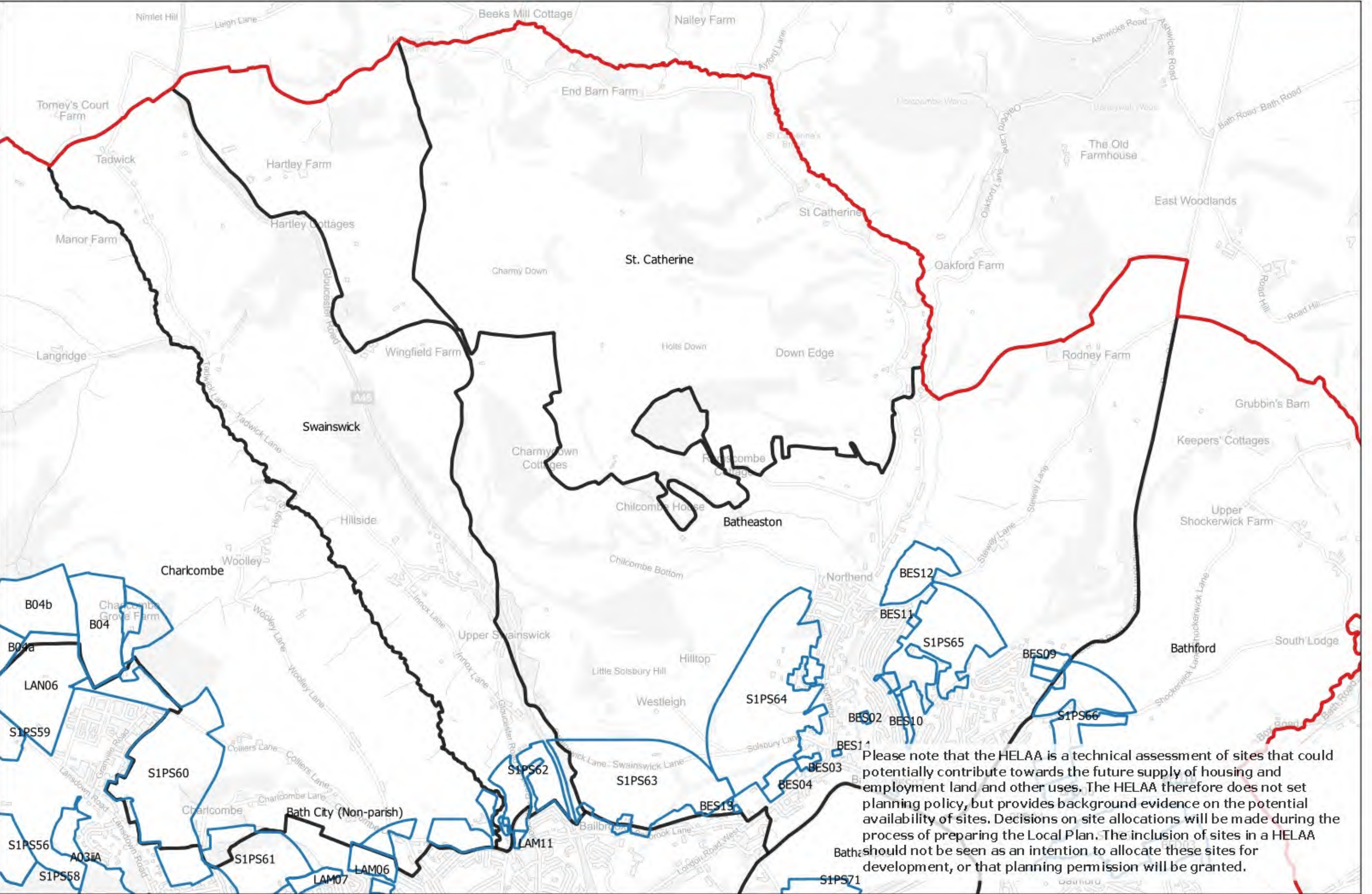
Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
B07	Bath	Bathavon North	Sham Castle	Mixed or non-residential use	Site is wholly within / contains: - Grade 3 Agricultural Land - Undesignated Heritage Asset - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: Bathampton (Rural) Type: 2 - NRN Existing Grassland - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Site of Nature Conservation Interest - NRN Grassland Strategic Network Site is partially within / contains: - Combe Down and Bathampton Down Mines Sites of Special Scientific Interest (2%) - Area at low risk of surface flooding (4%) - Slight univallate hillfort called Bathampton Camp Scheduled Monument (47%) - BATHAMPTON DOWN WOOD, BATHWICK WOOD NRN Existing Ancient Woodland (9%) - No main habitat but additional habitats present (20%), Lowland calcareous grassland (12%), Deciduous woodland (5%) - Bath & Bradford on Avon Bats Bath & Bradford on Avon Bats Special Area of Conservation (2%) - Safeguarded land for sports and recreation facilities (85%) - NRN Existing Core Woodland (2%) - Area at medium risk of surface flooding (1%) - Area at high risk of surface flooding (1%) - Trees protected by a Tree Preservation Order (W10, W9) The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS and has significant heritage and ecology constraints. The site as submitted is unsuitable for development but previously developed land may be suitable for conversion.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available within 5 years.	Renewable Energy Generation	Non-residential use including renewable energy generation	Mixed or non-residential use	New Settlement	23.57	589
BHM02	Bathampton	Bathavon North	Land between Bathampton Lane and Warminster Road	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Land between Warminster Road and Bathampton Lane Local Green Space - Landscape setting of Bathampton (Rural) Type: 2 - Ecological Network - Setting of the City of Bath World Heritage Site - NRN Grassland Strategic Network Site is partially within / contains: - Undesignated Heritage Asset (1%) - Area at low risk of surface flooding (7%) - Area at medium risk of surface flooding (1%) This site is a sensitive and highly valued location within the setting of the Bath WHS. It is important to the setting of Bathampton and Bathampton Conservation Area and provides a sloping green setting to large villas in the conservation area. There is also a potential impact on the setting of listed buildings. The site is unsuitable for development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	1.98	89
BHM06	Bathampton	Bathavon North	Land west of Miller Walk	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Ecological Network - Land off Bathampton Lane and Down Lane Local Green Space - Landscape setting of Bathampton (Rural) Type: 2 - Setting of the City of Bath World Heritage Site Site is partially within / contains: - Undesignated Heritage Asset (1%) - NRN Grassland Strategic Network (6%) This site is a sensitive and highly valued location within the setting of the Bath WHS. It is important to the setting of Bathampton and Bathampton Conservation Area. There is also a potential impact on setting of the listed buildings. The site is unsuitable for development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.51	23

D08	Bathampton	Bathavon North	Bathampton (Upper Slopes)	Unsuitable	Site is wholly within / contains: - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Setting of the City of Bath World Heritage Site - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type:, Bathampton (Rural) Type: 2 - Ecological Network Site is partially within / contains: - Site of Nature Conservation Interest (67%) - Lowland calcareous grassland (<0.5%) - Area at low risk of surface flooding (7%) - Green Infrastructure (73%) - BATHAMPTON DOWN WOOD NRN Existing Ancient Woodland (3%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (3%) - NRN Existing Core Woodland (2%) - NRN Existing Grassland (1%) This is a large site in a sensitive location within Green Belt, AONB and setting of the Bath WHS. Development would have a high impact in that it would cause the loss of the characteristic strong woodland and field character of this prominent hillside around the edge of Bathampton Down. Access to the site would need improvement. The site is unlikely to be suitable for development due to the setting of conservation area and landscape impact that development would have.	Potentially Available	Part of site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include access improvements required.	Not Deliverable or Developable	Suburban and Market Towns	8.7607	329
S1PS69	Bathampton	Bathavon North	East of Bathampton	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Green Belt - Setting of the City of Bath World Heritage Site Site is partially within / contains: - Area at low risk of surface flooding (10%) - Undesignated Heritage Asset (2%) - Safeguarded land for sports and recreation facilities (1%) - Landscape setting of Bathampton (Rural) Type: 1 (46%) - NRN Grassland Connectivity Opportunities (2%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (10%) - Ecological Network (88%) - Traditional orchard (3%) - Flood Zone 2 (1%) - Area at medium risk of surface flooding (2%) - Green Infrastructure (36%) The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	17.0133	425
S1PS70	Bathampton	Bathavon North	Bathampton Downs	Unsuitable	Site is wholly within / contains: - Site of Nature Conservation Interest - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Landscape setting of Bath (Bath) Type:, Bathampton (Rural) Type: 2 - NRN Grassland Strategic Network - Setting of the City of Bath World Heritage Site - Green Infrastructure - Grade 3 Agricultural Land - Ecological Network Site is partially within / contains: - NRN Existing Core Woodland (55%) - NRN Existing Grassland (46%) - Deciduous woodland (47%), Lowland calcareous grassland (25%), No main habitat but additional habitats present (1%) - Area at low risk of surface flooding (5%) - Undesignated Heritage Asset (1%) - BATHAMPTON DOWN WOOD NRN Existing Ancient Woodland (19%) The site is in a sensitive location within Green Belt, AONB and setting of the WHS. The site consists of two separate parcels of land partly identified as priority habitats and ancient woodland. The site has no direct access to the highways network at present. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. The site has no direct access to the highway network at present.	Not Deliverable or Developable	Suburban and Market Towns	1.8363	83

S1PS71	Bathampton	Bathavon North	Bathampton Meadows	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type:, Batheaston (Rural) Type: 1 Site is partially within / contains: - Flood Zone 2 (9%) - Grade 3 Agricultural Land (54%) - Undesignated Heritage Asset (19%) - NRN Grassland Strategic Network (36%) - Green Infrastructure (53%) - Deciduous woodland (<0.5%) - Ecological Network (10%) - NRN Grassland Connectivity Opportunities (10%) The site is in a sensitive location within the Green Belt and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the setting of the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	15.5851	390
S1PS72	Bathampton	Bathavon North	West of the George	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Bathampton (Rural) Type: 1 - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (66%) - Bathampton (Rural) Conservation Area (1%) - Area at high risk of surface flooding (1%) - Ecological Network (7%) - Deciduous woodland (2%) - Area at low risk of surface flooding (13%) - Safeguarded land for sports and recreation facilities (7%) - NRN Grassland Connectivity Opportunities (84%) - Area at medium risk of surface flooding (5%) - Site of Nature Conservation Interest (7%) The site is in a sensitive location within the Green Belt and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the setting of the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.0235	76
S1PS73	Bathampton	Bathavon North	Meadow Lane	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type:, Bathampton (Rural) Type: 1 Site is partially within / contains: - Flood Zone 2 (5%) - Area at medium risk of surface flooding (3%) - Grade 3 Agricultural Land (89%) - Undesignated Heritage Asset (16%) - Green Infrastructure (20%) - Ecological Network (27%) - Area at high risk of surface flooding (2%) - Safeguarded land for sports and recreation facilities (6%) - Site of Nature Conservation Interest (6%) - No main habitat but additional habitats present (1%) - Area at low risk of surface flooding (8%) The site is in a sensitive location within the Green Belt and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the setting of the Bath WHS as well as other identified constraints. The site may be subject to significant access constraints to be further investigated.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include potential significant access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	5.9693	224
S1PS75	Bathampton	Bathavon North	Warminster Road	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: Bathampton (Rural) Type: 1 - Green Belt - Ecological Network Site is partially within / contains: - Bath (Bath) Conservation Area (3%) - Deciduous woodland (2%) - Safeguarded land for sports and recreation facilities (4%) - City of Bath World Heritage Site (4%) - Green Infrastructure (43%) - Site of Nature Conservation Interest (4%) - NRN Grassland Strategic Network (38%) - Grade 3 Agricultural Land (64%) - Undesignated Heritage Asset (6%) The site is in a sensitive location within the Green Belt and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the setting of the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.6822	76

S1PS77	Bathampton	Bathavon North	Sham Castle_Driving Range	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Site of Nature Conservation Interest - Green Infrastructure - Ecological Network - Landscape setting of Bath (Bath) Type:, Bathampton (Rural) Type: 2 Site is partially within / contains: - Bath (Bath) Conservation Area (4%) - Area at medium risk of surface flooding (3%) - Area at high risk of surface flooding (2%) - Safeguarded land for sports and recreation facilities (2%) - NRN Grassland Strategic Network (76%) - Deciduous woodland (6%), No main habitat but additional habitats present (4%) - City of Bath World Heritage Site (4%) - Area at low risk of surface flooding (9%) - Grade 3 Agricultural Land (68%) - Undesignated Heritage Asset (1%) - NRN Existing Grassland (4%) - NRN Existing Core Woodland (10%) The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath 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 subject to Signiant access constraints which would need to be considered.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include potential significant access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	6.7391	253
--------	------------	----------------	---------------------------	----------------------	---	-----------------------	--	------------------------	---	--	---------------------------	--------	-----



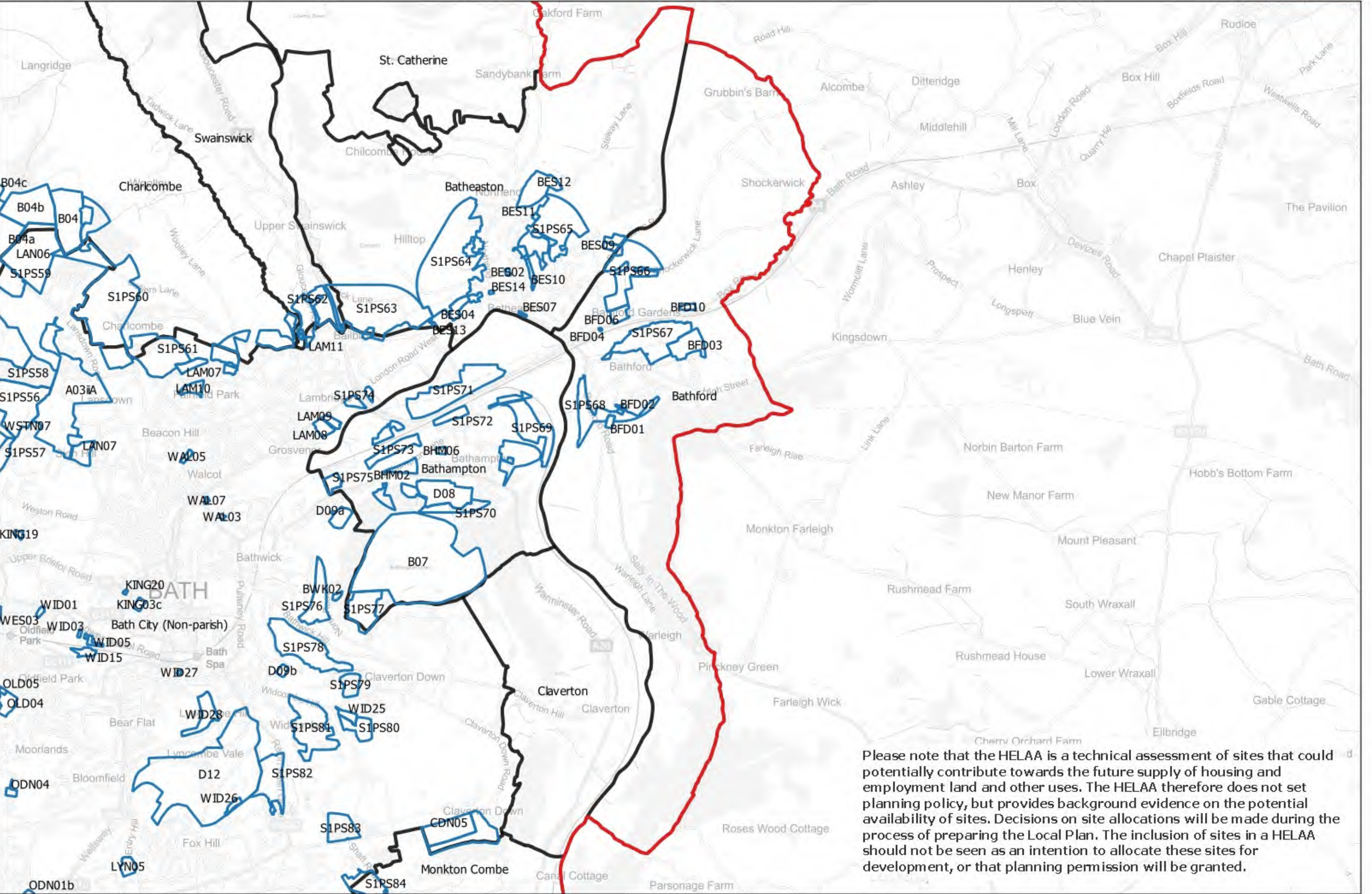
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
BES02	Batheaston	Bathavon North	Coalpit road local Green Space and garages	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Infrastructure - Ecological Network - Setting of the City of Bath World Heritage Site Site is partially within / contains: - Area at low risk of surface flooding (6%) - Land at The Recreation Grounds, Batheaston Historic Landfill (37%) - Groundwater Source Protection Zone 2c (52%) - Landscape setting of Batheaston (Rural) Type: 2 (40%) - Groundwater Source Protection Zone 1c (52%) - Safeguarded land for sports and recreation facilities (39%) - Coalpit Road Local Green Space (40%) The site is in a sensitive location within the setting of the Bath WHS. The site is previously developed land that is currently used for garages to the east and recreational local green space to the west. There is potential for archaeological value within the site. The site is potentially suitable for development subject to consideration of impact on the Bath WHS as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting medium density brownfield development in a medium price point area. Factors that may impact achievability include demolition of existing garages.	Potentially Deliverable or Developable	Suburban and Market Towns	0.23	10
BES03	Batheaston	Bathavon North	Poplar Nurseries	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Landscape setting of Bath (Bath) Type:, Batheaston (Rural) Type: 3 - Ecological Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Cotswolds Area of Outstanding Natural Beauty (87%) - Grade 3 Agricultural Land (34%) - Batheaston (Rural) Conservation Area (3%) The site is in a sensitive location within or partially within the Green Belt, AONB and the setting of the Bath WHS. The site is a previously developed site currently with a commercial nursery and residential dwelling. The site has good levels of accessibility. 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.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting medium density greenfield and brownfield development in a medium price point area. Factors that may impact achievability include costs associated with the potential demolition or conversion of existing nursery building.	Potentially Deliverable or Developable	Suburban and Market Towns	0.63	28
BES04	Batheaston	Bathavon North	Land at Poplar Nurseries	Unsuitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Landscape setting of Bath (Bath) Type:, Batheaston (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Batheaston (Rural) Conservation Area (1%) - Green Infrastructure (75%) - NRN Existing Core Woodland (7%) The site is in a sensitive and highly valued location within the Green Belt, AONB and the setting of the Bath WHS. The site is also part of the green setting of the village and forms part of the setting of the Little Solsbury Hill Scheduled Ancient Monument. There is potential for archaeological value within the site. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	1.79	81
BES07	Batheaston	Bathavon North	Bath Car Spa, London Rd E	Unsuitable	Site is wholly within / contains: - Flood Zone 2 - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Landscape setting of Batheaston (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas - Ecological Network Site is partially within / contains: - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (18%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (1%) - Flood Zone 3 (42%) The site is in a sensitive and highly valued location within the Green Belt, AONB and the setting of the Bath WHS. The site is very prominent in views all around its Bathscape area. A large portion of the site sits within Flood Zone 3 and the entirety of the site sits within Flood Zone 2. There is potential for archaeological value within the site. The site is unsuitable for development.	Potentially available		Potentially Achievable	Site is a potentially viable residential typology constituting very small brownfield development in a medium price point area. Factors that may impact achievability include costs associated with the demolition of car wash building. Flood prevention measures would also likely be necessary.	Not Deliverable or Developable	Suburban and Market Towns	0.0942	4

BES09	Batheaston	Bathavon North	Land at Bannerdown Road	Unsuitable	Site is wholly within / contains: - Landscape setting of Batheaston (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Ecological Network - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - Area at low risk of surface flooding (4%) - Undesignated Heritage Asset (4%) - NRN Grassland Strategic Network (81%) The site is in a sensitive and highly valued location within the Green Belt, AONB and the setting of the Bath WHS. It is a prominent site on the undeveloped upper slopes above Bathampton and below Bannerdown. There is potential for archaeological value within the site. It has good accessibility. The site is unsuitable for development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	1.14	51
BES10	Batheaston	Bathavon North	Land at Elmhurst Estate, Batheaston	Unsuitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Safeguarded land for sports and recreation facilities - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Batheaston (Rural) Type: 3, Batheaston (Rural) Type: 4 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (5%) - Groundwater Source Protection Zone 1c (68%) - Undesignated Heritage Asset (48%) - Groundwater Source Protection Zone 2c (68%) - Green Infrastructure (82%) - NRN Existing Core Woodland (57%) - Deciduous woodland (21%), No main habitat but additional habitats present (<0.5%) The site is in a sensitive and highly valued location within the Green Belt, AONB and setting of the Bath WHS. It is a prominent woodland site when viewed from Solsbury Hill and important to the setting of Bath. The creation of access roads would require cutting down core woodland that is of ecological value. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include access improvements required through woodland.	Not Deliverable or Developable	Suburban and Market Towns	1.1107	50
BES11	Batheaston	Bathavon North	Allotments off Catherine Way	Unsuitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - 2c Groundwater Source Protection Zone 2c - Green Infrastructure - 1c Groundwater Source Protection Zone 1c - Setting of the City of Bath World Heritage Site - Ecological Network Site is partially within / contains: - NRN Existing Core Woodland (29%) - Grade 3 Agricultural Land (7%) The site is in a sensitive location within the setting of the Bath WHS. It is a prominent woodland site when viewed from Little Solsbury Hill and is important to the setting of Bath. The site is not currently accessible and opportunity to address this problem is limited due to the narrow width of the adjoining road and lack of car parking. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include access improvements required through woodland.	Not Deliverable or Developable	Suburban and Market Towns	0.25	11

BES12	Batheaston	Bathavon North	Eagle Farm	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Grade 3 Agricultural Land - 1c Groundwater Source Protection Zone 1c - Green Belt - 2c Groundwater Source Protection Zone 2c - Green Infrastructure - Setting of the City of Bath World Heritage Site - Landscape setting of Batheaston (Rural) Type: 3, Batheaston (Rural) Type: 4 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Safeguarded land for sports and recreation facilities (7%) - Area at medium risk of surface flooding (10%) - Area at low risk of surface flooding (13%) - Flood Zone 3 (10%) - Area at high risk of surface flooding (8%) - Site of Nature Conservation Interest (7%) - Traditional orchard (<0.5%) - Flood Zone 2 (11%) This is a large site in a sensitive location within the Green Belt, AONB and setting of Bath WHS. It is situated on the prominent and steep slopes of St. Catherine's Brook valley, making it highly visible. There are also a number of heritage assets in the vicinity. The northern part of the site is located in an isolated area with poor accessibility and sustainability, and is well beyond the walking distance of public facilities and transportation services. Access to the site would be difficult due to the steep single track lane, Steway Lane, with poor visibility. The western part of the site is largely located in Flood Zone 3. The majority of the site is unlikely to be suitable for development, however the southern boundary of the site adjacent to the main road may be potentially suitable for development of 5 dwellings 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.829	219
BES13	Batheaston	Lambridge	Rear of 227-259 Bailbrook Lane	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Bath (Bath) Type:, Batheaston (Rural) Type: 3 - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Ecological Network Site is partially within / contains: - No main habitat but additional habitats present (1%) - NRN Existing Core Woodland (8%) - Safeguarded Airport and Aerodrome Areas (20%) - City of Bath World Heritage Site (2%) - Green Infrastructure (61%) This site is in a sensitive location within the Green Belt, AONB and setting of Bath WHS. The site lies adjacent to the Bath WHS boundary next to the existing settlement at Batheaston village. Development could impact on the setting of 3 listed buildings that are situated near to the site. There is potential for archaeological value within the site. However, the site is located near the village centre and within walking distance of facilities and transportation services, making it accessible and sustainable. The site currently has poor levels of accessibility, but there is potential for this to be improved. The site is potentially suitable for development, subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB, the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.188	8
BES14	Batheaston	Bathavon North	Batheaston Mass Centre	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Safeguarded Airport and Aerodrome Areas - Green Infrastructure - Batheaston (Rural) Conservation Area - Ecological Network Site is partially within / contains: - Area at low risk of surface flooding (1%) The site is in a sensitive location within the landscape setting of Bath WHS. It sits adjacent to a listed building to the north of the site. The site is previously developed land, currently used as a church and associated car park and therefore considerations over the setting of the Batheaston Conservation Area and surrounding listed buildings should be considered. The site has good levels of accessibility. The site is potentially suitable for development subject to considerations of the impact on the setting of the Bath WHS as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting small brownfield development in a medium price point area. Factors that may impact achievability include cost associated with the demolition or conversion of church building as required.	Potentially Deliverable or Developable	Suburban and Market Towns	0.12	5

S1PS63	Batheaston	Bathavon North	North of Bailbrook Lane	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type:, Batheaston (Rural) Type: 3 - Grade 3 Agricultural Land - Ecological Network Site is partially within / contains: - Area at low risk of surface flooding (1%) - City of Bath World Heritage Site (2%) - Green Infrastructure (73%) - NRN Grassland Strategic Network (39%) - Deciduous woodland (3%) - NRN Existing Grassland (3%) - Safeguarded Airport and Aerodrome Areas (13%) - NRN Existing Core Woodland (4%) - Bath (Bath) Conservation Area (2%) The site is in a sensitive location within the Green Belt, AONB and Bath WHS. 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. There is planning permission for a single dwelling on site.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	28.2171	705
S1PS64	Batheaston	Bathavon North	West of Batheaston	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type:, Batheaston (Rural) Type: 3 - Ecological Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Groundwater Source Protection Zone 1c (58%) - Safeguarded land for sports and recreation facilities (2%) - Groundwater Source Protection Zone 2c (58%) - Green Infrastructure (22%) - Area at high risk of surface flooding (1%) - Undesignated Heritage Asset (19%) - Batheaston (Rural) Conservation Area (3%) - NRN Grassland Strategic Network (79%) - Deciduous woodland (9%), Traditional orchard (3%) - Area at low risk of surface flooding (4%) - NRN Existing Core Woodland (6%) The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath 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.	Potentially Available		Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	31.5835	790
S1PS65	Batheaston	Bathavon North	East of Batheaston	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Batheaston (Rural) Type: 3, Batheaston (Rural) Type: 4 - Safeguarded Airport and Aerodrome Areas - 1c Groundwater Source Protection Zone 1c - Setting of the City of Bath World Heritage Site - Green Belt - 2c Groundwater Source Protection Zone 2c - Ecological Network - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - Traditional orchard (7%), Deciduous woodland (7%), No main habitat but additional habitats present (6%) - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (66%) - Undesignated Heritage Asset (1%) - Green Infrastructure (18%) - NRN Existing Core Woodland (11%) The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath WHS. 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	14.8172	370

S1PS66	Bathford	Bathavon North	Shockerwick Lane	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network Site is partially within / contains: - Grade 3 Agricultural Land (64%) - Lowland calcareous grassland (14%) - Area at low risk of surface flooding (4%) - Landscape setting of Batheaston (Rural) Type: 3 (5%) - NRN Existing Grassland (15%) - Area at medium risk of surface flooding (1%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (14%) The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the setting of the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	12.3515	309
--------	----------	----------------	------------------	----------------------	--	-----------------------	--	------------	---	--	----------------	---------	-----



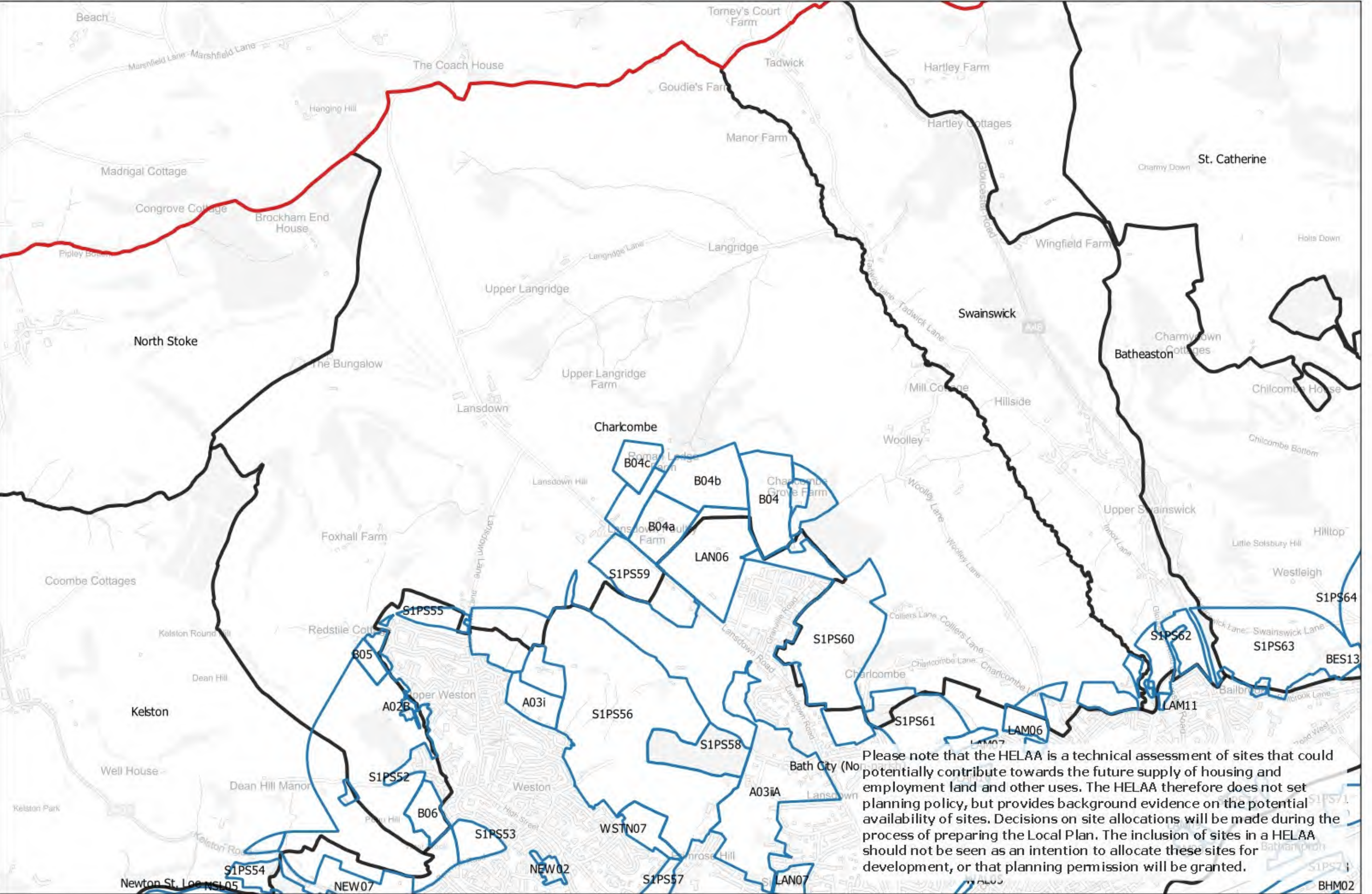
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
BFD01	Bathford	Bathavon North	Land at Court Farm, Pump Lane	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type:, Bathford (Rural) Type: 3 - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Safeguarded Airport and Aerodrome Areas (82%) The site is in a sensitive location within the Green Belt, AONB, setting of Bath WHS and green setting of the village. The site is also of ecological interest. The site has relatively good accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.66	30
BFD02	Bathford	Bathavon North	Land east of Court Farm	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type:, Bathford (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Ecological Network (9%) - Area at low risk of surface flooding (2%) This site is in a sensitive location within the Green Belt, AONB, setting of Bath WHS and green setting of the village. The site has relatively good accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and Bath WHS as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	0.18	8
BFD03	Bathford	Bathavon North	Land at Bannerdown View Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Bathford (Rural) Type: 2 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - Ecological Network - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - Area at low risk of surface flooding (6%) - Area at medium risk of surface flooding (1%) - Green Infrastructure (71%) This is a large site that is in a sensitive location within the Green Belt, AONB and setting of Bath WHS. The site is a large open field on a green undeveloped lower valley side below Bathford village. Development of the whole site would damage the landscape setting of the village and have a detrimental effect on the strong linear settlement pattern. The southern part of the site however is accessible and small-scale development here would maintain the linear settlement pattern. Therefore, the majority of the site is unlikely to be suitable for development, however the southern part of the site adjacent to the main road may be 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.29	198
BFD04	Bathford	Bathavon North	Land at Box Road	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at medium risk of surface flooding (7%) - Area at low risk of surface flooding (51%) - Area at high risk of surface flooding (3%) This site is in a sensitive location within the Green Belt and setting of Bath WHS. The site is currently blocked off by vegetation on the roadside, but there is potential for good levels of accessibility to be created. Part of the site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and Bath WHS as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.07	3

BFD06	Bathford	Bathavon North	Bathford Nurseries	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Ecological Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (2%) - NRN Grassland Strategic Network (16%) - Grade 3 Agricultural Land (1%) This site is in a sensitive location within the Green Belt and setting of Bath WHS. It is adjacent to and situated between existing development to the east and west and has good accessibility from the south. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of impact on and the Bath WHS as well as other identified constraints.	Available	Site is actively promoted for residential development, evident from recent planning applications (19/02818/FUL).	Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include costs associated with the demolition of some existing buildings.	Potentially Deliverable or Developable	Suburban and Market Towns	1.72	77
BFD10	Bathford	Bathavon North	Land at Broadlands, Box Rd	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Green Infrastructure - Ecological Network - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site Site is partially within / contains: - Area at high risk of surface flooding (5%) - Area at medium risk of surface flooding (5%) - Traditional orchard (69%) - Area at low risk of surface flooding (7%) This site is in a sensitive location within the Green Belt and setting of Bath WHS. It is adjacent to and situated between existing development to the east and west and has good accessibility from the south. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of impact on and the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.207	7
S1PS66	Bathford	Bathavon North	Shockerwick Lane	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network Site is partially within / contains: - Grade 3 Agricultural Land (64%) - Lowland calcareous grassland (14%) - Area at low risk of surface flooding (4%) - Landscape setting of Batheaston (Rural) Type: 3 (5%) - NRN Existing Grassland (15%) - Area at medium risk of surface flooding (1%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (14%) The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the setting of the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	12.3515	309
S1PS67	Bathford	Bathavon North	North of Bathford	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt - Landscape setting of Bathford (Rural) Type: 2 Site is partially within / contains: - Deciduous woodland (14%) - NRN Existing Core Woodland (19%) - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (12%) - Cotswolds Area of Outstanding Natural Beauty (84%) - Safeguarded land for sports and recreation facilities (19%) - Area at high risk of surface flooding (3%) - Bathford Paper Mills Historic Landfill (9%) - Site of Nature Conservation Interest (7%) - Ecological Network (86%) The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath WHS. 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	11.8739	297

S1PS68	Bathford	Bathavon North	South of Bathford	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type:, Bathford (Rural) Type: 1, Bathford (Rural) Type: 3 Site is partially within / contains: - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (67%) - Undesignated Heritage Asset (2%) - Green Infrastructure (54%) - Safeguarded Airport and Aerodrome Areas (31%) The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	8.6991	326
--------	----------	----------------	-------------------	----------------------	--	-----------------------	--	------------	---	--	---------------------------	--------	-----

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CAM01	Camerton	Bathavon South	Camelot, Red Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Ecological Network - NRN Grassland Connectivity Opportunities - Green Infrastructure Site is partially within / contains: - Undesignated Heritage Asset (11%) - NRN Grassland Strategic Network (85%) The site is potentially suitable, subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.82	37
CAM03	Camerton	Bathavon South	Bridge Place Farm,	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Ecological Network - Grade 3 Agricultural Land Site is partially within / contains: - Safeguarded land for sports and recreation facilities (12%) - Flood Zone 3 (30%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (12%) - Flood Zone 2 (35%) - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (21%) Development may result in landscape harm due to the site's location on the Cam Valley Floor in Camerton. The areas outside Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.33	15
CAM04	Camerton	Bathavon South	Purbeck House	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Green Infrastructure - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 3 (34%) - Area at high risk of surface flooding (10%) - Site of Nature Conservation Interest (26%) - Area at medium risk of surface flooding (19%) - Area at low risk of surface flooding (28%) - Undesignated Heritage Asset (59%) - Safeguarded land for sports and recreation facilities (26%) - Flood Zone 2 (40%) The areas outside Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	0.5	22
CAM06	Camerton	Bathavon South	The Thynne Field	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is heavily covered in trees. The site is potentially suitable subject to the consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.32	87
CAM07	Camerton	Radstock	Land North of Eastdown Road and South of Northdown Road, Clandown	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (88%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.52	132
CAM38	Radstock	Bathavon South	Grid Ref: ST6856 Parcel Number: 4411	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (85%) The site is potentially suitable subject to consideration of identified constraint.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.85	83
DUN02	Dunkerton	Bathavon South	Land at Crows Nest	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - NRN Woodland Connectivity Opportunities (17%) The site is within Green Belt. It contains Grade 3 Agricultural Land. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the potential need to remove a section of hedgerow to enable access.	Potentially Deliverable or Developable	Rural Areas	1.52	55

PEA11	Peasedown St. John	Peasedown	Land to the North and South of A367	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Ecological Network (72%) - Camerton Wood NRN Existing Ancient Woodland (43%) - Deciduous woodland (<0.5%) - NRN Existing Core Woodland (1%) The site is adjacent to Ancient Woodland and is potentially suitable, subject to further arboricultural assessment and appropriate stand-off, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	12.81	320
RAD16h	Radstock	Bathavon South	Land north and east of Ludlow's Farm	Potentially Suitable	Site is partially within / contains: - Area at low risk of surface water flooding (1%) - Grade 3 Agricultural Land (76%) - Undesignated Heritage Asset (42%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Norton Radstock (Somer Valley) Type: 3 (50%) - Green Infrastructure (4%) The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	42.46	1062
S2PS28	Camerton	Bathavon South	Bath Old Road	Potentially Suitable	Site is partially within / contains: - Ecological Network (15%) - Area at high risk of surface water flooding (1%) - Site of Nature Conservation Interest (4%) - NRN Existing Core Woodland (4%) - Area at low risk of surface water flooding (2%) - Grade 3 Agricultural Land (85%) - Undesignated Heritage Asset (10%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Norton Radstock (Somer Valley) Type: 3, Peasedown St. John (Somer Valley) Type: 3 (16%) - Deciduous woodland (4%) - Area at medium risk of surface water flooding (1%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	55.9	1398
S2PS29	Peasedown St. John	Peasedown	West of Peasedown	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Land Adjacent To Whitebrook Lane Historic Landfill (1%) - Landscape setting of Peasedown St. John (Somer Valley) Type: 1 (63%) - Area at medium risk of surface flooding (2%) - Undesignated Heritage Asset (4%) - NRN Existing Core Woodland (12%) - Area at high risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (10%) - Site of Nature Conservation Interest (13%) - No main habitat but additional habitats present (15%), Deciduous woodland (12%) - Area at low risk of surface flooding (5%) - Ecological Network (72%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	39.65	991
S2PS30	Peasedown St. John	Peasedown	South of Peasedown	Potentially Suitable	Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Braysdown Lane Allotments Allotments (2%) - Site of Nature Conservation Interest (4%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Peasedown St. John (Somer Valley) Type: 3 (83%) - Ecological Network (4%) - Deciduous woodland (1%), Good quality semi improved grassland (<0.5%) - Area at low risk of surface flooding (4%) - Grade 3 Agricultural Land (74%) - Woodborough Historic Landfill (2%) - Undesignated Heritage Asset (5%) - NRN Existing Core Woodland (1%) - Green Belt (32%) - Radstock (Somer Valley) Conservation Area (2%) - NRN Existing Grassland (1%) The site is partially within the Green Belt. It is potentially suitable subject to Green Belt Review and demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	86.71	2168
TIM16	Timsbury	Timsbury	Land North of Hook Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Land east of St Mary's School Local Green Space (8%) - Landscape setting of Timsbury (Rural) Type: 1, Timsbury (Rural) Type: 2 (25%) - NRN Grassland Connectivity Opportunities (1%) - NRN Grassland Strategic Network (3%) The site is partially within a Local Green Space. The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	New Settlement	14.48	362



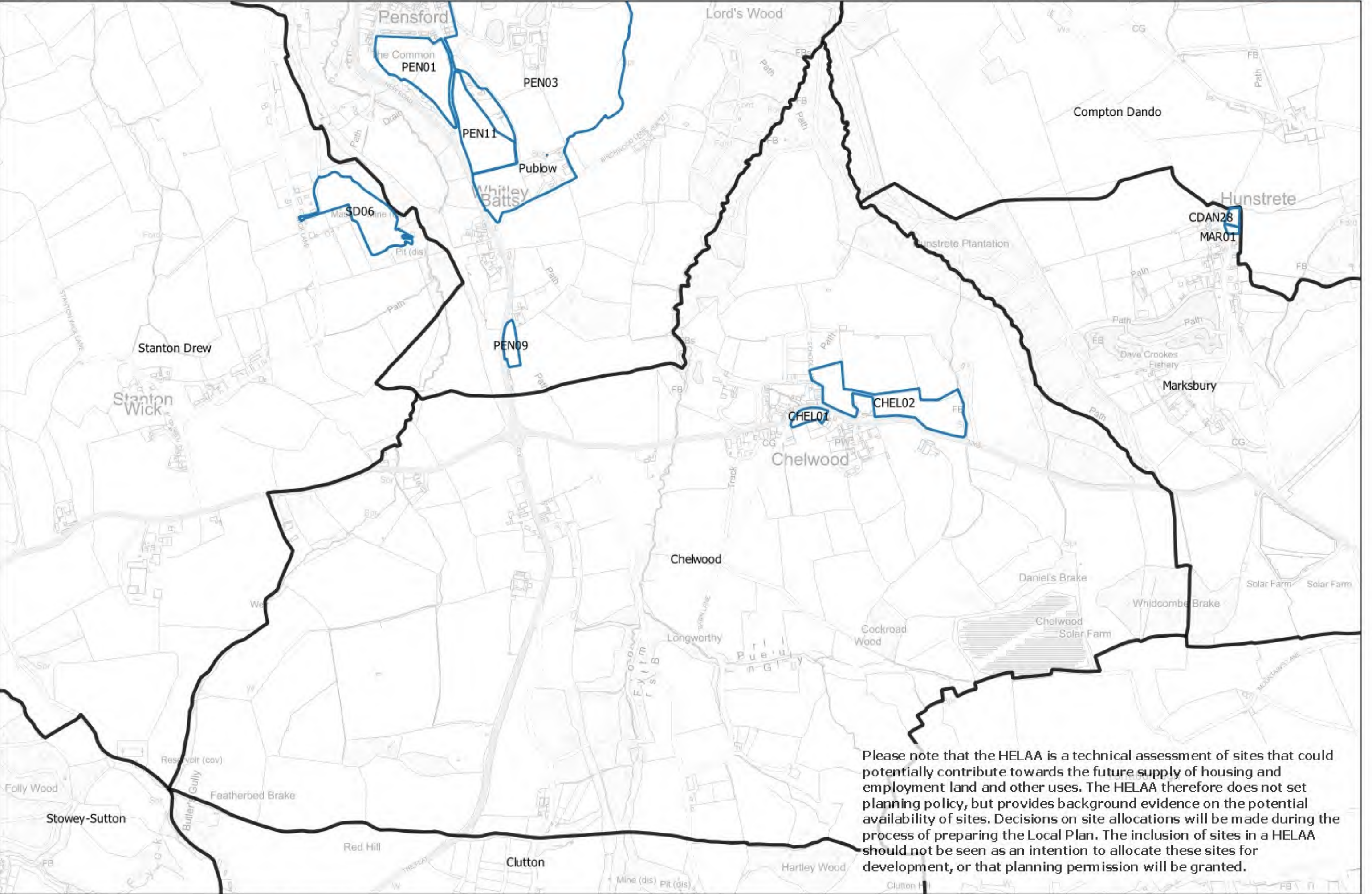
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A02B	Bath	Weston	Lansdown Grange Farm	Unsuitable	Site is wholly within / contains: - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Ecological Network Site is partially within / contains: - Deciduous woodland (<0.5%), Traditional orchard (<0.5%) - City of Bath World Heritage Site (5%) - Grade 3 Agricultural Land (89%) The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Access to the site would require significant improvements. The site has poor levels of accessibility. In addition, although the site does not contain designated or non-designated heritage assets, there may be some heritage value. The site is unsuitable for development.	Potentially Available	Site is promoted for residential development through the 2018 SHLAA. No further contact with landowner since.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.47	21
B04	Bath	Lansdown	Land north of Upper Road	Unsuitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - Green Belt - Grade 3 Agricultural Land - Ecological Network Site is partially within / contains: - City of Bath World Heritage Site (1%) - Safeguarded land for sports and recreation facilities (1%) - Green Infrastructure (38%) - Site of Nature Conservation Interest (1%) - NRN Grassland Strategic Network (15%) - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (2%) - NRN Existing Core Woodland (1%) The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Access to the site would require improvement. The site is unsuitable for development due to impacts on the setting of the Bath WHS and other landscape and heritage impacts.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	New Settlement	12.16	304
B04a	Bath	Lansdown	Lansdown Poultry Farm	Unsuitable	Site is wholly within / contains: - Ecological Network - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Green Belt - Green Infrastructure - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (6%) - NRN Grassland Strategic Network (16%) The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Access to the site would require improvement. The site is unsuitable for development due to impacts on the setting of the Bath WHS and other landscape and heritage impacts.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	8.12	305
B04b	Charlcombe	Bathavon North	Lansdown Poultry Farm N	Unsuitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Safeguarded Airport and Aerodrome Areas - Green Belt - Setting of the City of Bath World Heritage Site Site is partially within / contains: - Site of Nature Conservation Interest (1%) - NRN Grassland Strategic Network (1%) - Green Infrastructure (42%) - Deciduous woodland (1%) - Area at low risk of surface flooding (2%) - Grade 3 Agricultural Land (87%) - NRN Existing Core Woodland (1%) The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS and the site is unlikely to be suitable for development due to the setting of Bath WHS as well as landscape impact.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	New Settlement	12.29	307

B04c	Charlcombe	Bathavon North	Land west of Roman Lodge Farm	Unsuitable	Site is wholly within / contains: - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Green Belt - Setting of the City of Bath World Heritage Site - Ecological Network Site is partially within / contains: - Undesignated Heritage Asset (1%) - NRN Existing Core Woodland (1%) The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS and the site is unlikely to be suitable for development due to the setting of Bath WHS as well as landscape impact.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Rural Areas	4.61	138
B05	Charlcombe	Weston	Land west of Broadmoor Lane	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (3%) - Area at high risk of surface flooding (2%) - Green Infrastructure (75%) The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS. The site is sloping with hedges bounding the site. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, further consideration of impact on AONB and the Bath WHS as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing adequate access to the site and the need to mitigate the impacts of development on on-site trees and hedgerow.	Potentially Deliverable or Developable	Suburban and Market Towns	2.12	80
B06	Charlcombe	Weston	Land at Penn Hill	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (77%) - Green Infrastructure (81%) - Grade 3 Agricultural Land (86%) - NRN Grassland Strategic Network (35%) The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, further consideration of impact on AONB and the Bath WHS as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.51	169
LAM06	Bath	Lambridge	Land west of Uphill Drive	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site Site is partially within / contains: - Area at low risk of surface flooding (19%) - NRN Existing Grassland (2%) - Area at high risk of surface flooding (7%) - Area at medium risk of surface flooding (12%) The site is in a sensitive location within the Green Belt, AONB and Bath WHS. 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 and Charlcombe Conservation Area as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.94	110

LAN06	Bath	Lansdown	Kingswood School Middle Sports Playing Field	Mixed or non-residential use	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Safeguarded land for sports and recreation facilities - Ecological Network - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Cotswolds Area of Outstanding Natural Beauty (57%) - Green Belt (55%) - Site of Nature Conservation Interest (53%) - NRN Grassland Strategic Network (25%) - Green Infrastructure (25%) - Landscape setting of Bath (Bath) Type: (18%) - Area at low risk of surface flooding (1%) The site is in a sensitive location within, or partially within, the Green Belt, AONB and Bath WHS and is unlikely to be suitable for development due to this, as well as heritage and ecology constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for mixed use development in line with the school's Estate Strategy, including residential development. It is indicated as available within the next 5 years.	Other Uses	Non-residential use (Recreational Facilities).	Mixed or non-residential use	New Settlement	18.6	0
S1PS52	Charlcombe	Bathavon North	West of Weston	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - Ecological Network Site is partially within / contains: - Trees protected by a Tree Preservation Order (W1) - City of Bath World Heritage Site (18%) - Safeguarded land for sports and recreation facilities (1%) - The Orchard, Broadmoor Lane Local Green Space (1%) - Green Infrastructure (83%) - Site of Nature Conservation Interest (20%) - NRN Grassland Strategic Network (81%) - Deciduous woodland (11%), Lowland meadows (7%), Traditional orchard (<0.5%), No main habitat but additional habitats present (<0.5%) - Undesignated Heritage Asset (40%) - NRN Existing Grassland (8%) - NRN Existing Core Woodland (11%) The site is in a sensitive location within Green Belt, AONB and WHS. 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	51.96	1299
S1PS55	Bath	Weston	North of Napier Road	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type: - Ecological Network - Green Infrastructure - NRN Grassland Strategic Network Site is partially within / contains: - Flood Zone 3 (1%) - Flood Zone 2 (4%) - Lowland calcareous grassland (37%), Deciduous woodland (32%), Traditional orchard (<0.5%) - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (38%) - Undesignated Heritage Asset (40%) - NRN Existing Grassland (31%) - NRN Existing Core Woodland (31%) - City of Bath World Heritage Site (38%) - Safeguarded land for sports and recreation facilities (33%) - Site of Nature Conservation Interest (52%) The site is in a sensitive location within Green Belt, AONB and WHS. 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.23	121

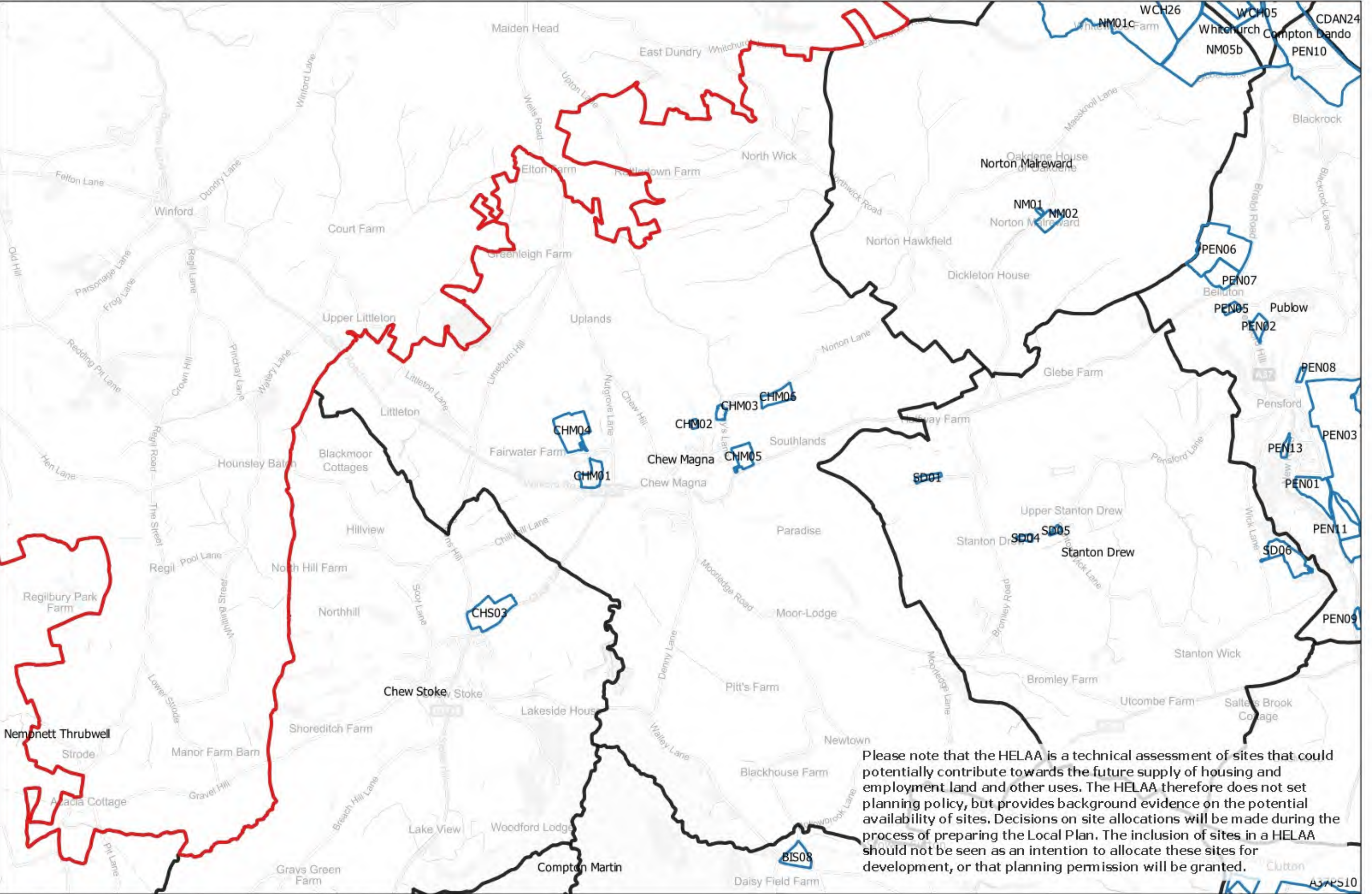
S1PS56	Bath	Weston	East of Weston	Potentially Suitable	Site is wholly within / contains: - City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Ecological Network Site is partially within / contains: - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (31%) - Lowland calcareous grassland (12%), Traditional orchard (<0.5%), Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (6%) - NRN Existing Grassland (25%) - Safeguarded Airport and Aerodrome Areas (82%) - Green Infrastructure (70%) - Grade 3 Agricultural Land (84%) - Land at Primrose Hill Farm Historic Landfill (2%) - Undesignated Heritage Asset (1%) - Bath (Bath) Conservation Area (86%) The site is in a sensitive location within Green Belt, AONB and WHS. 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	71.8	1795
S1PS59	Charlcombe	Bathavon North	Lansdown Sports Pitches	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Setting of the City of Bath World Heritage Site - Green Infrastructure - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (4%) - Safeguarded land for sports and recreation facilities (81%) - NRN Existing Grassland (1%) - Bath (Bath) Conservation Area (37%) - Lowland calcareous grassland (<0.5%) - Area at low risk of surface flooding (6%) - City of Bath World Heritage Site (37%) The site is in a sensitive location within Green Belt, AONB and WHS. 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 constraint	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	12.66	316
S1PS60	Charlcombe	Bathavon North	North and East of Lansdown	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Ecological Network Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (2%) - Deciduous woodland (10%), Lowland calcareous grassland (4%), No main habitat but additional habitats present (1%) - Area at low risk of surface flooding (5%) - City of Bath World Heritage Site (20%) - Green Infrastructure (45%) - CHARLCOMBE/SOPERS WOODS NRN Existing Ancient Woodland (3%) - Safeguarded Airport and Aerodrome Areas (36%) - Area at high risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (3%) - Site of Nature Conservation Interest (43%) - NRN Grassland Strategic Network (73%) - Landscape setting of Bath (Bath) Type: (67%) - NRN Existing Grassland (23%) - NRN Existing Core Woodland (12%) The site is in a sensitive location within Green Belt, AONB and WHS. 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 constraint	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	37.76	944

S1PS61	Bath	Lambridge	Charlcombe	Unsuitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Ecological Network - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - Area at low risk of surface flooding (12%) - Deciduous woodland (7%) - Area at medium risk of surface flooding (6%) - Undesignated Heritage Asset (3%) - Safeguarded land for sports and recreation facilities (86%) - City of Bath World Heritage Site (78%) - NRN Existing Core Woodland (9%) - Area at high risk of surface flooding (4%) - Charlcombe (Rural) Conservation Area (13%) - Site of Nature Conservation Interest (86%) The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Most of the site is an SNCI with ecological value. The remainder of the site that is not designated as an SNCI has no obvious access. Therefore, the site is unlikely to be suitable for development.	Potentially available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	New Settlement	12.62	315
S1PS62	Swainswick	Bathavon North	North of Larkhall	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Bath (Bath) Type: - Ecological Network - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - Traditional orchard (1%) - Area at low risk of surface flooding (6%) - NRN Existing Grassland (8%) - Trees protected by a Tree Preservation Order (T1, T2) - NRN Grassland Strategic Network (23%) - Valley View Allotments Allotments (9%) - Green Infrastructure (17%) - City of Bath World Heritage Site (8%) - Safeguarded land for sports and recreation facilities (9%) - Site of Nature Conservation Interest (12%) The site is in a sensitive location within the Green Belt, AONB and Bath WHS. 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.	Potentially available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	16.58	415



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 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 a HELAA should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.

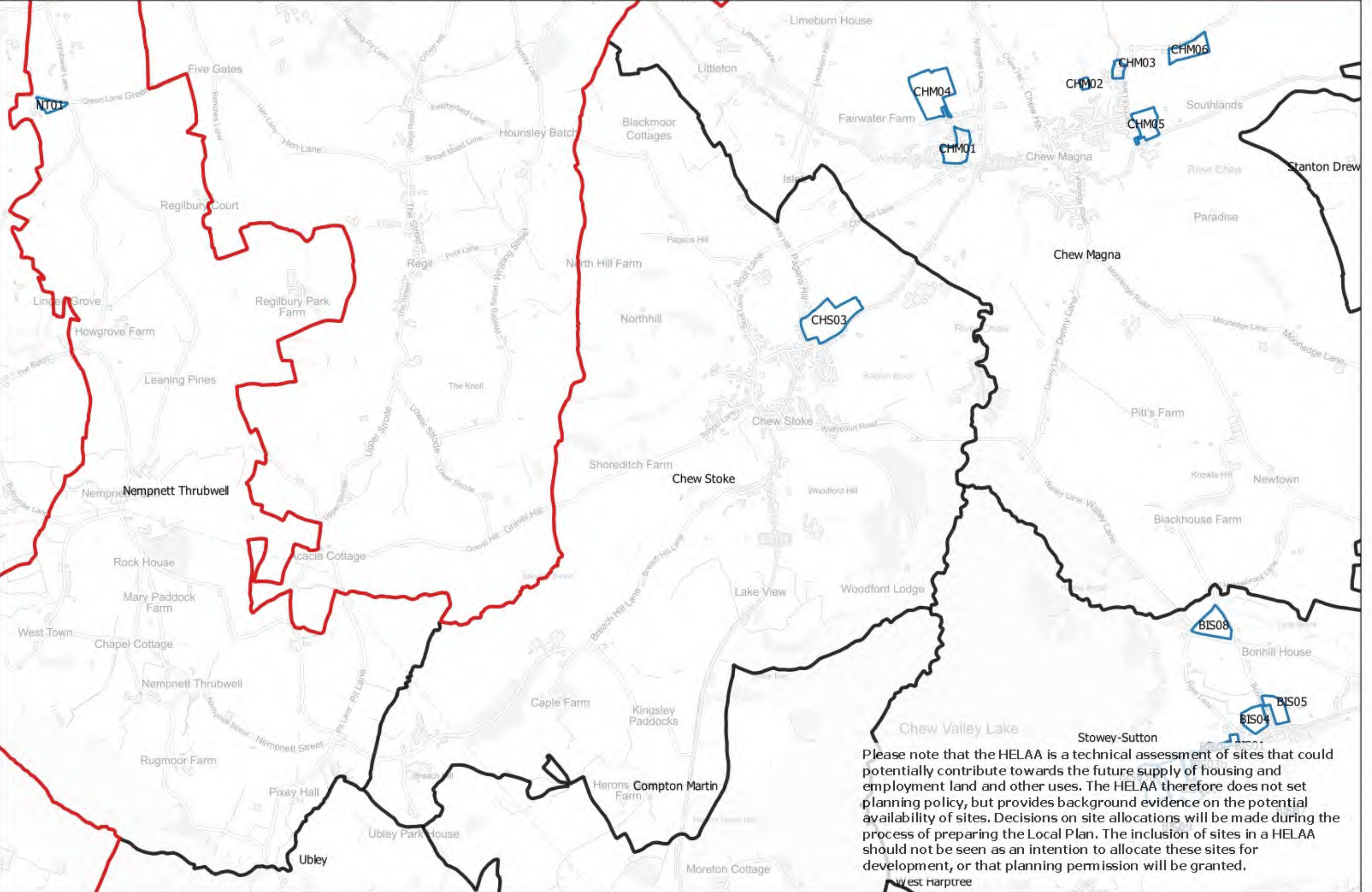
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CHEL01	Chelwood	Clutton & Farmborough	Land opposite Rectory House	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Grade 1 Agricultural Land (28%) - Grade II Listed Buildings (WALL AND RAILINGS ABOUT 5 METRES NORTH EAST OF OLD SCHOOL HOUSE AND THE FIRS) - Grade 3 Agricultural Land (72%) - Undesignated Heritage Asset (14%) The site is within the Green Belt. The site is covered with mature woodland. It is potentially suitable subject to Green Belt Review and demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing a suitable access.	Potentially Deliverable or Developable	Rural Areas	0.47	17
CHEL02	Chelwood	Clutton & Farmborough	Land north of A368	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area Site is partially within / contains: - Deciduous woodland (2%) - Area at low risk of surface flooding (3%) - Area at medium risk of surface flooding (2%) - Grade 3 Agricultural Land (50%) - Undesignated Heritage Asset (4%) - NRN Existing Core Woodland (4%) - Area at high risk of surface flooding (2%) - Grade 1 Agricultural Land (50%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential and economic development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing a suitable access.	Potentially Deliverable or Developable	Rural Areas	4.35	131



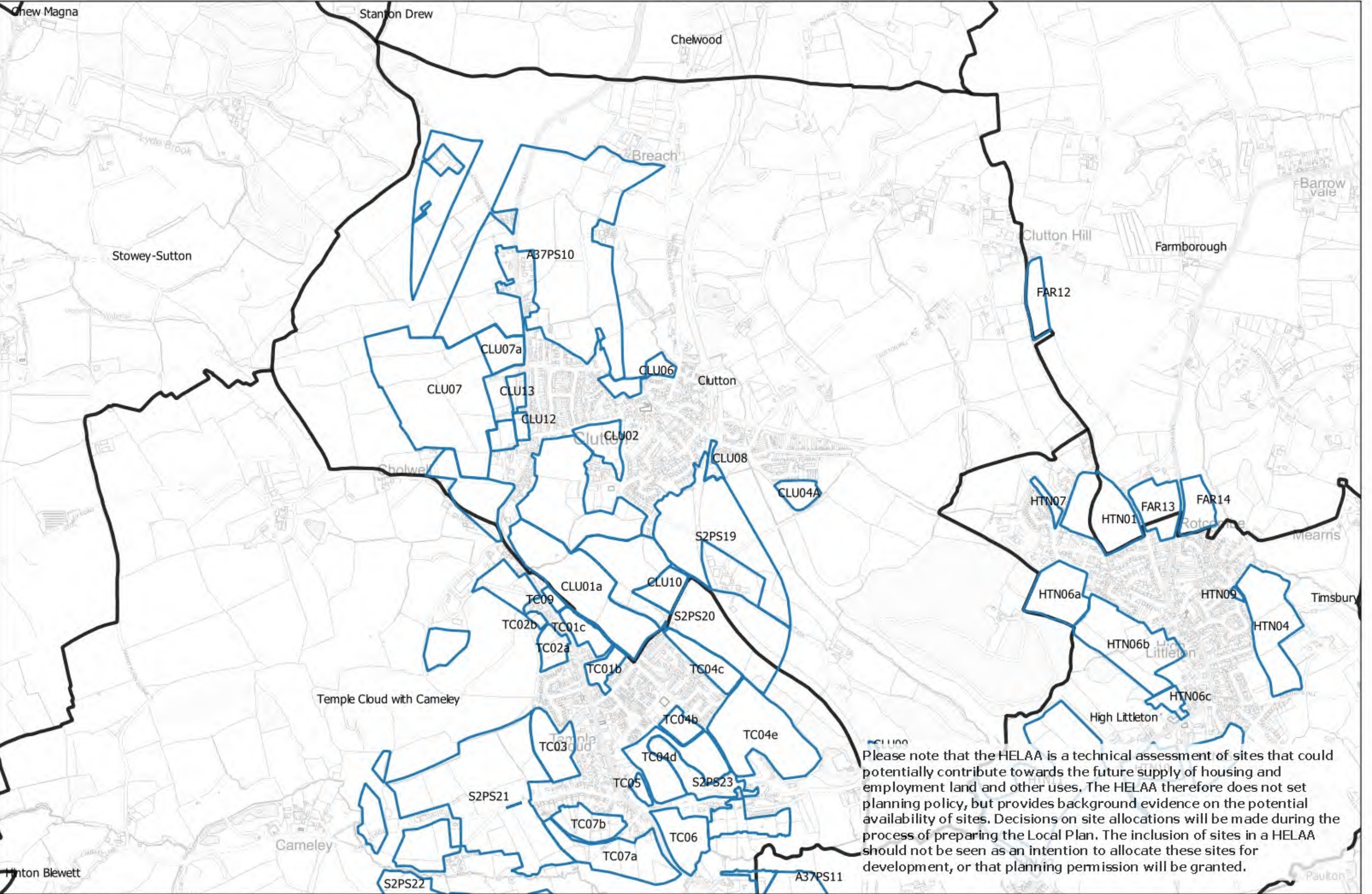
Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CHM01	Chew Magna	Chew Valley	Land off Winford Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Deciduous woodland (4%) - Area at medium risk of surface flooding (2%) - Flood Zone 2 (2%) - Chew Magna (Rural) Conservation Area (56%) - Site of Nature Conservation Interest (2%) - NRN Existing Core Woodland (42%) - Area at low risk of surface flooding (4%) - Safeguarded land for sports and recreation facilities (42%) - NRN Grassland Strategic Network (49%) - Flood Zone 3 (1%) - Undesignated Heritage Asset (27%) - Ecological Network (64%) The site is within the Green Belt. The northern tip of the site is in Flood Zone 3 but the majority of the site is at low risk. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	2	72
CHM02	Chew Magna	Chew Valley	Land at Fairfield Nurseries	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Green Belt - Chew Magna (Rural) Conservation Area - Green Infrastructure - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - NRN Existing Core Woodland (7%) The site is within the Green Belt. Development would likely have a significant landscape impact as the site currently provides a sloping green setting to large villas in conservation area. The site is also in the setting of the listed buildings, conservation area and Romano-British occupation in area. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.31	11
CHM03	Chew Magna	Chew Valley	Old North Chew Farm, Norton Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Green Belt - Chew Magna (Rural) Conservation Area The site is within the Green Belt. Development would likely have a significant impact on the landscape given its location within the Conservation Area. The site appears to have a mix of a residential and agricultural buildings on the site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.6	22
CHM04	Chew Magna	Chew Valley	Land at Dark Lane	Unsuitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (4%) - NRN Existing Core Woodland (3%) - Grade 1 Agricultural Land (87%) - Grade 3 Agricultural Land (13%) - Ecological Network (39%) This is a large site within the Green Belt. Development would likely have a significant impact on the landscape given the site is highly rural and typifies the pastoral landscape of the area and within the Conservation Area. The site also has poor accessibility as it is located on a narrow road with no pavement or street lighting and is not within walking distance to the village centre or public transportation. The site is unsuitable for development.	Available	Site is actively promoted by the landowner for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Rural Areas	4.96	149

CHM05	Chew Magna	Chew Valley	North of Stanton Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Flood Zone 3 (2%) - Chew Magna (Rural) Conservation Area (31%) - Ecological Network (2%) - Grade 1 Agricultural Land (65%) - Grade 3 Agricultural Land (35%) - Flood Zone 2 (2%) - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (1%) - Green Infrastructure (7%) The site is within the Green Belt. Development would likely have significant heritage impacts that affect the historic settlement pattern, local heritage assets and potential archaeological value. The site would potentially be suitable for low density development compatible with existing development in the northern field. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	1.88	68
CHM06	Chew Magna	Chew Valley	Land south of Norton Lane	Unsuitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Green Infrastructure (1%) The site is within the Green Belt. Development would likely have a significant landscape impact given it is in a visually prominent skyline setting for narrow pasture fields with strong rural character outside of and disconnected from the existing settlement. The site is of potential archaeological value and mapped as potential priority habitat. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Not Deliverable or Developable	Rural Areas	1.97	71



HELAA Ref	Parish	Ward	Site Address	Suitablility	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CHS03	Chew Stoke	Chew Valley	Land north of Salway Close and Chew Lane	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Green Belt - Green Infrastructure - Ecological Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Safeguarded land for sports and recreation facilities (21%) The site is within the Green Belt. The site is adjoined to the existing settlement and development would not have a significant impact on the landscape if designed sensitively. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	5.06	152



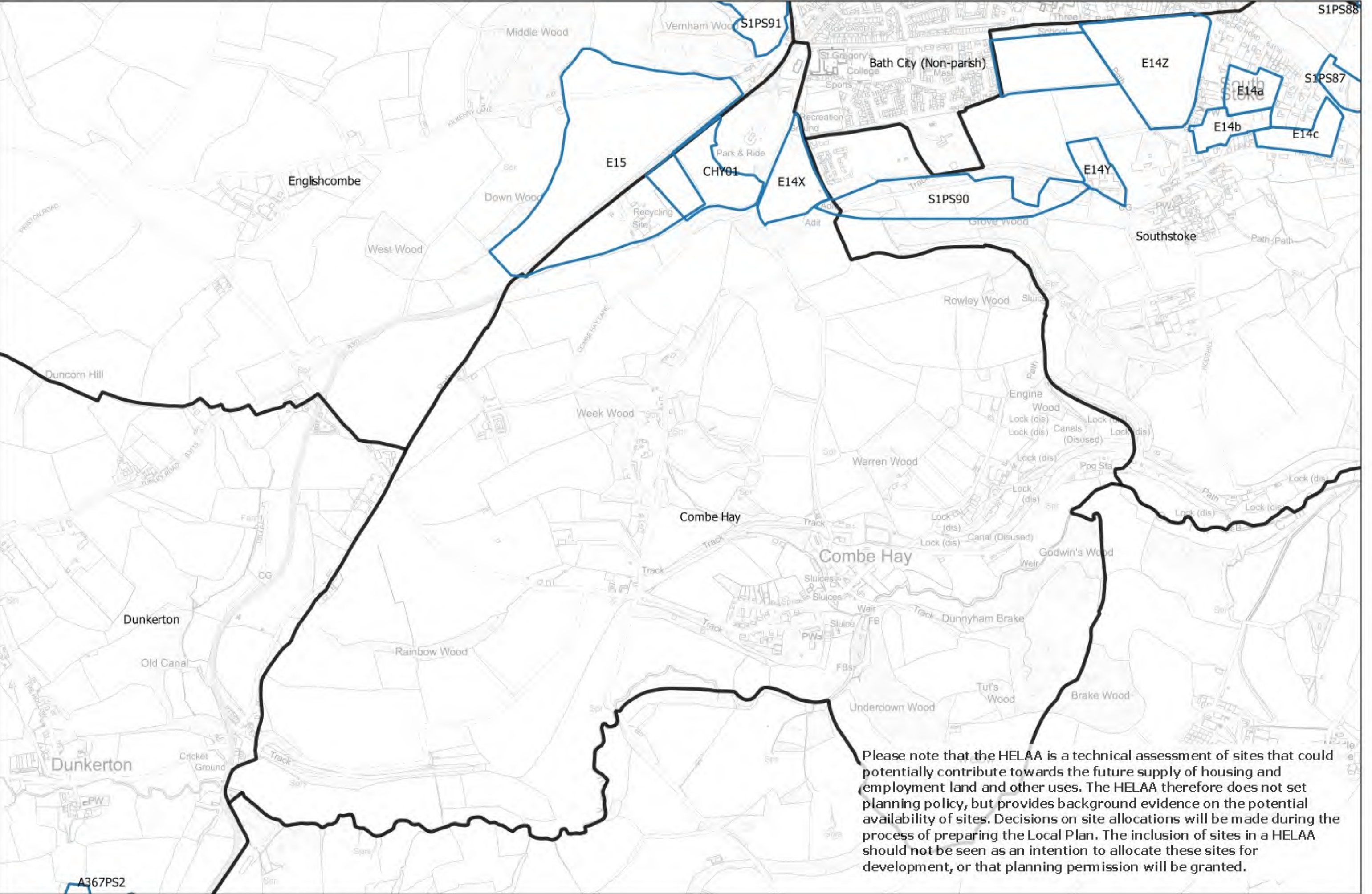
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A37PS10	Clutton	Clutton & Farmborough	North of Clutton	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Former Quarry Site at Northend Farm Historic Landfill (2%) - Traditional orchard (<0.5%) - Area at low risk of surface flooding (1%) - Mineral Safeguarding Area (40%) - Landscape setting of Clutton (Rural) Type: 3, Clutton (Rural) Type: 4 (69%) - NRN Grassland Strategic Network (22%) - Safeguarded land for sports and recreation facilities (1%) - Green Infrastructure (9%) - Ecological Network (29%) - Coal Mining Legacy Development High Risk Area Unstable Land (11%) The site is within the Green Belt. It is potentially suitable subject to Green belt Review and demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential remediation costs associated with the Former Quarry Site at Northend Farm Historic Landfill.	Potentially Deliverable or Developable	New Settlement	47.89	1197
CLU01a	Clutton	Clutton & Farmborough	Land to the North West of Oaklands	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - NRN Existing Grassland (17%) - Lowland calcareous grassland (3%) - Area at medium risk of surface flooding (4%) - Area at low risk of surface flooding (7%) - Grade 3 Agricultural Land (48%) - Area at high risk of surface flooding (2%) - Grade 2 Agricultural Land (52%) - Green Infrastructure (59%) - Trees protected by a Tree Preservation Order (T1, T2, T3) The site is potentially suitable for development as part of a comprehensive scheme extending out from the northern side of Temple Cloud subject to identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	10.77	269
CLU02	Clutton	Clutton & Farmborough	Land north of Church Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Clutton (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Undesignated Heritage Asset - Mineral Safeguarding Area Site is partially within / contains: - Area at low risk of surface flooding (5%) - Coal Mining Legacy Development High Risk Area Unstable Land (12%) - Area at medium risk of surface flooding (3%) - Area at high risk of surface flooding (2%) - NRN Grassland Strategic Network (60%) - Green Infrastructure (7%) - Gastons Local Green Space (31%) This site covers a Local Green Space and development would likely have a significant impact on the landscape. The site is potentially suitable for development subject to identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.36	89
CLU04A	Clutton	Clutton & Farmborough	Land south of 47-56 Maynard Terrace	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Clutton (Rural) Type: 2 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Undesignated Heritage Asset - NRN Grassland Strategic Network - Coal Mining Legacy Development High Risk Area Unstable Land - Mineral Safeguarding Area Site is partially within / contains: - Area at high risk of surface flooding (3%) - Area at medium risk of surface flooding (4%) - Area at low risk of surface flooding (5%) Development would likely have a significant landscape impact on the character of the existing mining cottages and important hedge / field boundaries to the south. The site is potentially suitable for development subject to identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.46	66

CLU06	Clutton	Clutton & Farmborough	Land between Broomhill Lane and Maypole Close	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mineral Safeguarding Area - Landscape setting of Clutton (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (1%) - Undesignated Heritage Asset (14%) - Coal Mining Legacy Development High Risk Area Unstable Land (60%) - Green Infrastructure (55%) The site is within the Green Belt. Development would likely cause significant landscape impacts, being situated in the setting of the village on a prominent hillside. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is actively promoted by the landowner for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.78	80
CLU07	Clutton	Clutton & Farmborough	Land west of the A37	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Landscape setting of Clutton (Rural) Type: 4 (10%) - Ecological Network (33%) - Mineral Safeguarding Area (8%) - Undesignated Heritage Asset (5%) - Green Belt (11%) - NRN Grassland Strategic Network (3%) This is a large site that is partially within the Green Belt (11%), but the majority of the site is not. Development would likely cause significant landscape impacts. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. The site is single ownership and indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	22.09	552
CLU07a	Clutton	Clutton & Farmborough	Land west of the A37	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Landscape setting of Clutton (Rural) Type: 4 (15%) The site is potentially suitable for development subject to the consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. The site is single ownership and indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.45	92
CLU08	Clutton	Clutton & Farmborough	The Pumping Station, Greensbrook	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Grade 3 Agricultural Land - Green Infrastructure - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (13%) - Deciduous woodland (10%) - Area at medium risk of surface flooding (17%) - Area at low risk of surface flooding (28%) - Site of Nature Conservation Interest (10%) - Ecological Network (10%) - Safeguarded land for sports and recreation facilities (10%) - NRN Grassland Strategic Network (77%) Development on the site would likely have significant landscape impacts. The site would need access improvements. The site is potentially suitable for development subject to the consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	0.45	20
CLU09	Clutton	Clutton & Farmborough	Marsh Lane	Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Green Infrastructure - Ecological Network - Grade 3 Agricultural Land - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (2%) - Landscape setting of High Littleton (Rural) Type: 1 (8%) The site is a previously developed site. The site is of low heritage value. Development would have minimal landscape impacts given it is previously developed and it is physically and visually well contained. The site has good accessibility. The site is suitable for development.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include costs associated with the demolition of waste management infrastructure and buildings, as well as potential treatment for contaminated site.	Potentially Deliverable or Developable	Rural Areas	0.25	9

CLU10	Clutton	Clutton & Farmborough	Parcel 4952. Marsh Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Green Infrastructure - NRN Grassland Strategic Network Site is partially within / contains: - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (5%) - Coal Mining Legacy Development High Risk Area Unstable Land (10%) - Grade 2 Agricultural Land (1%) - Area at low risk of surface flooding (33%) Development may have significant landscape impacts given the location between Clutton and Temple Cloud in open countryside. The site is potentially suitable for development subject to the consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.01	75
CLU12	Clutton	Clutton & Farmborough	Land at Hartwell House	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - NRN Grassland Strategic Network (1%) - Mineral Safeguarding Area (83%) The site is of heritage value with a Grade II building to the south of the boundary and non-designated heritage assets to the north. Development would have moderate landscape impact if sensitively designed as part of a comprehensive development on the west side of the A37. The site is potentially suitable for development subject to the consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish an existing dwelling.	Potentially Deliverable or Developable	Suburban and Market Towns	0.59	27
CLU13	Clutton	Clutton & Farmborough	Land to south of former Warwick Arms Public House	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (14%) - Mineral Safeguarding Area (14%) - Land Adjoining Warwick Arms Historic Landfill (15%) Development would have moderate landscape impact if sensitively designed as part of a comprehensive development on the west side of the A37. The site is potentially suitable for development subject to the consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish an existing dwelling.	Potentially Deliverable or Developable	Suburban and Market Towns	0.86	39
FAR12	Clutton	Clutton & Farmborough	Junction of Clutton Hill, Flatts Lane, Cuckoo Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (5%) The site is in a sensitive location within the Green Belt. Development would likely have significant landscape impacts as the site is completely isolated from Clutton village and located in prominent skyline position. There is potential for archaeological value within the site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	2.15	65
HTN06a	High Littleton	High Littleton	South of Greyfield Road	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at medium risk of surface flooding (3%) - Grade 1 Agricultural Land (74%) - Grade 3 Agricultural Land (26%) - NRN Grassland Strategic Network (8%) - Area at high risk of surface flooding (2%) - Ecological Network (4%) - Area at low risk of surface flooding (11%) - Landscape setting of High Littleton (Rural) Type: 1 (69%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.47	168

HTN06b	High Littleton	High Littleton	South of Greyfield Road	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Landscape setting of High Littleton (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (7%) - Grade 1 Agricultural Land (43%) - Grade 3 Agricultural Land (57%) - Coal Mining Legacy Development High Risk Area Unstable Land (4%) - Deciduous woodland (4%) - Safeguarded land for sports and recreation facilities (1%) - NRN Existing Core Woodland (10%) - Ecological Network (1%) - Area at medium risk of surface flooding (3%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (1%) - NRN Grassland Strategic Network (7%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	7.89	296
HTN11	High Littleton	High Littleton	Land between Rosewell and Highbury Road	Potentially Suitable	Site is wholly within / contains: - NRN Grassland Strategic Network - Mineral Safeguarding Area - Ecological Network - Landscape setting of High Littleton (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (3%) - Site of Nature Conservation Interest (3%) - Flood Zone 2 (4%) - Area at medium risk of surface flooding (3%) - Grade 3 Agricultural Land (87%) - Coal Mining Legacy Development High Risk Area Unstable Land (15%) - Flood Zone 3 (4%) - Area at low risk of surface flooding (5%) - Grade 2 Agricultural Land (13%) - Green Infrastructure (55%) - Deciduous woodland (12%) - NRN Grassland Connectivity Opportunities (67%) - NRN Existing Core Woodland (5%) 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. The areas outside of Flood zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	12.41	310
S2PS19	Clutton	Clutton & Farmborough	South of Clutton	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (11%) - Safeguarded land for sports and recreation facilities (6%) - Landscape setting of Clutton (Rural) Type: 1, Clutton (Rural) Type: 2, High Littleton (Rural) Type: 1 (35%) - Area at high risk of surface flooding (5%) - Site of Nature Conservation Interest (6%) - Undesignated Heritage Asset (13%) - Gastons, Long Lands, The Avenue Local Green Space (8%) - Mineral Safeguarding Area (81%) - Ecological Network (14%) - Coal Mining Legacy Development High Risk Area Unstable Land (15%) - Deciduous woodland (2%), Traditional orchard (1%), Lowland calcareous grassland (<0.5%) - Area at medium risk of surface flooding (7%) - Green Infrastructure (79%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	29.94	749

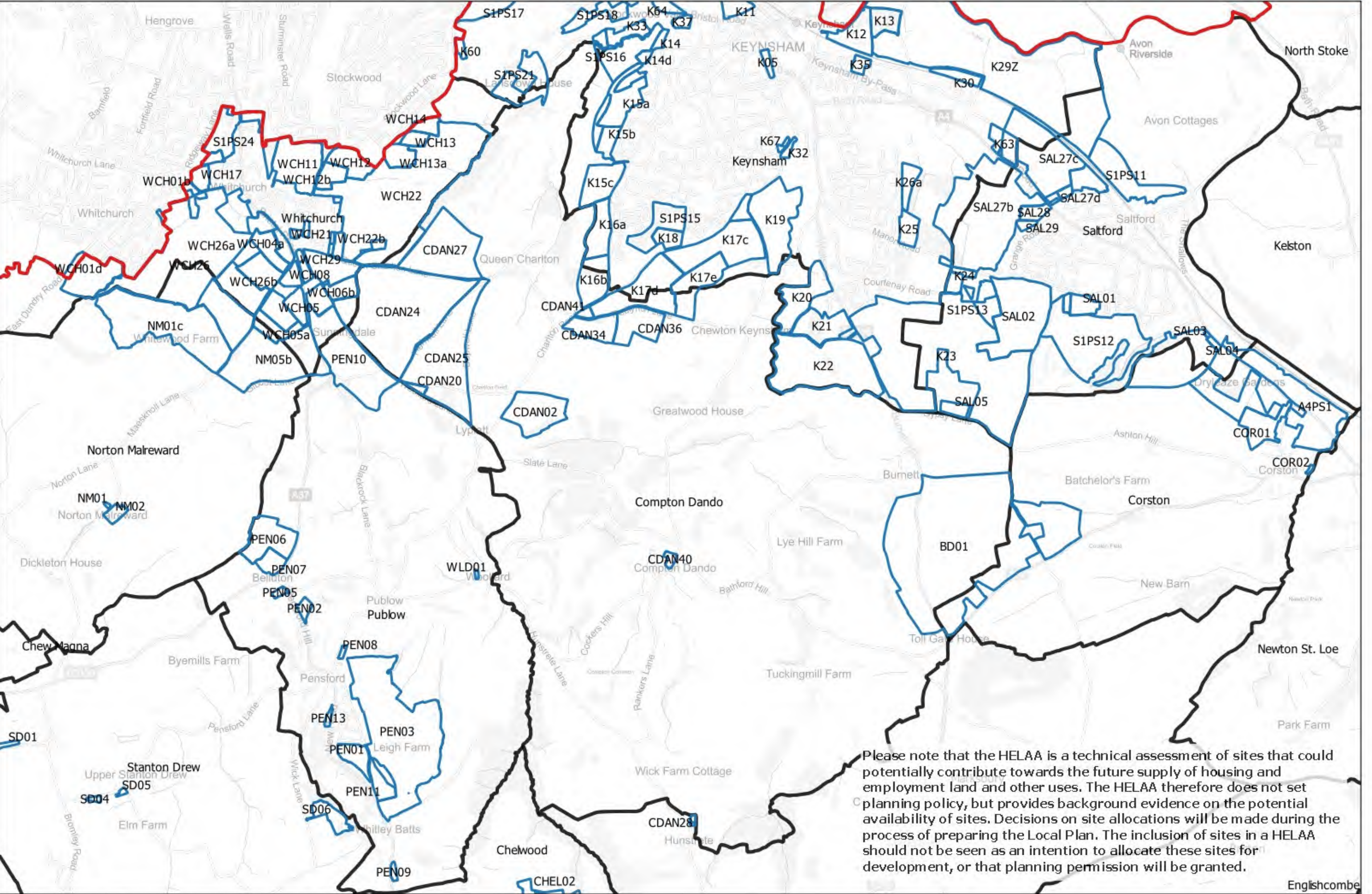
S2PS20	Temple Cloud with Cameley	Mendip	North of Temple Cloud	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Infrastructure - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (13%) - Mineral Safeguarding Area (85%) - Ecological Network (46%) - Area at high risk of surface flooding (6%) - Grade 2 Agricultural Land (9%) - Site of Nature Conservation Interest (6%) - Deciduous woodland (3%) - Area at medium risk of surface flooding (7%) - Area at low risk of surface flooding (12%) - Safeguarded land for sports and recreation facilities (6%) - Landscape setting of Clutton (Rural) Type: 1, Temple Cloud (Rural) Type: 1 (20%) - NRN Grassland Connectivity Opportunities (9%) - Coal Mining Legacy Development High Risk Area Unstable Land (12%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	22.1	552
TC01b	Clutton	Mendip	Land to the West of the A37	Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area Site is partially within / contains: - Grade 2 Agricultural Land (23%) - Grade 3 Agricultural Land (77%) The site is located adjacent to the existing settlement. It presents an opportunity for development as part of a comprehensive scheme at the northern side of Temple Cloud. It has relatively good accessibility but could increase traffic levels on A37.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Deliverable or Developable	Suburban and Market Towns	1.38	62



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 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 a HELAA should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CHY01	Combe Hay	Bathavon South	Land to the south west of Odd Down Park & Ride site, Bath	Potentially Suitable	Site is wholly within / contains: - Green Belt - Green Infrastructure - Fullers Earth Tip Historic Landfill - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Grade 3 Agricultural Land - Ecological Network Site is partially within / contains: - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (2%) - Undesignated Heritage Asset (11%) - NRN Existing Core Woodland (5%) 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	5.8	174
E14X	Bath	Odd Down	East of Combe Hay Lane	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Site of Nature Conservation Interest - NRN Grassland Strategic Network - Ecological Network - Undesignated Heritage Asset - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: Site is partially within / contains: - Deciduous woodland (<0.5%) - Green Infrastructure (80%) - NRN Existing Grassland (19%) - NRN Existing Core Woodland (4%) The site is in a sensitive location within Green Belt, AONB and the setting of the Bath WHS and contains undesignated heritage assets as well as features of biodiversity and ecological value. The site has good levels of accessibility. 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.	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that impact achievability include the potential need to upgrade existing access.	Potentially Deliverable or Developable	Suburban and Market Towns	4.08	153
E15	Combe Hay	Bathavon South	Land south of Odd Down	Mixed or non-residential use	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (2%) - Fullers Earth Tip Historic Landfill (7%) - Undesignated Heritage Asset (17%) - MIDDLE WOOD, VERNHAM WOOD NRN Existing Ancient Woodland (10%) - NRN Existing Core Woodland (1%) - The Wansdyke (2%) - Deciduous woodland (<0.5%) - Combe Hay Mines Regionally Important Geological Site (3%) - Site of Nature Conservation Interest (9%) - NRN Grassland Strategic Network (29%) The site is in a sensitive location within the Green Belt and setting of the Bath WHS. The site has relatively good accessibility but would need some access improvements. 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.	Available	Site is submitted through recent Call for Sites and actively promoted for mixed use development including employment use and a waste facility.	Achievable	Site is a viable development typology constituting employment development in a medium price point area.	Mixed or non-residential use	New Settlement	29.46	0

S1PS90	Southstoke	Bathavon South	Sulis Down	Unsuitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Infrastructure - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - Deciduous woodland (19%), Lowland calcareous grassland (19%), No main habitat but additional habitats present (2%) - Trees protected by a Tree Preservation Order (T1) - Green Belt (59%) - NRN Existing Grassland (22%) - NRN Grassland Strategic Network (82%) - Site of Nature Conservation Interest (58%) - Ecological Network (66%) - NRN Existing Core Woodland (25%) - Grade 3 Agricultural Land (85%) - Undesignated Heritage Asset (41%) - The Wansdyke (1%) - GROVE WOOD NRN Existing Ancient Woodland (5%) The site is in a sensitive location within the AONB and the setting of the Bath site is of high ecological value with Ancient Woodland, TPOs and Deciduous woodland. It is unsuitable for development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Not Deliverable or Developable	New Settlement	8.97	336
--------	------------	----------------	------------	------------	---	-----------------------	--	------------	---	--------------------------------	----------------	------	-----



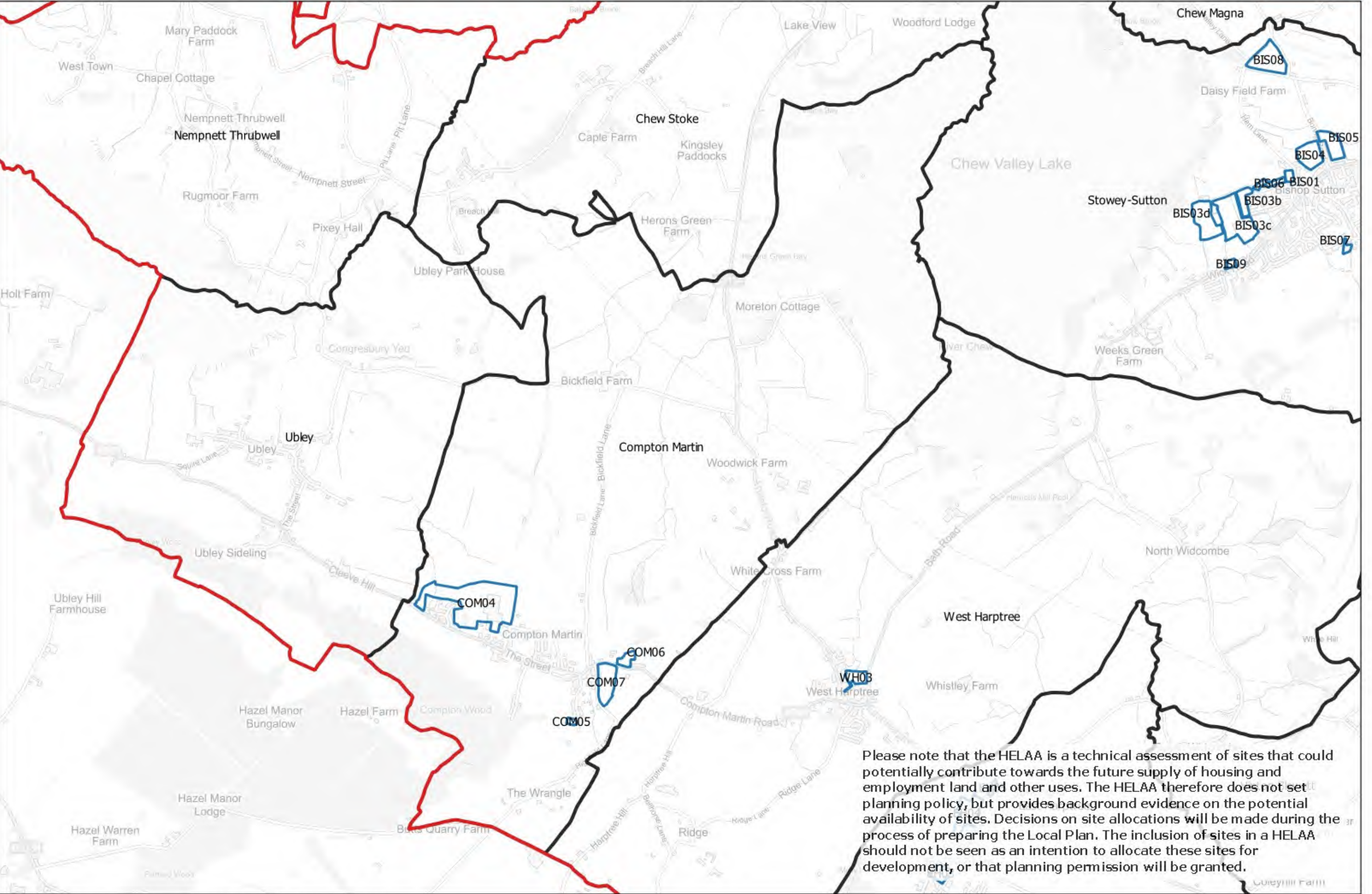
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
BD01	Compton Dando	Saltford	Burnet	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Ecological Network (4%) - No main habitat but additional habitats present (8%) - Undesignated Heritage Asset (2%) - Green Infrastructure (14%) - Landscape setting of Bath (Bath) Type: (21%) - Safeguarded Airport and Aerodrome Areas (1%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	110.38	2760
CDAN02	Compton Dando	Saltford	Queen Charlton Quarry	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Safeguarded Airport and Aerodrome Areas - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (83%) - Area at medium risk of surface flooding (2%) - Undesignated Heritage Asset (3%) - Deciduous woodland (14%) - Area at low risk of surface flooding (3%) - NRN Existing Core Woodland (22%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential removal of quarry infrastructure, remodelling of land levels and potential treatment for contamination.	Potentially Deliverable or Developable	New Settlement	10.42	261
CDAN20	Publow	Publow & Whitchurch	Land west of Charlton Fields Farm, Charlton Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Grade 3 Agricultural Land (48%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.74	27
CDAN24	Publow	Publow & Whitchurch	Land south east of Whitchurch Village (proposed SDL in former JSP)	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (1%) - Area at low risk of surface flooding (1%) - NRN Grassland Connectivity Opportunities (9%) - NRN Woodland Connectivity Opportunities (1%) - Undesignated Heritage Asset (27%) - Ecological Network (1%) - Site of Nature Conservation Interest (1%) - NRN Grassland Strategic Network (8%) The site is within the Green Belt. Development could have a potential impact on setting of Monkton Combe conservation area and neighbouring listed buildings. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for a new settlement. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings on site which would need to be integrated or demolished through development.	Potentially Deliverable or Developable	New Settlement	53.52	1338
CDAN25	Publow	Publow & Whitchurch	Land at Woollard Lane/Charlton Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Site of Nature Conservation Interest (17%) - Deciduous woodland (7%) - Area at low risk of surface flooding (3%) - Ecological Network (23%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (30%) - NRN Existing Core Woodland (7%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings on site which would need to be integrated or demolished through development.	Potentially Deliverable or Developable	New Settlement	28.83	721
CDAN27	Compton Dando	Saltford	Land west of Queen Charlton	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Undesignated Heritage Asset - Green Belt - Safeguarded Airport and Aerodrome Areas The site is within the Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	21.81	545

CDAN28	Compton Dando	Saltford	Field opposite Hunstrete Cottage, Hunstrete Pensford	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Mineral Safeguarding Area The site is within the Green Belt. There are local heritage assets in the vicinity of the site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available in 6 to 10 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.23	8
CDAN34	Compton Dando	Saltford	Ravenwood Farm	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Ecological Network (80%) The site is in a sensitive location within the Green Belt. Development would likely have a significant landscape impact, being visible across Chew Valley from BS3116. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	6.34	238
CDAN36	Compton Dando	Saltford	Latchets Kennels and adjacent land, Redlynch Lane	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (3%) - Ecological Network (6%) The site is in a sensitive location within the Green Belt. Development would likely have a significant landscape impact given it is visible across Chew Valley from BS3116. The site has good accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints. Existing kennels have planning permission for conversion to 4 residential dwellings and have been excluded from the assessment.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	8.37	314
CDAN40	Compton Dando	Saltford	Land east of Church Lane	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Area at medium risk of surface flooding (48%) - Area at high risk of surface flooding (35%) - Site of Nature Conservation Interest (8%) - Flood Zone 3 (72%) - Green Infrastructure (72%) - Ecological Network (78%) - Flood Zone 2 (78%) - Area at low risk of surface flooding (66%) The site is in a sensitive location within the Green Belt. Development would affect the setting of a Grade II* listed building and undesignated heritage assets, as well as the site being of potential archaeological value. Development would likely have a significant landscape impact, as the site lies at the heart of the village. The majority of the site is in Flood Zone 3 with only a small area outside of FZ3. The majority of the site is unlikely to be suitable for development. However, there is potential for a small row of terraced cottages along the southern boundary of the site adjacent to access to the church.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential flood prevention measures required.	Potentially Deliverable or Developable	Rural Areas	0.24	9
CDAN41	Compton Dando	Saltford	Poplars Cottage	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Ecological Network (26%) - Undesignated Heritage Asset (2%) The site is within the Green Belt. The site has good accessibility. There are local heritage assets in the vicinity of the site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Existing dwelling on site would need to be demolished or integrated into development.	Potentially Deliverable or Developable	Suburban and Market Towns	0.82	37

K15c	Compton Dando	Keynsham North	Land at Lays Farm	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Landscape setting of Keynsham (Keynsham) Type: 4 (79%) - Undesignated Heritage Asset (64%) The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	7.95	298
K16a	Compton Dando	Saltford	Land west of Charlton Road, Keynsham	Potentially Suitable	Site is wholly within / contains: - Green Belt - Landscape setting of Keynsham (Keynsham) Type: 4 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Undesignated Heritage Asset Site is partially within / contains: - Area at low risk of surface flooding (1%) - Ecological Network (37%) The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium point area. A high pressure gas main running across the site has been identified and may impact achievability.	Potentially Deliverable or Developable	Suburban and Market Towns	6.98	262
K16b	Compton Dando	Saltford	Land west of Charlton Lane (S)	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Keynsham (Keynsham) Type: 4 - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (29%) - Ecological Network (3%) The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium point area. A high pressure gas main running across the site has been identified and may impact achievability.	Potentially Deliverable or Developable	Suburban and Market Towns	7.97	299
K17d	Compton Dando	Saltford	Land at Parkhouse Lane /Redlynch Lane (C-E)	Unsuitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface water flooding (2%) - Landscape setting of Keynsham (Keynsham) Type: 1 (59%) - Ecological Network (16%) The site is within the Green Belt. Existing site access identified represent a significant highway safety concern and the associated impracticality of securing safe and satisfactory vehicular access to the site. The site is also 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. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is indicated as available with an estimated delivery rate of within 10 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Not Deliverable or Developable	New Settlement	17.18	430
K17e	Compton Dando	Saltford	Land at Parkhouse Lane /Redlynch Lane (C-E)	Unsuitable	Site is wholly within / contains: - Landscape setting of Keynsham (Keynsham) Type: 1 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface water flooding (1%) The site is within the Green Belt. Existing site access identified represent a significant highway safety concern and the associated impracticality of securing safe and satisfactory vehicular access to the site. The site is also 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. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is indicated as available with an estimated delivery rate of within 10 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Not Deliverable or Developable	New Settlement	10.12	253

K19	Compton Dando	Saltford	Land north of Chewton Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Green Infrastructure - Landscape setting of Keynsham (Keynsham) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Flood Zone 2 (23%) - Area at medium risk of surface water flooding (4%) - Area at high risk of surface water flooding (1%) - Site of Nature Conservation Interest (4%) - Ecological Network (22%) - Flood Zone 3 (19%) - Area at low risk of surface water flooding (11%) - Grade 3 Agricultural Land (77%) - Undesignated Heritage Asset (76%) - Mineral Safeguarding Area (23%) The site is within the Green Belt. The areas outside of flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstance, as well as other identified constraints. The site is also constrained by land stability, landscape sensitivity and the presence of overhead powerlines. Constrained site access from St Clements Road could potentially serve small scale development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is indicated as available with an estimated delivery rate of within 10 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	14.61	365
K20	Compton Dando	Saltford	Land north-west of The Homestead	Potentially Suitable	Site is wholly within / contains: - Green Belt - Landscape setting of Keynsham (Keynsham) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Flood Zone 3 (43%) - Mineral Safeguarding Area (88%) - Ecological Network (47%) - Area at medium risk of surface flooding (16%) - Area at low risk of surface flooding (28%) - Grade 3 Agricultural Land (27%) - Undesignated Heritage Asset (1%) - Flood Zone 2 (49%) - Area at high risk of surface flooding (10%) - Site of Nature Conservation Interest (4%) - Green Infrastructure (24%) The site is within the Green Belt. The western side of the site is unsuitable for development as it is in Flood Zone 3, but the eastern part of the site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	5.85	219
K22	Keynsham	Keynsham East	Land at Uplands	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (4%) - Flood Zone 3 (8%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (5%) - Grade 3 Agricultural Land (71%) - Undesignated Heritage Asset (2%) - Flood Zone 2 (11%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (5%) - Green Infrastructure (14%) - Mineral Safeguarding Area (79%) - Ecological Network (14%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	New Settlement	27.92	698
PEN10	Publow	Publow & Whitchurch	Land between Ringspit Lane, Woolard Lane and Bristol Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - NRN Grassland Strategic Network (3%) - Deciduous woodland (2%) - Safeguarded land for sports and recreation facilities (15%) - Undesignated Heritage Asset (24%) - NRN Woodland Connectivity Opportunities (19%) - NRN Existing Core Woodland (4%) This is a large site within the Green Belt. The site has poor to moderate accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing buildings on site to be potentially demolished or integrated into development.	Potentially Deliverable or Developable	New Settlement	24.46	612

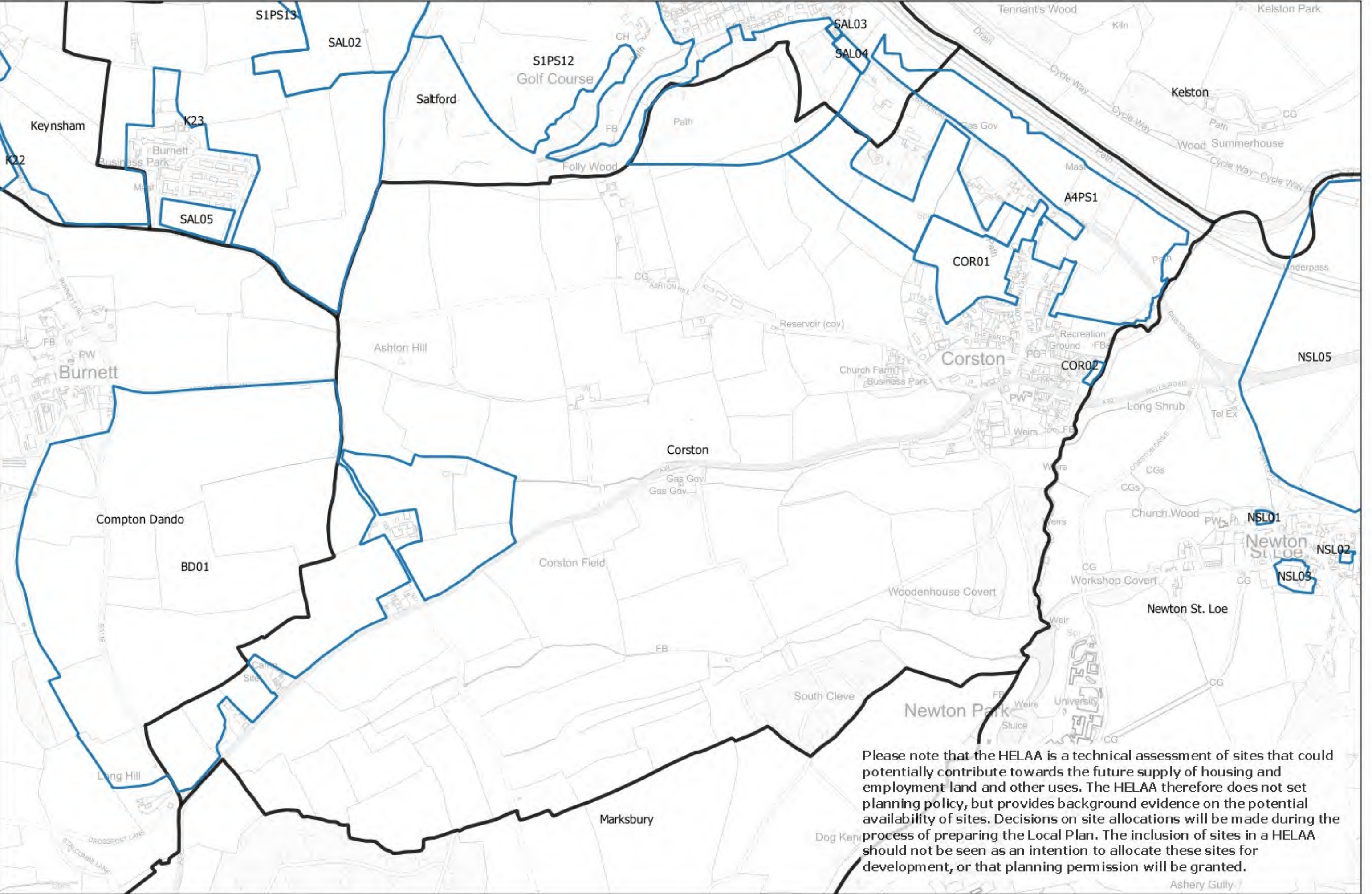
S1PS16	Keynsham	Keynsham North	West Keynsham	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (2%) - Area at low risk of surface flooding (4%) - Landscape setting of Keynsham (Keynsham) Type: 4 (90%) - Ecological Network (16%) - NRN Existing Core Woodland (5%) - Flood Zone 3 (1%) - Grade 3 Agricultural Land (35%) - Grade 3a Agricultural Land (49%) - Undesignated Heritage Asset (11%) - Flood Zone 2 (3%) - Area at medium risk of surface flooding (1%) - Grade 2 Agricultural Land (47%) - Site of Nature Conservation Interest (10%) - NRN Grassland Strategic Network (18%) The site consists of three separate land parcels within the Green Belt. Significant highway improvements would be required to enable access. A comprehensive masterplan may be required to facilitate development at this location alongside adjacent sites. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing appropriate access.	Potentially Deliverable or Developable	New Settlement	13.49	337
S1PS21	Keynsham	Keynsham North	Lansdown House	Potentially Suitable	Site is wholly within / contains: - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Grade 2 Agricultural Land (61%) - Safeguarded land for sports and recreation facilities (10%) - Area at low risk of surface flooding (8%) - Grade 3a Agricultural Land (3%) - Lowland calcareous grassland (22%), Deciduous woodland (<0.5%), Traditional orchard (<0.5%) - Grade 3 Agricultural Land (39%) - Undesignated Heritage Asset (1%) - Ecological Network (30%) - NRN Existing Grassland (23%) - NRN Existing Core Woodland (13%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (30%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	7.28	218
WCH22	Compton Dando	Publow & Whitchurch	Land at Horseworld	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Site of Nature Conservation Interest (12%) - NRN Grassland Strategic Network (58%) - Area at medium risk of surface water flooding (1%) - Undesignated Heritage Asset (85%) - Area at low risk of surface water flooding (3%) - Ecological Network (12%) - Further Mead Farm, Furthermead Farm Historic Landfill (3%) - Landscape setting of Whitchurch (Rural) Type: 2 (42%) - NRN Grassland Connectivity Opportunities (15%) - NRN Existing Grassland (14%) This is a large site located within the Green Belt. Development of the whole site would likely have a significant landscape impact by changing the setting of the existing settlement. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	69.84	1746



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 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 a HELAA should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.

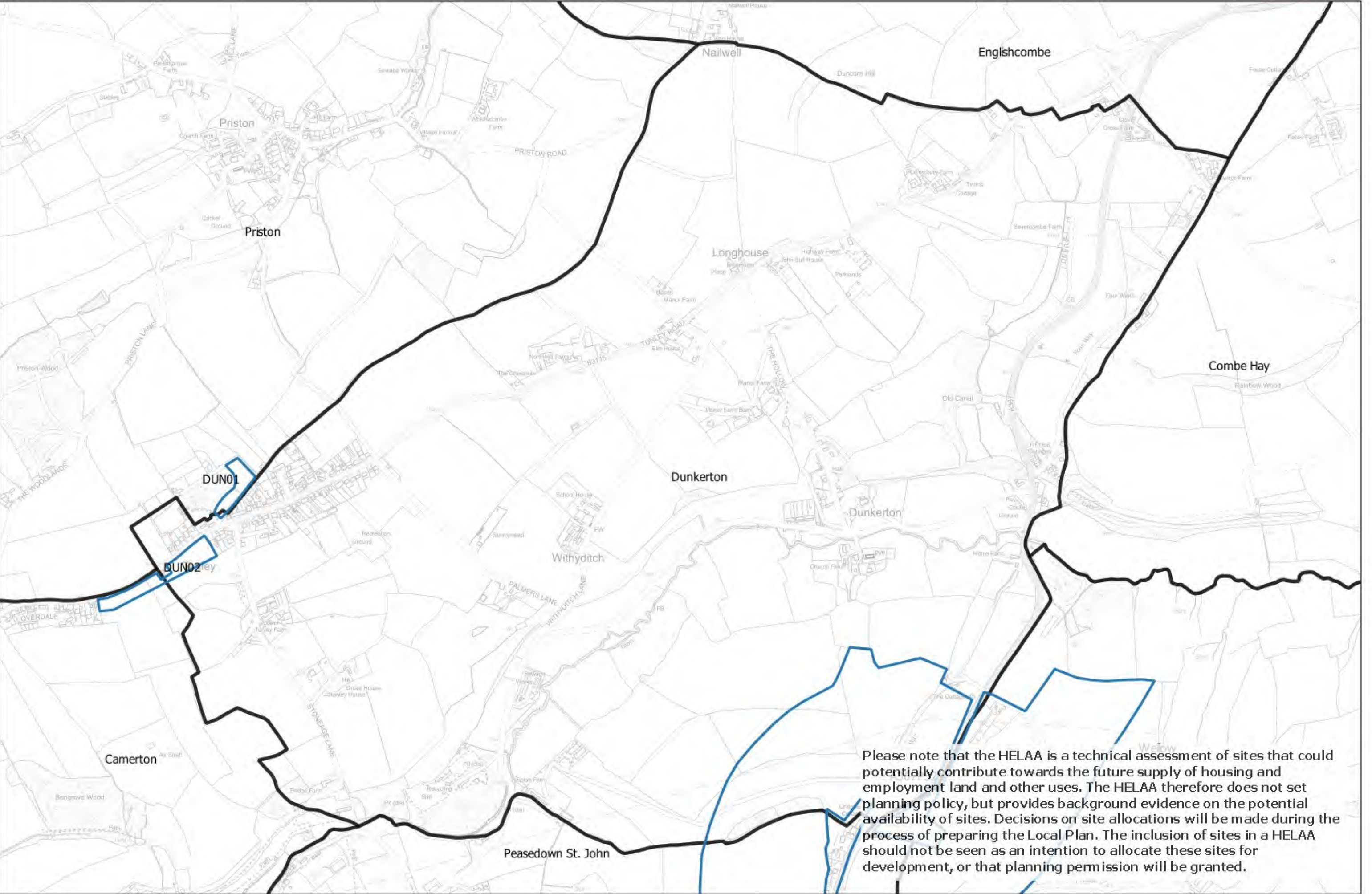
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
COM04	Compton Martin	Chew Valley	Court Farm	Potentially Suitable	Site is wholly within / contains: - Mendip Hills Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Ecological Network (11%) - Area at low risk of surface flooding (2%) - Area at medium risk of surface flooding (1%) - Green Infrastructure (35%) This is a large site within the AONB. Development of the whole site would have a significant impact on the landscape and would nearly double the size of the village. The site is potentially suitable for development over part of the site such as where there is an existing built footprint with the agricultural sheds. Part of the site is potentially suitable for development subject to consideration of impact on AONB as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include costs associated with the demolition and/or conversion of large agricultural buildings and access improvements.	Potentially Deliverable or Developable	Suburban and Market Towns	9.32	350
COM05	Compton Martin	Chew Valley	Land adjacent Treetops	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Mendip Hills Area of Outstanding Natural Beauty - Ecological Network Site is partially within / contains: - Undesignated Heritage Asset (41%) The site is located in a sensitive area within the AONB. The site is potentially suitable for development subject to consideration of impact on AONB as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available now.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.18	8
COM06	Compton Martin	Chew Valley	Land to the East of Manor House	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mendip Hills Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas The site is located in a sensitive area within the AONB. The site is potentially suitable for development subject to consideration of impact on AONB as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available now.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.56	25
COM07	Compton Martin	Chew Valley	Land south of The Street	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas - Mendip Hills Area of Outstanding Natural Beauty Site is partially within / contains: - Area at low risk of surface flooding (2%) - Undesignated Heritage Asset (8%) - Green Infrastructure (69%) - Ecological Network (69%) - Compton Martin (Rural) Conservation Area (1%) - Allotments Local Green Space (4%) The site is located in a sensitive area within the AONB. Development would likely have a significant impact on the landscape given the site is visually prominent in the landscape and relates stronger to the countryside rather than the settlement. The site is potentially suitable for development subject to consideration of impact on AONB as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.96	88

Corston

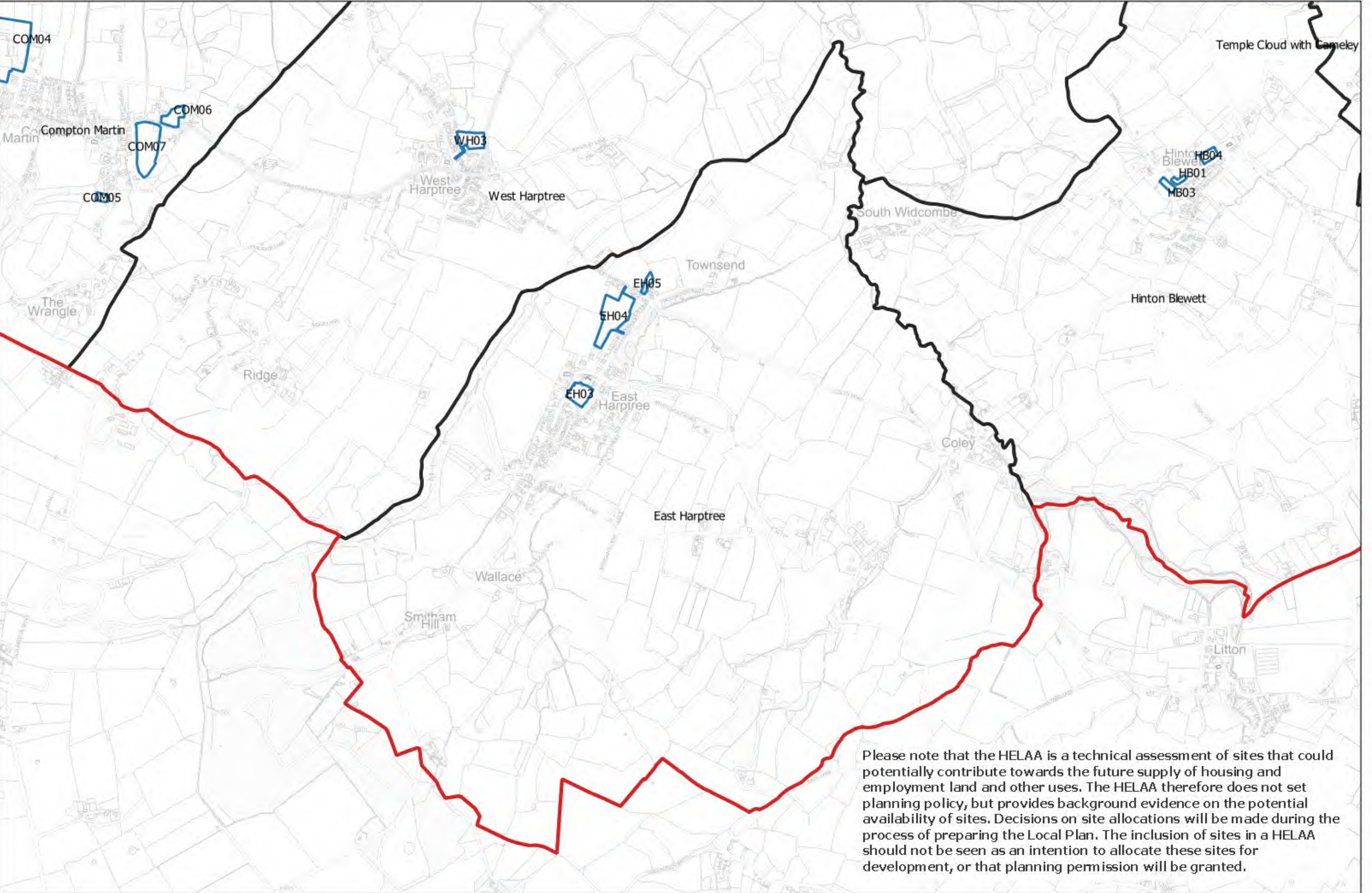


HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A4PS1	Corston	Saltford	North of Corston	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (3%) - Flood Zone 2 (6%) - Grade II Listed Buildings (MILESTONE AT NATIONAL GRID REFERENCE ST 6973 6579) - Area at medium risk of surface flooding (1%) - Grade 2 Agricultural Land (63%) - Safeguarded land for sports and recreation facilities (8%) - Green Infrastructure (47%) - Deciduous woodland (3%), Traditional orchard (<0.5%) - Grade 3 Agricultural Land (26%) - Landscape setting of Bath (Bath) Type: (29%) - Ecological Network (50%) - NRN Existing Core Woodland (1%) The site is in a sensitive location within the Green Belt and setting of the City of 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 the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	32.92	823
BD01	Compton Dando	Saltford	Burnet	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Ecological Network (4%) - No main habitat but additional habitats present (8%) - Undesignated Heritage Asset (2%) - Green Infrastructure (14%) - Landscape setting of Bath (Bath) Type: (21%) - Safeguarded Airport and Aerodrome Areas (1%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	110.38	2760
COR01	Corston	Saltford	Land west of Corston Lane	Unsuitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Grade 2 Agricultural Land (43%) - Green Infrastructure (1%) - Deciduous woodland (<0.5%) - Landscape setting of Bath (Bath) Type: (82%) - Grade 3 Agricultural Land (57%) - Ecological Network (5%) - NRN Existing Core Woodland (1%) The site is in a sensitive location within the Green Belt and setting of the Bath WHS. Development would likely have significant landscape impact as the site is key to the setting of Corston village. The site has moderate to good accessibility. The site is unsuitable for development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Rural Areas	6.83	205
COR02	Corston	Saltford	Land at Brookside	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Deciduous woodland (34%) - NRN Existing Core Woodland (85%) - Flood Zone 3 (56%) - Area at low risk of surface flooding (40%) - Grade 2 Agricultural Land (10%) - Ecological Network (56%) - Flood Zone 2 (56%) The site is in a sensitive location within the Green Belt and setting of the Bath WHS. Development would likely have significant landscape impact as the site is key to the setting of Corston village and sits adjacent to Corston Brook. Over half the site is within Flood Zone 3 leaving only a very small area outside of this. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access and potential need for flood prevention measures.	Not Deliverable or Developable	Rural Areas	0.06	2
K23	Saltford	Saltford	South of Courtenay Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (5%) - Landscape setting of Saltford (Rural) Type: 1 (47%) - Safeguarded Airport and Aerodrome Areas (6%) The site is within the Green Belt. Development would have potential negative impacts on the conservation area and setting of listed buildings. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	90.34	2259

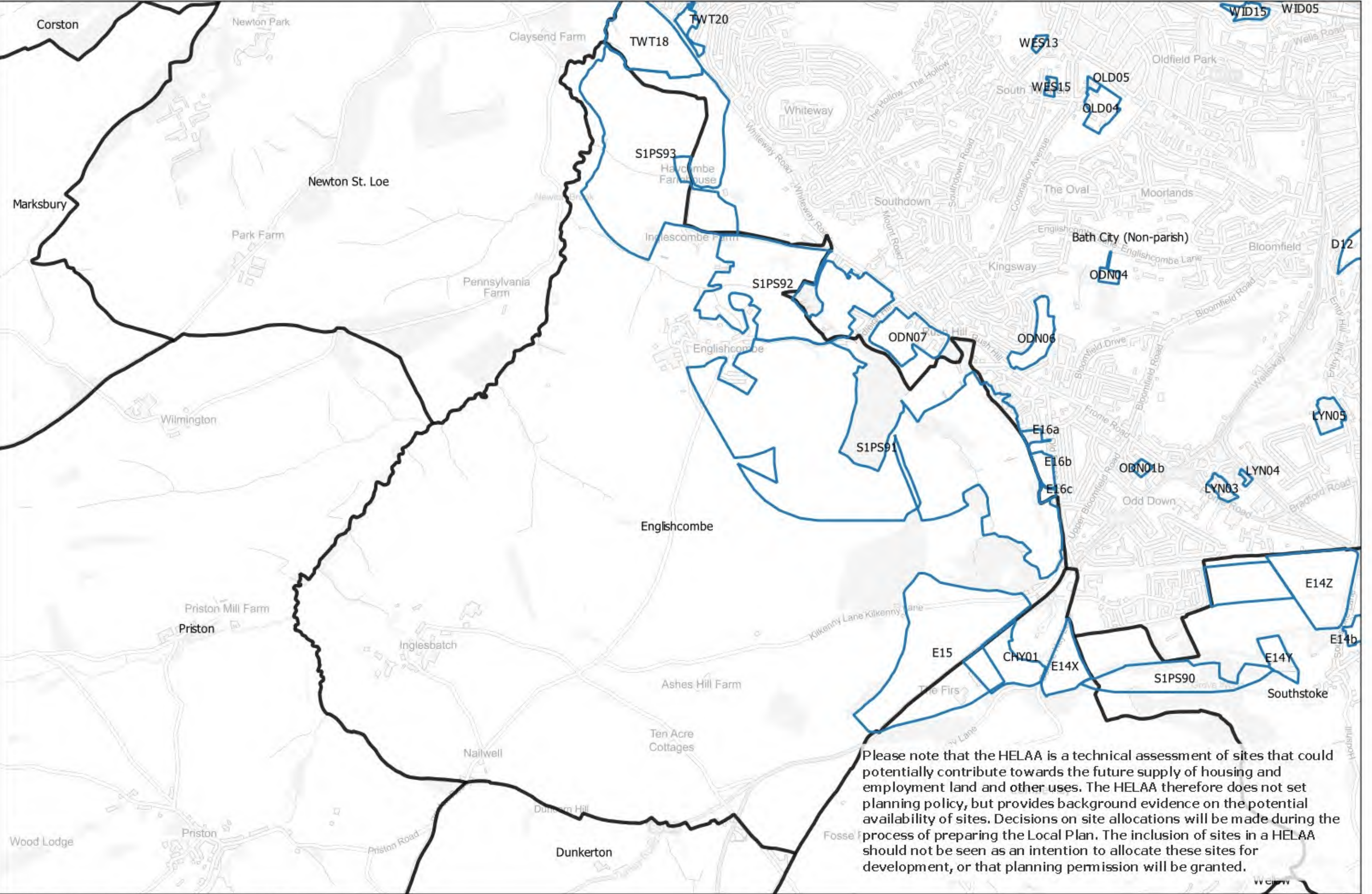
S1PS12	Saltford	Saltford	Saltford Golf Course	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Safeguarded land for sports and recreation facilities (84%) - Green Infrastructure (1%) - Site of Nature Conservation Interest (13%) - Folly Wood Nrm Existing Ancient Woodland (8%) - Area at medium risk of surface water flooding (1%) - Undesignated Heritage Asset (17%) - Setting of the City of Bath World Heritage Site (9%) - Deciduous woodland (14%) - Area at low risk of surface water flooding (2%) - Landscape setting of Bath (Bath) Type:, Saltford (Rural) Type: 1 (73%) - Ecological Network (71%) - NRN Existing Core Woodland (18%) 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.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential relocation or enhancement of the existing golf course.	Potentially Deliverable or Developable	New Settlement	44.57	1114
--------	----------	----------	----------------------	----------------------	--	-----------------------	--	------------------------	--	--	----------------	-------	------



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A367PS2	Wellow	Bathavon South	Dunkerton Hill	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Green Infrastructure (13%) - Site of Nature Conservation Interest (3%) - NRN Grassland Strategic Network (71%) - Lowland calcareous grassland (1%), Deciduous woodland (1%), Good quality semi improved grassland (<0.5%) - Area at low risk of surface flooding (1%) - Landscape setting of Peasedown St. John (Somer Valley) Type: 1, Peasedown St. John (Somer Valley) Type: 2 (32%) - NRN Existing Grassland (1%) - NRN Existing Core Woodland (5%) - Undesignated Heritage Asset (8%) - Ecological Network (64%) The site is within the Green Belt. It is potentially suitable subject to Green belt Review and demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	75.3	1883
DUN01	Dunkerton	Bathavon South	St6959 old colliery site	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land - Undesignated Heritage Asset Site is partially within / contains: - Deciduous woodland (1%) The site is within Green Belt. It contains Grade 3 Agricultural Land and an undesignated heritage asset. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.72	26
DUN02	Dunkerton	Bathavon South	Land at Crows Nest	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - NRN Woodland Connectivity Opportunities (17%) The site is within Green Belt. It contains Grade 3 Agricultural Land. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the potential need to remove a section of hedgerow to enable access.	Potentially Deliverable or Developable	Rural Areas	1.52	55



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
EH03	East Harptree	Mendip	Land at	Potentially Suitable	Site is wholly within / contains: - Mendip Hills Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - East Harptree Green Space Local Green Space (72%) - Green Infrastructure (36%) - Ecological Network (36%) - Area at low risk of surface flooding (2%) - Undesignated Heritage Asset (1%) The site is within the Mendip Hills AONB, the safeguarded airport and aerodrome area and contains Grade 3 Agricultural Land. Approximately 72% of the site comprises the East Harptree Local Green Space and the site is safeguarded for primary educational purposes under Policy LCR3 of the Core Strategy. Areas outside the designated local green space would be potentially suitable for development subject to consideration of the impact of development on the AONB, the impact of the development on East Harptree Primary School (as set out in Policy LCR3) and other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the width and visibility splay of the existing access off Church Lane.	Potentially Deliverable or Developable	Suburban and Market Towns	0.73	33
EH04	East Harptree	Mendip	Land at High Street	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Mendip Hills Area of Outstanding Natural Beauty - Grade 1 Agricultural Land Site is partially within / contains: - Trees protected by a Tree Preservation Order (T1) - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (8%) - Grade 3 Agricultural Land (1%) - East Harptree (Rural) Conservation Area (12%) The site is within the Mendip Hills AONB, the safeguarded airport and aerodrome area and contains Grade 1 Agricultural Land. Approximately 12% of the site falls within the East Harptree (Rural) Conservation Area. Areas outside the Conservation Area would be potentially suitable for development subject to consideration of the impact of development on the AONB, the loss of grade 1 agricultural land and other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to mitigate impacts of development on the veteran tree that sits in the centre of the site (and is protected by a TPO).	Potentially Deliverable or Developable	Suburban and Market Towns	1.9	86
EH05	East Harptree	Mendip	Little Aden	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Mendip Hills Area of Outstanding Natural Beauty Site is partially within / contains: - Area at low risk of surface flooding (5%) - Grade 1 Agricultural Land (2%) The site is within the Mendip Hills AONB, the safeguarded airport and aerodrome area and contains Grade 3 Agricultural Land. Approximately 2% comprises Grade 1 agricultural land. The site is potentially suitable for development subject to consideration of the impact of development on the AONB, the loss of grade 1 agricultural land and other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include securing adequate access to the currently undeveloped part of the site and the need to mitigate the impacts of development on on-site trees and hedgerows.	Potentially Deliverable or Developable	Suburban and Market Towns	0.21	9

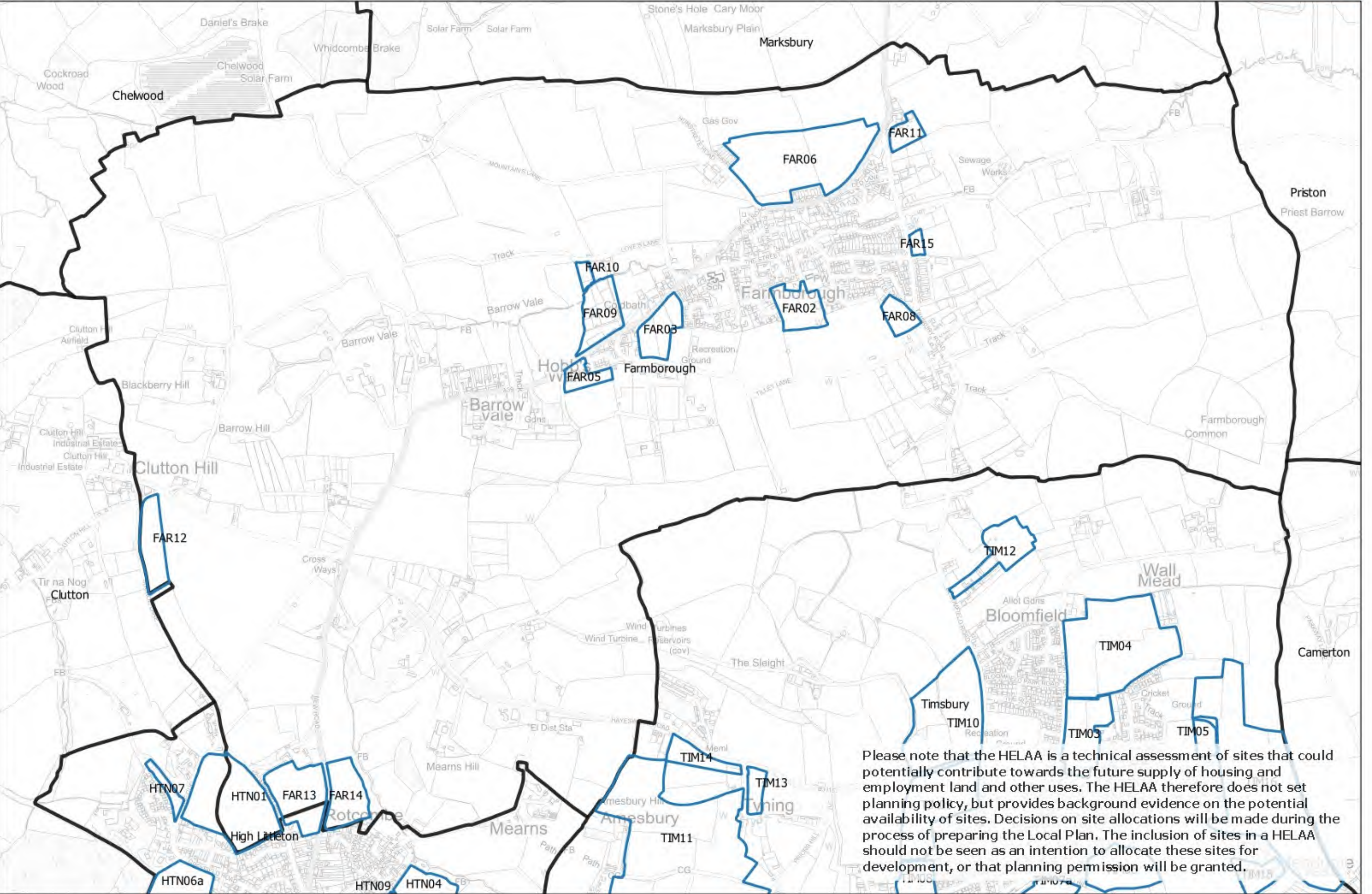


Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CHY01	Combe Hay	Bathavon South	Land to the south west of Odd Down Park & Ride site, Bath	Potentially Suitable	Site is wholly within / contains: - Green Belt - Green Infrastructure - Fullers Earth Tip Historic Landfill - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Grade 3 Agricultural Land - Ecological Network Site is partially within / contains: - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (2%) - Undesignated Heritage Asset (11%) - NRN Existing Core Woodland (5%) 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	5.8	174
E15	Combe Hay	Bathavon South	Land south of Odd Down	Mixed or non-residential use	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (2%) - Fullers Earth Tip Historic Landfill (7%) - Undesignated Heritage Asset (17%) - MIDDLE WOOD, VERNHAM WOOD NRN Existing Ancient Woodland (10%) - NRN Existing Core Woodland (1%) - The Wansdyke (2%) - Deciduous woodland (<0.5%) - Combe Hay Mines Regionally Important Geological Site (3%) - Site of Nature Conservation Interest (9%) - NRN Grassland Strategic Network (29%) The site is in a sensitive location within the Green Belt and setting of the Bath WHS. The site has relatively good accessibility but would need some access improvements. 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.	Available	Site is submitted through recent Call for Sites and actively promoted for mixed use development including employment use and a waste facility.	Achievable	Site is a viable development typology constituting employment development in a medium price point area.	Mixed or non-residential use	New Settlement	29.46	0
E16a	Bath	Odd Down	Land south of Orchid Drive	Potentially Suitable	Site is wholly within / contains: - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Landscape setting of Bath (Bath) Type: - Ecological Network Site is partially within / contains: - Site of Nature Conservation Interest (58%) - Grade 3 Agricultural Land (52%) The site is in a sensitive location within Green Belt and the setting of the Bath WHS and features of biodiversity and ecological value. The site is accessible. 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.54	24
E16b	Bath	Odd Down	Old Culverhaysians RFC	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Bath (Bath) Type: - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Green Infrastructure - Ecological Network - City of Bath World Heritage Site Site is partially within / contains: - Site of Nature Conservation Interest (71%) The site is in a sensitive location within Green Belt and the setting of the Bath WHS and features of biodiversity and ecological value. The site is accessible. 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.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.25	56

E16c	Bath	Odd Down	Land north of Burnhouse Farm	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt The site is in a sensitive location within Green Belt and the setting of the Bath WHS and features of biodiversity and ecological value. The site is accessible. 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.44	20
S1PS91	Englishcombe	Bathavon South	West of Odd Down	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface flooding (2%) - City of Bath World Heritage Site (1%) - Safeguarded land for sports and recreation facilities (1%) - Green Infrastructure (60%) - Area at low risk of surface flooding (5%) - BREACH WOOD, HOGGEN COPPICE, VERNHAM WOOD NRN Existing Ancient Woodland (6%) - Area at high risk of surface flooding (2%) - Undesignated Heritage Asset (13%) - The Wansdyke (6%) - Site of Nature Conservation Interest (6%) - NRN Grassland Strategic Network (63%) - Deciduous woodland (3%) - Landscape setting of Bath (Bath) Type: (50%) - Ecological Network (88%) - NRN Existing Grassland (6%) - NRN Existing Core Woodland (2%) The site is within the Green Belt, the setting of the City of Bath World Heritage Site and contains Grade 3 Agricultural Land. Approximately 6% of the site falls within Site of Nature Conservation Interest and 3% comprises deciduous woodland. Areas of the site that fall outside the Site of Nature Conservation Interest are potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site, site levelling and the need for mitigation measures to protect and enhance existing wooded areas and hedgerows on-site.	Potentially Deliverable or Developable	New Settlement	86.17	2154
S1PS92	Englishcombe	Bathavon South	Englishcombe	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Ecological Network Site is partially within / contains: - Area at medium risk of surface flooding (4%) - City of Bath World Heritage Site (30%) - Site of Nature Conservation Interest (25%) - Good quality semi improved grassland (12%), Deciduous woodland (2%) - Area at low risk of surface flooding (6%) - Landscape setting of Bath (Bath) Type: (68%) - NRN Existing Grassland (14%) - Area at high risk of surface flooding (3%) - Grade 2 Agricultural Land (10%) - NRN Existing Core Woodland (6%) - Grade 3 Agricultural Land (84%) - Undesignated Heritage Asset (2%) - The Wansdyke (2%) - Englishcombe (Rural) Conservation Area (2%) - NRN Existing Ancient Woodland (4%) The site is within the Green Belt and the setting of the City of Bath World Heritage Site. Approximately 30% of the site falls within the City of Bath World Heritage Site and 25% falls within a Site of Nature Conservation Interest. Areas of the site that fall outside the Site of Nature Conservation Interest and World Heritage Site are potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site, site levelling and the need for mitigation measures to protect and enhance existing wooded areas and hedgerows on-site. Demolition of some temporary structures may also be required.	Potentially Deliverable or Developable	New Settlement	23	575

S1PS93	Englishcombe	Bathavon South	West of Haycombe	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type: Site is partially within / contains: - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (1%) - Area at low risk of surface flooding (5%) - Grade 2 Agricultural Land (48%) - City of Bath World Heritage Site (27%) - Green Infrastructure (22%) - Ecological Network (40%) - Area at medium risk of surface flooding (2%) - Grade 3 Agricultural Land (42%) - Undesignated Heritage Asset (15%) - NRN Grassland Strategic Network (69%) - Deciduous woodland (<0.5%) - NRN Existing Core Woodland (1%) The site is within the Green Belt and the setting of the City of Bath World Heritage Site. Approximately 27% of the site falls within the City of Bath World Heritage Site and 48% falls within a Grade 2 Agricultural Land. Areas of the site that fall outside the World Heritage Site are potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site, site levelling and the need for mitigation measures to protect and enhance existing wooded areas and hedgerows on-site.	Potentially Deliverable or Developable	New Settlement	47.16	1179
TWT18	Newton St. Loe	Twerton	Land at Pennyquick Hill / Whiteway Road, Bath	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Flood Zone 3 (3%) - Ecological Network (12%) - Area at high risk of surface flooding (3%) - Site of Nature Conservation Interest (5%) - Area at low risk of surface flooding (9%) - Safeguarded land for sports and recreation facilities (5%) - Flood Zone 2 (3%) - Area at medium risk of surface flooding (6%) - Grade 2 Agricultural Land (10%) The site is within the Green Belt, the City of Bath WHS, the setting of the City of Bath WHS and comprises Grade 3 Agricultural Land. 5% of the site falls within a SNCI, 3% is within Flood Zone 2, 10% comprises Grade 2 Agricultural Land and 5% is safeguarded land for sports and recreation facilities. Areas of the site outside the SNCI are potentially suitable for development subject to a review of safeguarded land for sports and recreation facilities and a Green Belt review - including the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on the setting of the WHS and the character of the green hillside.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include need for improved access to/from the site, mitigation against tree loss and/or removal of trees. Development of the site would also require site levelling as site terrain is undulating.	Potentially Deliverable or Developable	New Settlement	10.24	256

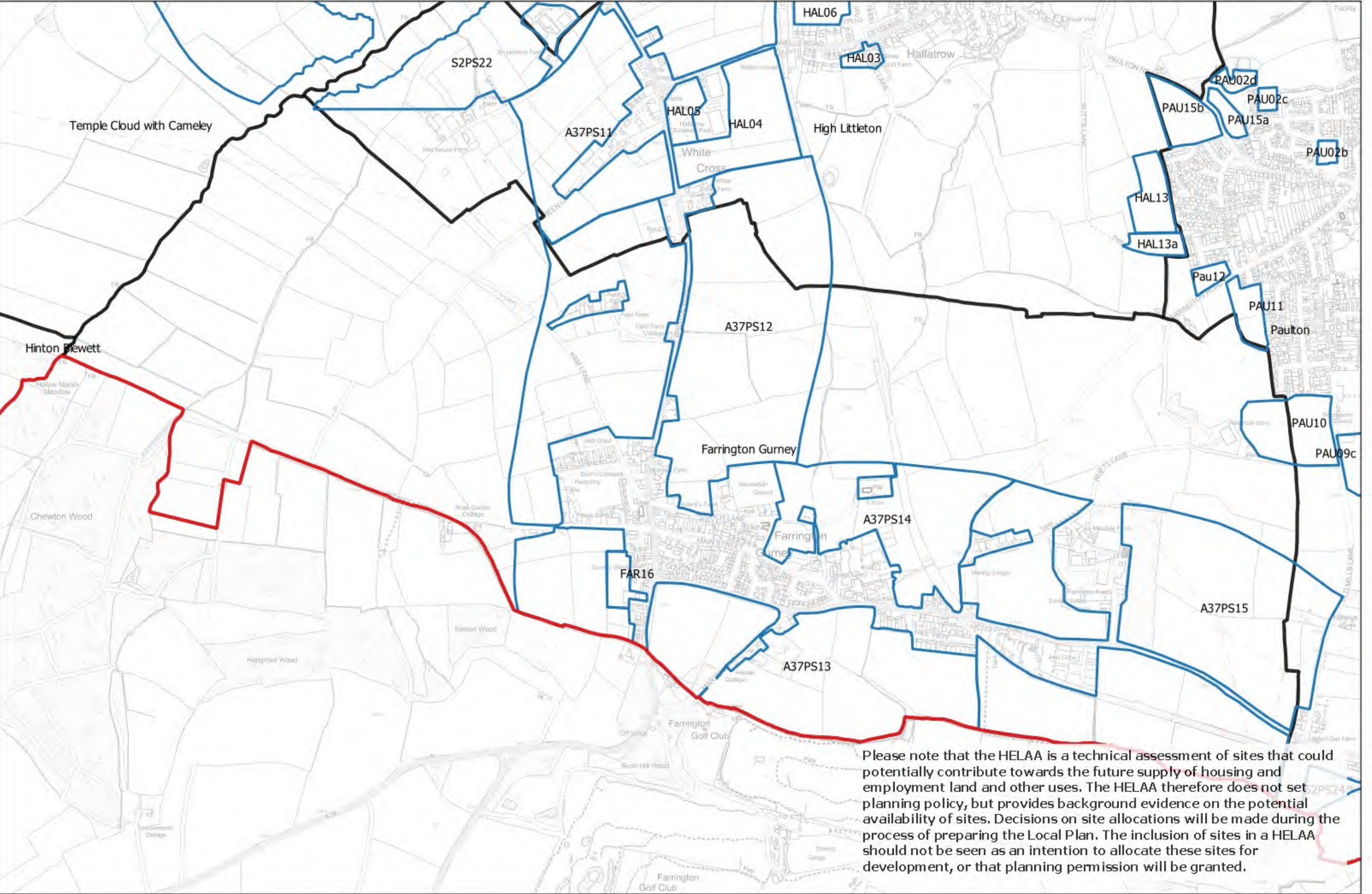


Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
FAR02	Farnborough	Clutton & Farnborough	The Glebe Field	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas The site is within the Green Belt. It is potentially suitable subject to Green Belt Review, and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.97	89
FAR03	Farnborough	Clutton & Farnborough	Land south of Bath Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas The site is within the Green Belt. It is potentially suitable subject to Green Belt Review, and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.94	87
FAR05	Farnborough	Clutton & Farnborough	Land west of Depot at Tilley Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (1%) - NRN Existing Core Woodland (4%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition costs of existing structures.	Potentially Deliverable or Developable	Suburban and Market Towns	0.96	43
FAR06	Farnborough	Clutton & Farnborough	Land north of the A39	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (2%) - Undesignated Heritage Asset (1%) - Ecological Network (15%) The site is an important open area defining the pattern of the village set down along Conygre Brook. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	8.88	333
FAR08	Farnborough	Clutton & Farnborough	Land at Little Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (3%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.99	45
FAR09	Farnborough	Clutton & Farnborough	The Paddock, (off A39) South of Coal Yard, Bath Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Ecological Network (5%) - Site of Nature Conservation Interest (5%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (4%) - Safeguarded land for sports and recreation facilities (5%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include some agricultural buildings / water tanks on site to be demolished	Potentially Deliverable or Developable	Suburban and Market Towns	2.32	87

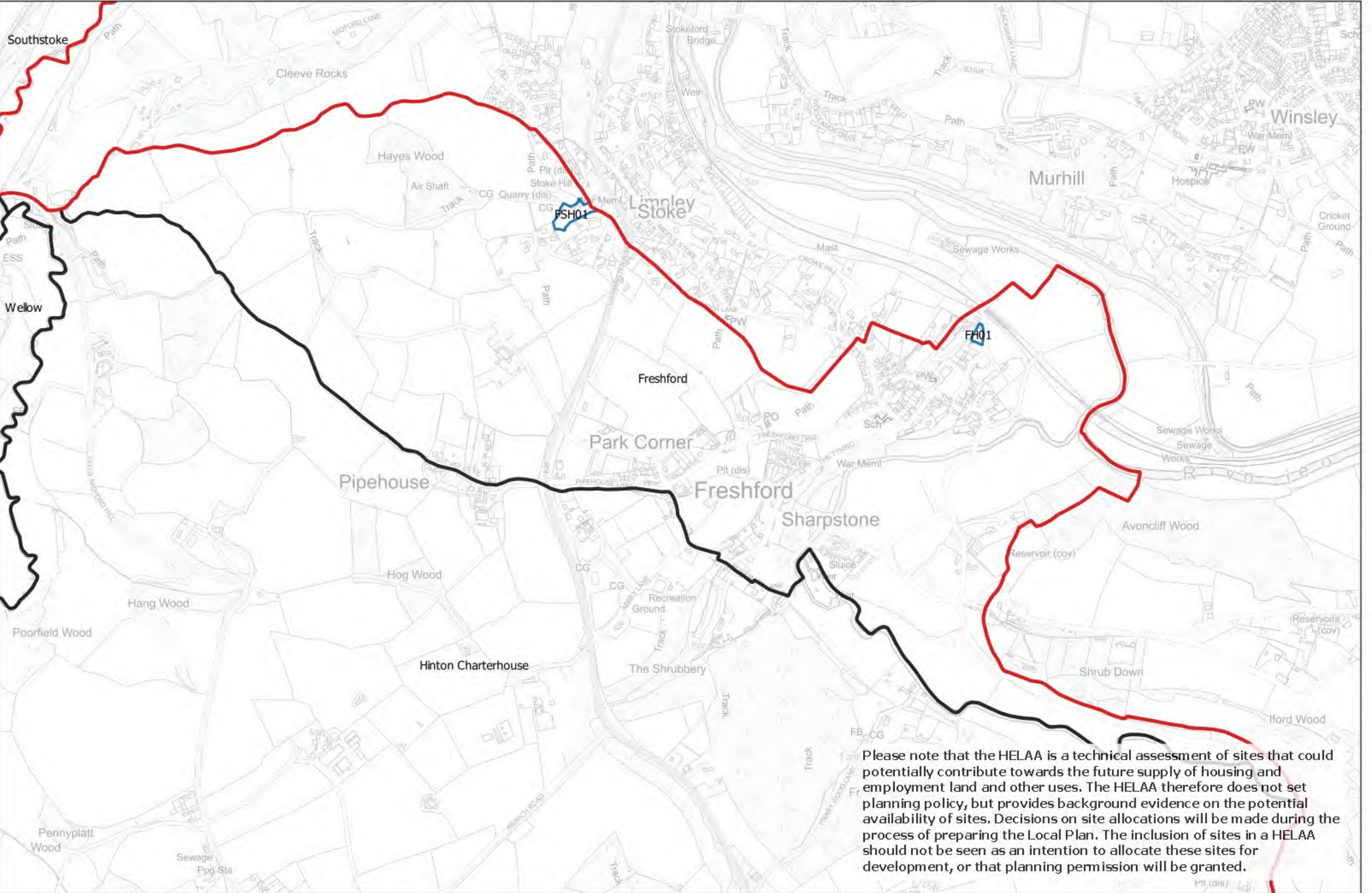
FAR10	Farmborough	Clutton & Farmborough	The Coal Depot, Loves Lane	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (27%) - Ecological Network (10%) - Safeguarded land for sports and recreation facilities (10%) - Site of Nature Conservation Interest (10%) Site is north of Conygre Brook which forms strong edge to main village. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish some existing development on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.35	16
FAR11	Farmborough	Clutton & Farmborough	Land at Old Inn Farmhouse, Bath Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land - Ecological Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (10%) Site is east of Timsbury Road which forms strong eastern edge to main village. Also a prominent skyline site with potential impact on wider countryside. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish some existing development on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.87	39
FAR12	Clutton	Clutton & Farmborough	Junction of Clutton Hill, Flatts Lane, Cuckoo Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (5%) The site is in a sensitive location within the Green Belt. Development would likely have significant landscape impacts as the site is completely isolated from Clutton village and located in prominent skyline position. There is potential for archaeological value within the site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	2.15	65
FAR13	Farmborough	High Littleton	Land south of Heighgrove Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 2 - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Grade 1 Agricultural Land (69%) - Grade 3 Agricultural Land (31%) - Coal Mining Legacy Development High Risk Area Unstable Land (15%) The site forms the undulating start of slope down to the village, which is important to the setting to the village. It is also visually prominent. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.44	129
FAR14	Farmborough	Clutton & Farmborough	Land north of Sixpence and Parklands	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Green Belt - Mineral Safeguarding Area Site is partially within / contains: - Grade 3 Agricultural Land (16%) - Coal Mining Legacy Development High Risk Area Unstable Land (39%) - Grade 1 Agricultural Land (84%) The site is a prominent field leading to valley of the Rotcombe Brook and is important to the setting to the village, as well as being visually prominent. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.44	92

FAR15	Farnborough	Clutton & Farnborough	Brocks Farm	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is actively promoted by the landowner for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.32	14
HTN01	High Littleton	High Littleton	Land east of High Littleton	Potentially Suitable	Site is wholly within / contains: - Green Belt - Mineral Safeguarding Area - Landscape setting of High Littleton (Rural) Type: 2 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade 1 Agricultural Land (28%) - Grade 3 Agricultural Land (72%) The site is within the Green Belt. The site forms part of a hill which rises from the village, providing an important setting to the village and is visually prominent. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	6.54	245
TIM11	Farnborough	High Littleton	Timsbury Bottom Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 3, Timsbury (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface flooding (4%) - Grade II Listed Buildings (Timsbury Bottom Farmhouse) - Area at high risk of surface flooding (2%) - Site of Nature Conservation Interest (1%) - Area at low risk of surface flooding (9%) - Undesignated Heritage Asset (21%) - Mineral Safeguarding Area (87%) - Ecological Network (1%) - Coal Mining Legacy Development High Risk Area Unstable Land (16%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential removal of existing development on site.	Potentially Deliverable or Developable	New Settlement	34.84	871



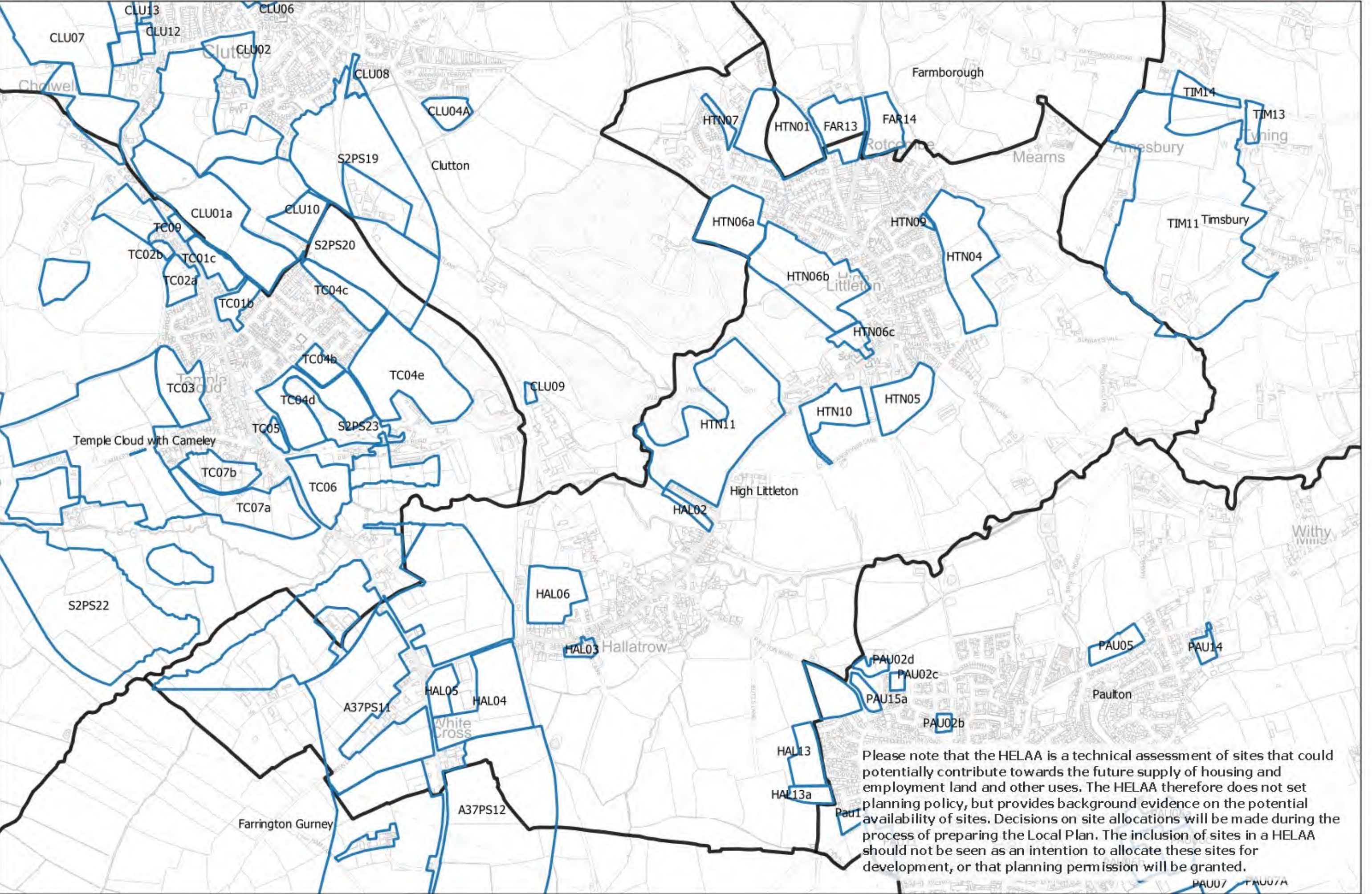
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A37PS11	High Littleton	High Littleton	Wells Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 1 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (1%) - Landscape setting of Temple Cloud (Rural) Type: 2 (1%) - Grade 3 Agricultural Land (3%) - Undesignated Heritage Asset (1%) - Green Infrastructure (26%) - Mineral Safeguarding Area (78%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creating suitable access.	Potentially Deliverable or Developable	New Settlement	30.66	767
A37PS12	Farrington Gurney	High Littleton	North of Farrington Gurney	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (12%) - Coal Mining Legacy Development High Risk Area Unstable Land (22%) - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (4%) - Grade 2 Agricultural Land (8%) - Mineral Safeguarding Area (54%) - Green Infrastructure (28%) - Safeguarded Airport and Aerodrome Areas (19%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creating suitable access.	Potentially Deliverable or Developable	New Settlement	60.59	1515
A37PS13	Farrington Gurney	High Littleton	South of Farrington Gurney	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure Site is partially within / contains: - Farrington Gurney Air Quality Management Area Order 2018 (1%) - Area at low risk of surface flooding (7%) - Grade 2 Agricultural Land (2%) - Ecological Network (4%) - Area at medium risk of surface flooding (1%) - Landscape setting of Farrington Gurney (Rural) Type: 2 (31%) - Coal Mining Legacy Development High Risk Area Unstable Land (4%) - Grade 1 Agricultural Land (51%) - Grade 3 Agricultural Land (47%) - Undesignated Heritage Asset (1%) - Mineral Safeguarding Area (38%) - Marsh Lane Coal Tip Regionally Important Geological Site (2%) - Site of Nature Conservation Interest (4%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	34.13	853
A37PS14	Farrington Gurney	High Littleton	West of Paulton Road	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Undesignated Heritage Asset (27%) - Coal Mining Legacy Development High Risk Area Unstable Land (4%) - Landscape setting of Farrington Gurney (Rural) Type: 1 (50%) - Disused Railway Cutting Historic Landfill (8%) - Area at low risk of surface flooding (4%) - Green Infrastructure (79%) Development may cause significant impact on St John's Church setting. Recommended that the site be retained as an open space to preserve important local views. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	16.17	404
A37PS15	Farrington Gurney	High Littleton	Farrington Fields	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Green Infrastructure (59%) - Ecological Network (1%) - Area at low risk of surface flooding (10%) - Grade 3 Agricultural Land (7%) - Undesignated Heritage Asset (14%) - Site of Nature Conservation Interest (1%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential unstable ground conditions.	Potentially Deliverable or Developable	New Settlement	55.36	1384

FAR16	Farrington Gurney	High Littleton	Grovelands	Suitable	Site is wholly within / contains: - Green Infrastructure - Grade 1 Agricultural Land Site is partially within / contains: - Area at low risk of surface water flooding (8%) - Grade 3 Agricultural Land (9%) - Undesignated Heritage Asset (3%) The site is suitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing dwelling on site.	Potentially Deliverable or Developable	Suburban and Market Towns	1.14	51
PAU10	Farrington Gurney	High Littleton	Land west of Tennis Court Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 3 Development would have high landscape impact due to sensitive skyline location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.49	168
PAU11	Farrington Gurney	High Littleton	South of Farrington Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 3 Site is partially within / contains: - Mineral Safeguarding Area (32%) - Undesignated Heritage Asset (81%) Site is potentially suitable subject to consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.48	67
S2PS22	Temple Cloud with Cameley	Mendip	South of Temple Cloud	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (1%) - Grade 1 Agricultural Land (12%) - Grade 3 Agricultural Land (88%) - Undesignated Heritage Asset (52%) - Mineral Safeguarding Area (19%) - NRN Woodland Connectivity Opportunities (7%) - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (6%) - Landscape setting of Temple Cloud (Rural) Type: 2 (1%) - NRN Existing Grassland (14%) - Flood Zone 2 (1%) - NRN Grassland Strategic Network (69%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	38.16	954



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 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 a HELAA should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
FH01	Freshford	Bathavon South	ST79117 60285	Potentially Suitable	Site is wholly within / contains: - Green Belt - Freshford (Rural) Conservation Area - Cotswolds Area of Outstanding Natural Beauty - Ecological Network Site is partially within / contains: - Traditional orchard (49%) - Grade 3 Agricultural Land (12%) - Green Infrastructure (11%) The site is within the Green Belt, the Freshford (Rural) Conservation Area and the Cotswolds AONB. Approximately 12% comprises Grade 3 Agricultural Land. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	The site is actively promoted by the landowner for development through recent Call for Sites. It is indicated as immediately available.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the need for improved access to/from the site and site levelling.	Potentially Deliverable or Developable	Rural Areas	0.08	3
FSH01	Freshford	Bathavon South	Stoke Hill Mine	Mixed or non-residential use	Site is wholly within / contains: - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Hayes Wood to Hog Wood Mineral Safeguarding Area - Ecological Network Site is partially within / contains: - Area at low risk of surface flooding (10%) - Green Infrastructure (26%) - Deciduous woodland (51%) - Undesignated Heritage Asset (63%) - Stoke Hill Mine Mineral Allocation (2%) The site is within the Green Belt, the Cotswolds AONB and the Hayes Wood to Hog Wood Mineral Safeguarding Area. Approximately 51% comprises deciduous woodland and 63% an undesignated heritage asset. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints, including the AONB and Mineral Safeguarding Area.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a high price point area. Factors that may impact achievability include demolition of the commercial building and hardstanding on-site and the need to mitigate against tree loss.	Mixed or non-residential use	Rural Areas	0.26	0



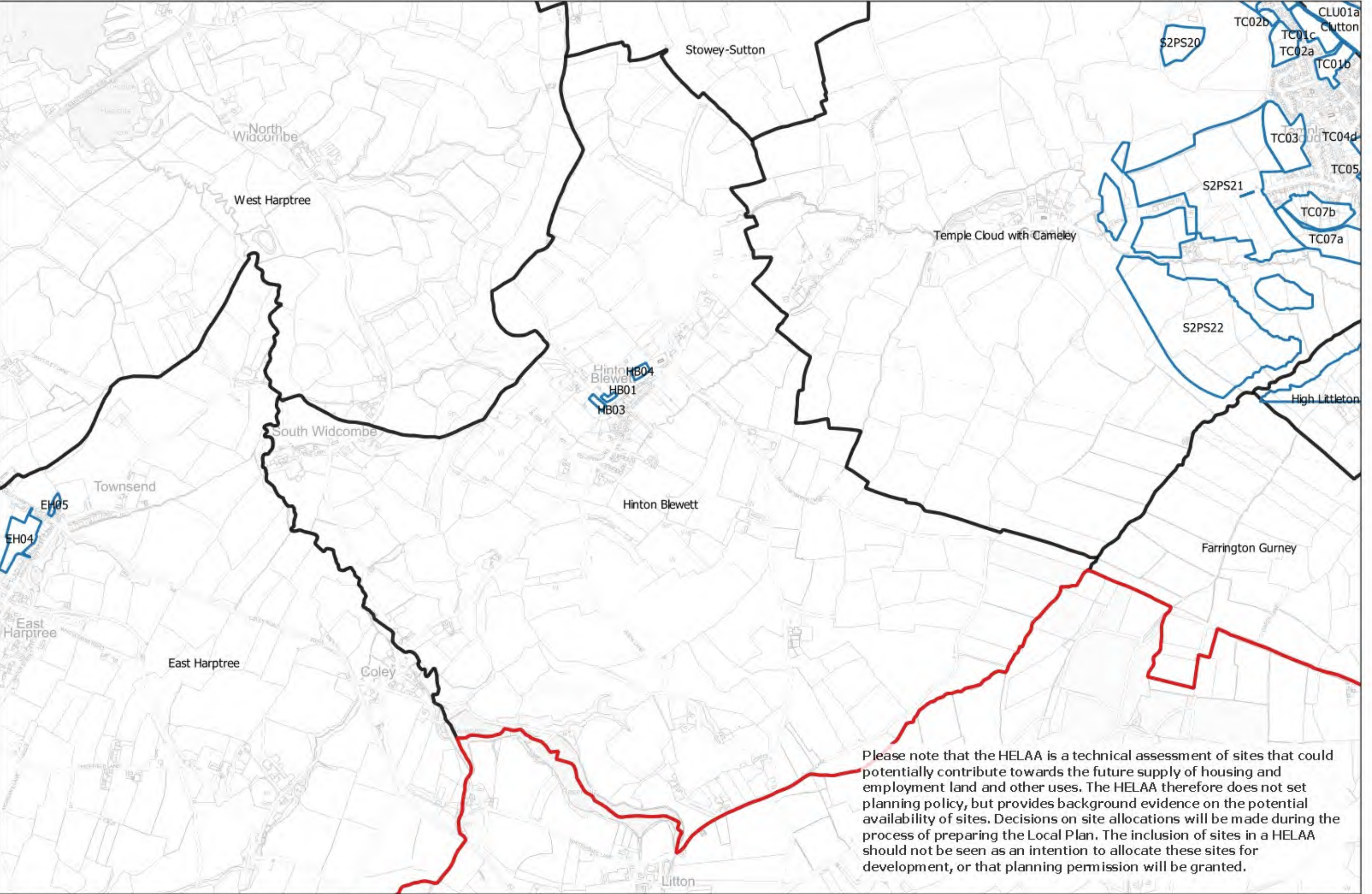
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A37PS11	High Littleton	High Littleton	Wells Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 1 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (1%) - Landscape setting of Temple Cloud (Rural) Type: 2 (1%) - Grade 3 Agricultural Land (3%) - Undesignated Heritage Asset (1%) - Green Infrastructure (26%) - Mineral Safeguarding Area (78%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creating suitable access.	Potentially Deliverable or Developable	New Settlement	30.66	767
A37PS12	Farrington Gurney	High Littleton	North of Farrington Gurney	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (12%) - Coal Mining Legacy Development High Risk Area Unstable Land (22%) - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (4%) - Grade 2 Agricultural Land (8%) - Mineral Safeguarding Area (54%) - Green Infrastructure (28%) - Safeguarded Airport and Aerodrome Areas (19%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creating suitable access.	Potentially Deliverable or Developable	New Settlement	60.59	1515
FAR13	Farmborough	High Littleton	Land south of Helghrove Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 2 - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Grade 1 Agricultural Land (69%) - Grade 3 Agricultural Land (31%) - Coal Mining Legacy Development High Risk Area Unstable Land (15%) The site forms the undulating start of slope down to the village, which is important to the setting to the village. It is also visually prominent. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.44	129
FAR14	Farmborough	Clutton & Farmborough	Land north of Sixpence and Parklands	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Green Belt - Mineral Safeguarding Area Site is partially within / contains: - Grade 3 Agricultural Land (16%) - Coal Mining Legacy Development High Risk Area Unstable Land (39%) - Grade 1 Agricultural Land (84%) The site is a prominent field leading to valley of the Rotcombe Brook and is important to the setting to the village, as well as being visually prominent. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.44	92
HAL02	High Littleton	High Littleton	Land south of Highbury Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Undesignated Heritage Asset - Mineral Safeguarding Area - NRN Grassland Connectivity Opportunities - Safeguarded Airport and Aerodrome Areas - Green Infrastructure Site is partially within / contains: - Highbury Road Allotments Allotments (1%) - Ecological Network (41%) - Area at low risk of surface flooding (11%) - Allotments Local Green Space (1%) - NRN Existing Core Woodland (11%) - Area at medium risk of surface flooding (6%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.62	28

HAL03	High Littleton	High Littleton	Farmyard at Wells Rd / Combe Lane	Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Green Infrastructure (47%) The site is suitable for development.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.59	27
HAL04	High Littleton	High Littleton	East of Hallatrow Buisness Park	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Deciduous woodland (1%) - Area at low risk of surface flooding (4%) - Undesignated Heritage Asset (36%) - Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Safeguarded Airport and Aerodrome Areas (71%) - Green Infrastructure (86%) Public foul sewer crossing site represents a development constraint. Possible area of Roman settlement and known burials (White Cross Farm), requiring further assessment. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include redirecting or accommodating public foul sewer across the site.	Potentially Deliverable or Developable	Suburban and Market Towns	7.07	265
HAL05	High Littleton	High Littleton	Land surrounding Hallatrow Business Park	Mixed or non-residential use	Site is wholly within / contains: - Grade 1 Agricultural Land - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (5%) - Green Infrastructure (22%) - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (6%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development.	Renewable Energy Generation	Non-residential use including renewable energy generation	Mixed or non-residential use	Suburban and Market Towns	1.51	68
HAL06	High Littleton	High Littleton	Land at Hallatrow, Wells Road	Suitable	Site is wholly within / contains: - Green Infrastructure - Grade 1 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Safeguarded Airport and Aerodrome Areas (87%) - Area at low risk of surface flooding (2%) The site is suitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.65	137
HAL13	High Littleton	High Littleton	Land off Farrington Road, Paulton	Potentially Suitable	Site is wholly within / contains: - Undesignated Heritage Asset - Landscape setting of Paulton (Somer Valley) Type: 4 Site is partially within / contains: - Grade 3 Agricultural Land (17%) - Coal Mining Legacy Development High Risk Area Unstable Land (6%) - Grade 1 Agricultural Land (83%) - Mineral Safeguarding Area (53%) The site is potentially suitable for development subject to consideration of identified constraints.	Available	The site is actively promoted by the landowner for development through recent Call for Sites. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.17	81
HAL13a	High Littleton	High Littleton	Land off Farrington Road, Paulton	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Paulton (Somer Valley) Type: 4 Site is partially within / contains: - Grade 3 Agricultural Land (55%) - Grade 1 Agricultural Land (45%) - Undesignated Heritage Asset (77%) - Mineral Safeguarding Area (49%) The site is potentially suitable for development subject to consideration of identified constraints.	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.92	41
HTN01	High Littleton	High Littleton	Land east of High Littleton	Potentially Suitable	Site is wholly within / contains: - Green Belt - Mineral Safeguarding Area - Landscape setting of High Littleton (Rural) Type: 2 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade 1 Agricultural Land (28%) - Grade 3 Agricultural Land (72%) The site is within the Green Belt. The site forms part of a hill which rises from the village, providing an important setting to the village and is visually prominent. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	6.54	245

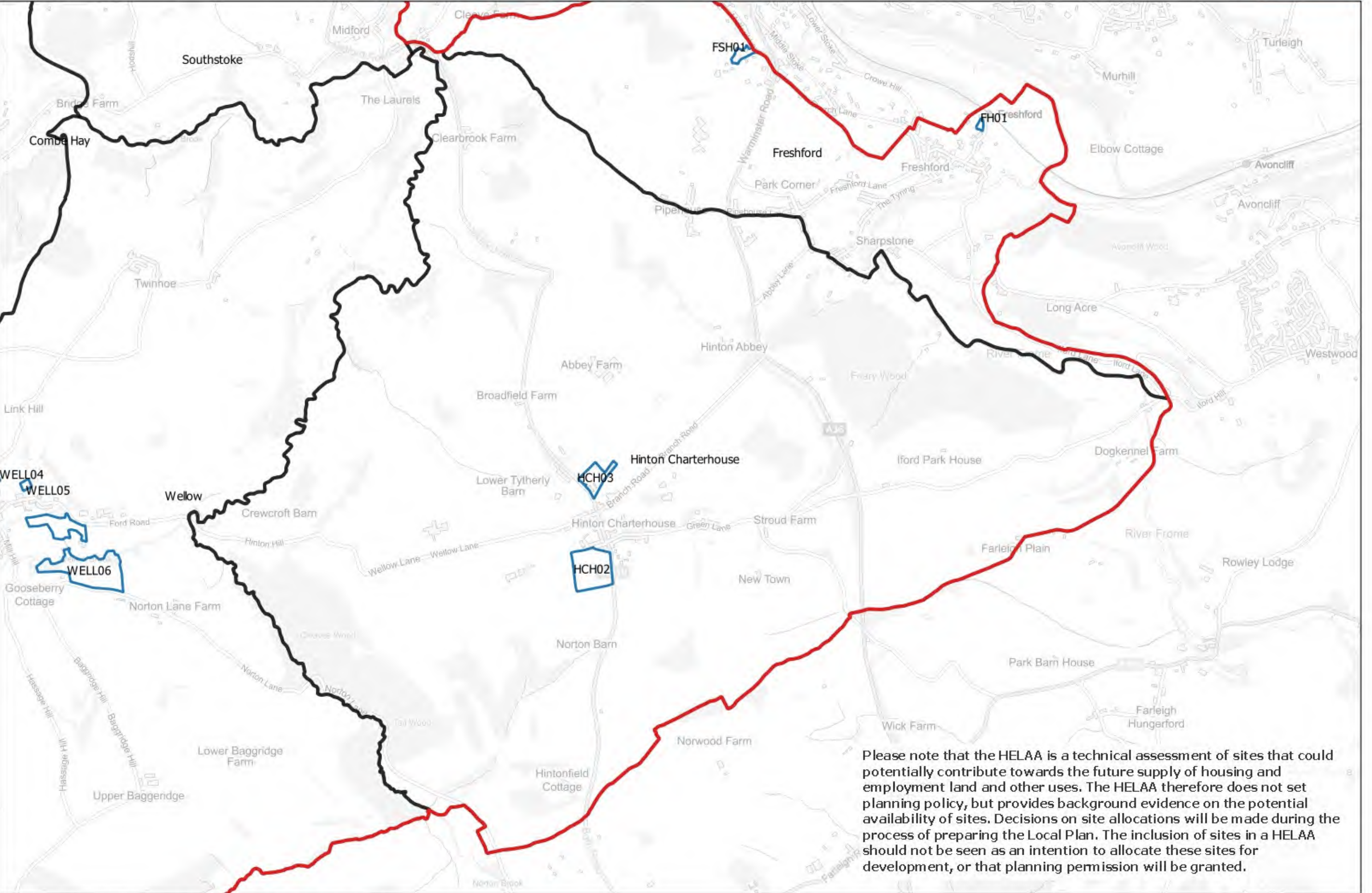
HTN04	High Littleton	High Littleton	Land west of Rugborne Farm	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Landscape setting of High Littleton (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Site of Nature Conservation Interest (2%) - Deciduous woodland (<0.5%) - Ecological Network (2%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	7.32	274
HTN05	High Littleton	High Littleton	West of Goosard Lane	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 4 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - NRN Grassland Strategic Network - Mineral Safeguarding Area Site is partially within / contains: - Coal Mining Legacy Development High Risk Area Unstable Land (53%) The site is in a prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.36	126
HTN06a	High Littleton	High Littleton	South of Greyfield Road	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at medium risk of surface flooding (3%) - Grade 1 Agricultural Land (74%) - Grade 3 Agricultural Land (26%) - NRN Grassland Strategic Network (8%) - Area at high risk of surface flooding (2%) - Ecological Network (4%) - Area at low risk of surface flooding (11%) - Landscape setting of High Littleton (Rural) Type: 1 (69%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.47	168
HTN06b	High Littleton	High Littleton	South of Greyfield Road	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Landscape setting of High Littleton (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (7%) - Grade 1 Agricultural Land (43%) - Grade 3 Agricultural Land (57%) - Coal Mining Legacy Development High Risk Area Unstable Land (4%) - Deciduous woodland (4%) - Safeguarded land for sports and recreation facilities (1%) - NRN Existing Core Woodland (10%) - Ecological Network (1%) - Area at medium risk of surface flooding (3%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (1%) - NRN Grassland Strategic Network (7%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	7.89	296
HTN06c	High Littleton	High Littleton	South of Greyfield Road	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade II Listed Buildings (Church Farmhouse) - Undesignated Heritage Asset (15%) - NRN Grassland Strategic Network (75%) - Coal Mining Legacy Development High Risk Area Unstable Land (14%) - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (3%) - Landscape setting of High Littleton (Rural) Type: 1 (86%) - NRN Existing Core Woodland (16%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing dwelling on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.99	45

HTN07	High Littleton	High Littleton	Land west of The Gug	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 1, High Littleton (Rural) Type: 2 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt - Mineral Safeguarding Area Site is partially within / contains: - Undesignated Heritage Asset (4%) - NRN Existing Core Woodland (1%) The site is within the Green Belt. Development would have high landscape impact as there are significant trees and tall hedgerows along the north east side of the site. It is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.59	27
HTN09	High Littleton	High Littleton	Eastover Garages, Eastover Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential redirecting of a number of public foul sewers crossing the site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.16	7
HTN10	High Littleton	High Littleton	Land at Wells Road	Potentially Suitable	Site is wholly within / contains: - NRN Grassland Strategic Network - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of High Littleton (Rural) Type: 4 Site is partially within / contains: - Grade 2 Agricultural Land (7%) - Area at low risk of surface flooding (1%) - NRN Grassland Connectivity Opportunities (2%) - Undesignated Heritage Asset (2%) - Coal Mining Legacy Development High Risk Area Unstable Land (21%) The site is in a prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.97	111
HTN11	High Littleton	High Littleton	Land between Rosewell and Highbury Road	Potentially Suitable	Site is wholly within / contains: - NRN Grassland Strategic Network - Mineral Safeguarding Area - Ecological Network - Landscape setting of High Littleton (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (3%) - Site of Nature Conservation Interest (3%) - Flood Zone 2 (4%) - Area at medium risk of surface flooding (3%) - Grade 3 Agricultural Land (87%) - Coal Mining Legacy Development High Risk Area Unstable Land (15%) - Flood Zone 3 (4%) - Area at low risk of surface flooding (5%) - Grade 2 Agricultural Land (13%) - Green Infrastructure (55%) - Deciduous woodland (12%) - NRN Grassland Connectivity Opportunities (67%) - NRN Existing Core Woodland (5%) 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. The areas outside of Flood zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	12.41	310
PAU15b	High Littleton	High Littleton	Paulton Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Paulton (Somer Valley) Type: 4 - Grade 1 Agricultural Land - Undesignated Heritage Asset - Mineral Safeguarding Area Site is partially within / contains: - NRN Grassland Strategic Network (77%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creating suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.41	90

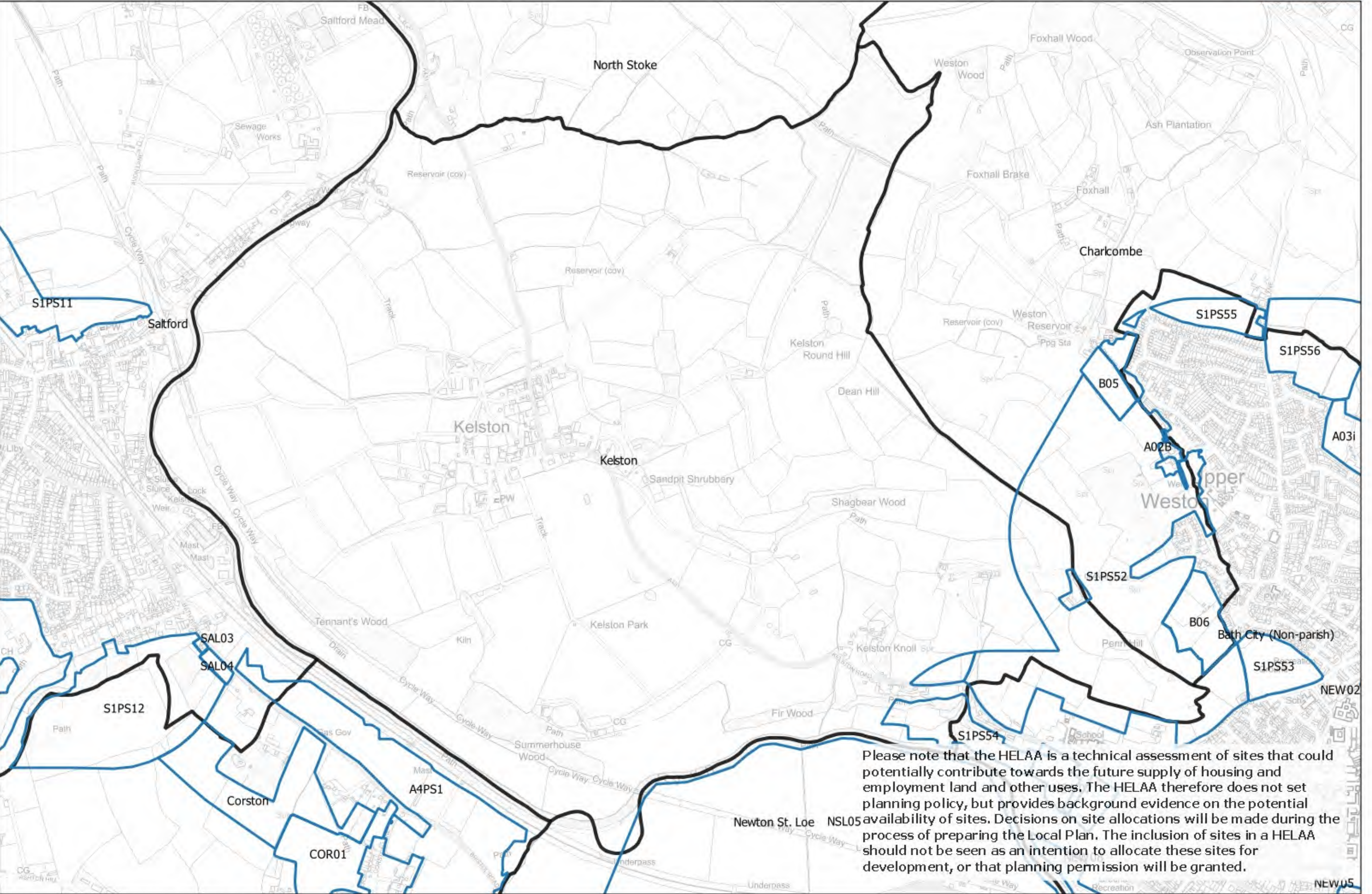
S2PS22	Temple Cloud with Cameley	Mendip	South of Temple Cloud	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (1%) - Grade 1 Agricultural Land (12%) - Grade 3 Agricultural Land (88%) - Undesignated Heritage Asset (52%) - Mineral Safeguarding Area (19%) - NRN Woodland Connectivity Opportunities (7%) - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (6%) - Landscape setting of Temple Cloud (Rural) Type: 2 (1%) - NRN Existing Grassland (14%) - Flood Zone 2 (1%) - NRN Grassland Strategic Network (69%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	38.16	954
S2PS23	Temple Cloud with Cameley	Mendip	East of Temple Cloud	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area Site is partially within / contains: - Deciduous woodland (28%) - Area at low risk of surface flooding (6%) - Landscape setting of Temple Cloud (Rural) Type: 2 (85%) - NRN Existing Core Woodland (32%) - Area at medium risk of surface flooding (1%) - Grade 1 Agricultural Land (1%) - Grade 3 Agricultural Land (53%) - Undesignated Heritage Asset (44%) - Grade 2 Agricultural Land (46%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.16	193
TIM11	Farmborough	High Littleton	Timsbury Bottom Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 3, Timsbury (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface flooding (4%) - Grade II Listed Buildings (Timsbury Bottom Farmhouse) - Area at high risk of surface flooding (2%) - Site of Nature Conservation Interest (1%) - Area at low risk of surface flooding (9%) - Undesignated Heritage Asset (21%) - Mineral Safeguarding Area (87%) - Ecological Network (1%) - Coal Mining Legacy Development High Risk Area Unstable Land (16%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential removal of existing development on site.	Potentially Deliverable or Developable	New Settlement	34.84	871



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
HB01	Hinton Blewett	Mendip	Hinton Blewett 1	Potentially Suitable	The site is within a Safeguarded Airport and Aerodrome Area and comprises Grade 3 Agricultural Land. The site is potentially suitable for development subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site and provision of a pedestrian path to link the site to the centre of Hinton Blewett.	Potentially Deliverable or Developable	Suburban and Market Towns	0.13	6
HB03	Hinton Blewett	Mendip	Hinton Blewett 3	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Undesignated Heritage Asset - Ecological Network - Safeguarded Airport and Aerodrome Areas - Green Infrastructure The site is within a Safeguarded Airport and Aerodrome Area and comprises Grade 3 Agricultural Land. The site also has an undesignated heritage asset on-site and the site is within the setting of the Conservation Area and listed Manor Farm. The site is potentially suitable for development subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site and provision of a pedestrian path to link the site to the centre of Hinton Blewett.	Potentially Deliverable or Developable	Suburban and Market Towns	0.2	9
HB04	Hinton Blewett	Mendip	Land north of Upper Road	Potentially Suitable	Site is wholly within / contains: - Hinton Blewett (Rural) Conservation Area - Green Infrastructure - Ecological Network - Grade 3 Agricultural Land - The Glebe Local Green Space - Safeguarded Airport and Aerodrome Areas The site is within the Hinton Blewett (Rural) Conservation Area, the Glebe Local Green Space and comprises Grade 3 Agricultural Land. The site is potentially suitable for development subject to a local green space review and consideration of other identified constraints.	Available	The site is actively promoted by the landowner for development through recent Call for Sites (2020). It is indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site and removal of mature trees and/or mitigation measures against tree loss.	Potentially Deliverable or Developable	Suburban and Market Towns	0.31	14



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
HCH02	Hinton Charterhouse	Bathavon South	Land adjacent to Horse Pond	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 2 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (1%) The site is within the Green Belt and comprises Grade 2 Agricultural Land. The site also lies within the setting of the Conservation Area and listed buildings. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the need for improved access to/from the site and improved pedestrian connectivity from the site to the centre of Hinton Charterhouse. Overhead telecom cables around the perimeter of the site may need to be relocated.	Potentially Deliverable or Developable	Rural Areas	3.77	113
HCH03	Hinton Charterhouse	Bathavon South	Folly Allotments ST143403	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Ecological Network - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - NRN Grassland Strategic Network (88%) The site is within the Green Belt, the Cotswolds AONB and comprises Grade 3 Agricultural Land. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a high price point area. Factors that may impact achievability include the need for improved visibility at the existing access, mitigation against tree loss in the north of the site and/or removal or mature trees, potential demolition of existing properties and site levelling.	Potentially Deliverable or Developable	Rural Areas	1.48	53



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 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 a HELAA should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
NSL05	Newton St. Loe	Saltford	West of Bath	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Flood Zone 3 (41%) - Area at medium risk of surface flooding (2%) - Area at high risk of surface flooding (1%) - Grade 2 Agricultural Land (4%) - Safeguarded land for sports and recreation facilities (5%) - Green Infrastructure (31%) - Site of Nature Conservation Interest (5%) - Ecological Network (50%) - Newton St. Loe Sites of Special Scientific Interest (2%) - Grade II Listed Buildings (ROAD BRIDGE OVER THE RAILWAY) - Grade 3 Agricultural Land (49%) - Undesignated Heritage Asset (76%) - NRN Grassland Strategic Network (20%) - Deciduous woodland (2%) - Flood Zone 2 (44%) - Area at low risk of surface flooding (7%) - Landscape setting of Bath (Bath) Type: (36%) - NRN Existing Core Woodland (2%) The site is within the Green Belt and the setting of the City of Bath WHS. 5% of the site is safeguarded for sports and recreation, 5% of the site falls within a SNCI and 2% falls within the Newton St. Loe Sites of Special Scientific Interest. Nearly half the site (49%) comprises Grade 3 Agricultural Land. Areas of the site outside the SNCI and SSSI are potentially suitable for development subject to a review of safeguarded land for sport and recreation purposes and a Green Belt review (including the demonstration of exceptional circumstances) and consideration of other identified constraints, including the impact of development on the setting of the WHS, nearby Registered Park and Gardens (Kelston Park and Newton Estate), adjacent SNCI and SSSI and deciduous woodland. The site is considered to be outside a reasonable walking distance of a train station and other public transport services. Proposed development would need to overcome the above constraints whilst also addressing potential accessibility concerns.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a high price point area. Factors that may impact achievability include need for improved access to/from the site, mitigation against tree loss and/or removal of trees. Development of the site would also require the demolition of buildings and hardstanding.	Potentially Deliverable or Developable	New Settlement	70.59	1765
S1PS2	Charlcombe	Bathavon North	West of Weston	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - Ecological Network Site is partially within / contains: - Trees protected by a Tree Preservation Order (W1) - City of Bath World Heritage Site (18%) - Safeguarded land for sports and recreation facilities (1%) - The Orchard, Broadmoor Lane Local Green Space (1%) - Green Infrastructure (83%) - Site of Nature Conservation Interest (20%) - NRN Grassland Strategic Network (81%) - Deciduous woodland (11%), Lowland meadows (7%), Traditional orchard (<0.5%), No main habitat but additional habitats present (<0.5%) - Undesignated Heritage Asset (40%) - NRN Existing Grassland (8%) - NRN Existing Core Woodland (11%) The site is in a sensitive location within Green Belt, AONB and WHS. 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	51.96	1299

S1PS54	Kelston	Newbridge	Newbridge Slopes	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type: - Ecological Network - Green Infrastructure - NRN Grassland Strategic Network Site is partially within / contains: - Flood Zone 3 (1%) - Flood Zone 2 (4%) - Lowland calcareous grassland (37%), Deciduous woodland (32%), Traditional orchard (<0.5%) - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (38%) - Undesignated Heritage Asset (40%) - NRN Existing Grassland (31%) - NRN Existing Core Woodland (31%) - City of Bath World Heritage Site (38%) - Safeguarded land for sports and recreation facilities (33%) - Site of Nature Conservation Interest (52%) The site is in a sensitive location within Green Belt, AONB and WHS. 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.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include securing appropriate access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.12	80
--------	---------	-----------	------------------	----------------------	---	-----------------------	--	------------------------	--	--	---------------------------	------	----

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
K05	Keynsham	Keynsham North	High Street	Mixed or non-residential use	Site is wholly within / contains: - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Primary Shopping Area - Keynsham (Keynsham) Conservation Area - Undesignated Heritage Asset Site is partially within / contains: - Keynsham AQMA (10%) - Area at medium risk of surface water flooding (1%) - Grade II Listed Buildings (2, Temple Street, 64 and 66 High Street) - Area at low risk of surface water flooding (2%) - Primary Frontage The site is potentially suitable subject other identified constraints.	Potentially Available	Part of Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for mixed use development.	Potentially Achievable	Site is a viable residential typology constituting a high density greenfield and brownfield development in a medium price point area. Factors that may impact achievability include costs associated with the potential demolition of several buildings.	Mixed or non-residential use	Town Centre	1.15	72
K11	Keynsham	Keynsham North	Land at Hawkeswell	Potentially Suitable	Site is wholly within / contains: - Green Belt - Landscape setting of Keynsham (Keynsham) Type: 3 - Ecological Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at medium risk of surface water flooding (4%) - Area at high risk of surface water flooding (2%) - Flood Zone 2 (67%) - Flood Zone 3 (50%) - Area at low risk of surface water flooding (9%) - Undesignated Heritage Asset (7%) The site is within the Green Belt. The areas outside of flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints. Previous analysis indicates that the site is subject to topographical challenges. Medium gas pipes are present on site.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.62	73
K12	Keynsham	Keynsham East	Keynsham Paper Mill	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Ecological Network Site is partially within / contains: - Deciduous woodland (2%), No main habitat but additional habitats present (<0.5%), Coastal and floodplain grazing marsh (<0.5%) - Area at low risk of surface water flooding (18%) - NRN Existing Core Woodland (9%) - Flood Zone 3 (12%) - Flood Zone 2 (69%) - Undesignated Heritage Asset (5%) - Keynsham (Keynsham) Conservation Area (1%) - Area at medium risk of surface water flooding (2%) - Area at high risk of surface water flooding (1%) - Safeguarded land for sports and recreation facilities (4%) - Green Infrastructure (75%) - Site of Nature Conservation Interest (1%) The areas outside of flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. Site is adjacent to wastewater treatment works which would need to be considered.	Available	Clarifying with B&NES (KS6)- Site is actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing industrial buildings and storage on site.	Potentially Deliverable or Developable	Suburban and Market Towns	6.11	229
K13	Keynsham	Keynsham East	Broadmead Lane	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Safeguarded Airport and Aerodrome Areas - NRN Existing Core Woodland Site is partially within / contains: - Area at medium risk of surface water flooding (2%) - Area at high risk of surface water flooding (2%) - Green Infrastructure (58%) - Flood Zone 3 (9%) - Flood Zone 2 (42%) - Coastal and floodplain grazing marsh (64%), Deciduous woodland (8%) - Area at low risk of surface water flooding (6%) - Grade 3a Agricultural Land (1%) The areas outside of flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site is adjacent to wastewater treatment works which would need to be considered.	Available	Clarifying with B&NES (KS6)- Site is actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.22	55

K14	Keynsham	Keynsham North	Land west of Broadlands School	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Keynsham (Keynsham) Type: 4 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade 3 Agricultural Land (5%) - Undesignated Heritage Asset (3%) - Green Belt (72%) The majority of the site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exception circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings.	Potentially Deliverable or Developable	Suburban and Market Towns	1.08	49
K14d	Keynsham	Keynsham North	Land west of St Francis Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Keynsham (Keynsham) Type: 4 - Safeguarded Airport and Aerodrome Areas - Green Belt The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exception circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.88	40
K15a	Keynsham	Keynsham North	Land west of Westfield Close	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Landscape setting of Keynsham (Keynsham) Type: 4 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Deciduous woodland (<0.5%) - Undesignated Heritage Asset (7%) - NRN Grassland Strategic Network (54%) The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	8.41	315
K15b	Keynsham	Keynsham North	Land north of Lays Farm	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Landscape setting of Keynsham (Keynsham) Type: 4 (83%) The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings.	Potentially Deliverable or Developable	Suburban and Market Towns	3.09	116
K15c	Compton Dando	Keynsham North	Land at Lays Farm	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Landscape setting of Keynsham (Keynsham) Type: 4 (79%) - Undesignated Heritage Asset (64%) The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	7.95	298
K16a	Compton Dando	Saltford	Land west of Charlton Road, Keynsham	Potentially Suitable	Site is wholly within / contains: - Green Belt - Landscape setting of Keynsham (Keynsham) Type: 4 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Undesignated Heritage Asset Site is partially within / contains: - Area at low risk of surface flooding (1%) - Ecological Network (37%) The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium point area. A high pressure gas main running across the site has been identified and may impact achievability.	Potentially Deliverable or Developable	Suburban and Market Towns	6.98	262
K16b	Compton Dando	Saltford	Land west of Charlton Lane (S)	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Keynsham (Keynsham) Type: 4 - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (29%) - Ecological Network (3%) The site is within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium point area. A high pressure gas main running across the site has been identified and may impact achievability.	Potentially Deliverable or Developable	Suburban and Market Towns	7.97	299

K17c	Keynsham	Keynsham South	Land at Parkhouse Lane /Redlynch Lane (C-E)	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Keynsham (Keynsham) Type: 1 - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Ecological Network (4%) - Green Infrastructure (48%) The site is within the Green Belt. Existing site access identified represent a significant highway safety concern and the associated impracticality of securing safe and satisfactory vehicular access to the site. The site is also 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. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is indicated as available with an estimated delivery rate of within 10 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	New Settlement	17	425
K17d	Compton Dando	Saltford	Land at Parkhouse Lane /Redlynch Lane (C-E)	Unsuitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface water flooding (2%) - Landscape setting of Keynsham (Keynsham) Type: 1 (59%) - Ecological Network (16%) The site is within the Green Belt. Existing site access identified represent a significant highway safety concern and the associated impracticality of securing safe and satisfactory vehicular access to the site. The site is also 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. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is indicated as available with an estimated delivery rate of within 10 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Not Deliverable or Developable	New Settlement	17.18	430
K17e	Compton Dando	Saltford	Land at Parkhouse Lane /Redlynch Lane (C-E)	Unsuitable	Site is wholly within / contains: - Landscape setting of Keynsham (Keynsham) Type: 1 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface water flooding (1%) The site is within the Green Belt. Existing site access identified represent a significant highway safety concern and the associated impracticality of securing safe and satisfactory vehicular access to the site. The site is also 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. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is indicated as available with an estimated delivery rate of within 10 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Not Deliverable or Developable	New Settlement	10.12	253
K18	Keynsham	Keynsham South	Land south of Abbots Wood	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Undesignated Heritage Asset - Ecological Network Site is partially within / contains: - Deciduous woodland (28%) - Safeguarded land for sports and recreation facilities (35%) - Abbots Wood Local Green Space (30%) - Landscape setting of Keynsham (Keynsham) Type: 1, Keynsham (Keynsham) Type: 2b (41%) - NRN Existing Core Woodland (36%) The site occupies a sensitive part of the landscape. Site isolated from Keynsham town centre services and main public transport corridors, with consequent poor access to public transport and facilities. The site is potentially suitable subject to the consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.08	78

K19	Compton Dando	Saltford	Land north of Chewton Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Green Infrastructure - Landscape setting of Keynsham (Keynsham) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Flood Zone 2 (23%) - Area at medium risk of surface water flooding (4%) - Area at high risk of surface water flooding (1%) - Site of Nature Conservation Interest (4%) - Ecological Network (22%) - Flood Zone 3 (19%) - Area at low risk of surface water flooding (11%) - Grade 3 Agricultural Land (77%) - Undesignated Heritage Asset (76%) - Mineral Safeguarding Area (23%) The site is within the Green Belt. The areas outside of flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstance, as well as other identified constraints. The site is also constrained by land stability, landscape sensitivity and the presence of overhead powerlines. Constrained site access from St Clements Road could potentially serve small scale development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is indicated as available with an estimated delivery rate of within 10 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	14.61	365
K20	Compton Dando	Saltford	Land north-west of The Homestead	Potentially Suitable	Site is wholly within / contains: - Green Belt - Landscape setting of Keynsham (Keynsham) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Flood Zone 3 (43%) - Mineral Safeguarding Area (88%) - Ecological Network (47%) - Area at medium risk of surface flooding (16%) - Area at low risk of surface flooding (28%) - Grade 3 Agricultural Land (27%) - Undesignated Heritage Asset (1%) - Flood Zone 2 (49%) - Area at high risk of surface flooding (10%) - Site of Nature Conservation Interest (4%) - Green Infrastructure (24%) The site is within the Green Belt. The western side of the site is unsuitable for development as it is in Flood Zone 3, but the eastern part of the site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	5.85	219
K21	Keynsham	Keynsham East	Land at Wellsway	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Flood Zone 2 (3%) - Site of Nature Conservation Interest (9%) - NRN Existing Core Woodland (34%) - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (19%) - Mineral Safeguarding Area (76%) - Ecological Network (9%) - Deciduous woodland (32%) - Landscape setting of Keynsham (Keynsham) Type: 1 (74%) The lack of access to facilities and peripheral location, with the lack of public transport links, makes this a poor location in respect of sustainability. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.6	210
K22	Keynsham	Keynsham East	Land at Uplands	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (4%) - Flood Zone 3 (8%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (5%) - Grade 3 Agricultural Land (71%) - Undesignated Heritage Asset (2%) - Flood Zone 2 (11%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (5%) - Green Infrastructure (14%) - Mineral Safeguarding Area (79%) - Ecological Network (14%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	New Settlement	27.92	698

K23	Saltford	Saltford	South of Courtenay Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (5%) - Landscape setting of Saltford (Rural) Type: 1 (47%) - Safeguarded Airport and Aerodrome Areas (6%) The site is within the Green Belt. Development would have potential negative impacts on the conservation area and setting of listed buildings. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	90.34	2259
K24	Saltford	Saltford	Manor Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land The site is within the Green Belt. Development would likely have a significant impact on the landscape. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.86	84
K25	Keynsham	Keynsham East	Land at Manor Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (3%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.53	132
K26a	Keynsham	Keynsham East	Land at Minsmere Road	Suitable	Site is wholly within / contains: - Undesignated Heritage Asset - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Safeguarded land for sports and recreation facilities (10%) - NRN Existing Core Woodland (10%) - Deciduous woodland (<0.5%) - Grade 3 Agricultural Land (86%) - Area at low risk of surface flooding (11%) The site is allocated under Policy KE3D East of Keynsham Former Safeguarded Land of the LPPU for residential development of around 70 dwellings. The site has outline planning permission in May 2023 for 70 homes (21/05471/OUT).	Available	The site has outline planning permission in May 2023 for 70 homes (21/05471/OUT).	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Deliverable or Developable	Suburban and Market Towns	3.17	119
K29Z	Saltford	Saltford	Land between railway and R. Avon, North Keynsham	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Safeguarded land for sports and recreation facilities (1%) - Ecological Network (86%) - Flood Zone 2 (32%) - Area at medium risk of surface water flooding (6%) - Grade 3 Agricultural Land (11%) - Grade 3a Agricultural Land (29%) - Undesignated Heritage Asset (30%) - Coastal and floodplain grazing marsh (15%), Traditional orchard (2%) - Area at low risk of surface water flooding (19%) - NRN Existing Grassland (1%) - Flood Zone 3 (25%) - Area at high risk of surface water flooding (3%) - Grade 2 Agricultural Land (41%) - Green Infrastructure (41%) - Site of Nature Conservation Interest (2%) - NRN Existing Core Woodland (2%) The site is within the Green Belt. A large part of the site towards the north is unsuitable for development as it falls within Flood Zone 3. The site is of potential archaeological value. Part of the site towards the south is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Potentially Achievable	Site is a viable development typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish existing buildings on site. Possible flood prevention measures required.	Potentially Deliverable or Developable	New Settlement	72.45	1811

K30	Keynsham	Keynsham East	Land south of Stidham Lane	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Stidham Lane Historic Landfill (37%) - Area at medium risk of surface water flooding (1%) - Undesignated Heritage Asset (7%) - Area at low risk of surface water flooding (4%) - Area at high risk of surface water flooding (1%) - Green Belt (83%) The majority of the site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.56	96
K32	Keynsham	Keynsham South	Land north-west of St Clements Rd	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Keynsham (Keynsham) Type: 1 - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Green Belt - Keynsham (Keynsham) Conservation Area Site is partially within / contains: - Area at low risk of surface flooding (13%) - Area at medium risk of surface flooding (3%) - Deciduous woodland (<0.5%) - Ecological Network (1%) - Area at high risk of surface flooding (1%) - Keynsham Hospital Section Regionally Important Geological Site (8%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.69	31
K32a	Keynsham	Keynsham South	Carpark at St Clements Road	Suitable	Site is wholly within / contains: - Undesignated Heritage Asset - Green Infrastructure - Safeguarded Airport and Aerodrome Areas The site is suitable for development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.21	9
K33	Keynsham	Keynsham North	Land west of Brookleaze Trading Estate	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3a Agricultural Land Site is partially within / contains: - Grade 2 Agricultural Land (23%) - Site of Nature Conservation Interest (5%) - Flood Zone 3 (6%) - Area at low risk of surface flooding (36%) - Ecological Network (53%) - Flood Zone 2 (22%) - Area at medium risk of surface flooding (4%) The areas outside flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site is wholly within the Green Belt and would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.04	114
K35	Keynsham	Keynsham East	Vandyck Avenue / Unity Road	Potentially Suitable	Site is wholly within / contains: - Industrial Estate - Ecological Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at medium risk of surface water flooding (1%) - Flood Zone 2 (4%) - Area at low risk of surface water flooding (8%) The site is potentially suitable subject to the consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include costs associated with the relocation and demolition of the existing industrial estate.	Potentially Deliverable or Developable	Suburban and Market Towns	1.54	69
K37	Keynsham	Keynsham North	Land south of Bristol Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Landscape setting of Keynsham (Keynsham) Type: 4 Site is partially within / contains: - Ecological Network (13%) - Deciduous woodland (26%) The site forms part of an important and prominent well treed hillside on main route into Keynsham. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Available	Site is actively promoted by the landowner for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.92	41

K52	Keynsham	Keynsham North	South-west of Hicks Gate Roundabout	Potentially Suitable	Site is wholly within / contains: - Green Belt - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade 2 Agricultural Land (72%) - Flood Zone 2 (1%) - Undesignated Heritage Asset (63%) - Ecological Network (1%) - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (28%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	1.89	68
K53	Keynsham	Keynsham North	Hicks Gate	Mixed or non-residential use	Site is wholly within / contains: - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Grade 2 Agricultural Land - Green Belt Site is partially within / contains: - Grade 3 Agricultural Land (5%) - Grade 3a Agricultural Land (61%) - Land North of Hicks Gate Farm Historic Landfill (15%) - Ecological Network (13%) - Coal Mining Legacy Development High Risk Area Unstable Land (4%) - Flood Zone 2 (10%) - Area at medium risk of surface flooding (2%) - Undesignated Heritage Asset (13%) - Deciduous woodland (<0.5%) - Flood Zone 3 (10%) - Area at low risk of surface flooding (8%) - Green Infrastructure (34%) - Area at high risk of surface flooding (1%) The areas outside flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site is wholly within the Green Belt and would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing a suitable access.	Mixed or non-residential use	New Settlement	23.4	585
K54	Keynsham	Keynsham North	Durley Farm, Durley Hill	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt - Mineral Safeguarding Area Site is partially within / contains: - Grade 3 Agricultural Land (64%) - Rivevy Quarry Historic Landfill (48%) - Undesignated Heritage Asset (65%) - Ecological Network (66%) - Grade 2 Agricultural Land (36%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	3.78	113
K55	Keynsham	Keynsham North	Land between Durley Hill and Whitegate Nursury	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (2%) - Area at low risk of surface flooding (1%) - NRN Existing Core Woodland (2%) - Undesignated Heritage Asset (8%) - Mineral Safeguarding Area (83%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing a suitable access.	Potentially Deliverable or Developable	New Settlement	11.34	283

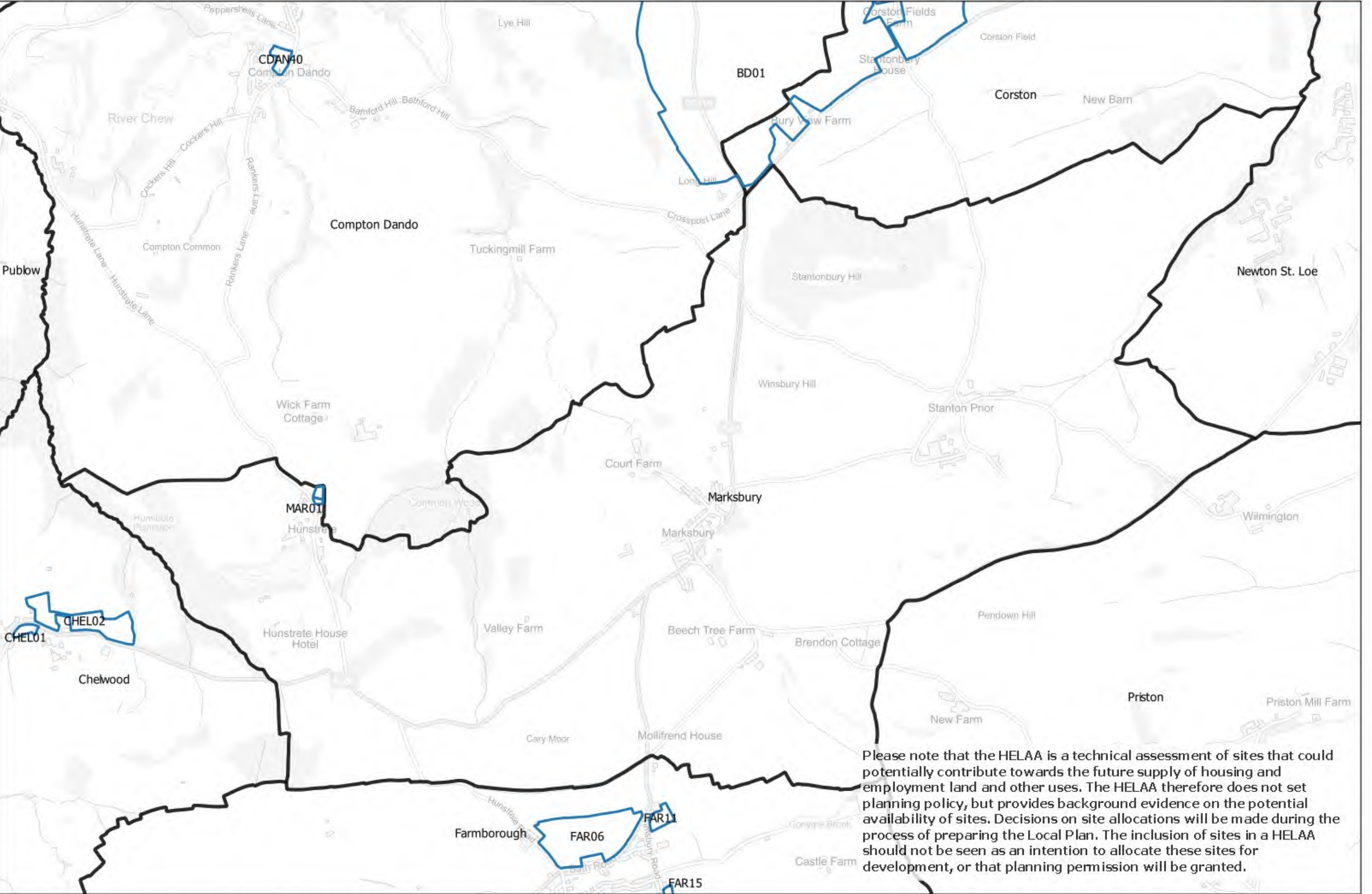
K56	Keynsham	Keynsham North	Land between Hicks Gate roundabout and railway	Potentially Suitable	Site is wholly within / contains: - Undesignated Heritage Asset - Mineral Safeguarding Area - Ecological Network - Green Belt - Grade 2 Agricultural Land - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Flood Zone 3 (23%) - Area at low risk of surface flooding (17%) - Area at high risk of surface flooding (6%) - Site of Nature Conservation Interest (57%) - NRN Existing Core Woodland (54%) - Deciduous woodland (50%) - Flood Zone 2 (24%) - Area at medium risk of surface flooding (12%) - Green Infrastructure (24%) The site is within the Green Belt. The areas outside flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	3.29	99
K57	Keynsham	Keynsham North	Land between Hanham Lock and railway	Potentially Suitable	Site is wholly within / contains: - Undesignated Heritage Asset - Green Infrastructure - Ecological Network - Safeguarded Airport and Aerodrome Areas - Green Belt - Mineral Safeguarding Area - Site of Nature Conservation Interest Site is partially within / contains: - Flood Zone 2 (22%) - Area at low risk of surface flooding (3%) - Grade 3 Agricultural Land (17%) - NRN Existing Core Woodland (24%) - Area at medium risk of surface flooding (1%) - Grade II Listed Buildings (CHANDOS LODGE) - Deciduous woodland (18%), Lowland dry acid grassland (7%) - Flood Zone 3 (9%) - Grade 2 Agricultural Land (83%) - Safeguarded land for sports and recreation facilities (2%) The site is within the Green Belt. The areas outside flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings.	Potentially Deliverable or Developable	New Settlement	9.58	359
K58	Keynsham	Keynsham North	Land west of A4174 & south of R. Avon	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Ecological Network - Site of Nature Conservation Interest - Green Belt - Green Infrastructure - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Flood Zone 3 (4%) - Undesignated Heritage Asset (20%) - Grade 2 Agricultural Land (58%) - Fox's Hanham, River Quarry Historic Landfill (24%) - NRN Existing Core Woodland (40%) - Grade 3 Agricultural Land (42%) - Grade 3a Agricultural Land (2%) - No main habitat but additional habitats present (58%), Deciduous woodland (28%) - Flood Zone 2 (7%) The site is within the Green Belt. The areas outside flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.33	12

K59	Keynsham	Keynsham North	Land between Stockwood Road and Durley Hill	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (13%) - Ecological Network (54%) - Coal Mining Legacy Development High Risk Area Unstable Land (11%) - Flood Zone 2 (6%) - Grade 2 Agricultural Land (13%) - NRN Existing Core Woodland (19%) - Deciduous woodland (<0.5%) - Flood Zone 3 (5%) - Area at low risk of surface flooding (6%) - Grade 3 Agricultural Land (87%) - NRN Grassland Strategic Network (1%) - Area at medium risk of surface flooding (2%) The site is within the Green Belt. The areas outside flood zone 3 are potentially suitable for development if the sequential test was satisfied in accordance with the NPPF. The site would be potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Existing dwellings on site would need to be demolished or integrated into development.	Potentially Deliverable or Developable	New Settlement	29.65	741
K60	Keynsham	Keynsham North	Land at the Lodge Stable	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - NRN Grassland Strategic Network Site is partially within / contains: - Ecological Network (75%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish some existing development on site.	Potentially Deliverable or Developable	Suburban and Market Towns	1.03	46
K62	Keynsham	Keynsham North	Devonport House	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area - Ecological Network Site is partially within / contains: - Green Infrastructure (18%) - Flood Zone 2 (1%) - Grade 2 Agricultural Land (51%) - Traditional orchard (<0.5%) - Area at low risk of surface flooding (2%) - Grade 3 Agricultural Land (49%) - Landscape setting of Keynsham (Keynsham) Type: 3 (20%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing building on site and consolidation of parking space.	Potentially Deliverable or Developable	Rural Areas	1.38	50
K63	Saltford	Saltford	Land North of Bath Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (32%) - Industrial Estate (39%) - NRN Existing Core Woodland (23%) - Area at low risk of surface water flooding (1%) - Grade 3 Agricultural Land (61%) - Green Belt (61%) The site is partially within the Green Belt. Development would likely have a moderate landscape impact. The buildings at the entrance to the site are heritage assets and the site is of potential archaeological value. The site has good accessibility. The site is potentially suitable for development, ideally as part of a coherent and comprehensive development plan for the wider area.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.26	160

K64	Keynsham	Keynsham North	Durley Hill	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Ecological Network (46%) - Flood Zone 2 (29%) - Area at high risk of surface flooding (2%) - Undesignated Heritage Asset (19%) - Deciduous woodland (1%) - Area at low risk of surface flooding (29%) - Grade 3 Agricultural Land (52%) - Mineral Safeguarding Area (89%) - Area at medium risk of surface flooding (17%) Development on this site would be out of character with the distinctive landscape around Durley Hill and is likely to cause ribbon development along Durley Hill. The site is of high archaeological importance due to the presence of a Roman Villa and has concerns about the impact on the rural setting of the adjacent cemetery and listed chapel. The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Available	Site is actively promoted by the landowner for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.38	202
K67	Keynsham	Keynsham South	Former Nursing Home	Suitable	Site is wholly within / contains: - Undesignated Heritage Asset - Green Infrastructure - Safeguarded Airport and Aerodrome Areas The site is allocated under Policy KE5 Keynsham Treetops for residential development of around 30 dwellings. The site is currently subject to an outline planning application for the demolition of existing care home and erection of 2 no. three storey buildings comprising 36 no. self-contained flats	Available	Site is actively promoted by the landowner for development.	Achievable	Site is a viable residential typology constituting brownfield development in a medium price point area.	Deliverable or Developable	Suburban and Market Towns	0.24	11
S1PS13	Saltford	Saltford	Saltford Manor Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Deciduous woodland (<0.5%) - Safeguarded Airport and Aerodrome Areas (7%) The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability includes potential access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	6.67	250
S1PS15	Keynsham	Keynsham South	Abbots Wood_Park Road Allotments	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Keynsham (Keynsham) Type: 1, Keynsham (Keynsham) Type: 2b - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Green Infrastructure (20%) - Ecological Network (80%) - NRN Existing Core Woodland (70%) - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (56%) - Undesignated Heritage Asset (80%) - Green Belt (20%) - Deciduous woodland (58%) - Safeguarded land for sports and recreation facilities (71%) - Abbots Wood Local Green Space (72%) - Parkhouse Lane Allotments (18%) The site is potentially suitable with a reduced developable area subject to Local Green Space review, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.08	153

S1PS16	Keynsham	Keynsham North	West Keynsham	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (2%) - Area at low risk of surface flooding (4%) - Landscape setting of Keynsham (Keynsham) Type: 4 (90%) - Ecological Network (16%) - NRN Existing Core Woodland (5%) - Flood Zone 3 (1%) - Grade 3 Agricultural Land (35%) - Grade 3a Agricultural Land (49%) - Undesignated Heritage Asset (11%) - Flood Zone 2 (3%) - Area at medium risk of surface flooding (1%) - Grade 2 Agricultural Land (47%) - Site of Nature Conservation Interest (10%) - NRN Grassland Strategic Network (18%) The site consists of three separate land parcels within the Green Belt. Significant highway improvements would be required to enable access. A comprehensive masterplan may be required to facilitate development at this location alongside adjacent sites. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing appropriate access.	Potentially Deliverable or Developable	New Settlement	13.49	337
S1PS17	Keynsham	Keynsham North	North of Stockwood Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - NRN Existing Core Woodland (5%) - Area at low risk of surface flooding (1%) - Undesignated Heritage Asset (3%) - NRN Grassland Strategic Network (23%) - Deciduous woodland (7%) - Mineral Safeguarding Area (51%) - Ecological Network (61%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	18.77	469
S1PS18	Keynsham	Keynsham North	West of Stockwood Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Traditional orchard (1%), Deciduous woodland (1%), No main habitat but additional habitats present (<0.5%) - Site of Nature Conservation Interest (7%) - Mineral Safeguarding Area (45%) - Ecological Network (7%) - NRN Existing Core Woodland (13%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.85	182
S1PS21	Keynsham	Keynsham North	Lansdown House	Potentially Suitable	Site is wholly within / contains: - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Grade 2 Agricultural Land (61%) - Safeguarded land for sports and recreation facilities (10%) - Area at low risk of surface flooding (8%) - Grade 3a Agricultural Land (3%) - Lowland calcareous grassland (22%), Deciduous woodland (<0.5%), Traditional orchard (<0.5%) - Grade 3 Agricultural Land (39%) - Undesignated Heritage Asset (1%) - Ecological Network (30%) - NRN Existing Grassland (23%) - NRN Existing Core Woodland (13%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (30%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	7.28	218

SAL27b	Saltford	Saltford	South of Bath Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Area at high risk of surface water flooding (1%) - Safeguarded land for sports and recreation facilities (3%) - Deciduous woodland (3%) - Manor Road Community Woodland Local Green Space (1%) - NRN Existing Core Woodland (5%) - Safeguarded Airport and Aerodrome Areas (78%) - Area at medium risk of surface water flooding (2%) - Undesignated Heritage Asset (4%) - Area at low risk of surface water flooding (7%) - Land Adjacent To Manor Road Historic Landfill (5%) - Landscape setting of Keynsham (Keynsham) Type: 2a (1%) The site is within the Green Belt. Development would have a moderate impact on the landscape in most of the site and a significant impact in the southern part of the site. The site is of potential archaeological value and within the setting of listed buildings. Development has potential to significantly weaken the gap between Keynsham and Saltford, particularly when experiencing the separation whilst travelling along the A4. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	42.91	1073
SAL27c	Saltford	Saltford	Glenavon Farm	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface water flooding (2%) - Grade 2 Agricultural Land (1%) - NRN Existing Core Woodland (7%) - Ecological Network (1%) The site is within the Green Belt. Development would have a moderate impact on the landscape in most of the site and a significant impact in the southern part of the site. The site is of potential archaeological value and within the setting of listed buildings. Development has potential to significantly weaken the gap between Keynsham and Saltford, particularly when experiencing the separation whilst travelling along the A4. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability includes costs associated with the demolition or relocation of the existing buildings.	Potentially Deliverable or Developable	New Settlement	24.85	621



[illegible]

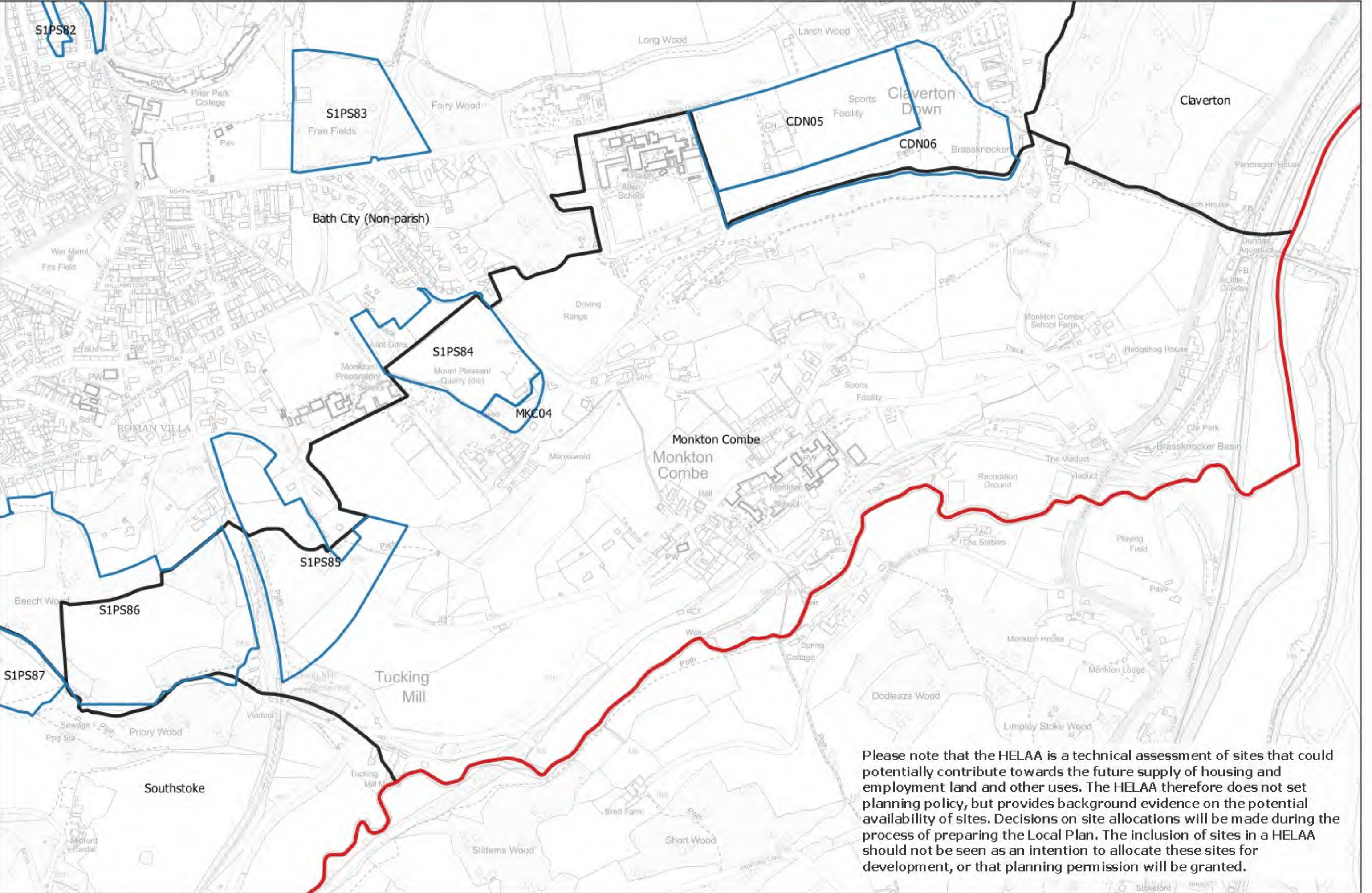
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
MSN06	Midsomer Norton	Midsomer Norton Redfield	The Hollies / Sainsbury's	Potentially Suitable	Site is wholly within / contains: - Midsomer Norton (Somer Valley) Conservation Area - Mineral Safeguarding Area - Green Infrastructure Site is partially within / contains: - Undesignated Heritage Asset (34%) - Primary Shopping Area (89%) - Area at low risk of surface flooding (17%) - Area at medium risk of surface flooding (6%) - Area at high risk of surface flooding (2%) - Grade II Listed Buildings (Garden wall to north-east of number 19 High Street) - Grade II* Listed Buildings (Midsomer Norton Bath and North East Somerset Council Offices) - Primary Frontage The site is potentially suitable subject to consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish some existing development on site.	Potentially Deliverable or Developable	Town Centre	1.55	98
MSN14e	Midsomer Norton	Midsomer Norton North	Priory Nurseries,	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Green Infrastructure Site is partially within / contains: - Area at low risk of surface flooding (18%) - Flood Zone 2 (2%) - Area at medium risk of surface flooding (3%) - Deciduous woodland (85%) - Flood Zone 3 (2%) The areas outside of Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.23	10
MSN23	Midsomer Norton	Midsomer Norton North	Land west of Northmead Road	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Green Infrastructure - Grade 3 Agricultural Land Site is partially within / contains: - Area at high risk of surface flooding (4%) - Site of Nature Conservation Interest (5%) - Deciduous woodland (<0.5%) - Flood Zone 3 (2%) - Ecological Network (6%) - Flood Zone 2 (2%) - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (9%) - Undesignated Heritage Asset (1%) - Landscape setting of Norton Radstock (Somer Valley) Type: 5 (9%) Protected trees on site. The areas outside of Flood zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.21	55
MSN29	Midsomer Norton	Midsomer Norton North	Land south-west of Shaft Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Norton Radstock (Somer Valley) Type: 3 Site is partially within / contains: - Coal Mining Legacy Development High Risk Area Unstable Land (5%) Development would have high landscape impact. The site is potentially suitable subject to consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.23	159

MSN30	Midsomer Norton	Midsomer Norton North	Monger Lane East	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure Site is partially within / contains: - Flood Zone 3 (5%) - Area at high risk of surface flooding (5%) - Undesignated Heritage Asset (31%) - Midsomer Norton (Somer Valley) Conservation Area (14%) - Mineral Safeguarding Area (3%) - Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (8%) - Area at low risk of surface flooding (15%) - Grade 3 Agricultural Land (63%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (86%) - Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Grade II* Listed Buildings (Welton Manor House) - Industrial Estate (5%) - Site of Nature Conservation Interest (4%) - Ecological Network (10%) - Flood Zone 2 (6%) - Grade II Listed Buildings (Large Barn immediately south east of Welton Manor House) Development would have high landscape impact. The areas of Flood zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish existing buildings on site.	Potentially Deliverable or Developable	New Settlement	20.02	500
MSN32b	Midsomer Norton	Midsomer Norton Redfield	West of Silver Street	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 4 - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (5%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.66	75
MSN37	Midsomer Norton	Midsomer Norton Redfield	West of Withies Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 4 (68%) - Green Infrastructure (34%) - NRN Existing Core Woodland (1%) The site is potentially suitable subject to the consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	6.27	235
MSN38A	Midsomer Norton	Midsomer Norton Redfield	Land at Chilcompton Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Mineral Safeguarding Area (77%) - Site of Nature Conservation Interest (1%) - Ecological Network (3%) - Area at medium risk of surface water flooding (1%) - Area at low risk of surface water flooding (4%) - Green Infrastructure (78%) Development would have high landscape and visual impact. The portion of the site within the plan area is potentially suitable subject to the consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.83	106
MSN38b	Midsomer Norton	Midsomer Norton Redfield	Land at Chilcompton Road	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Grade 3 Agricultural Land Site is partially within / contains: - Green Infrastructure (3%) - Undesignated Heritage Asset (2%) - Landscape setting of Norton Radstock (Somer Valley) Type: 4 (2%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.51	68
MSN38c	Midsomer Norton	Midsomer Norton Redfield	Land west of Folly Close	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 4 - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface water flooding (3%) - Mineral Safeguarding Area (76%) The site is potentially suitable subject to the consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.06	48

MSN40	Midsomer Norton	Midsomer Norton North	Land at Midsomer Norton Social Club	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Mineral Safeguarding Area Site is partially within / contains: - Midsomer Norton (Somer Valley) Conservation Area (74%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.29	13
MSN41	Midsomer Norton	Midsomer Norton Redfield	11 Clapton Rd & adjacent orchard	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area Site is partially within / contains: - Grade 3 Agricultural Land (52%) - Landscape setting of Norton Radstock (Somer Valley) Type: 4 (60%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.14	6
MSN42	Midsomer Norton	Midsomer Norton Redfield	Land off Staddlestones, Staddlestones Road	Potentially Suitable	Site is wholly within / contains: - Area at low risk of surface flooding - Landscape setting of Norton Radstock (Somer Valley) Type: 4 - Green Infrastructure Site is partially within / contains: - Mineral Safeguarding Area (87%) - Ecological Network (18%) - Flood Zone 3 (8%) - Area at medium risk of surface flooding (54%) - Flood Zone 2 (8%) - Area at high risk of surface flooding (19%) - Site of Nature Conservation Interest (18%) Development would have high landscape impact. The areas outside of Flood zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.2	9
MSN44	Midsomer Norton	Midsomer Norton Redfield	Land at Oliver Brooks Road,	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Norton Radstock (Somer Valley) Type: 4 Site is partially within / contains: - NRN Grassland Strategic Network (17%) - Deciduous woodland (<0.5%) - Mineral Safeguarding Area (44%) The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.16	81
MSN45	Midsomer Norton	Midsomer Norton North	Land to the south west of Wheelers Drive,	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Green Infrastructure Site is partially within / contains: - Undesignated Heritage Asset (5%) - NRN Existing Core Woodland (71%) The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.26	12
MSN46	Midsomer Norton	Midsomer Norton North	Land to the South of Lilac Terrace	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Midsomer Norton (Somer Valley) Conservation Area - Mineral Safeguarding Area Site is partially within / contains: - Area at low risk of surface flooding (6%) The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.3	13
MSN49	Midsomer Norton	Midsomer Norton North	Land to the north of Somer Avenue	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Landscape setting of Norton Radstock (Somer Valley) Type: 5 - Green Infrastructure Site is partially within / contains: - Ecological Network (49%) - Flood Zone 2 (25%) - Area at high risk of surface flooding (4%) - Site of Nature Conservation Interest (8%) - Flood Zone 3 (1%) - Area at medium risk of surface flooding (24%) - Area at low risk of surface flooding (49%) - Grade 3 Agricultural Land (27%) Areas outside of Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.65	29

PAU07A	Midsomer Norton	Paulton	Land north and south of Clandown Rd	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (2%) - Landscape setting of Paulton (Somer Valley) Type: 2, Paulton (Somer Valley) Type: 3 (71%) - Coal Mining Legacy Development High Risk Area Unstable Land (3%) Development would have high landscape impact. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	7.38	277
PAU24a	Midsomer Norton	Midsomer Norton North	Thicketmead Farm	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Mineral Safeguarding Area Site is partially within / contains: - Deciduous woodland (<0.5%) - Flood Zone 3 (9%) - Area at medium risk of surface flooding (7%) - Area at low risk of surface flooding (11%) - Grade 3 Agricultural Land (29%) - Undesignated Heritage Asset (27%) - Landscape setting of Norton Radstock (Somer Valley) Type: 5 (61%) - Flood Zone 2 (10%) - Area at high risk of surface flooding (5%) - Site of Nature Conservation Interest (9%) - Grade 1 Agricultural Land (71%) - Ecological Network (12%) The areas outside of Flood zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings / agricultural buildings on site to be potentially demolished.	Potentially Deliverable or Developable	Suburban and Market Towns	2.75	103
RAD36	Midsomer Norton	Radstock	Land west of Combe End	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area - Grade 3 Agricultural Land - Landscape setting of Norton Radstock (Somer Valley) Type: 3 Site is partially within / contains: - Deciduous woodland (<0.5%) - Green Infrastructure (10%) - Site of Nature Conservation Interest (16%) - NRN Woodland Connectivity Opportunities (48%) - Area at low risk of surface water flooding (1%) - Grade II Listed Buildings (Powderhouse, 120 metres east in the field (at 6851 5523)) - Undesignated Heritage Asset (1%) - Safeguarded land for sports and recreation facilities (16%) - Ecological Network (16%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	31.42	785
S2PS24	Paulton	Paulton	West of Midsomer Norton	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (25%) - Undesignated Heritage Asset (57%) - Boxbury Hill Local Green Space (18%) - Ecological Network (22%) - NRN Existing Core Woodland (14%) - Coal Mining Legacy Development High Risk Area Unstable Land (2%) - Grade 1 Agricultural Land (75%) - Land South East of Old Mills Historic Landfill (2%) - Industrial Estate (2%) - Site of Nature Conservation Interest (22%) - Area at low risk of surface flooding (4%) - Mineral Safeguarding Area (89%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3, Norton Radstock (Somer Valley) Type: 4, Norton Radstock (Somer Valley) Type: 5, Paulton (Somer Valley) Type: 3 (85%) - Old Mills Tip Regionally Important Geological Site (17%) - Deciduous woodland (18%) - Area at medium risk of surface flooding (1%) - Green Infrastructure (19%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	24.09	602

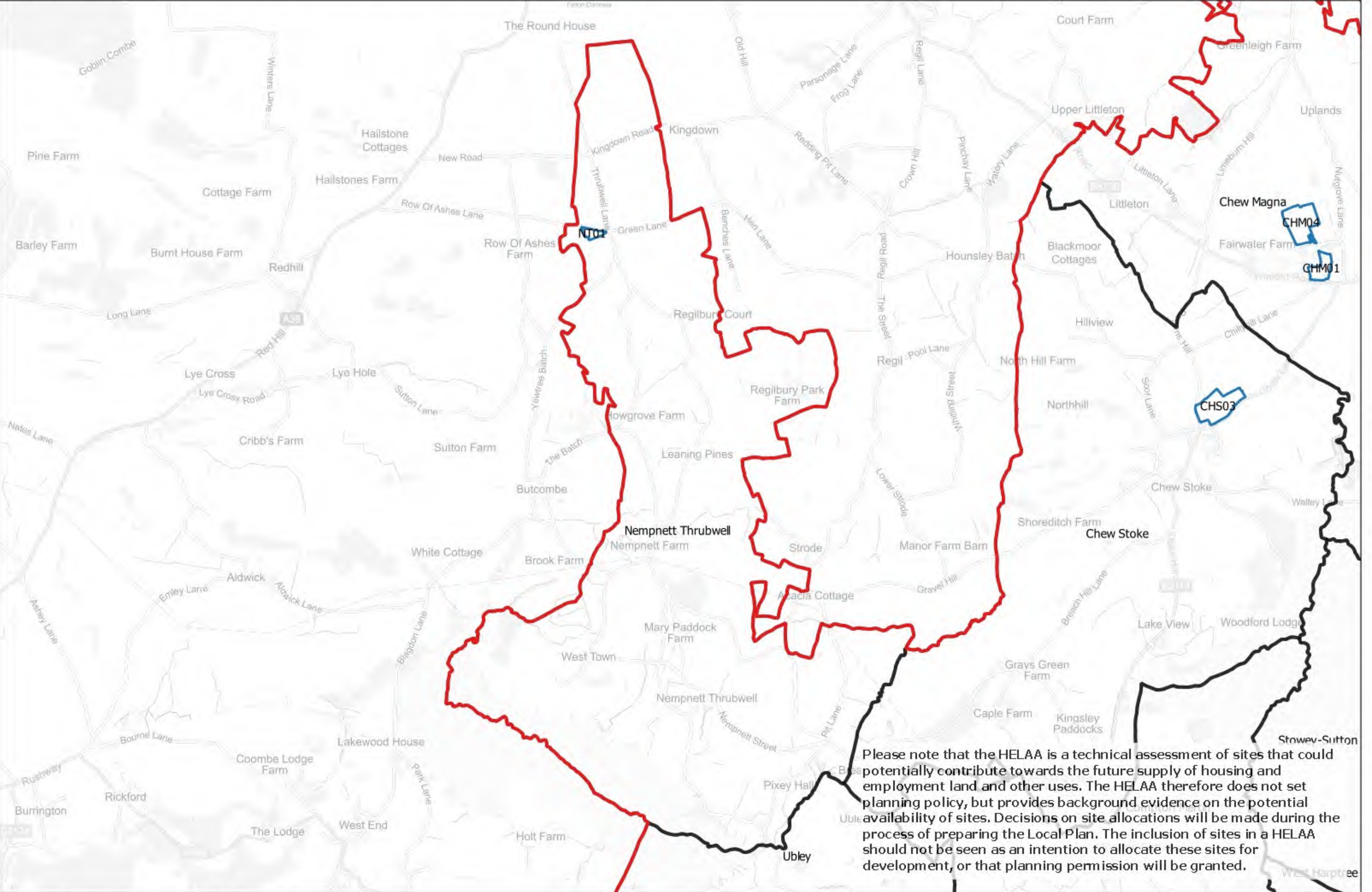
S2PS25	Midsomer Norton	Midsomer Norton North	Welton	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (2%) - NRN Grassland Strategic Network (2%) - Safeguarded land for sports and recreation facilities (1%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3, Paulton (Somer Valley) Type: 2, Paulton (Somer Valley) Type: 3 (54%) - Ecological Network (2%) - Undesignated Heritage Asset (2%) - Midsomer Norton (Somer Valley) Conservation Area (3%) - Site of Nature Conservation Interest (2%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	89.26	2231
S2PS26	Midsomer Norton	Midsomer Norton North	West of Coomb End	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Industrial Estate (1%) - Area at low risk of surface flooding (3%) - Green Infrastructure (17%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (5%) - Radstock (Somer Valley) Conservation Area (1%) - Deciduous woodland (3%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (55%) - NRN Woodland Connectivity Opportunities (16%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	New Settlement	46.3	1158



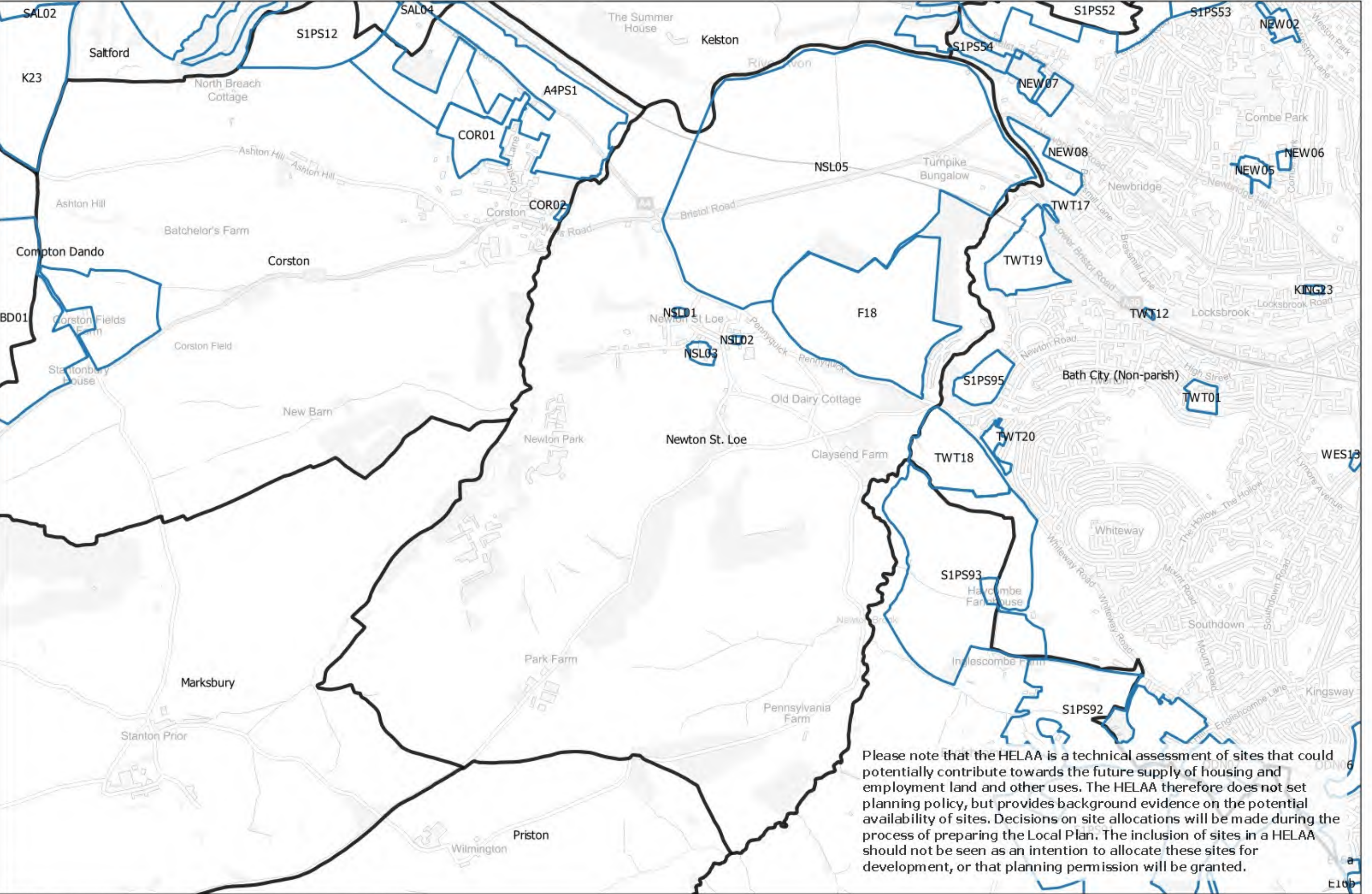
Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CDN05	Bath	Combe Down	Sulis Club	Mixed or non-residential use	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Grade 3 Agricultural Land - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure Site is partially within / contains: - Groundwater Source Protection Zone 1 (42%) - Undesignated Heritage Asset (89%) - Safeguarded land for sports and recreation facilities (81%) The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and the Bath WHS as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for university related development including housing. It is indicated as available within 6 to 10 years.	Achievable	Site is a viable development typology constituting a mix of greenfield and brownfield development in a high price point area.	Mixed or non-residential use	Suburban and Market Towns	7.88	296
CDN06	Bath	Combe Down	Land at Claverton Down, Bath	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Green Belt - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty - NRN Grassland Strategic Network Site is partially within / contains: - Area at low risk of surface flooding (11%) - Groundwater Source Protection Zone 2c (5%) - Undesignated Heritage Asset (59%) - NRN Existing Core Woodland (5%) - Groundwater Source Protection Zone 1c (5%) - Safeguarded land for sports and recreation facilities (58%) - Groundwater Source Protection Zone 1 (7%) - Site of Nature Conservation Interest (58%) The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The site is unlikely to be suitable for development due to its prominent location in the skyline and the impact of development within this site on the AONB and the landscape setting of the Bath WHS, as well as ecological value.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	7.07	265
MKC04	Monkton Combe	Bathavon South	Land south-west of Shaft Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Bath (Bath) Type - Ecological Network - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Land adjoining Shaft Road, Old Quarry adjoining Shaft Road Historic Landfill - 2c Groundwater Source Protection Zone 2c - Shaft Road recreation ground Mineral Safeguarding Area - Green Infrastructure - 1c Groundwater Source Protection Zone 1c - Safeguarded land for sports and recreation facilities Site is partially within / contains: - Bath & Bradford on Avon Bats Bath & Bradford on Avon Bats Special Area of Conservation (2%) - Combe Down and Bathampton Down Mines Sites of Special Scientific Interest (2%) - Undesignated Heritage Asset (4%) - Area at low risk of surface flooding (2%) - Site of Nature Conservation Interest (2%) 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.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the need for improved access to/from the site. Development of the site would require significant site levelling and mitigation against tree loss and/or removal of mature trees.	Potentially Deliverable or Developable	Rural Areas	0.64	23

S1PS84	Monkton Combe	Bathavon South	Oldfield Rugby Church Road Allotments	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - NRN Grassland Strategic Network - Shaft Road recreation ground Mineral Safeguarding Area - Green Infrastructure - Ecological Network - Landscape setting of Bath (Bath) Type: Site is partially within / contains: - Grade 3 Agricultural Land (52%) - Undesignated Heritage Asset (3%) - Green Belt (74%) - Cotswolds Area of Outstanding Natural Beauty (75%) - Land adjoining Shaft Road, Old Quarry adjoining Shaft Road Historic Landfill (72%) - Groundwater Source Protection Zone 1 (85%) - Groundwater Source Protection Zone 2c (15%) - City of Bath World Heritage Site (26%) - Upper Lawn Quarry, Mineral Allocation (2%) - Groundwater Source Protection Zone 1c (15%) - Safeguarded land for sports and recreation facilities (65%) - Combe Down Allotments Allotments (14%) - Deciduous woodland (2%) - NRN Grassland Connectivity Opportunities (54%) The site located within the setting of the Bath WHS and partially within the Green Belt. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact the setting of the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.39	202
S1PS85	Monkton Combe	Bathavon South	Summer Lane	Potentially Suitable	Site is wholly within / contains: - 2c Groundwater Source Protection Zone 2c - Green Infrastructure - Ecological Network - 1c Groundwater Source Protection Zone 1c - Green Belt - NRN Grassland Strategic Network - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - City of Bath World Heritage Site (32%) - Site of Nature Conservation Interest (66%) - NRN Existing Core Woodland (14%) - Lowland calcareous grassland (39%), Deciduous woodland (15%) - Area at low risk of surface flooding (3%) - Undesignated Heritage Asset (5%) - NRN Existing Grassland (48%) - Groundwater Source Protection Zone 1 (2%) - Bath (Bath) Conservation Area (32%) - Combe Down Railway Tunnel, Southern Approach or "Combe Down Railway Cutting", Summer Lane Field Regionally Important Geological Site (8%) The site is in a sensitive location within the Green Belt, AONB and the setting of Bath WHS. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and setting of the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.32	125
S1PS86	Monkton Combe	Bathavon South	North of Horsecombe Brook	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Site of Nature Conservation Interest - NRN Grassland Strategic Network Site is partially within / contains: - Deciduous woodland (47%), Lowland calcareous grassland (18%), No main habitat but additional habitats present (5%) - NRN Existing Grassland (17%) - NRN Existing Core Woodland (51%) - Area at low risk of surface flooding (6%) - Groundwater Source Protection Zone 1 (42%) - Undesignated Heritage Asset (7%) - Area at medium risk of surface flooding (3%) - Area at high risk of surface flooding (2%) - Groundwater Source Protection Zone 1c (58%) - Groundwater Source Protection Zone 2c (58%) - City of Bath World Heritage Site (48%) The site is in a sensitive location within the Green Belt, AONB and the setting of Bath WHS. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impacts on AONB and the setting of the Bath WHS as well as other identified constraints. Significant access constraints would need to be considered.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	5.26	197

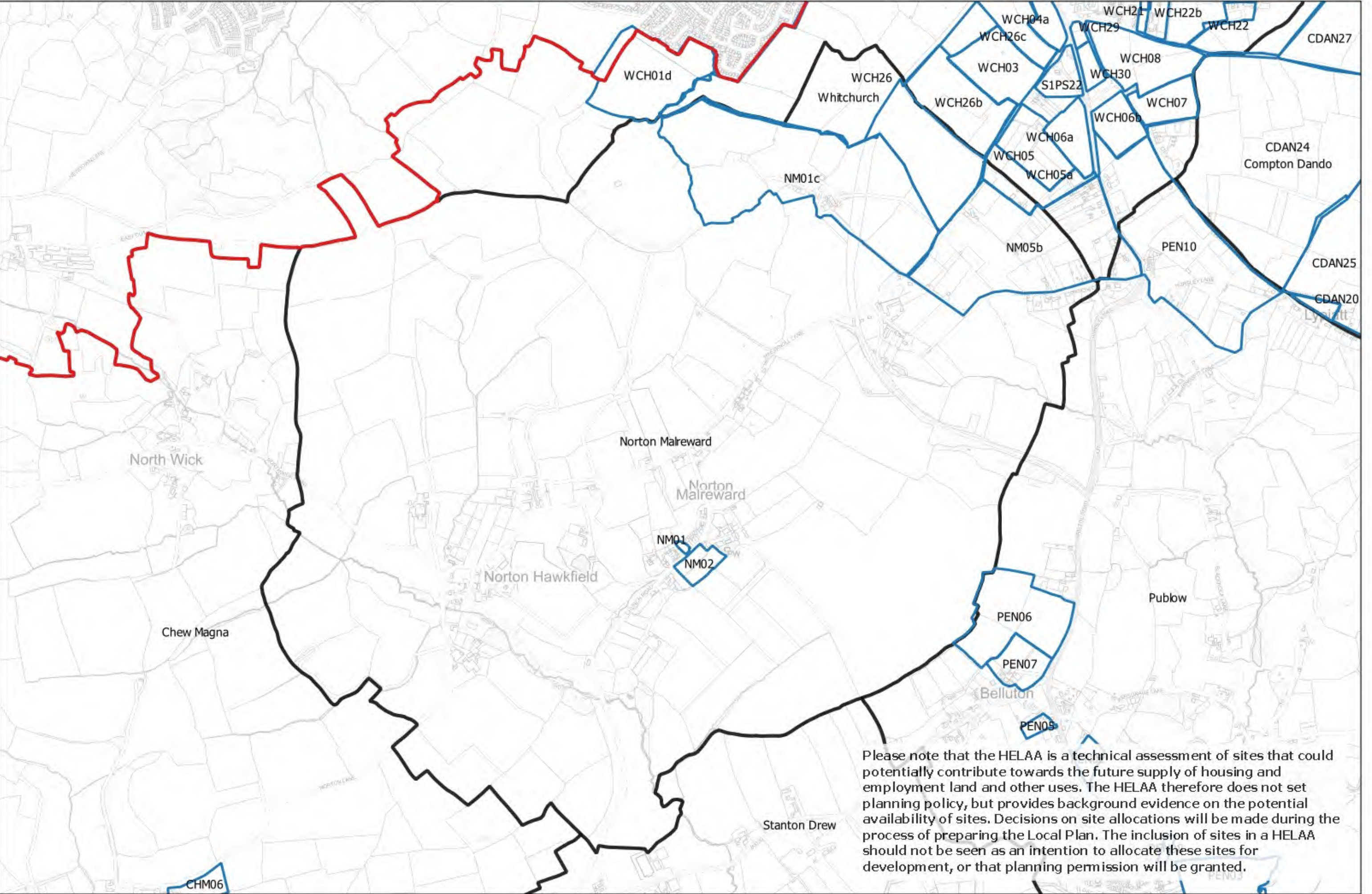


HELAA Ref	Parish	Ward	Site Address	Suitablility	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
NT01	Nempnett Thrubwell	Chew Valley	Meryhill Farm	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas - Green Belt The site is within the Green Belt and comprises Grade 3 Agricultural Land. There is a dense wooded area in the west of the site. The farm on the site is considered an undesignated heritage asset, and any development should be done with sensitivity to this. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree lost and/or removal of mature trees and the need for improved access to/from the site.	Potentially Deliverable or Developable	Rural Areas	0.83	30



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
F18	Newton St. Loe	Twerton	Land West of Bath	Potentially Suitable	Site is wholly within / contains: - Undesignated Heritage Asset - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Deciduous woodland (<0.5%) - NRN Existing Core Woodland (1%) The site is within the Green Belt, the setting of the City of Bath WHS and contains Grade 3 Agricultural Land and an undesignated heritage asset. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints, such as the site's proximity to the Newton St Loe Conservation Area and the setting of the WHS.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against hedgerow loss and/or removal of hedgerows and the need for improved access to/from the site. Development of the site would require site levelling.	Potentially Deliverable or Developable	New Settlement	35.62	890
NSL01	Newton St. Loe	Saltford	Land adjacent to 8 Church Lane	Potentially Suitable	Site is wholly within / contains: - Newton St.Loe (Rural) Conservation Area - Ecological Network - Grade 3 Agricultural Land - Undesignated Heritage Asset - Green Belt - Setting of the City of Bath World Heritage Site Site is partially within / contains: - NRN Existing Core Woodland (13%) The site is within the Green Belt, the setting of the City of Bath WHS, the Newton St Loe (Rural) Conservation Area and contains Grade 3 Agricultural Land. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on the Conservation Area and setting of the WHS.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include mitigation against tree loss and/or removal of trees. Development of the site would also require the demolition of outbuildings and hardstanding.	Potentially Deliverable or Developable	Rural Areas	0.21	8
NSL02	Newton St. Loe	Saltford	Land at Home Farm	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Ecological Network - Grade 3 Agricultural Land - Undesignated Heritage Asset - Newton St.Loe (Rural) Conservation Area The site is within the Green Belt, the setting of the City of Bath WHS, Newton St Loe (Rural) Conservation Area and contains Grade 3 Agricultural Land. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on the Conservation Area, the setting of the WHS and nearby listed buildings.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against hedgerow loss and/or removal of hedgerows and the need for improved access to/from the site. Development of the site would require site levelling and may require the relocation of overhead telecom wires.	Potentially Deliverable or Developable	Rural Areas	0.14	5
NSL03	Newton St. Loe	Saltford	Newton Farm	Mixed or non-residential use	Site is wholly within / contains: - Ecological Network - Grade 3 Agricultural Land - Green Belt - Setting of the City of Bath World Heritage Site Site is partially within / contains: - Undesignated Heritage Asset (7%) The site is within the Green Belt, the setting of the City of Bath WHS and contains Grade 3 Agricultural Land. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on the nearby Conservation Area and listed buildings and the setting of the WHS.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential and economic development.	Potentially Achievable	Site is a viable development typology constituting greenfield development in a medium price point area. Factors that may impact achievability include need for improved access to/from the site, mitigation against tree loss and/or removal of trees. Development of the site would also require the demolition of agricultural/commercial buildings and hardstanding.	Mixed or non-residential use	Rural Areas	0.95	34

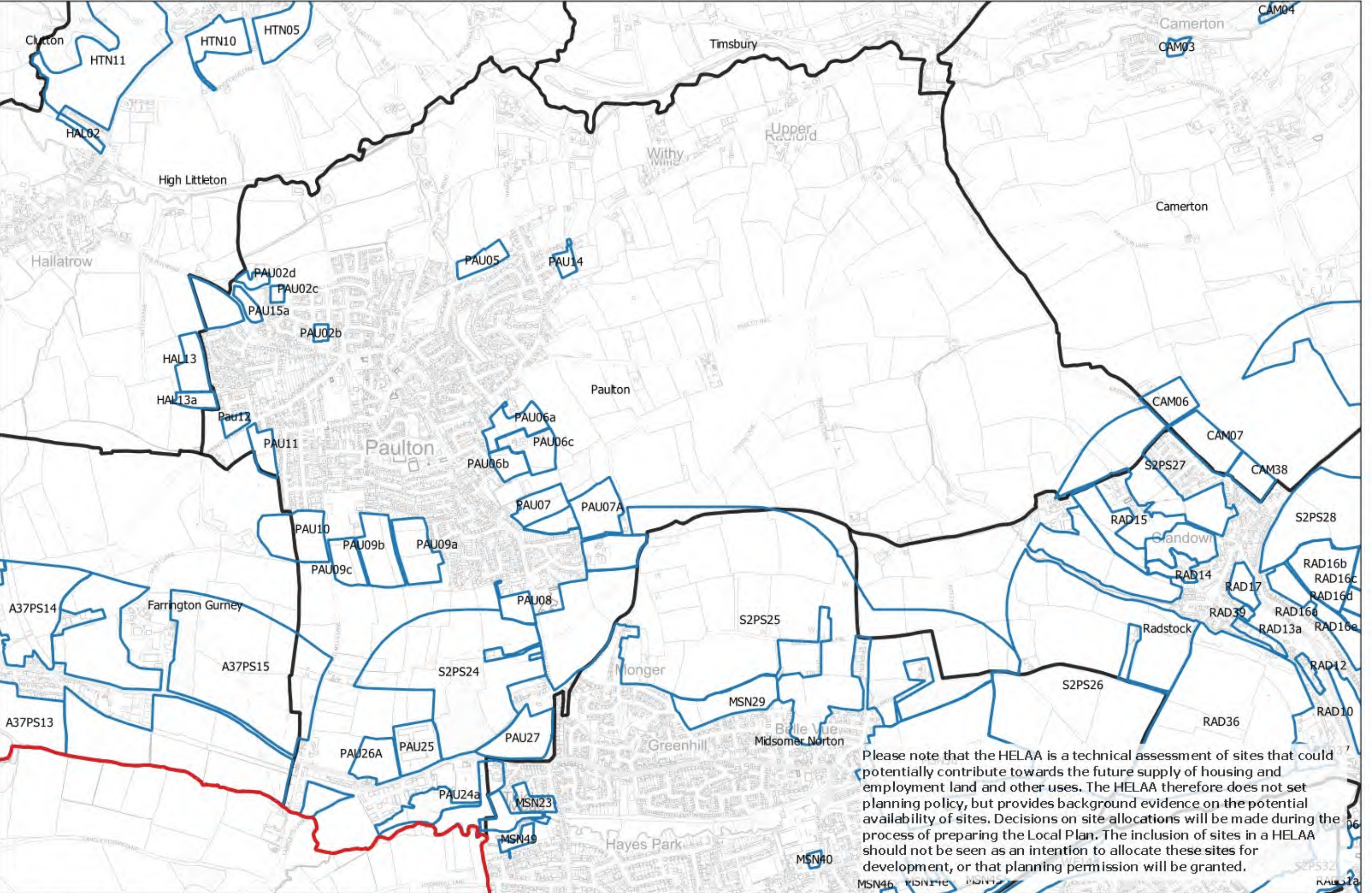
NSL05	Newton St. Loe	Saltford	West of Bath	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Flood Zone 3 (41%) - Area at medium risk of surface flooding (2%) - Area at high risk of surface flooding (1%) - Grade 2 Agricultural Land (4%) - Safeguarded land for sports and recreation facilities (5%) - Green Infrastructure (31%) - Site of Nature Conservation Interest (5%) - Ecological Network (50%) - Newton St. Loe Sites of Special Scientific Interest (2%) - Grade II Listed Buildings (ROAD BRIDGE OVER THE RAILWAY) - Grade 3 Agricultural Land (49%) - Undesignated Heritage Asset (76%) - NRN Grassland Strategic Network (20%) - Deciduous woodland (2%) - Flood Zone 2 (44%) - Area at low risk of surface flooding (7%) - Landscape setting of Bath (Bath) Type: (36%) - NRN Existing Core Woodland (2%) The site is within the Green Belt and the setting of the City of Bath WHS. 5% of the site is safeguarded for sports and recreation, 5% of the site falls within a SNCI and 2% falls within the Newton St. Loe Sites of Special Scientific Interest. Nearly half the site (49%) comprises Grade 3 Agricultural Land. Areas of the site outside the SNCI and SSSI are potentially suitable for development subject to a review of safeguarded land for sport and recreation purposes and a Green Belt review (including the demonstration of exceptional circumstances) and consideration of other identified constraints, including the impact of development on the setting of the WHS, nearby Registered Park and Gardens (Kelston Park and Newton Estate), adjacent SNCI and SSSI and deciduous woodland. The site is considered to be outside a reasonable walking distance of a train station and other public transport services. Proposed development would need to overcome the above constraints whilst also addressing potential accessibility concerns.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a high price point area. Factors that may impact achievability include need for improved access to/from the site, mitigation against tree loss and/or removal of trees. Development of the site would also require the demolition of buildings and hardstanding.	Potentially Deliverable or Developable	New Settlement	70.59	1765
TWT18	Newton St. Loe	Twerton	Land at Pennyquick Hill / Whiteway Road, Bath	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Flood Zone 3 (3%) - Ecological Network (12%) - Area at high risk of surface flooding (3%) - Site of Nature Conservation Interest (5%) - Area at low risk of surface flooding (9%) - Safeguarded land for sports and recreation facilities (5%) - Flood Zone 2 (3%) - Area at medium risk of surface flooding (6%) - Grade 2 Agricultural Land (10%) The site is within the Green Belt, the City of Bath WHS, the setting of the City of Bath WHS and comprises Grade 3 Agricultural Land. 5% of the site falls within a SNCI, 3% is within Flood Zone 2, 10% comprises Grade 2 Agricultural Land and 5% is safeguarded land for sports and recreation facilities. Areas of the site outside the SNCI are potentially suitable for development subject to a review of safeguarded land for sports and recreation facilities and a Green Belt review - including the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on the setting of the WHS and the character of the green hillside.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include need for improved access to/from the site, mitigation against tree loss and/or removal of trees. Development of the site would also require site levelling as site terrain is undulating.	Potentially Deliverable or Developable	New Settlement	10.24	256



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
NM01	Norton Malreward	Chew Valley	North of Church Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - NRN Existing Core Woodland (68%) The site is within the Green Belt, contains Grade 3 Agricultural Land and is within a safeguarded airport and aerodrome area. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on the nearby Holy Trinity Church and remains of a medieval settlement.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree loss and/or removal of mature trees and the potential relocation of overhead telecom wires.	Potentially Deliverable or Developable	Rural Areas	0.15	5
NM01c	Norton Malreward	Chew Valley	Land at Whitewood Farm	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (4%) - Grade 3 Agricultural Land (85%) - Norton Malreward Tip Historic Landfill (5%) - Undesignated Heritage Asset (3%) - Green Infrastructure (81%) - Ecological Network (40%) - Area at medium risk of surface flooding (1%) - Grade II Listed Buildings (WHITEWOOD FARMHOUSE) The site is within the Green Belt and a safeguarded airport and aerodrome area. 85% of the site comprises Grade 3 agricultural land and 5% falls within the Norton Malreward Tip Historic Landfill. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on surrounding landscape and the Grade II listed building (Whitewood Farmhouse).	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree and hedgerow loss and/or removal of mature trees and hedgerows. Site access is currently via a single lane track off Norton Lane and would require improvements if the site were to be developed. Site terrain is undulating, with a particularly strong gradient north of Maes Knoll Tump (Hill Fort). Site levelling would likely be required.	Potentially Deliverable or Developable	New Settlement	34.95	874
NM02	Norton Malreward	Chew Valley	South of Church Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (8%) The site is within the Green Belt, a safeguarded airport and aerodrome area and contains Grade 3 Agricultural Land. 8% of the site falls within a undesignated heritage asset. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on the nearby Holy Trinity Church and remains of a medieval settlement.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree loss and/or removal of mature trees and the need for improved access to/from the site.	Potentially Deliverable or Developable	Rural Areas	1.63	59
NM05b	Publow	Publow & Whitchurch	Land between Gibbet Lane, Norton Lane and Bristol Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (3%) - Area at medium risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (11%) - NRN Existing Grassland (3%) - Green Infrastructure (2%) - NRN Woodland Connectivity Opportunities (10%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings on site would need to be demolished or integrated into development	Potentially Deliverable or Developable	New Settlement	27.2	680
PEN06	Publow	Publow & Whitchurch	North of Belluton Farm	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (2%) The site is within the Green Belt. The majority of the site is unlikely to be suitable for development due to the setting of the listed buildings, potential archaeological value and landscape impact. The site has good accessibility. The lower eastern field is potentially suitable for development if done in conjunction with PEN07 to create a linear extension of Belluton, subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	New Settlement	10.23	256

WCH01d	Norton Malreward	Publow & Whitchurch	Land between East Dundry Road and Arrowfield Close	Potentially Suitable	Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Green Infrastructure (87%) - Area at low risk of surface flooding (4%) - Safeguarded Airport and Aerodrome Areas (90%) - Area at high risk of surface flooding (1%) - Grade 3 Agricultural Land (41%) - Ecological Network (87%) - Undesignated Heritage Asset (69%) - Green Belt (90%) The site is partially within the Green Belt. 90% of the site is within a safeguarded airport and aerodrome area. 41% of the site comprises Grade 3 Agricultural Land and 69% falls within an undesignated heritage asset. 1% of the site has a high risk of surface water flooding. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints. The site has poor accessibility. Accessibility constraints would need to be overcome if the site were to be developed.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree loss and/or removal of mature trees and the need to create an access, however as it stands, site access can only be achieved via a new route off Arrowfield Close via an adjacent field. Site levelling is also required.	Potentially Deliverable or Developable	New Settlement	10.07	252
WCH05a	Norton Malreward	Publow & Whitchurch	Land at Whitehall Garden Centre	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at high risk of surface flooding (1%) - NRN Woodland Connectivity Opportunities (50%) - Area at low risk of surface flooding (11%) - Area at medium risk of surface flooding (3%) The site is within the Green Belt, a safeguarded airport and aerodrome area and contains Grade 3 Agricultural Land. 3% of the site has a medium risk of surface water flooding. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints. The site has good accessibility from two different access points.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include mitigation against tree loss and/or removal of mature trees and the potential demolition of existing commercial greenhouses and hardstanding.	Potentially Deliverable or Developable	Rural Areas	4.38	131
WCH26	Norton Malreward	Publow & Whitchurch	Land at	Unsuitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (16%) - Green Infrastructure (49%) - Area at high risk of surface flooding (2%) - Grade 3 Agricultural Land (89%) - Safeguarded land for sports and recreation facilities (5%) - Landscape setting of Whitchurch (Rural) Type: 1 (40%) - Undesignated Heritage Asset (49%) - Ecological Network (1%) The site is within the Green Belt and a safeguarded airport and aerodrome area. 89% of the site comprises Grade 3 Agricultural Land and 5% of the site is safeguarded for sports and recreation facilities. 49% of the site falls within an undesignated heritage asset. The site falls within an area of high heritage importance and sensitivity, where development would have the greatest impact on Maes Knoll Scheduled Ancient Monument and Lyons Court Farmhouse (Grade II* listed building). Development of the site would likely be of such a scale that the significance of the heritage assets would experience significant harm with no potential for meaningful mitigation, or that the impacts could only be reduced but not removed via appropriate mitigation. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree and hedgerow loss and/or removal of mature trees hedgerows and the potential demolition of existing agricultural buildings. Improved access is required in certain areas of the site.	Not Deliverable or Developable	New Settlement	83.25	2081

WCH26a	Norton Malreward	Publow & Whitchurch	land south of Whitchurch	Unsuitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (15%) - Grade 3 Agricultural Land (89%) - Undesignated Heritage Asset (79%) - Area at high risk of surface flooding (2%) - Landscape setting of Whitchurch (Rural) Type: 1 (52%) - Area at medium risk of surface flooding (5%) - Grade II* Listed Buildings (LYONS COURT FARMHOUSE) - Green Infrastructure (36%) The site is within the Green Belt and a safeguarded airport and aerodrome area. 89% of the site comprises Grade 3 Agricultural Land and 79% of the site falls within an undesignated heritage asset. The site also contains the Grade II* listed Lyons Court Farmhouse. 2% of the site is at high risk of surface water flooding. The site falls within an area of high heritage importance and sensitivity, where development would have the greatest impact on Maes Knoll Scheduled Ancient Monument and Lyons Court Farmhouse (Grade II* listed building). Development of the site would likely be of such a scale that the significance of the heritage assets would experience significant harm with no potential for meaningful mitigation, or that the impacts could only be reduced but not removed via appropriate mitigation. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include mitigation against tree and hedgerow loss and/or removal of mature trees hedgerows and the potential demolition of existing agricultural buildings. Improved access is required in certain areas of the site.	Mixed or non-residential use	New Settlement	50.14	0
WCH26b	Norton Malreward	Publow & Whitchurch	Land north of Norton Lane	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (30%) - Area at medium risk of surface flooding (6%) - Undesignated Heritage Asset (1%) - Green Infrastructure (59%) - Area at high risk of surface flooding (3%) The site is within the Green Belt and a safeguarded airport and aerodrome area and comprises Grade 3 Agricultural Land. 3% of the site is at high risk of surface water and 6% is at medium risk of surface water flooding. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree and hedgerow loss and/or removal of mature trees hedgerows and improved access.	Potentially Deliverable or Developable	Suburban and Market Towns	8.43	316



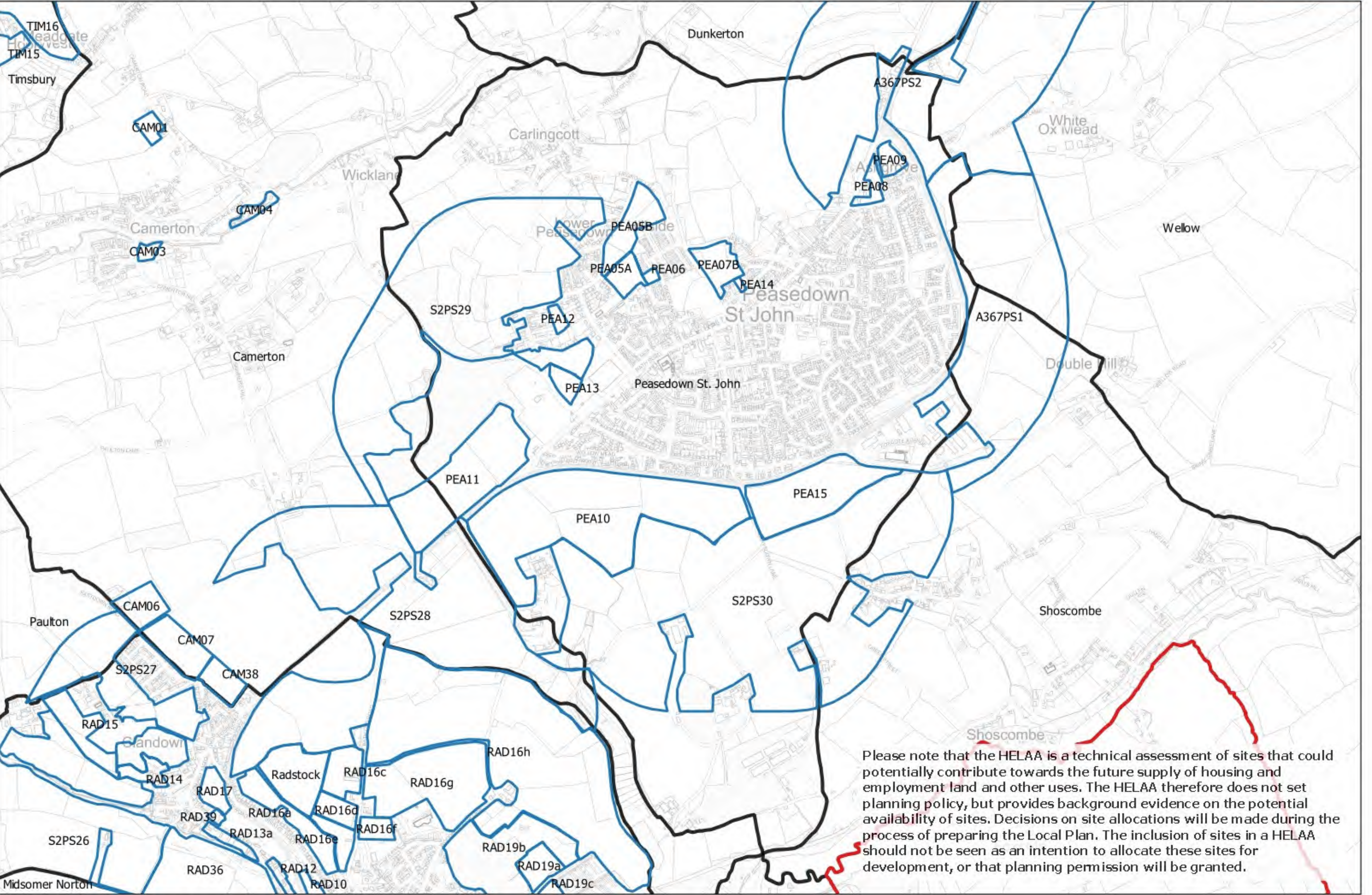
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A37PS15	Farrington Gurney	High Littleton	Farrington Fields	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Green Infrastructure (59%) - Ecological Network (1%) - Area at low risk of surface flooding (10%) - Grade 3 Agricultural Land (7%) - Undesignated Heritage Asset (14%) - Site of Nature Conservation Interest (1%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential unstable ground conditions.	Potentially Deliverable or Developable	New Settlement	55.36	1384
CAM06	Camerton	Bathavon South	The Thynne Field	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is heavily covered in trees. The site is potentially suitable subject to the consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.32	87
CAM07	Camerton	Radstock	Land North of Eastdown Road and South of Northdown Road, Clandown	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (88%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.52	132
HAL13a	High Littleton	High Littleton	Land off Farrington Road, Paulton	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Paulton (Somer Valley) Type: 4 Site is partially within / contains: - Grade 3 Agricultural Land (55%) - Grade 1 Agricultural Land (45%) - Undesignated Heritage Asset (77%) - Mineral Safeguarding Area (49%) The site is potentially suitable for development subject to consideration of identified constraints.	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.92	41
PAU02b	Paulton	Paulton	Former printworks	Mixed or non-residential use	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (1%) 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 3 allocated for an early years facility with provision to meet the existing deficit in the area and any additional housing proposed on other land parcels.	Potentially Available		Other Uses	Allocated for education facilities	Mixed or non-residential use	Suburban and Market Towns	0.36	0
PAU02c	Paulton	Paulton	Former printworks	Suitable	Site is wholly within / contains: - NRN Grassland Strategic Network Site is partially within / contains: - Mineral Safeguarding Area (54%) - Grade 1 Agricultural Land (76%) - Undesignated Heritage Asset (2%) - Area at low risk of surface flooding (10%) - Grade 3 Agricultural Land (24%) 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 2 allocated for residential development of around 80 new homes alongside land parcel 1.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.34	15
PAU02d	Paulton	Paulton	Former printworks	Mixed or non-residential use	Site is wholly within / contains: - Grade 1 Agricultural Land - NRN Grassland Strategic Network - Mineral Safeguarding Area Site is partially within / contains: - Landscape setting of Paulton (Somer Valley) Type: 1 (75%) - Area at medium risk of surface flooding (3%) - Traditional orchard (36%) - Area at low risk of surface flooding (31%) 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.	Potentially Available		Achievable	Site is a viable development typology constituting greenfield development for industrial use in a medium price point area.	Mixed or non-residential use	Suburban and Market Towns	0.37	0

PAU05	Paulton	Paulton	Land at Bath Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Paulton (Somer Valley) Type: 1 Site is partially within / contains: - Grade 1 Agricultural Land (37%) - Grade 3 Agricultural Land (63%) - Paulton (Somer Valley) Conservation Area (65%) - Area at low risk of surface flooding (5%) - Coal Mining Legacy Development High Risk Area Unstable Land (13%) Site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include improvements required to provide pedestrian access to site.	Potentially Deliverable or Developable	Suburban and Market Towns	1.37	62
PAU06a	Paulton	Paulton	Land at Ham Farm	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at high risk of surface flooding (7%) - Area at low risk of surface flooding (22%) - Area at medium risk of surface flooding (13%) - Undesignated Heritage Asset (46%) - Coal Mining Legacy Development High Risk Area Unstable Land (2%) The site is potentially suitable subject to the consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.15	81
PAU06b	Paulton	Paulton	Land to the East of Alexandra Park,	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (26%) - Area at low risk of surface flooding (11%) The site is potentially suitable subject to the consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential and economic development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.32	59
PAU06c	Paulton	Paulton	Land at Ham House	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface flooding (14%) - Area at low risk of surface flooding (23%) - Area at high risk of surface flooding (6%) - Undesignated Heritage Asset (3%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing dwelling on site.	Potentially Deliverable or Developable	Suburban and Market Towns	2.44	92
PAU07	Paulton	Paulton	Land north of Alpine Close	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (19%) Development would have high landscape impact. The site is potentially suitable subject to the consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	3.27	123
PAU07A	Midsomer Norton	Paulton	Land north and south of Clandown Rd	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (2%) - Landscape setting of Paulton (Somer Valley) Type: 2, Paulton (Somer Valley) Type: 3 (71%) - Coal Mining Legacy Development High Risk Area Unstable Land (3%) Development would have high landscape impact. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	7.38	277
PAU08	Paulton	Paulton	Land south of Bloomfield Care Centre	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Landscape setting of Paulton (Somer Valley) Type: 3 (1%) - Coal Mining Legacy Development High Risk Area Unstable Land (2%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.38	62
PAU09a	Paulton	Paulton	Land off St Juliens Close	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 3 The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.5	131
PAU09b	Paulton	Paulton	Land south of Plumptre Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 3 The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.64	137

PAU09c	Paulton	Paulton	Land east of Tennis Court Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 3 Site is partially within / contains: - Undesignated Heritage Asset (17%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.99	90
PAU10	Farrington Gurney	High Littleton	Land west of Tennis Court Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 3 Development would have high landscape impact due to sensitive skyline location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.49	168
PAU11	Farrington Gurney	High Littleton	South of Farrington Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 3 Site is partially within / contains: - Mineral Safeguarding Area (32%) - Undesignated Heritage Asset (81%) Site is potentially suitable subject to consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.48	67
Pau12	Paulton	Paulton	Land off Farrington Road, Paulton	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 4 - Mineral Safeguarding Area Site is partially within / contains: - Grade 1 Agricultural Land (9%) Site is potentially suitable subject to consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.59	27
PAU14	Paulton	Paulton	Land south of the Somerset Inn	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - The Paddocks Local Green Space (90%) - Coal Mining Legacy Development High Risk Area Unstable Land (6%) - Undesignated Heritage Asset (1%) This is a small site adjacent to the landscape setting. The site is potentially suitable for development.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include securing an appropriate access.	Potentially Deliverable or Developable	Suburban and Market Towns	0.68	31
PAU15a	Paulton	Paulton	Land on the North East side of Hallatrow Road	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Landscape setting of Paulton (Somer Valley) Type: 1 Site is partially within / contains: - Area at low risk of surface flooding (35%) - Mineral Safeguarding Area (66%) - Area at medium risk of surface flooding (8%) - NRN Grassland Strategic Network (73%) The site is potentially suitable subject to the consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.71	32
PAU15b	High Littleton	High Littleton	Paulton Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Paulton (Somer Valley) Type: 4 - Grade 1 Agricultural Land - Undesignated Heritage Asset - Mineral Safeguarding Area Site is partially within / contains: - NRN Grassland Strategic Network (77%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creating suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.41	90

PAU24a	Midsomer Norton	Midsomer Norton North	Thicketmead Farm	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Mineral Safeguarding Area Site is partially within / contains: - Deciduous woodland (<0.5%) - Flood Zone 3 (9%) - Area at medium risk of surface flooding (7%) - Area at low risk of surface flooding (11%) - Grade 3 Agricultural Land (29%) - Undesignated Heritage Asset (27%) - Landscape setting of Norton Radstock (Somer Valley) Type: 5 (61%) - Flood Zone 2 (10%) - Area at high risk of surface flooding (5%) - Site of Nature Conservation Interest (9%) - Grade 1 Agricultural Land (71%) - Ecological Network (12%) The areas outside of Flood zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings / agricultural buildings on site to be potentially demolished.	Potentially Deliverable or Developable	Suburban and Market Towns	2.75	103
PAU25	Paulton	Paulton	Paulton House	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Boxbury Hill Local Green Space (1%) - Area at high risk of surface flooding (1%) - Green Infrastructure (77%) - NRN Existing Core Woodland (2%) - Deciduous woodland (1%) - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (10%) - Undesignated Heritage Asset (70%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3, Paulton (Somer Valley) Type: 3 (2%) The site is potentially suitable subject to consideration of identified constraints.	Unavailable	Site is confirmed as unavailable for housing or employment development within the plan period.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Not Deliverable or Developable	Suburban and Market Towns	2.99	112
PAU26A	Paulton	Paulton	Old Mills	Mixed or non-residential use	Site is wholly within / contains: - Green Infrastructure - Grade 1 Agricultural Land - Undesignated Heritage Asset - Mineral Safeguarding Area Site is partially within / contains: - Area at low risk of surface flooding (5%) The 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).	Available	The site is actively promoted for economic development, as evident in planning application (23/00076/LDO) currently under consideration.	Achievable	Site is a viable development typology constituting development for industrial use in a medium price point area.	Mixed or non-residential use	Rural Areas	2.55	0
PAU27	Paulton	Paulton	45	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Grade 3 Agricultural Land - Undesignated Heritage Asset Site is partially within / contains: - Green Infrastructure (15%) - Grade 1 Agricultural Land (5%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.7	139
RAD15	Radstock	Radstock	Land at The Manor Of Midsomer Norton Pows Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (39%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (4%) - Ecological Network (2%) - Radstock (Somer Valley) Conservation Area (19%) - Site of Nature Conservation Interest (2%) - Area at low risk of surface flooding (2%) - NRN Grassland Strategic Network (44%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.34	125

S2PS24	Paulton	Paulton	West of Midsomer Norton	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (25%) - Undesignated Heritage Asset (57%) - Boxbury Hill Local Green Space (18%) - Ecological Network (22%) - NRN Existing Core Woodland (14%) - Coal Mining Legacy Development High Risk Area Unstable Land (2%) - Grade 1 Agricultural Land (75%) - Land Sout East of Old Mills Historic Landfill (2%) - Industrial Estate (2%) - Site of Nature Conservation Interest (22%) - Area at low risk of surface flooding (4%) - Mineral Safeguarding Area (89%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3, Norton Radstock (Somer Valley) Type: 4, Norton Radstock (Somer Valley) Type: 5, Paulton (Somer Valley) Type: 3 (85%) - Old Mills Tip Regionally Important Geological Site (17%) - Deciduous woodland (18%) - Area at medium risk of surface flooding (1%) - Green Infrastructure (19%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	24.09	602
S2PS25	Midsomer Norton	Midsomer Norton North	Welton	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (2%) - NRN Grassland Strategic Network (2%) - Safeguarded land for sports and recreation facilities (1%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3, Paulton (Somer Valley) Type: 2, Paulton (Somer Valley) Type: 3 (54%) - Ecological Network (2%) - Undesignated Heritage Asset (2%) - Midsomer Norton (Somer Valley) Conservation Area (3%) - Site of Nature Conservation Interest (2%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	89.26	2231
S2PS27	Radstock	Radstock	Clandown	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (65%) - Undesignated Heritage Asset (17%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (14%) - Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Radstock (Somer Valley) Conservation Area (15%) - NRN Existing Core Woodland (8%) - Deciduous woodland (8%) - Area at low risk of surface flooding (2%) - Ecological Network (25%) - Safeguarded land for sports and recreation facilities (8%) - Site of Nature Conservation Interest (2%) - NRN Grassland Strategic Network (12%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	20.73	518

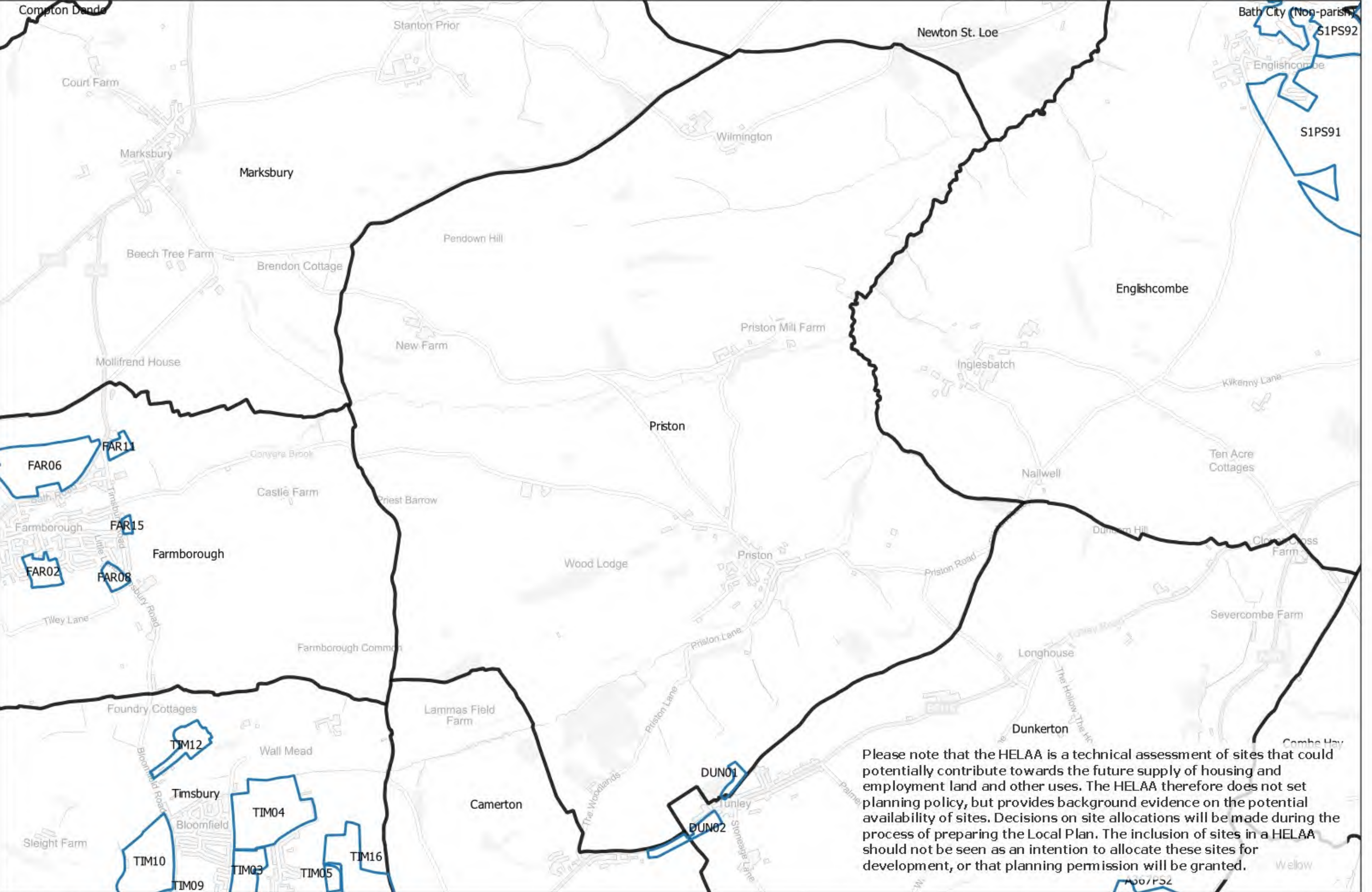


Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A367PS1	Shoscombe	Bathavon South	East of Peasedown	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Landscape setting of Peasedown St. John (Somer Valley) Type: 2, Peasedown St. John (Somer Valley) Type: 3 Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Industrial Estate (5%) - Area at high risk of surface flooding (1%) - Undesignated Heritage Asset (9%) - Area at low risk of surface flooding (5%) - Ecological Network (19%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	44.98	1125
A367PS2	Wellow	Bathavon South	Dunkerton Hill	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Green Infrastructure (13%) - Site of Nature Conservation Interest (3%) - NRN Grassland Strategic Network (71%) - Lowland calcareous grassland (1%), Deciduous woodland (1%), Good quality semi improved grassland (<0.5%) - Area at low risk of surface flooding (1%) - Landscape setting of Peasedown St. John (Somer Valley) Type: 1, Peasedown St. John (Somer Valley) Type: 2 (32%) - NRN Existing Grassland (1%) - NRN Existing Core Woodland (5%) - Undesignated Heritage Asset (8%) - Ecological Network (64%) The site is within the Green Belt. It is potentially suitable subject to Green belt Review and demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	75.3	1883
PEA05A	Peasedown St. John	Peasedown	Land west of 89-100 Greenlands Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is potentially suitable subject to the consideration of the identified constraint.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.48	67
PEA05B	Peasedown St. John	Peasedown	Land south of Church Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Peasedown St. John (Somer Valley) Type: 1 Site is partially within / contains: - Ecological Network (58%) Development would have high landscape and visual impact due to loss of rural aspect. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.37	126
PEA06	Peasedown St. John	Peasedown	Land between 60 and 89 Greenlands Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is potentially suitable subject to the consideration of the identified constraint.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	0.26	12
PEA07B	Peasedown St. John	Peasedown	Land south of Keels Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Peasedown St. John (Somer Valley) Type: 1 Site is partially within / contains: - Ecological Network (11%) - Area at low risk of surface water flooding (6%) - Area at medium risk of surface water flooding (2%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.28	86
PEA08	Peasedown St. John	Peasedown	Land north of Eckweek Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (9%) - Ecological Network (19%) - Green Belt (35%) The site is partially within the Green Belt. The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings / agricultural buildings on site to be potentially demolished.	Potentially Deliverable or Developable	Suburban and Market Towns	0.8	36

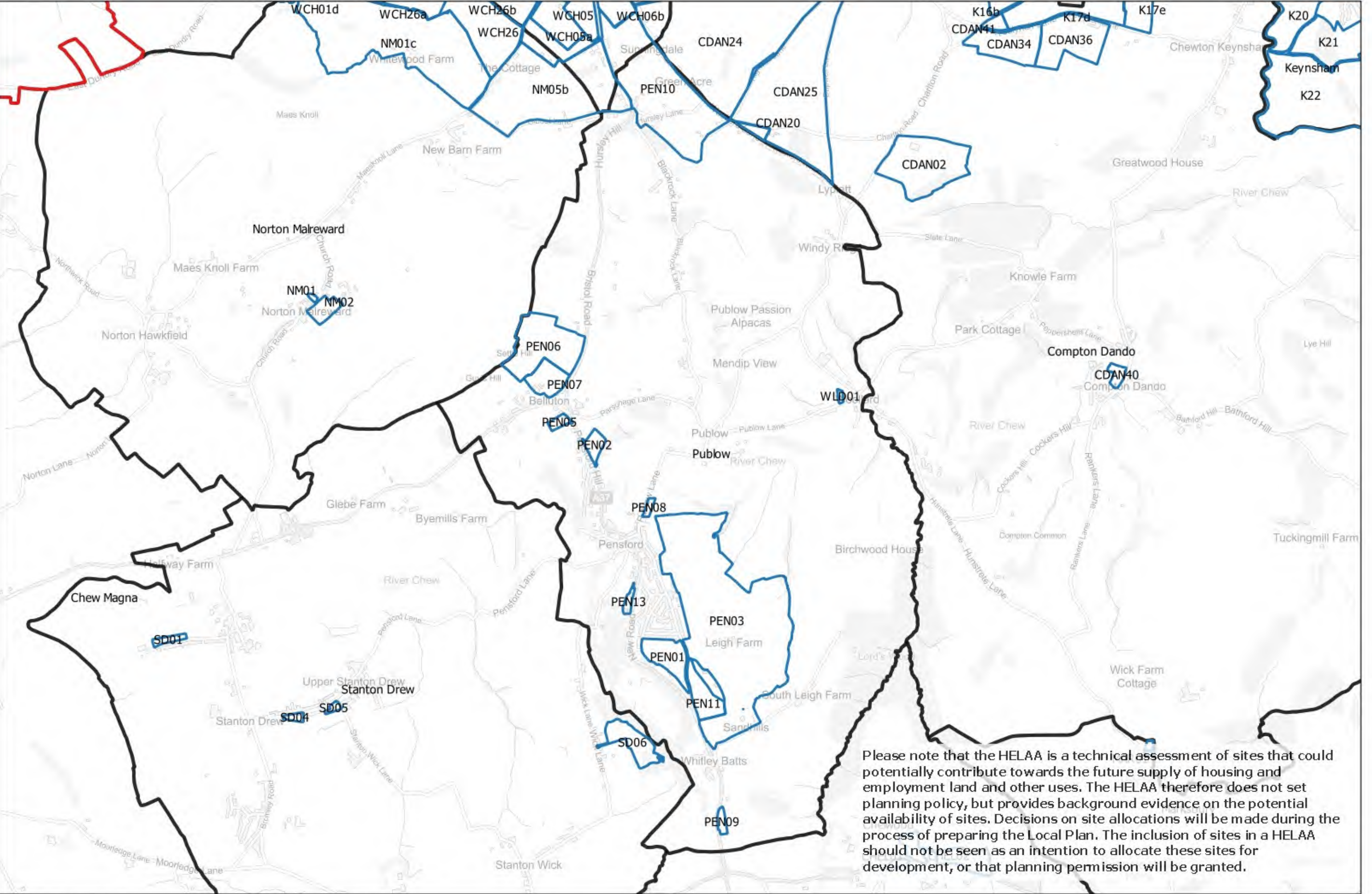
PEA09	Peasedown St. John	Peasedown	Land north of Under Knoll	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Ecological Network (2%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.98	44
PEA10	Peasedown St. John	Peasedown	Land to the North and South of A367	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Peasedown St. John (Somer Valley) Type: 3 Site is partially within / contains: - Area at medium risk of surface water flooding (1%) - Deciduous woodland (<0.5%) - Area at low risk of surface water flooding (4%) - Grade 3 Agricultural Land (85%) - Ecological Network (1%) Development would result in high landscape and visual impact. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	28.57	714
PEA11	Peasedown St. John	Peasedown	Land to the North and South of A367	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Ecological Network (72%) - Camerton Wood NRN Existing Ancient Woodland (43%) - Deciduous woodland (<0.5%) - NRN Existing Core Woodland (1%) The site is adjacent to Ancient Woodland and is potentially suitable, subject to further arboricultural assessment and appropriate stand-off, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	12.81	320
PEA12	Peasedown St. John	Peasedown	Land off Church Road	Unsuitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Deciduous woodland (97%) The majority of the site is covered by deciduous woodland. The site is unsuitable for development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.02	1
PEA13	Peasedown St. John	Peasedown	Land off Carlingcott Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Peasedown St. John (Somer Valley) Type: 1 Site is partially within / contains: - Ecological Network (1%) - Safeguarded land for sports and recreation facilities (1%) - Site of Nature Conservation Interest (1%) Significant trees and hedgerows surrounding the site. The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	1.07	48
PEA14	Peasedown St. John	Peasedown	North View	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Landscape setting of Peasedown St. John (Somer Valley) Type: 1 (1%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.14	6
PEA15	Peasedown St. John	Peasedown	Land adjacent to Bath Business Park	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Landscape setting of Peasedown St. John (Somer Valley) Type: 3 Site is partially within / contains: - Undesignated Heritage Asset (3%) - Area at low risk of surface water flooding (9%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access and potentially a foot bridge.	Potentially Deliverable or Developable	Suburban and Market Towns	9.46	355

S2PS28	Camerton	Bathavon South	Bath Old Road	Potentially Suitable	Site is partially within / contains: - Ecological Network (15%) - Area at high risk of surface water flooding (1%) - Site of Nature Conservation Interest (4%) - NRN Existing Core Woodland (4%) - Area at low risk of surface water flooding (2%) - Grade 3 Agricultural Land (85%) - Undesignated Heritage Asset (10%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Norton Radstock (Somer Valley) Type: 3, Peasedown St. John (Somer Valley) Type: 3 (16%) - Deciduous woodland (4%) - Area at medium risk of surface water flooding (1%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	55.9	1398
S2PS29	Peasedown St. John	Peasedown	West of Peasedown	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Land Adjacent To Whitebrook Lane Historic Landfill (1%) - Landscape setting of Peasedown St. John (Somer Valley) Type: 1 (63%) - Area at medium risk of surface flooding (2%) - Undesignated Heritage Asset (4%) - NRN Existing Core Woodland (12%) - Area at high risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (10%) - Site of Nature Conservation Interest (13%) - No main habitat but additional habitats present (15%), Deciduous woodland (12%) - Area at low risk of surface flooding (5%) - Ecological Network (72%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	39.65	991
S2PS30	Peasedown St. John	Peasedown	South of Peasedown	Potentially Suitable	Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Braysdown Lane Allotments Allotments (2%) - Site of Nature Conservation Interest (4%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Peasedown St. John (Somer Valley) Type: 3 (83%) - Ecological Network (4%) - Deciduous woodland (1%), Good quality semi improved grassland (<0.5%) - Area at low risk of surface flooding (4%) - Grade 3 Agricultural Land (74%) - Woodborough Historic Landfill (2%) - Undesignated Heritage Asset (5%) - NRN Existing Core Woodland (1%) - Green Belt (32%) - Radstock (Somer Valley) Conservation Area (2%) - NRN Existing Grassland (1%) The site is partially within the Green Belt. It is potentially suitable subject to Green Belt Review and demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	86.71	2168



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 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 a HELAA should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.

HELAA Ref	Parish	Ward	Site Address	Suitablility	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
DUN01	Dunkerton	Bathavon South	St6959 old colliery site	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land - Undesignated Heritage Asset Site is partially within / contains: - Deciduous woodland (1%) The site is within Green Belt. It contains Grade 3 Agricultural Land and an undesignated heritage asset. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.72	26

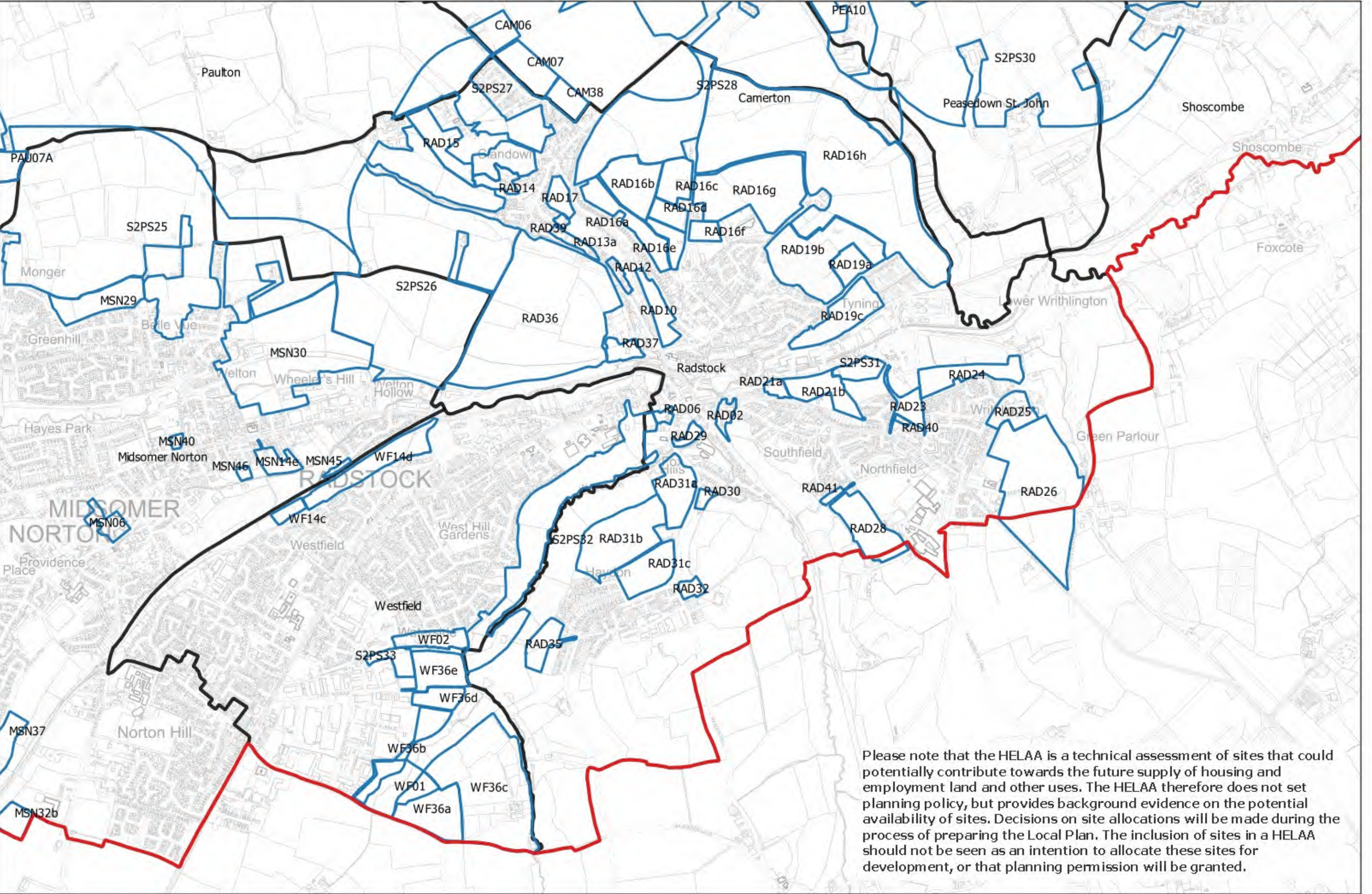


HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CDAN20	Publow	Publow & Whitchurch	Land west of Charlton Fields Farm, Charlton Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Grade 3 Agricultural Land (48%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.74	27
CDAN24	Publow	Publow & Whitchurch	Land south east of Whitchurch Village (proposed SDL in former JSP)	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (1%) - Area at low risk of surface flooding (1%) - NRN Grassland Connectivity Opportunities (9%) - NRN Woodland Connectivity Opportunities (1%) - Undesignated Heritage Asset (27%) - Ecological Network (1%) - Site of Nature Conservation Interest (1%) - NRN Grassland Strategic Network (8%) The site is within the Green Belt. Development could have a potential impact on setting of Monkton Combe conservation area and neighbouring listed buildings. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for a new settlement. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings on site which would need to be integrated or demolished through development.	Potentially Deliverable or Developable	New Settlement	53.52	1338
CDAN25	Publow	Publow & Whitchurch	Land at Woollard Lane/Charlton Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Site of Nature Conservation Interest (17%) - Deciduous woodland (7%) - Area at low risk of surface flooding (3%) - Ecological Network (23%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (30%) - NRN Existing Core Woodland (7%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings on site which would need to be integrated or demolished through development.	Potentially Deliverable or Developable	New Settlement	28.83	721
NM05b	Publow	Publow & Whitchurch	Land between Gibbet Lane, Norton Lane and Bristol Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (3%) - Area at medium risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (11%) - NRN Existing Grassland (3%) - Green Infrastructure (2%) - NRN Woodland Connectivity Opportunities (10%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings on site would need to be demolished or integrated into development	Potentially Deliverable or Developable	New Settlement	27.2	680
PEN01	Publow	Publow & Whitchurch	Land on Pensford Old Road	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Green Infrastructure (77%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	4	120

PEN02	Publow	Publow & Whitchurch	Land south of Pen-y-banc, Pensford Hill	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Green Infrastructure - Grade 3 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Area at low risk of surface flooding (2%) - Disused railway embankment Historic Landfill (54%) - NRN Existing Core Woodland (17%) - Undesignated Heritage Asset (21%) The site is within the Green Belt. The site has good accessibility. The site is potentially suitable for development, particularly at the southern tip of the site where landscape impact could be best mitigated. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	1.27	46
PEN03	Publow	Publow & Whitchurch	Land at Leigh Farm	Unsuitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area Site is partially within / contains: - Area at low risk of surface flooding (6%) - Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (3%) - Grade 3 Agricultural Land (57%) - Coal Mining Legacy Development High Risk Area Unstable Land (7%) - Green Infrastructure (21%) - NRN Existing Core Woodland (5%) - Area at high risk of surface flooding (2%) - Grade 1 Agricultural Land (43%) This is a large site within the Green Belt. The majority of the site is unlikely to be suitable for development due to the setting of the listed buildings, conservation area and possible medieval occupation as well as landscape impact on the highly rural area. Vehicle access may also be difficult and restrictive. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings. Significant access improvements may be required.	Not Deliverable or Developable	New Settlement	51.7	1293
PEN05	Publow	Publow & Whitchurch	Land at Pensford Hill/Belluton La	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (2%) The site is within the Green Belt. Development would likely have a significant landscape impact that is harmful to the trees of the landscape. The site has good accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings. Significant access improvements may be required.	Potentially Deliverable or Developable	Rural Areas	0.65	23
PEN06	Publow	Publow & Whitchurch	North of Belluton Farm	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (2%) The site is within the Green Belt. The majority of the site is unlikely to be suitable for development due to the setting of the listed buildings, potential archaeological value and landscape impact. The site has good accessibility. The lower eastern field is potentially suitable for development if done in conjunction with PEN07 to create a linear extension of Belluton, subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	New Settlement	10.23	256
PEN07	Publow	Publow & Whitchurch	Belluton Farm	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade 3 Agricultural Land (41%) - Coal Mining Legacy Development High Risk Area Unstable Land (1%) The site is within the Green Belt. The western portion of the site is unlikely to be suitable for development due to the increased visibility, however the lower flatter eastern field may be potentially suitable for development to create a limited extension of Belluton forming a nucleated settlement around the B313/A37 junction. The site has good accessibility. The site is of potential archaeological value. Part of the site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Existing dwellings on site would need to be demolished or integrated into development.	Potentially Deliverable or Developable	Rural Areas	3.11	93

PEN08	Publow	Publow & Whitchurch	Land at Publow Lane	Potentially Suitable	Site is wholly within / contains: - Green Belt - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - NRN Existing Core Woodland (11%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.39	14
PEN09	Publow	Publow & Whitchurch	Land between Oakhurst and Turnpike Cottage, north of Chelwoo	Potentially Suitable	Site is wholly within / contains: - Green Belt - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - NRN Existing Core Woodland (11%) The site is within the Green Belt. Development would likely have a significant landscape as it is in a prominent position within the Green Belt in the open countryside on a ridge line between two valleys and divorced from any settlement. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.6	22
PEN10	Publow	Publow & Whitchurch	Land between Ringspit Lane, Woolard Lane and Bristol Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - NRN Grassland Strategic Network (3%) - Deciduous woodland (2%) - Safeguarded land for sports and recreation facilities (15%) - Undesignated Heritage Asset (24%) - NRN Woodland Connectivity Opportunities (19%) - NRN Existing Core Woodland (4%) This is a large site within the Green Belt. The site has poor to moderate accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing buildings on site to be potentially demolished or integrated into development.	Potentially Deliverable or Developable	New Settlement	24.46	612
PEN11	Publow	Publow & Whitchurch	Whitley Batts	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade 1 Agricultural Land (81%) - Grade 3 Agricultural Land (18%) - Green Infrastructure (50%) This is a large site within the Green Belt. Development would likely have a significant landscape impact. The site is also of potential archaeological value and would impact on the industrial landscape setting. The site has poor to moderate accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	3.29	99
PEN13	Publow	Publow & Whitchurch	New Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt - Green Infrastructure - Mineral Safeguarding Area Site is partially within / contains: - Area at low risk of surface flooding (4%) - Deciduous woodland (1%) - Grade 3 Agricultural Land (7%) - Undesignated Heritage Asset (10%) - Ecological Network (38%) - NRN Existing Core Woodland (21%) - Site of Nature Conservation Interest (38%) The site is within the Green Belt. Development on the scrubby woodland and tree-lined section along the eastern boundary would have a significant impact on the landscape. Development would potentially impact the view of the listed viaduct. The site is potentially suitable for small-scale development on the hard surface, previously developed areas, subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include costs associated with clearing industrial storage yard buildings and infrastructure.	Potentially Deliverable or Developable	Rural Areas	0.53	19

WLD01	Publow	Publow with Whitchurch	Field To West Of 182 Publow Lane Woollard Bristol	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at high risk of surface flooding (10%) - Woollard (Rural) Conservation Area (4%) - Traditional orchard (39%) - Area at medium risk of surface flooding (13%) - Area at low risk of surface flooding (23%) The site is in the Green Belt. The site is occupied by many trees and is in a sensitive location for the setting of the Woollard (Rural) Conservation Area. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.12	4
-------	--------	---------------------------	---	-------------------------	--	-----------	---	------------	---	--	-------------	------	---



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CAM07	Camerton	Radstock	Land North of Eastdown Road and South of Northdown Road, Clandown	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (88%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.52	132
CAM38	Radstock	Bathavon South	Grid Ref: ST6856 Parcel Number: 4411	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (85%) The site is potentially suitable subject to consideration of identified constraint.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.85	83
RAD02	Radstock	Radstock	Rymans Engineering, Frome Road	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Undesignated Heritage Asset - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Area at medium risk of surface flooding (44%) - Area at high risk of surface flooding (24%) - Ecological Network (86%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include buildings on site which would need to be demolished. Main River also runs along the site	Potentially Deliverable or Developable	Suburban and Market Towns	0.39	18
RAD06	Radstock	Radstock	Library Car Park	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Undesignated Heritage Asset - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Flood Zone 2 (3%) - Area at medium risk of surface flooding (4%) - Area at low risk of surface flooding (10%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Town Centre	0.43	27
RAD10	Radstock	Radstock	Land between A367 and Bristol Rd	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area - Landscape setting of Norton Radstock (Somer Valley) Type: 3 Site is partially within / contains: - Green Infrastructure (3%) Development would result in high landscape impact due to hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.22	83
RAD12	Radstock	Radstock	Land around Coombend Rise	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Flood Zone 3 (11%) - Area at high risk of surface flooding (6%) - Area at medium risk of surface flooding (9%) - Grade 3 Agricultural Land (8%) - Undesignated Heritage Asset (17%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (8%) - Ecological Network (11%) - Flood Zone 2 (18%) - Area at low risk of surface flooding (30%) The areas outside of Flood zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings, and mitigation of a culverted main river present on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.53	24
RAD13a	Radstock	Radstock	Land south of Coombend	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area - Undesignated Heritage Asset Site is partially within / contains: - Area at medium risk of surface flooding (4%) - Area at low risk of surface flooding (15%) - Flood Zone 2 (3%) - Area at high risk of surface flooding (2%) - Grade 3 Agricultural Land (34%) - NRN Woodland Connectivity Opportunities (72%) - Coal Mining Legacy Development High Risk Area Unstable Land (16%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.85	38

RAD14	Radstock	Radstock	Clandown Scrap Yard	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Deciduous woodland (7%) - Area at low risk of surface flooding (6%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (79%) - Ecological Network (8%) - Grade 3 Agricultural Land (41%) - Undesignated Heritage Asset (32%) Areas outside of the deciduous woodland would be potentially suitable subject to consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings.	Potentially Deliverable or Developable	Suburban and Market Towns	1.2	54
RAD15	Radstock	Radstock	Land at The Manor Of Midsomer Norton Pows Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (39%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (4%) - Ecological Network (2%) - Radstock (Somer Valley) Conservation Area (19%) - Site of Nature Conservation Interest (2%) - Area at low risk of surface flooding (2%) - NRN Grassland Strategic Network (44%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.34	125
RAD16a	Radstock	Radstock	Land east of 28-104 Bristol Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 Site is partially within / contains: - Grade 3 Agricultural Land (6%) The site is potentially suitable, subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.66	137
RAD16b	Radstock	Radstock	Land west of Longrange Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 Site is partially within / contains: - Grade 3 Agricultural Land (80%) - Undesignated Heritage Asset (1%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	4.75	178
RAD16c	Radstock	Radstock	Land north of Longrange Farm	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (75%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.53	95
RAD16d	Radstock	Radstock	Round Hill Sports Ground	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 - Grade 3 Agricultural Land - Safeguarded land for sports and recreation facilities Site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.52	68
RAD16e	Radstock	Radstock	Land north of 35 Bath Old Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 Site is partially within / contains: - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (66%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.48	67
RAD16f	Radstock	Radstock	East of Bath Old Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (2%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.11	50
RAD16g	Radstock	Radstock	Land north of Trinity School	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 - Grade 3 Agricultural Land The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	11.29	282
RAD16h	Radstock	Bathavon South	Land north and east of Ludlow's Farm	Potentially Suitable	Site is partially within / contains: - Area at low risk of surface water flooding (1%) - Grade 3 Agricultural Land (76%) - Undesignated Heritage Asset (42%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Norton Radstock (Somer Valley) Type: 3 (50%) - Green Infrastructure (4%) The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	42.46	1062

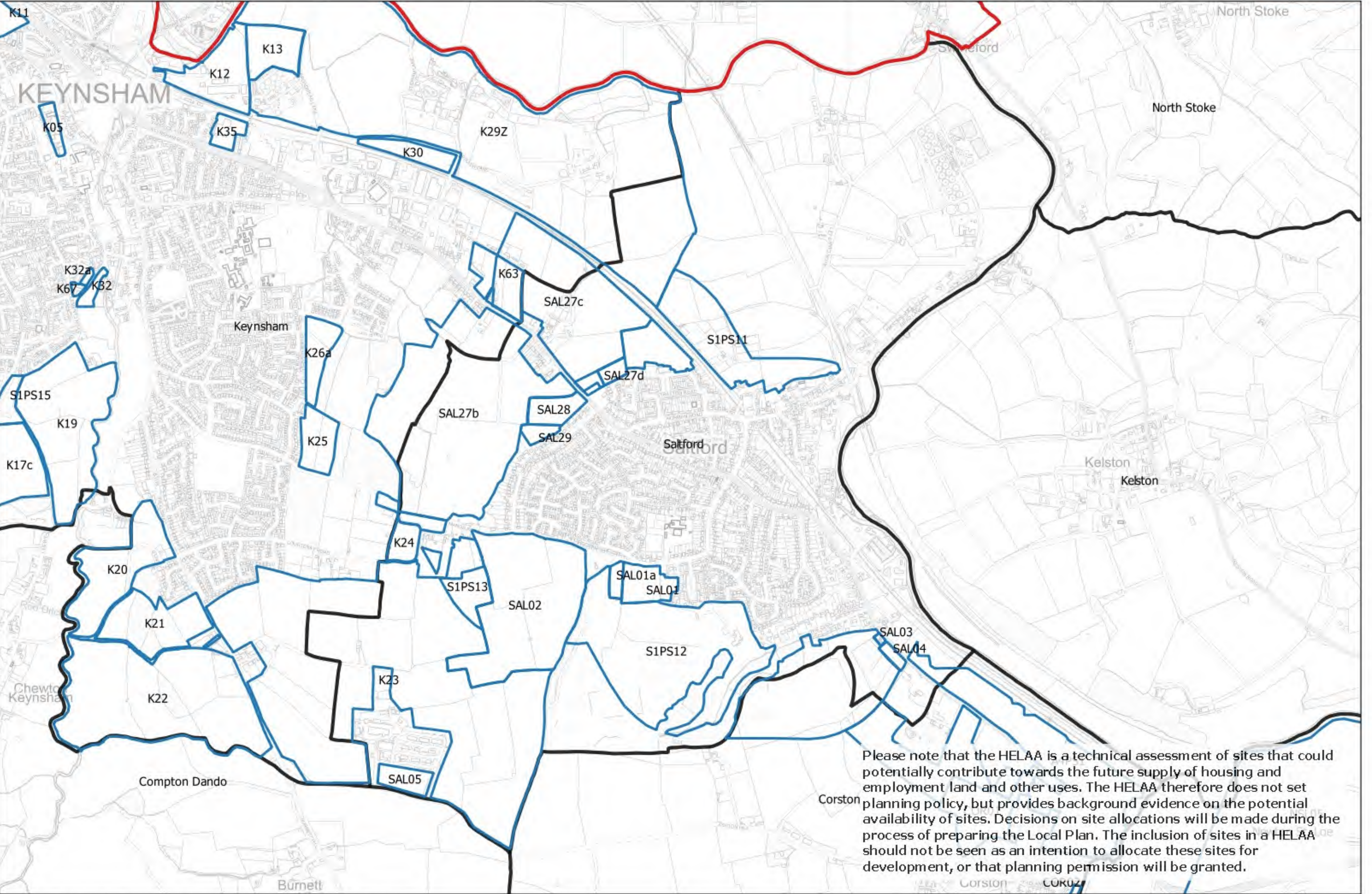
RAD17	Radstock	Radstock	Land south of Smallcombe Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Clandown Old Pit Quarry Regionally Important Geological Site (5%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.31	59
RAD19a	Radstock	Radstock	Upper Whitelands Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 1 Site is partially within / contains: - Grade 3 Agricultural Land (20%) - Undesignated Heritage Asset (29%) - Ecological Network (78%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.87	84
RAD19b	Radstock	Radstock	Land north of Tynning Hill	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 1 Site is partially within / contains: - Grade 3 Agricultural Land (27%) - Undesignated Heritage Asset (58%) - Radstock (Somer Valley) Conservation Area (63%) - Tynning Tip Regionally Important Geological Site (63%) - Green Infrastructure (4%) - Ecological Network (70%) - NRN Existing Core Woodland (21%) - Deciduous woodland (20%) - Woodborough Lane Green Space Local Green Space (43%) The area outside the Regionally Important Geological Site is potentially suitable subject to consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.71	139
RAD19c	Radstock	Radstock	Land south of Tynning Hill	Unsuitable	Site is wholly designated as a Regionally Important Geodiversity Site (RIGS) unsuitable for residential development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0	0
RAD21a	Radstock	Radstock	Land at Mill Road	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area - Landscape setting of Norton Radstock (Somer Valley) Type: 1 - Green Infrastructure Site is partially within / contains: - Flood Zone 3 (1%) - Flood Zone 2 (6%) - Area at low risk of surface flooding (6%) - Ecological Network (8%) - Undesignated Heritage Asset (4%) The areas outside of Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.64	29
RAD21b	Radstock	Radstock	LAND ADJOINING FROME ROAD/MAPLE RISE/MILL ROAD	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 1 - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Flood Zone 2 (1%) - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (7%) - Green Infrastructure (88%) - Ecological Network (2%) The site is potentially suitable subject to consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.18	119
RAD23	Radstock	Radstock	Land east of Maple Rise	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Area at low risk of surface flooding (5%) - Grade 3 Agricultural Land (14%) - Undesignated Heritage Asset (5%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1 (87%) - Green Infrastructure (8%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.73	78

RAD24	Radstock	Radstock	Land north of Magdalene Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Norton Radstock (Somer Valley) Type: 1 Site is partially within / contains: - Undesignated Heritage Asset (1%) - NRN Existing Core Woodland (1%) - Green Infrastructure (26%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.64	137
RAD25	Radstock	Radstock	Ammerdown Estate	Potentially Suitable	Site is partially within / contains: - Grade II Listed Buildings (Manor Farmhouse) - Grade 3 Agricultural Land (75%) - Undesignated Heritage Asset (21%) - Area at low risk of surface flooding (1%) Site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	2.3	86
RAD26	Radstock	Radstock	Land north of Old Road	Potentially Suitable	Site is partially within / contains: - Trees protected by a Tree Preservation Order (T1) - Deciduous woodland (<0.5%) - Grade 3 Agricultural Land (88%) - Undesignated Heritage Asset (54%) The area of the site within the Plan Area and away from the TPO, is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	6.49	243
RAD28	Radstock	Radstock	Land west of Mells Lane (Part within Mendip District)	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 2 Site is partially within / contains: - Area at low risk of surface flooding (2%) - Grade 3 Agricultural Land (34%) - Green Infrastructure (20%) The area of the site within the Plan Area is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.28	161
RAD29	Radstock	Radstock	Land south of Manor Farm, Church Street	Potentially Suitable	Site is wholly within / contains: - Flood Zone 2 - Area at medium risk of surface flooding - Green Infrastructure - Area at low risk of surface flooding - Radstock (Somer Valley) Conservation Area - Ecological Network Site is partially within / contains: - Area at high risk of surface flooding (82%) - Flood Zone 3 (61%) - Undesignated Heritage Asset (13%) The site represents a small but important buffer. The areas outside Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.24	11
RAD30	Radstock	Radstock	Land south of Meadow View	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Area at low risk of surface flooding (4%) - Grade 3 Agricultural Land (82%) The site is adjacent to the SNCI and a buffer would be required. The site is potentially suitable subject to consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.47	21
RAD31a	Radstock	Radstock	Land west of Kilmersdon Road	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area - Landscape setting of Norton Radstock (Somer Valley) Type: 2 - Green Infrastructure Site is partially within / contains: - Grade 3 Agricultural Land (88%) - Undesignated Heritage Asset (22%) - Ecological Network (2%) - Area at medium risk of surface flooding (1%) - Flood Zone 2 (1%) - Area at low risk of surface flooding (3%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.78	142

RAD31b	Radstock	Radstock	Land north of Grove Wood Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 2 - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (3%) - Green Infrastructure (68%) - Ecological Network (34%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	8.07	303
RAD31c	Radstock	Radstock	Land east of Grove Wood Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Undesignated Heritage Asset - Landscape setting of Norton Radstock (Somer Valley) Type: 2 Site is partially within / contains: - Ecological Network (9%) - Area at high risk of surface water flooding (2%) - Area at medium risk of surface water flooding (4%) - Area at low risk of surface water flooding (8%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.81	143
RAD32	Radstock	Radstock	Ammerdown Estate	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area - Grade 3 Agricultural Land - Landscape setting of Norton Radstock (Somer Valley) Type: 2 Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (13%) - Coal Mining Legacy Development High Risk Area Unstable Land (24%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	0.72	32
RAD35	Radstock	Radstock	Ammerdown Estate	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Ecological Network - Grade 3 Agricultural Land Site is partially within / contains: - Safeguarded land for sports and recreation facilities (11%) - Site of Nature Conservation Interest (11%) - Deciduous woodland (<0.5%) - Undesignated Heritage Asset (14%) - Landscape setting of Norton Radstock (Somer Valley) Type: 2 (11%) - Radstock Grove NRN Existing Ancient Woodland (12%) - NRN Existing Core Woodland (1%) Development would have high landscape impact due to prominent hillside location. The site is adjacent to Ancient Woodland and is potentially suitable, subject to further arboricultural assessment and appropriate stand-off, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	2.18	82
RAD36	Midsomer Norton	Radstock	Land west of Combe End	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area - Grade 3 Agricultural Land - Landscape setting of Norton Radstock (Somer Valley) Type: 3 Site is partially within / contains: - Deciduous woodland (<0.5%) - Green Infrastructure (10%) - Site of Nature Conservation Interest (16%) - NRN Woodland Connectivity Opportunities (48%) - Area at low risk of surface water flooding (1%) - Grade II Listed Buildings (Powderhouse, 120 metres east in the field (at 6851 5523)) - Undesignated Heritage Asset (1%) - Safeguarded land for sports and recreation facilities (16%) - Ecological Network (16%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	31.42	785

RAD37	Radstock	Radstock	Old Gas Works	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area - Landscape setting of Norton Radstock (Somer Valley) Type: 3 Site is partially within / contains: - Flood Zone 3 (4%) - Area at high risk of surface flooding (8%) - Site of Nature Conservation Interest (75%) - Green Infrastructure (29%) - Ecological Network (80%) - Area at medium risk of surface flooding (9%) - Safeguarded land for sports and recreation facilities (75%) - Flood Zone 2 (7%) - Area at low risk of surface flooding (20%) - Grade 3 Agricultural Land (29%) - Undesignated Heritage Asset (27%) Development would have high landscape impact due to prominent hillside location. The areas outside of Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or retrofitting of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	1.18	53
RAD39	Radstock	Radstock	1 Old Pit Terrace	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 3 - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Undesignated Heritage Asset (7%) - NRN Woodland Connectivity Opportunities (71%) - Clandown Old Pit Quarry Regionally Important Geological Site (14%) The areas outside the Regionally Important Geological Site are potentially suitable subject to consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.22	10
RAD40	Radstock	Radstock	Linden' Frome Hill	Potentially Suitable	Site is wholly within / contains: - Radstock (Somer Valley) Conservation Area Site is partially within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 1 (3%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	0.17	8
RAD41	Radstock	Radstock	Land West of Mells Lane	Potentially Suitable	Site is partially within / contains: - Undesignated Heritage Asset (30%) - Landscape setting of Norton Radstock (Somer Valley) Type: 2 (86%) - Green Infrastructure (60%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential significant access improvements.	Potentially Deliverable or Developable	Suburban and Market Towns	0.36	16
S2PS25	Midsomer Norton	Midsomer Norton North	Welton	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (2%) - NRN Grassland Strategic Network (2%) - Safeguarded land for sports and recreation facilities (1%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3, Paulton (Somer Valley) Type: 2, Paulton (Somer Valley) Type: 3 (54%) - Ecological Network (2%) - Undesignated Heritage Asset (2%) - Midsomer Norton (Somer Valley) Conservation Area (3%) - Site of Nature Conservation Interest (2%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	89.26	2231
S2PS26	Midsomer Norton	Midsomer Norton North	West of Coomb End	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Industrial Estate (1%) - Area at low risk of surface flooding (3%) - Green Infrastructure (17%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (5%) - Radstock (Somer Valley) Conservation Area (1%) - Deciduous woodland (3%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (55%) - NRN Woodland Connectivity Opportunities (16%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	New Settlement	46.3	1158

S2PS27	Radstock	Radstock	Clandown	Potentially Suitable	Site is partially within / contains: - Grade 3 Agricultural Land (65%) - Undesignated Heritage Asset (17%) - Landscape setting of Norton Radstock (Somer Valley) Type: 3 (14%) - Coal Mining Legacy Development High Risk Area Unstable Land (1%) - Radstock (Somer Valley) Conservation Area (15%) - NRN Existing Core Woodland (8%) - Deciduous woodland (8%) - Area at low risk of surface flooding (2%) - Ecological Network (25%) - Safeguarded land for sports and recreation facilities (8%) - Site of Nature Conservation Interest (2%) - NRN Grassland Strategic Network (12%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	20.73	518
S2PS28	Camerton	Bathavon South	Bath Old Road	Potentially Suitable	Site is partially within / contains: - Ecological Network (15%) - Area at high risk of surface water flooding (1%) - Site of Nature Conservation Interest (4%) - NRN Existing Core Woodland (4%) - Area at low risk of surface water flooding (2%) - Grade 3 Agricultural Land (85%) - Undesignated Heritage Asset (10%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Norton Radstock (Somer Valley) Type: 3, Peasedown St. John (Somer Valley) Type: 3 (16%) - Deciduous woodland (4%) - Area at medium risk of surface water flooding (1%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	55.9	1398
S2PS31	Radstock	Radstock	Mill Road	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 1 - Radstock (Somer Valley) Conservation Area - Green Infrastructure Site is partially within / contains: - Flood Zone 2 (2%) - Area at low risk of surface flooding (7%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	1.54	69
S2PS32	Westfield	Westfield	Waterside	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Landscape setting of Norton Radstock (Somer Valley) Type: 2 Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (88%) - Site of Nature Conservation Interest (82%) - Kilmersdon Coal Tip, Wellsway Quarry, Radstock Regionally Important Geological Site (13%) - Deciduous woodland (13%) - Area at low risk of surface flooding (5%) - Grade 3 Agricultural Land (80%) - Undesignated Heritage Asset (14%) - Ecological Network (86%) - NRN Existing Grassland (3%) - NRN Existing Core Woodland (11%) - Coal Mining Legacy Development High Risk Area Unstable Land (4%) - Radstock (Somer Valley) Conservation Area (13%) The areas outside the RIGS would be potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	New Settlement	13.84	346
WF36c	Westfield	Westfield	Waterside Farm Area	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 3 (1%) - Area at low risk of surface water flooding (3%) - Green Infrastructure (79%) - Ecological Network (1%) - NRN Existing Core Woodland (1%) - Flood Zone 2 (1%) The area outside of Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	New Settlement	17	425
WF36e	Westfield	Westfield	East of Westfield Industrial Estate	Mixed or non-residential use	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (4%) - Landscape setting of Norton Radstock (Somer Valley) Type: 2 (12%) - Industrial Estate (1%) - Green Infrastructure (62%) The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable development typology constituting development of employment use.	Mixed or non-residential use	Suburban and Market Towns	3.53	0



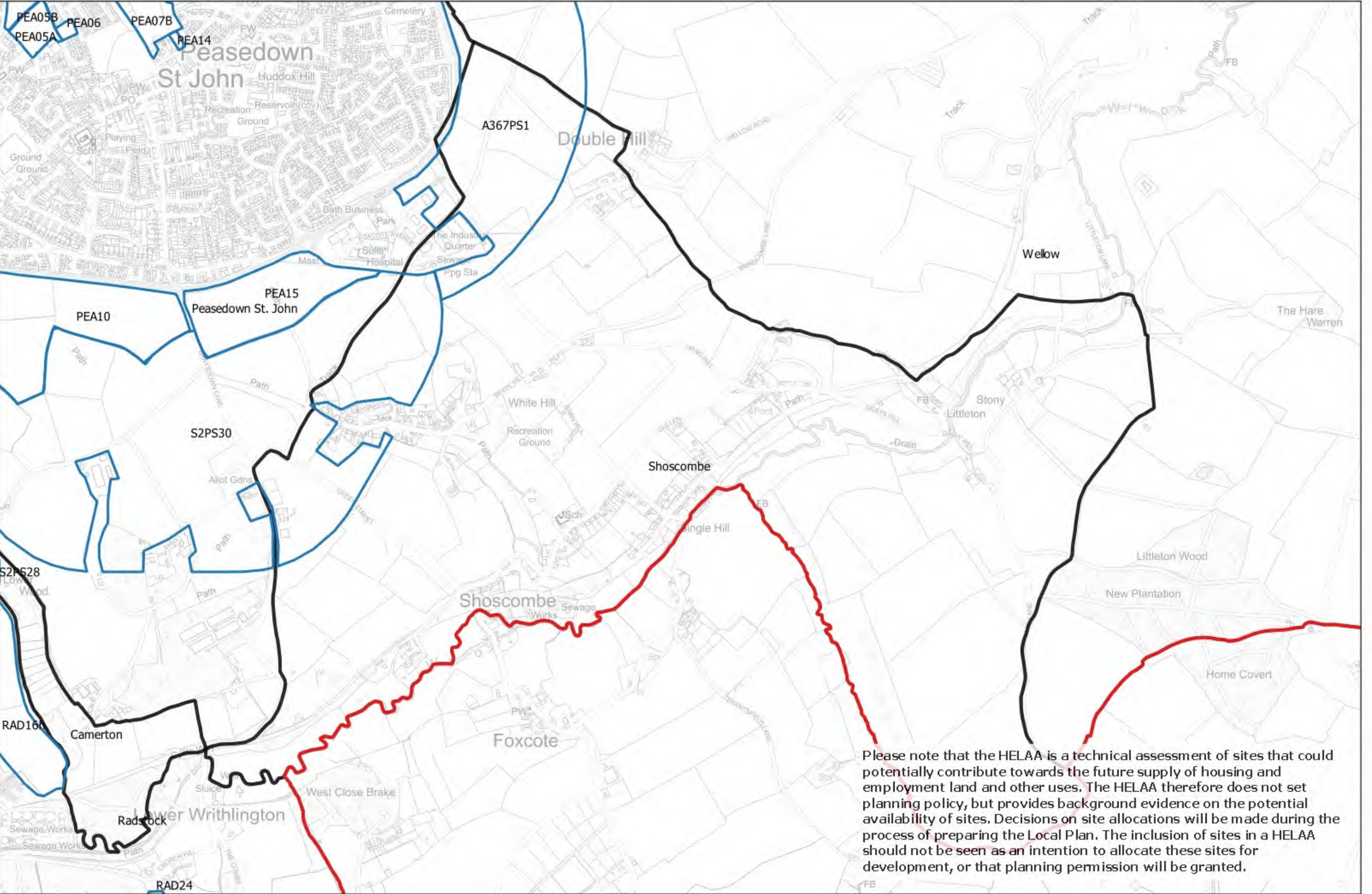
Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A4PS1	Corston	Saltford	North of Corston	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (3%) - Flood Zone 2 (6%) - Grade II Listed Buildings (MILESTONE AT NATIONAL GRID REFERENCE ST 6973 6579) - Area at medium risk of surface flooding (1%) - Grade 2 Agricultural Land (63%) - Safeguarded land for sports and recreation facilities (8%) - Green Infrastructure (47%) - Deciduous woodland (3%), Traditional orchard (<0.5%) - Grade 3 Agricultural Land (26%) - Landscape setting of Bath (Bath) Type: (29%) - Ecological Network (50%) - NRN Existing Core Woodland (1%) The site is in a sensitive location within the Green Belt and setting of the City of 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 the Bath WHS as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	32.92	823
K23	Saltford	Saltford	South of Courtenay Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (5%) - Landscape setting of Saltford (Rural) Type: 1 (47%) - Safeguarded Airport and Aerodrome Areas (6%) The site is within the Green Belt. Development would have potential negative impacts on the conservation area and setting of listed buildings. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	90.34	2259
K24	Saltford	Saltford	Manor Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land The site is within the Green Belt. Development would likely have a significant impact on the landscape. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.86	84
K29Z	Saltford	Saltford	Land between railway and R. Avon, North Keynsham	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Safeguarded land for sports and recreation facilities (1%) - Ecological Network (86%) - Flood Zone 2 (32%) - Area at medium risk of surface water flooding (6%) - Grade 3 Agricultural Land (11%) - Grade 3a Agricultural Land (29%) - Undesignated Heritage Asset (30%) - Coastal and floodplain grazing marsh (15%), Traditional orchard (2%) - Area at low risk of surface water flooding (19%) - NRN Existing Grassland (1%) - Flood Zone 3 (25%) - Area at high risk of surface water flooding (3%) - Grade 2 Agricultural Land (41%) - Green Infrastructure (41%) - Site of Nature Conservation Interest (2%) - NRN Existing Core Woodland (2%) The site is within the Green Belt. A large part of the site towards the north is unsuitable for development as it falls within Flood Zone 3. The site is of potential archaeological value. Part of the site towards the south is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Potentially Achievable	Site is a viable development typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the potential need to demolish existing buildings on site. Possible flood prevention measures required.	Potentially Deliverable or Developable	New Settlement	72.45	1811

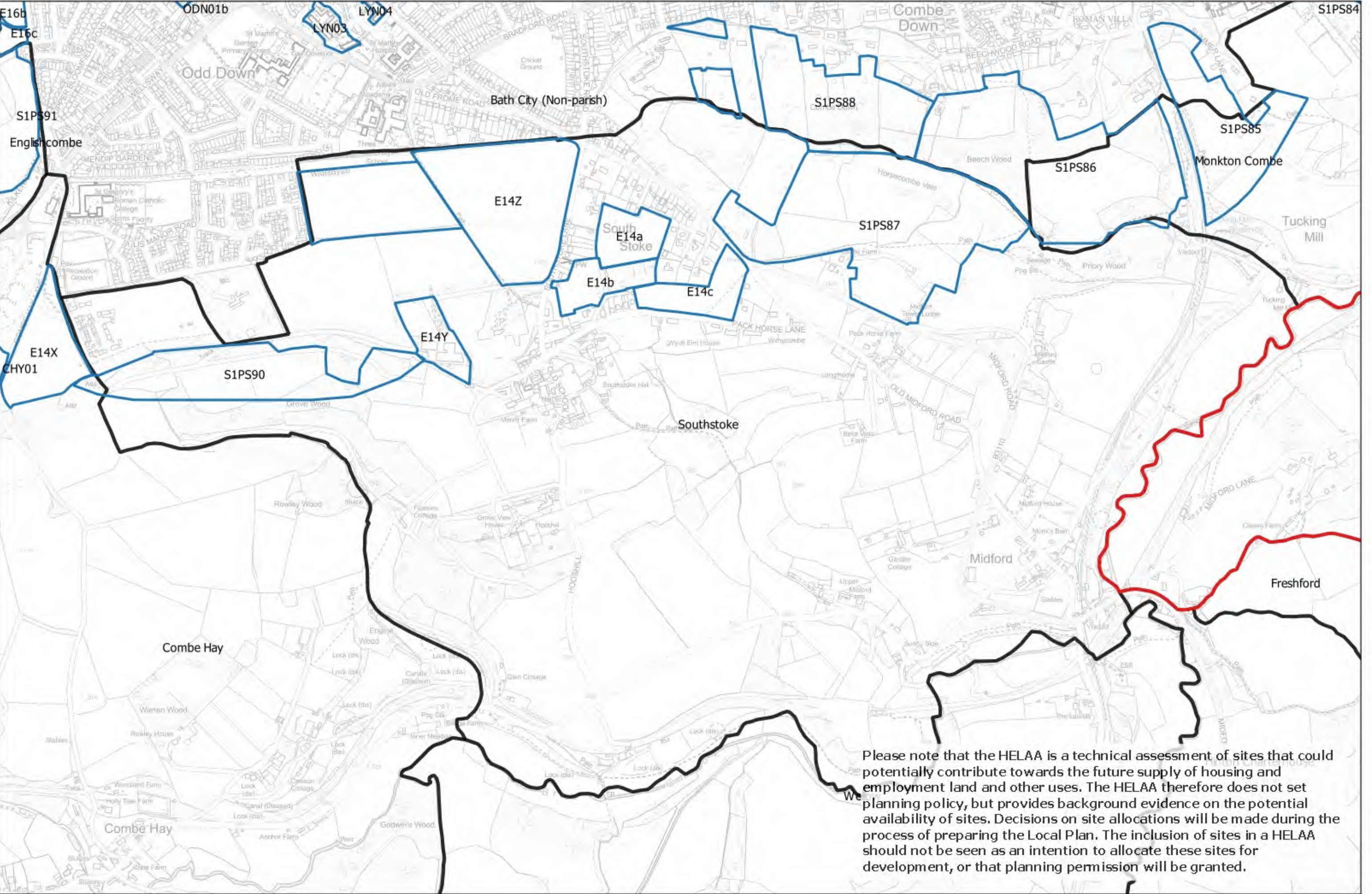
K63	Saltford	Saltford	Land North of Bath Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (32%) - Industrial Estate (39%) - NRN Existing Core Woodland (23%) - Area at low risk of surface water flooding (1%) - Grade 3 Agricultural Land (61%) - Green Belt (61%) The site is partially within the Green Belt. Development would likely have a moderate landscape impact. The buildings at the entrance to the site are heritage assets and the site is of potential archaeological value. The site has good accessibility. The site is potentially suitable for development, ideally as part of a coherent and comprehensive development plan for the wider area.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.26	160
S1PS11	Saltford	Saltford	North Saltford	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Undesignated Heritage Asset (3%) - Saltford (Rural) Conservation Area (2%) - Saltford Allotments Allotments (2%) - Green Infrastructure (11%) - NRN Existing Core Woodland (1%) - Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (2%) - Safeguarded land for sports and recreation facilities (22%) - Landscape setting of Saltford (Rural) Type: 2 (48%) - Area at low risk of surface flooding (12%) - Safeguarded Airport and Aerodrome Areas (8%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	17.55	439
S1PS12	Saltford	Saltford	Saltford Golf Course	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Safeguarded land for sports and recreation facilities (84%) - Green Infrastructure (1%) - Site of Nature Conservation Interest (13%) - Folly Wood Nrn Existing Ancient Woodland (8%) - Area at medium risk of surface water flooding (1%) - Undesignated Heritage Asset (17%) - Setting of the City of Bath World Heritage Site (9%) - Deciduous woodland (14%) - Area at low risk of surface water flooding (2%) - Landscape setting of Bath (Bath) Type:, Saltford (Rural) Type: 1 (73%) - Ecological Network (71%) - NRN Existing Core Woodland (18%) 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.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential relocation or enhancement of the existing golf course.	Potentially Deliverable or Developable	New Settlement	44.57	1114
S1PS13	Saltford	Saltford	Saltford Manor Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Deciduous woodland (<0.5%) - Safeguarded Airport and Aerodrome Areas (7%) The site is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability includes potential access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	6.67	250
SAL01	Saltford	Saltford	Land at Manor Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land - Undesignated Heritage Asset The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.13	117
SAL01a	Saltford	Saltford	Land off Manor Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (2%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.82	37

SAL02	Saltford	Saltford	Land south of Manor Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (31%) - No main habitat but additional habitats present (<0.5%) - Landscape setting of Saltford (Rural) Type: 1 (22%) The site is within the Green Belt. Development would have a moderate impact on the landscape in most of the site and a significant impact in the southern part of the site. The site is of potential archaeological value and in the setting of a listed building. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	23.79	595
SAL03	Saltford	Saltford	Car sales garage, Bath Road	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Landscape setting of Bath (Bath) Type:, Saltford (Rural) Type: 1 - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at high risk of surface flooding (1%) - Saltford AQMA (13%) - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (22%) The site is in a sensitive location within the Green Belt and setting of the Bath WHS. Development would have a possible impact on the setting of listed buildings. The site is potentially suitable for development subject to it being limited to the footprint of the garage site as well as Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability includes costs associated with the demolition of the existing building and potential land remediation.	Potentially Deliverable or Developable	Suburban and Market Towns	0.14	6
SAL04	Saltford	Saltford	Land between car sales garage and Ashton Leaze, Bath Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Green Infrastructure - Landscape setting of Bath (Bath) Type:, Saltford (Rural) Type: 1 Site is partially within / contains: - Area at low risk of surface flooding (7%) - Setting of the City of Bath World Heritage Site (44%) - Area at medium risk of surface flooding (2%) - Area at high risk of surface flooding (1%) 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 the landscape. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.56	25
SAL05	Saltford	Saltford	Land south of the Burnett Business Park and north of Gypsy L	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land The site is within the Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	2.05	62
SAL27b	Saltford	Saltford	South of Bath Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Area at high risk of surface water flooding (1%) - Safeguarded land for sports and recreation facilities (3%) - Deciduous woodland (3%) - Manor Road Community Woodland Local Green Space (1%) - NRN Existing Core Woodland (5%) - Safeguarded Airport and Aerodrome Areas (78%) - Area at medium risk of surface water flooding (2%) - Undesignated Heritage Asset (4%) - Area at low risk of surface water flooding (7%) - Land Adjacent To Manor Road Historic Landfill (5%) - Landscape setting of Keynsham (Keynsham) Type: 2a (1%) The site is within the Green Belt. Development would have a moderate impact on the landscape in most of the site and a significant impact in the southern part of the site. The site is of potential archaeological value and within the setting of listed buildings. Development has potential to significantly weaken the gap between Keynsham and Saltford, particularly when experiencing the separation whilst travelling along the A4. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	42.91	1073

SAL27c	Saltford	Saltford	Glenavon Farm	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface water flooding (2%) - Grade 2 Agricultural Land (1%) - NRN Existing Core Woodland (7%) - Ecological Network (1%) The site is within the Green Belt. Development would have a moderate impact on the landscape in most of the site and a significant impact in the southern part of the site. The site is of potential archaeological value and within the setting of listed buildings. Development has potential to significantly weaken the gap between Keynsham and Saltford, particularly when experiencing the separation whilst travelling along the A4. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability includes costs associated with the demolition or relocation of the existing buildings.	Potentially Deliverable or Developable	New Settlement	24.85	621
SAL27d	Saltford	Saltford	Land west of A4, Saltford	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface water flooding (35%) - Area at medium risk of surface water flooding (9%) - Area at high risk of surface water flooding (3%) The site is within the Green Belt. The site is adjacent to a listed building. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints. Development has potential to significantly weaken the gap between Keynsham and Saltford, particularly when experiencing the separation whilst travelling along the A4.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.33	60
SAL28	Saltford	Saltford	Land west of 2-10 Grange Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at high risk of surface water flooding (2%) - Area at medium risk of surface water flooding (7%) - Area at low risk of surface water flooding (20%) - Undesignated Heritage Asset (4%) - Safeguarded Airport and Aerodrome Areas (6%) The site is within the Green Belt. Development would have a moderate impact on the landscape in most of the site and a significant impact in the southern part of the site. The site is of potential archaeological value and within the setting of listed buildings. The area would need substantial transport infrastructure improvements. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.37	89
SAL29	Saltford	Saltford	West Saltford	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (12%) - Area at medium risk of surface flooding (2%) The site is potentially suitable subject to Green Belt Review and demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.94	34



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A367PS1	Shoscombe	Bathavon South	East of Peasedown	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Landscape setting of Peasedown St. John (Somer Valley) Type: 2, Peasedown St. John (Somer Valley) Type: 3 Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Industrial Estate (5%) - Area at high risk of surface flooding (1%) - Undesignated Heritage Asset (9%) - Area at low risk of surface flooding (5%) - Ecological Network (19%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	44.98	1125
S2PS30	Peasedown St. John	Peasedown	South of Peasedown	Potentially Suitable	Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Braysdown Lane Allotments Allotments (2%) - Site of Nature Conservation Interest (4%) - Landscape setting of Norton Radstock (Somer Valley) Type: 1, Peasedown St. John (Somer Valley) Type: 3 (83%) - Ecological Network (4%) - Deciduous woodland (1%), Good quality semi improved grassland (<0.5%) - Area at low risk of surface flooding (4%) - Grade 3 Agricultural Land (74%) - Woodborough Historic Landfill (2%) - Undesignated Heritage Asset (5%) - NRN Existing Core Woodland (1%) - Green Belt (32%) - Radstock (Somer Valley) Conservation Area (2%) - NRN Existing Grassland (1%) The site is partially within the Green Belt. It is potentially suitable subject to Green Belt Review and demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	86.71	2168

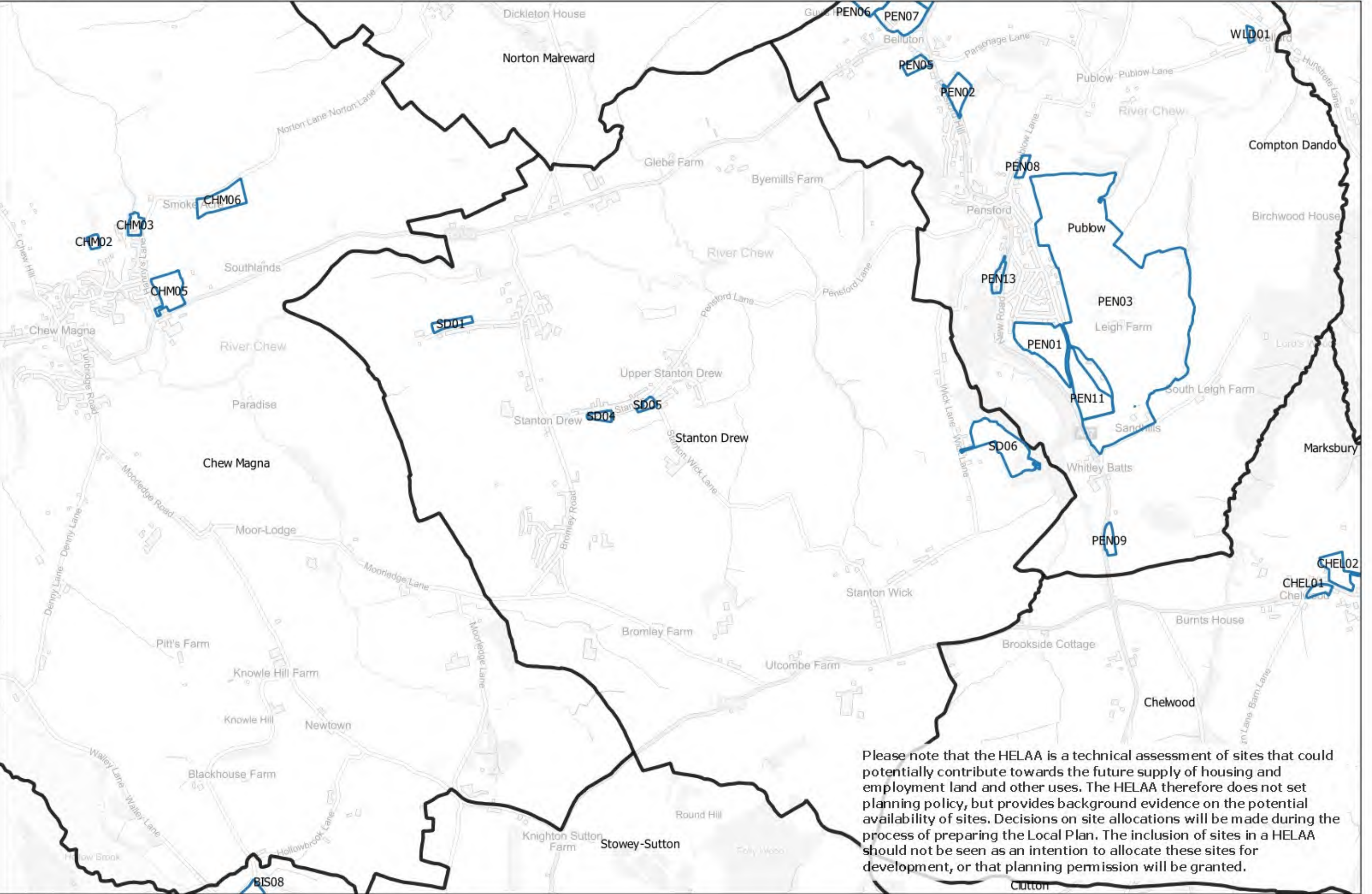


Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
E14a	Southstoke	Bathavon South	Land at Cranleigh Farm Cooperative	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Bath (Bath) Type: - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Green Infrastructure Site is partially within / contains: - NRN Grassland Strategic Network (51%) - Groundwater Source Protection Zone 1 (81%) - Groundwater Source Protection Zone 2c (25%) - Groundwater Source Protection Zone 3 (67%) - Groundwater Source Protection Zone 1c (23%) - Groundwater Source Protection Zone 2 (67%) The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Development would likely have a moderate impact on the setting of the Bath WHS. The site is also of heritage value. 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.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	2.26	85
E14b	Southstoke	Bathavon South	Midford Rd/ Packhorse Lane	Unsuitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Setting of the City of Bath World Heritage Site - Green Belt Site is partially within / contains: - Groundwater Source Protection Zone 1 (51%) - Groundwater Source Protection Zone 3 (51%) - Green Infrastructure (42%) - Grade 3 Agricultural Land (2%) - Groundwater Source Protection Zone 2 (51%) The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Development would likely have a significant impact on the landscape given the site is in a prominent skyline position. The site is of potential archaeological value. The site has poor overall accessibility. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that impact achievability include significant access improvements required.	Not Deliverable or Developable	Suburban and Market Towns	2.16	81
E14c	Southstoke	Bathavon South	Land between Pack Horse Lane and Bumpers Batch	Unsuitable	Site is wholly within / contains: - Groundwater Source Protection Zone 2 - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - 1 Groundwater Source Protection Zone 1 - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - 3 Groundwater Source Protection Zone 3 - Ecological Network Site is partially within / contains: - Green Infrastructure (68%) - Grade 3 Agricultural Land (2%) The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Development would likely have a significant impact on the landscape. The site is also of heritage value. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that impact achievability include significant access improvements required.	Not Deliverable or Developable	Suburban and Market Towns	2.56	96
E14Y	Southstoke	Bathavon South	West of School Hill	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Ecological Network Site is partially within / contains: - Green Infrastructure (50%) - Undesignated Heritage Asset (32%) The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Development of this site would likely result in multiple additional impacts on settings of WHS, Wansdyke schedule monument and village. 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.	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield and brownfield development in a high price point area. Factors that impact achievability include significant access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	2.12	80

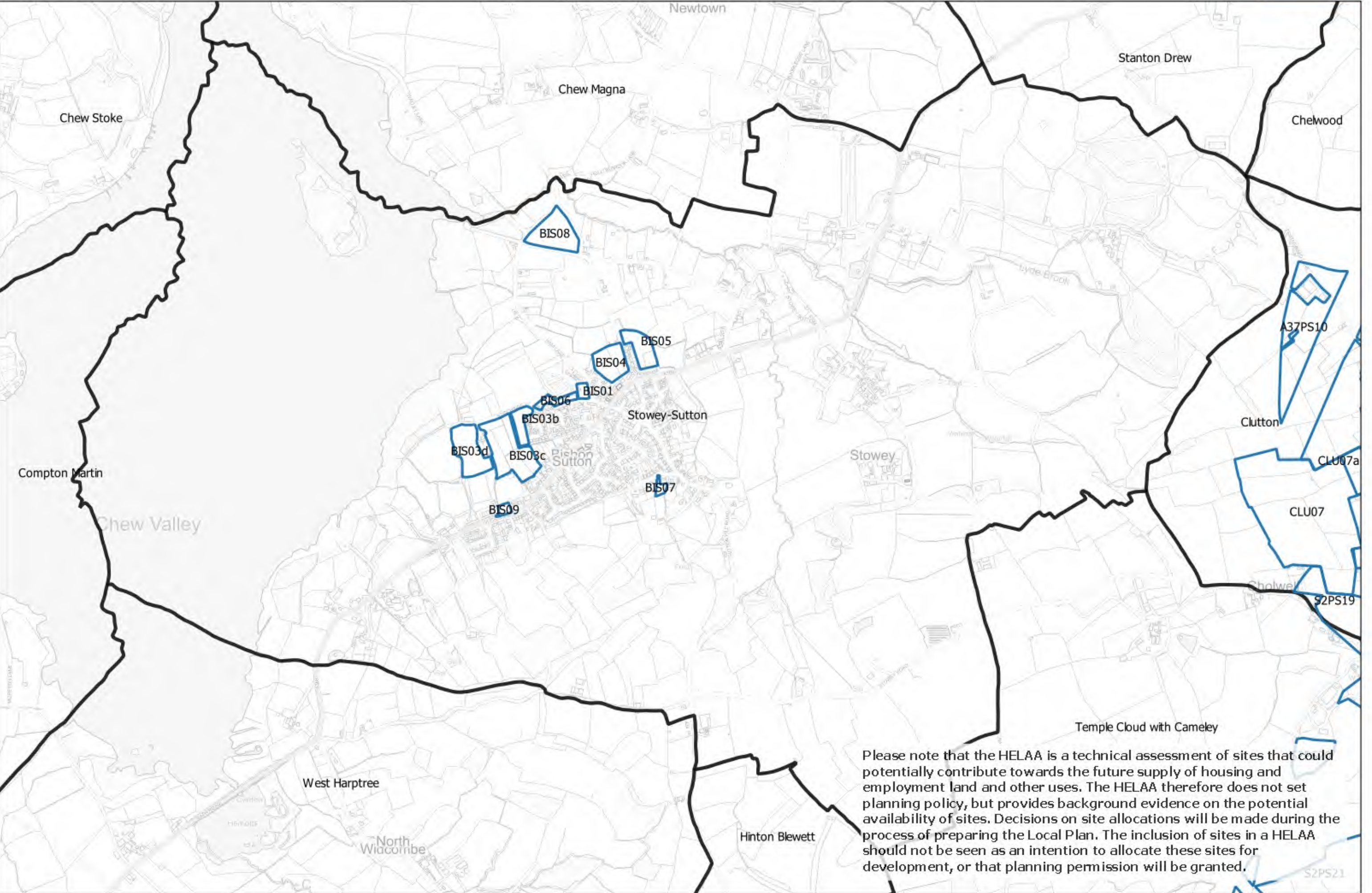
E14Z	Bath	Bathavon South	West of Southstoke Lane	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Site of Nature Conservation Interest - NRN Grassland Strategic Network - Ecological Network - Undesignated Heritage Asset - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: Site is partially within / contains: - Deciduous woodland (<0.5%) - Green Infrastructure (80%) - NRN Existing Grassland (19%) - NRN Existing Core Woodland (4%) The site is in a sensitive location within Green Belt, AONB and the setting of the Bath WHS and contains undesignated heritage assets as well as features of biodiversity and ecological value. The site has good levels of accessibility. 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.	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that impact achievability include significant access improvements required.	Potentially Deliverable or Developable	New Settlement	9.52	357
S1PS86	Monkton Combe	Bathavon South	North of Horsecombe Brook	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Site of Nature Conservation Interest - NRN Grassland Strategic Network Site is partially within / contains: - Deciduous woodland (47%), Lowland calcareous grassland (18%), No main habitat but additional habitats present (5%) - NRN Existing Grassland (17%) - NRN Existing Core Woodland (51%) - Area at low risk of surface flooding (6%) - Groundwater Source Protection Zone 1 (42%) - Undesignated Heritage Asset (7%) - Area at medium risk of surface flooding (3%) - Area at high risk of surface flooding (2%) - Groundwater Source Protection Zone 1c (58%) - Groundwater Source Protection Zone 2c (58%) - City of Bath World Heritage Site (48%) The site is in a sensitive location within the Green Belt, AONB and the setting of Bath WHS. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impacts on AONB and the setting of the Bath WHS as well as other identified constraints. Significant access constraints would need to be considered.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	5.26	197
S1PS87	Southstoke	Bathavon South	Castle Farm Midford	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Green Infrastructure - Ecological Network Site is partially within / contains: - Area at high risk of surface flooding (2%) - Groundwater Source Protection Zone 2c (83%) - Site of Nature Conservation Interest (74%) - NRN Existing Core Woodland (20%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (4%) - Grade II Listed Buildings (ARCHWAY AND LODGE WITH SCREEN WALL, TO MIDFORD CASTLE) - Grade 3 Agricultural Land (15%) - Groundwater Source Protection Zone 1 (17%) - Groundwater Source Protection Zone 1c (83%) - NRN Existing Grassland (1%) - Lowland calcareous grassland (32%), Deciduous woodland (15%), Lowland meadows (10%) The site is in a sensitive location within the Green Belt, AONB and the setting of Bath WHS. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of the impact on AONB and the setting of the Bath WHS, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	8.09	303

S1PS88	Bath	Combe Down	Combe Down	Unsuitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Site of Nature Conservation Interest - Cotswolds Area of Outstanding Natural Beauty - Ecological Network Site is partially within / contains: - Groundwater Source Protection Zone 2c (31%) - Deciduous woodland (56%), Lowland calcareous grassland (22%), No main habitat but additional habitats present (<0.5%) - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (10%) - Groundwater Source Protection Zone 1 (69%) - Groundwater Source Protection Zone 1c (31%) - Area at high risk of surface flooding (2%) - NRN Existing Core Woodland (54%) - NRN Existing Grassland (35%) The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. The site is unlikely to be suitable for development due to the inability to provide suitable vehicle access and the site's ecological value.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing a suitable access.	Not Deliverable or Developable	New Settlement	2.26	85
S1PS90	Southstoke	Bathavon South	Sulis Down	Unsuitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Infrastructure - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - Deciduous woodland (19%), Lowland calcareous grassland (19%), No main habitat but additional habitats present (2%) - Trees protected by a Tree Preservation Order (T1) - Green Belt (59%) - NRN Existing Grassland (22%) - NRN Grassland Strategic Network (82%) - Site of Nature Conservation Interest (58%) - Ecological Network (66%) - NRN Existing Core Woodland (25%) - Grade 3 Agricultural Land (85%) - Undesignated Heritage Asset (41%) - The Wansdyke (1%) - GROVE WOOD NRN Existing Ancient Woodland (5%) The site is in a sensitive location within the AONB and the setting of the Bath site is of high ecological value with Ancient Woodland, TPOs and Deciduous woodland. It is unsuitable for development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Not Deliverable or Developable	New Settlement	8.97	336



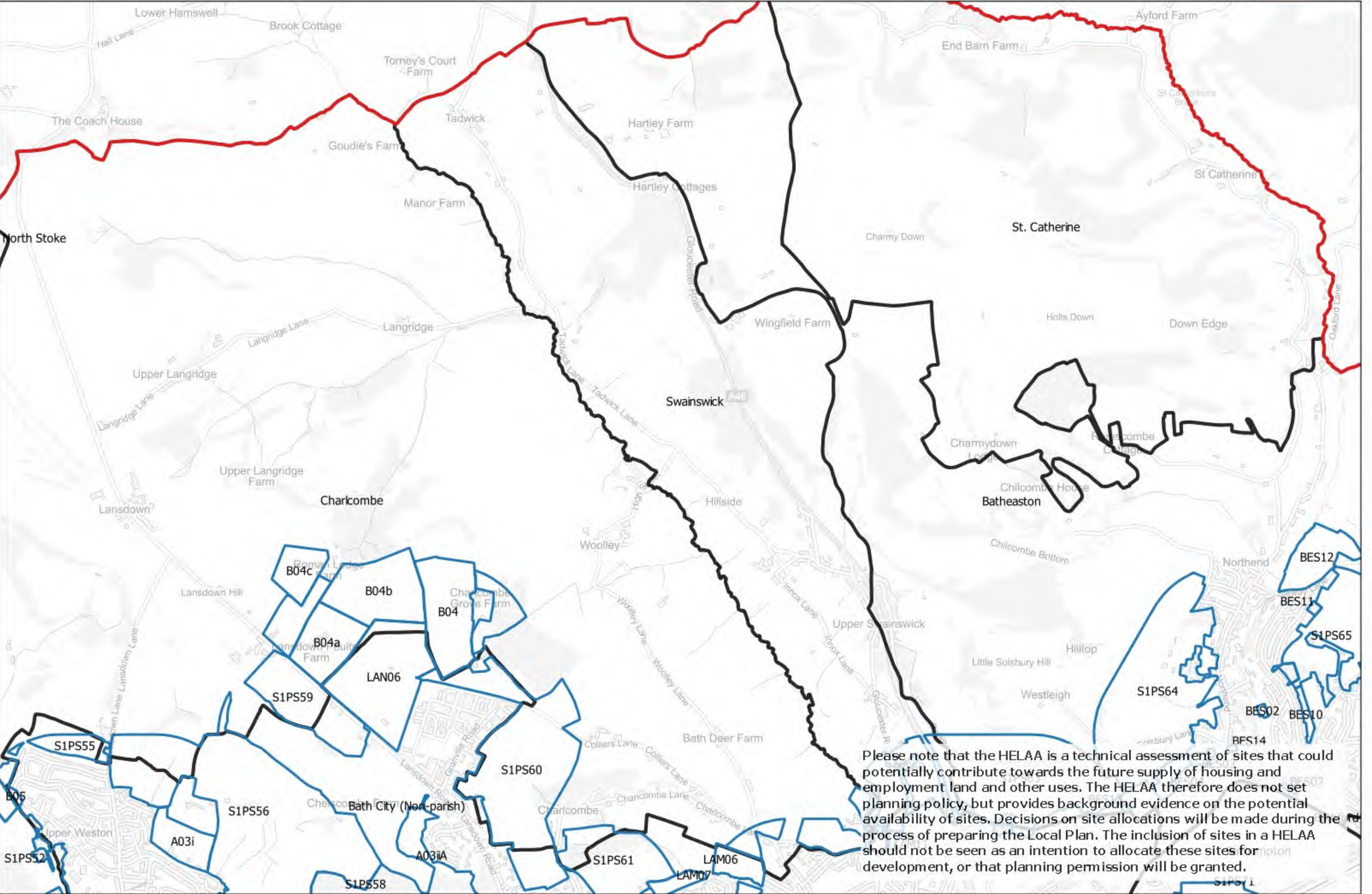
Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
SD01	Stanton Drew	Chew Valley	Land north of Sandy Lane	Potentially Suitable	Site is wholly within / contains: - Green Belt - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Grade 1 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (1%) - Undesignated Heritage Asset (1%) The site is within the Green Belt. Development would likely have a minimal impact on the landscape given the location of the existing properties on the south side of the Lane. The site is of potential archaeological value. The site has good accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.63	23
SD04	Stanton Drew	Chew Valley	Land opp Stanton Drew Primary School	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas The site is within the Green Belt. Development would likely have a minimal impact on the landscape given the development of the site would represent an extension along the linear settlement of Upper Stanton. The site has good accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.42	15
SD05	Stanton Drew	Chew Valley	Elm Farm, Stanton Wick Lane	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 1 Agricultural Land - Green Belt - Mineral Safeguarding Area Site is partially within / contains: - Undesignated Heritage Asset (21%) The site is within the Green Belt. Development would likely have a minimal impact on the landscape given the development of the site would represent an extension along the linear settlement of Upper Stanton. The site has good accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.32	12
SD06	Stanton Drew	Chew Valley	Disused mine at Wick Lane	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Site of Nature Conservation Interest - Ecological Network - Undesignated Heritage Asset - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (1%) - Grade 3 Agricultural Land (1%) - No main habitat but additional habitats present (84%), Deciduous woodland (8%) - Area at low risk of surface flooding (2%) - Green Infrastructure (86%) - NRN Existing Core Woodland (29%) The site is within the Green Belt, however this is the case for whole of the surrounding existing village of Stanton Drew. The site is located within an SNCI. The site is of potential archaeological value. The site has good accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Rural Areas	0.32	11

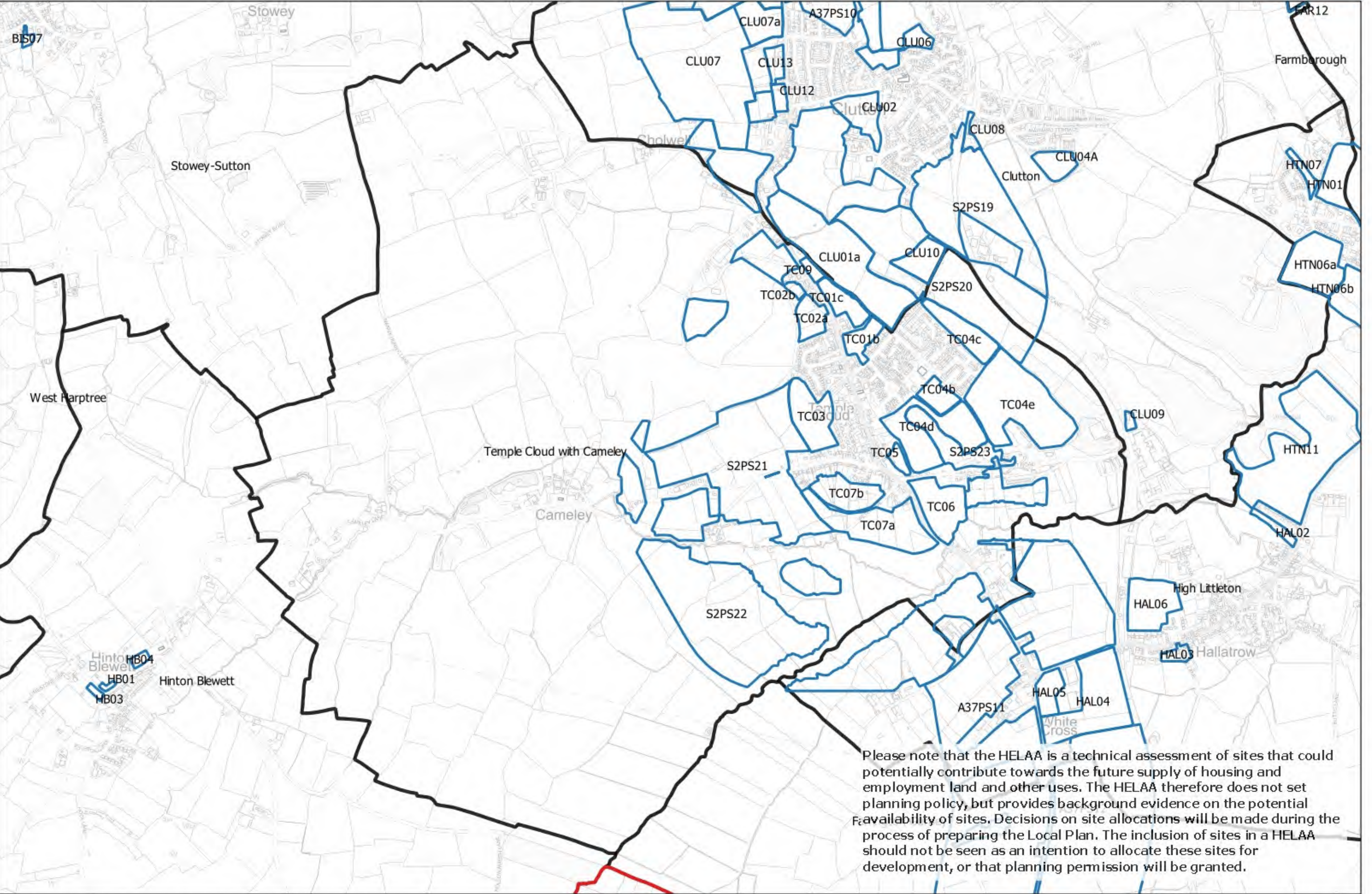


HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
BIS01	Stowey-Sutton	Chew Valley	Land west of Ham Lane	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Infrastructure - Ecological Network - Grade 3 Agricultural Land - NRN Grassland Strategic Network Site is partially within / contains: - Area at low risk of surface flooding (30%) 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.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.29	13
BIS03b	Stowey-Sutton	Chew Valley	Stiching Shord Lane D	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Ecological Network - Green Infrastructure - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (13%) - Coal Mining Legacy Development High Risk Area Unstable Land (45%) The site sits on the edge of the existing settlement. The site is potentially suitable for development subject to consideration of identified constraints, although would be best suited to be developed as a strategic site as part of a comprehensive masterplan.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include potential unstable ground conditions.	Potentially Deliverable or Developable	Suburban and Market Towns	0.78	35
BIS03c	Stowey-Sutton	Chew Valley	Stichings Shord Lane C	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Ecological Network (57%) - Area at high risk of surface flooding (1%) - Green Infrastructure (57%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (12%) - Undesignated Heritage Asset (2%) - Coal Mining Legacy Development High Risk Area Unstable Land (11%) Development would likely have a moderate impact on the landscape, but should be considered as part of a strategic site as part of a comprehensive masterplan. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.6	135
BIS03d	Stowey-Sutton	Chew Valley	Stichings Shord Lane D	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - NRN Grassland Strategic Network - Ecological Network - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (8%) - Undesignated Heritage Asset (4%) - Coal Mining Legacy Development High Risk Area Unstable Land (8%) Development would likely have a moderate impact on the landscape, but should be considered as part of a strategic site as part of a comprehensive masterplan. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.27	85
BIS04	Stowey-Sutton	Chew Valley	Land South of Bonhill Road West	Potentially Suitable	Site is wholly within / contains: - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas - Ecological Network - Grade 3 Agricultural Land Site is partially within / contains: - Undesignated Heritage Asset (36%) The site is within the Green Belt. Development would likely have a significant landscape impact. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.64	74

BIS05	Stowey-Sutton	Chew Valley	Land east of Bonhill Road	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas - Green Infrastructure - NRN Grassland Strategic Network Site is partially within / contains: - Undesignated Heritage Asset (6%) The site is within the Green Belt. Development would likely have a significant landscape impact. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is in single ownership and indicated as available within the next 5 years.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.35	61
BIS06	Stowey-Sutton	Chew Valley	Tennis Court	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Ecological Network - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - NRN Grassland Strategic Network Site is partially within / contains: - Mendip Hills Area of Outstanding Natural Beauty (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. The site is potentially suitable for development subject to consideration of the impact on the AONB and other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.5	23
BIS07	Stowey-Sutton	Chew Valley	Land to the rear of Paysons Croft, Church Lane	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Stowey Sutton (Rural) Type: 2 - Mendip Hills Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - NRN Grassland Strategic Network Site is partially within / contains: - Grade 3 Agricultural Land (39%) - Ecological Network (81%) - Area at low risk of surface flooding (2%) - Green Infrastructure (81%) - Grade 1 Agricultural Land (61%) 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. The site is potentially suitable for development subject to consideration of the impact on the AONB and other identified	Potentially Available	The northern part of the site has planning permission (20/00257/FUL) in July 2020 for the erection of a dwelling.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	0.23	10
BIS08	Stowey Sutton	Chew Valley	Land at Hollowbrook Lane	Potentially Suitable	Site is wholly within / contains: - Grade 1 Agricultural Land - NRN Grassland Strategic Network - Green Belt - Landscape setting of Stowey Sutton (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas - Green Infrastructure - Ecological Network Site is partially within / contains: - Undesignated Heritage Asset (8%) The site is within the Green Belt. 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. There is potential for archaeological value within the site. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	2.39	72
BIS09	Stowey Sutton	Chew Valley	Butchers Arms	Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas - NRN Grassland Strategic Network Site is partially within / contains: - Safeguarded land for sports and recreation facilities (3%) - Area at medium risk of surface flooding (9%) - Area at low risk of surface flooding (21%) Site is located adjacent to residential dwellings to the east and west and has good accessibility. The site contains a local heritage asset in a distinctive vernacular building. The site is suitable for development subject to development being sensitive to this building and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within 5 years.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing buildings on site and considerations over local heritage asset on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.23	10



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
S1PS62	Swainswick	Bathavon North	North of Larkhall	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Bath (Bath) Type: - Ecological Network - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty Site is partially within / contains: - Traditional orchard (1%) - Area at low risk of surface flooding (6%) - NRN Existing Grassland (8%) - Trees protected by a Tree Preservation Order (T1, T2) - NRN Grassland Strategic Network (23%) - Valley View Allotments Allotments (9%) - Green Infrastructure (17%) - City of Bath World Heritage Site (8%) - Safeguarded land for sports and recreation facilities (9%) - Site of Nature Conservation Interest (12%) The site is in a sensitive location within the Green Belt, AONB and Bath WHS. 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.	Potentially available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	16.58	415
S1PS63	Batheaston	Bathavon North	North of Bailbrook Lane	Potentially Suitable	Site is wholly within / contains: - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type:, Batheaston (Rural) Type: 3 - Grade 3 Agricultural Land - Ecological Network Site is partially within / contains: - Area at low risk of surface flooding (1%) - City of Bath World Heritage Site (2%) - Green Infrastructure (73%) - NRN Grassland Strategic Network (39%) - Deciduous woodland (3%) - NRN Existing Grassland (3%) - Safeguarded Airport and Aerodrome Areas (13%) - NRN Existing Core Woodland (4%) - Bath (Bath) Conservation Area (2%) The site is in a sensitive location within the Green Belt, AONB and Bath WHS. 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. There is planning permission for a single dwelling on site.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	28.2171	705



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A37PS11	High Littleton	High Littleton	Wells Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 1 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (1%) - Landscape setting of Temple Cloud (Rural) Type: 2 (1%) - Grade 3 Agricultural Land (3%) - Undesignated Heritage Asset (1%) - Green Infrastructure (26%) - Mineral Safeguarding Area (78%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creating suitable access.	Potentially Deliverable or Developable	New Settlement	30.66	767
CLU01a	Clutton	Clutton & Farmborough	Land to the North West of Oaklands	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - NRN Existing Grassland (17%) - Lowland calcareous grassland (3%) - Area at medium risk of surface flooding (4%) - Area at low risk of surface flooding (7%) - Grade 3 Agricultural Land (48%) - Area at high risk of surface flooding (2%) - Grade 2 Agricultural Land (52%) - Green Infrastructure (59%) - Trees protected by a Tree Preservation Order (T1, T2, T3) The site is potentially suitable for development as part of a comprehensive scheme extending out from the northern side of Temple Cloud subject to identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	10.77	269
CLU10	Clutton	Clutton & Farmborough	Parcel 4952, Marsh Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Green Infrastructure - NRN Grassland Strategic Network Site is partially within / contains: - Area at high risk of surface flooding (1%) - Area at medium risk of surface flooding (5%) - Coal Mining Legacy Development High Risk Area Unstable Land (10%) - Grade 2 Agricultural Land (1%) - Area at low risk of surface flooding (33%) Development may have significant landscape impacts given the location between Clutton and Temple Cloud in open countryside. The site is potentially suitable for development subject to the consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.01	75
S2PS19	Clutton	Clutton & Farmborough	South of Clutton	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (11%) - Safeguarded land for sports and recreation facilities (6%) - Landscape setting of Clutton (Rural) Type: 1, Clutton (Rural) Type: 2, High Littleton (Rural) Type: 1 (35%) - Area at high risk of surface flooding (5%) - Site of Nature Conservation Interest (6%) - Undesignated Heritage Asset (13%) - Gastons, Long Lands, The Avenue Local Green Space (8%) - Mineral Safeguarding Area (81%) - Ecological Network (14%) - Coal Mining Legacy Development High Risk Area Unstable Land (15%) - Deciduous woodland (2%), Traditional orchard (1%), Lowland calcareous grassland (<0.5%) - Area at medium risk of surface flooding (7%) - Green Infrastructure (79%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	29.94	749

S2PS20	Temple Cloud with Cameley	Mendip	North of Temple Cloud	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Infrastructure - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Undesignated Heritage Asset (13%) - Mineral Safeguarding Area (85%) - Ecological Network (46%) - Area at high risk of surface flooding (6%) - Grade 2 Agricultural Land (9%) - Site of Nature Conservation Interest (6%) - Deciduous woodland (3%) - Area at medium risk of surface flooding (7%) - Area at low risk of surface flooding (12%) - Safeguarded land for sports and recreation facilities (6%) - Landscape setting of Clutton (Rural) Type: 1, Temple Cloud (Rural) Type: 1 (20%) - NRN Grassland Connectivity Opportunities (9%) - Coal Mining Legacy Development High Risk Area Unstable Land (12%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	22.1	552
S2PS21	Temple Cloud with Cameley	Mendip	West of Temple Cloud	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - NRN Grassland Strategic Network - Landscape setting of Temple Cloud (Rural) Type: 1, Temple Cloud (Rural) Type: 2 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Flood Zone 3 (1%) - Area at low risk of surface flooding (5%) - Mineral Safeguarding Area (16%) - Green Infrastructure (14%) - Ecological Network (14%) - Flood Zone 2 (1%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (8%) - Coal Mining Legacy Development High Risk Area Unstable Land (4%) - NRN Woodland Connectivity Opportunities (30%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	27.33	683
S2PS22	Temple Cloud with Cameley	Mendip	South of Temple Cloud	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (1%) - Grade 1 Agricultural Land (12%) - Grade 3 Agricultural Land (88%) - Undesignated Heritage Asset (52%) - Mineral Safeguarding Area (19%) - NRN Woodland Connectivity Opportunities (7%) - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (6%) - Landscape setting of Temple Cloud (Rural) Type: 2 (1%) - NRN Existing Grassland (14%) - Flood Zone 2 (1%) - NRN Grassland Strategic Network (69%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	38.16	954
S2PS23	Temple Cloud with Cameley	Mendip	East of Temple Cloud	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area Site is partially within / contains: - Deciduous woodland (28%) - Area at low risk of surface flooding (6%) - Landscape setting of Temple Cloud (Rural) Type: 2 (85%) - NRN Existing Core Woodland (32%) - Area at medium risk of surface flooding (1%) - Grade 1 Agricultural Land (1%) - Grade 3 Agricultural Land (53%) - Undesignated Heritage Asset (44%) - Grade 2 Agricultural Land (46%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.16	193
TC01b	Clutton	Mendip	Land to the West of the A37	Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area Site is partially within / contains: - Grade 2 Agricultural Land (23%) - Grade 3 Agricultural Land (77%) The site is located adjacent to the existing settlement. It presents an opportunity for development as part of a comprehensive scheme at the northern side of Temple Cloud. It has relatively good accessibility but could increase traffic levels on A37.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Deliverable or Developable	Suburban and Market Towns	1.38	62

TC01c	Temple Cloud with Cameley	Mendip	Land to the West of the A37	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade 3 Agricultural Land (34%) - NRN Grassland Strategic Network (20%) - Grade 2 Agricultural Land (66%) - Trees protected by a Tree Preservation Order (T1, T2, T3) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	1.69	76
TC02a	Temple Cloud with Cameley	Mendip	Land east of Paulmont Rise /A367	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Temple Cloud (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area - Grade 3 Agricultural Land The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.58	71
TC02b	Temple Cloud with Cameley	Mendip	Land east of Paulmont Rise /A367	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of Temple Cloud (Rural) Type: 1 - Mineral Safeguarding Area Site is partially within / contains: - Undesignated Heritage Asset (73%) - Green Infrastructure (26%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	0.32	14
TC03	Temple Cloud with Cameley	Mendip	Land west of Molly Close	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Mineral Safeguarding Area Site is partially within / contains: - Area at medium risk of surface flooding (7%) - Area at low risk of surface flooding (15%) - NRN Grassland Strategic Network (6%) - Coal Mining Legacy Development High Risk Area Unstable Land (31%) - Area at high risk of surface flooding (4%) Potential access problems directly onto A37. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.61	135
TC04b	Temple Cloud with Cameley	Mendip	Recreation Ground, Meadow	Potentially Suitable	Site is wholly within / contains: - Safeguarded land for sports and recreation facilities - Grade 2 Agricultural Land - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas The site is located adjacent to the existing settlement. Development would likely have moderate landscape impacts that could be mitigated. The site is of potential archaeological value. The site is potentially suitable for development subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.35	61
TC04c	Temple Cloud with Cameley	Mendip	Land north-east of Greyfield View	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Grade 2 Agricultural Land - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Ecological Network (53%) - Grade 3 Agricultural Land (1%) - Green Infrastructure (27%) The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.6	98
TC04d	Temple Cloud with Cameley	Mendip	Land off Brandown Close	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Grade 3 Agricultural Land (17%) - Landscape setting of Temple Cloud (Rural) Type: 2 (39%) - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (3%) - Grade 2 Agricultural Land (83%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	5.73	215

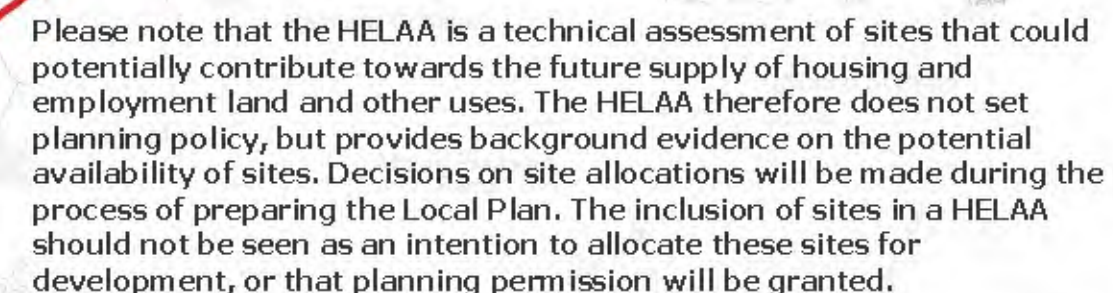
TC04e	Temple Cloud with Cameley	Mendip	Land at Cloud Hill	Potentially Suitable	Site is wholly within / contains: - Mineral Safeguarding Area - Grade 2 Agricultural Land - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Ecological Network (79%) - Green Infrastructure (36%) - NRN Grassland Strategic Network (12%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	9.83	369
TC05	Temple Cloud with Cameley	Mendip	Land West of Rose Cottage	Unsuitable	Site is wholly within / contains: - Mineral Safeguarding Area - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of Temple Cloud (Rural) Type: 2 Development would have high landscape impact due to prominent hillside location. Significant trees around the site would have to be removed to create access. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Not Deliverable or Developable	Suburban and Market Towns	0.56	25
TC06	Temple Cloud with Cameley	Mendip	Land west of East Court	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of Temple Cloud (Rural) Type: 2 - Mineral Safeguarding Area Site is partially within / contains: - Flood Zone 2 (4%) - Area at low risk of surface flooding (22%) - Area at medium risk of surface flooding (7%) - Undesignated Heritage Asset (40%) - Safeguarded land for sports and recreation facilities (5%) - Ecological Network (22%) - Flood Zone 3 (4%) - Area at high risk of surface flooding (4%) - Site of Nature Conservation Interest (5%) Development would have high landscape impact due to topography. The areas outside Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.51	132
TC07a	Temple Cloud with Cameley	Mendip	Land at Peterside	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Temple Cloud (Rural) Type: 2 - Safeguarded Airport and Aerodrome Areas - Mineral Safeguarding Area Site is partially within / contains: - Area at low risk of surface flooding (18%) - NRN Woodland Connectivity Opportunities (39%) - Ecological Network (7%) - Flood Zone 2 (1%) - Area at medium risk of surface flooding (7%) - Coal Mining Legacy Development High Risk Area Unstable Land (2%) - Area at high risk of surface flooding (3%) - NRN Grassland Strategic Network (40%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.98	224
TC07b	Temple Cloud with Cameley	Mendip	Land north of Peterside	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of Temple Cloud (Rural) Type: 2 - Mineral Safeguarding Area Site is partially within / contains: - Area at medium risk of surface flooding (7%) - Area at low risk of surface flooding (15%) - NRN Grassland Strategic Network (75%) - Area at high risk of surface flooding (3%) - Coal Mining Legacy Development High Risk Area Unstable Land (22%) - NRN Woodland Connectivity Opportunities (81%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.82	106
TC09	Temple Cloud with Cameley	Mendip	Former garden centre, Cholwell, A37	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Mineral Safeguarding Area - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at low risk of surface flooding (1%) - Green Infrastructure (74%) Significant trees around boundary of the site which would need to be removed to create access. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	0.44	20



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
TIM02	Timsbury	Timsbury	Land south of Loves Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Timsbury (Rural) Type: 3 Site is partially within / contains: - Undesignated Heritage Asset (1%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.92	110
TIM03	Timsbury	Timsbury	Land on Lippiatt Lane	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Timsbury (Rural) Type: 2 - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (3%) - Undesignated Heritage Asset (1%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.18	119
TIM04	Timsbury	Timsbury	Land at Lippiatt / Crocombe Lane	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Timsbury (Rural) Type: 2 - Grade 3 Agricultural Land - Undesignated Heritage Asset Site is partially within / contains: - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (17%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	9.25	347
TIM05	Timsbury	Timsbury	West of St Mary's School	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Land east of St Mary's School Local Green Space The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	0.78	35
TIM06	Timsbury	Timsbury	Land between South Rd / Radford Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Timsbury (Rural) Type: 3 - NRN Grassland Strategic Network Site is partially within / contains: - Deciduous woodland (<0.5%) The site is part of the Cam Brook Valley Side Upper Slopes and development would have high landscape impact. The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.8	105
TIM07a	Timsbury	Timsbury	Land east of Mill Lane (north)	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - NRN Grassland Strategic Network - Landscape setting of Timsbury (Rural) Type: 3 - NRN Existing Grassland Site is partially within / contains: - Area at low risk of surface flooding (2%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	1.91	86
TIM07b	Timsbury	Timsbury	Land east of Mill Lane (south)	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - NRN Grassland Strategic Network - Landscape setting of Timsbury (Rural) Type: 3 - NRN Existing Grassland Site is partially within / contains: - Lowland calcareous grassland (<0.5%) - Area at low risk of surface flooding (4%) Site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	1.69	76
TIM08	Timsbury	Timsbury	Land west of Southlands Drive	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Undesignated Heritage Asset - Landscape setting of Timsbury (Rural) Type: 3 Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.08	78

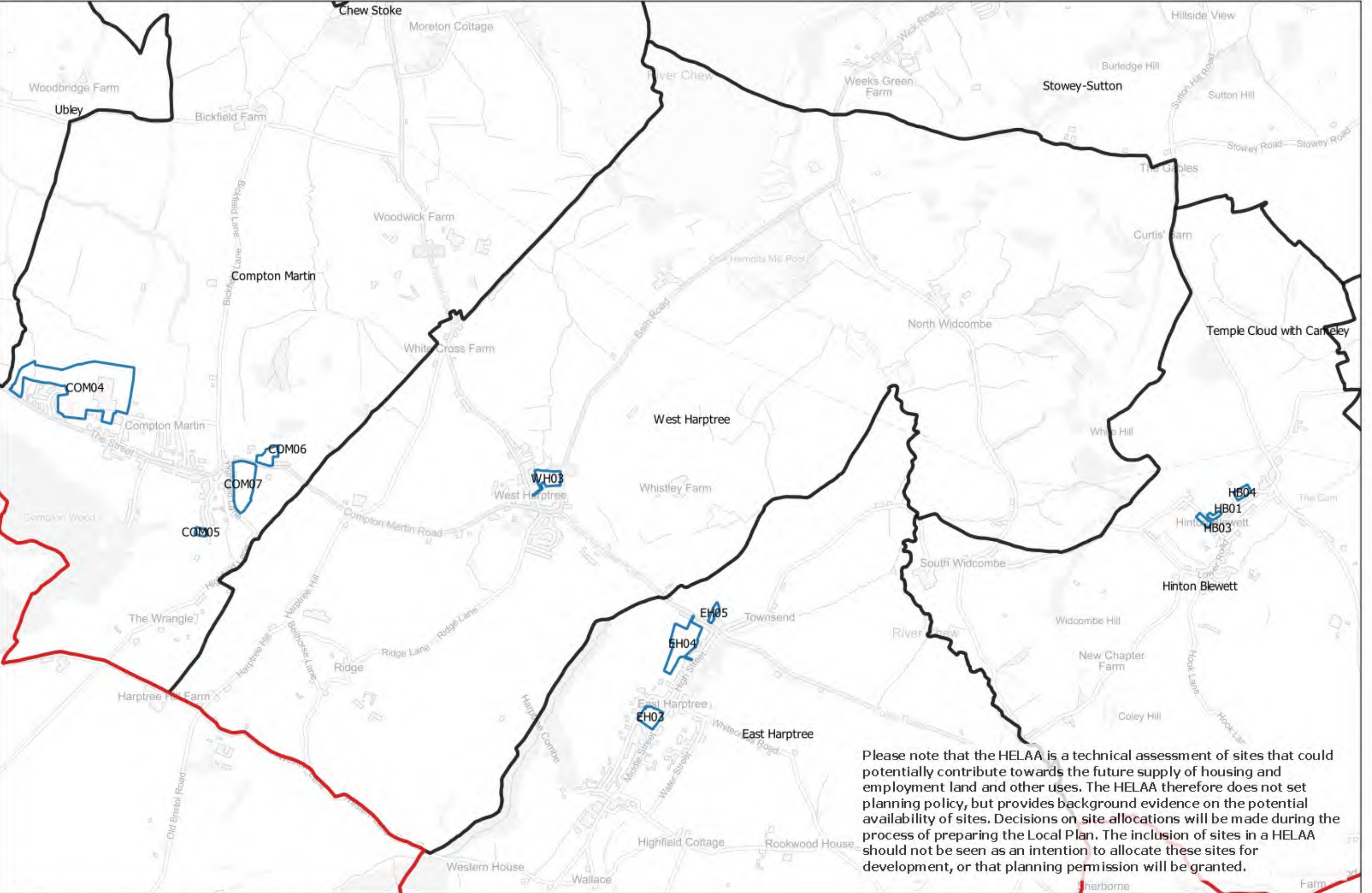
TIM09	Timsbury	Timsbury	Land south of Hayeswood Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Trees protected by a Tree Preservation Order (T1) - Landscape setting of Timsbury (Rural) Type: 3 (23%) Large area of unknown archaeological potential, which will require further investigation. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	4.94	185
TIM10	Timsbury	Timsbury	Land north of Hayeswood Road	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Landscape setting of Timsbury (Rural) Type: 1 - Green Belt Site is partially within / contains: - Safeguarded Airport and Aerodrome Areas (14%) The site is within the Green Belt. Development would have high landscape impact due to prominent hillside location. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	7.22	271
TIM11	Farmborough	High Littleton	Timsbury Bottom Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 3, Timsbury (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface flooding (4%) - Grade II Listed Buildings (Timsbury Bottom Farmhouse) - Area at high risk of surface flooding (2%) - Site of Nature Conservation Interest (1%) - Area at low risk of surface flooding (9%) - Undesignated Heritage Asset (21%) - Mineral Safeguarding Area (87%) - Ecological Network (1%) - Coal Mining Legacy Development High Risk Area Unstable Land (16%) Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential removal of existing development on site.	Potentially Deliverable or Developable	New Settlement	34.84	871
TIM12	Timsbury	Timsbury	Land at Bloomfield Nurseries	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - NRN Existing Core Woodland (14%) - Safeguarded Airport and Aerodrome Areas (18%) The site is within the Green Belt. Development would have high landscape impact due to prominent hillside location. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential removal of existing development on site.	Potentially Deliverable or Developable	Suburban and Market Towns	2.47	93
TIM13	Timsbury	Timsbury	Land at Hayeswood Road	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Development would have impact on the nature of the open countryside. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Rural Areas	0.78	28
TIM14	Timsbury	Timsbury	Land opposite Hayswood Farm	Potentially Suitable	Site is wholly within / contains: - Landscape setting of High Littleton (Rural) Type: 3, Timsbury (Rural) Type: 3 - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (4%) - Area at high risk of surface flooding (1%) - Coal Mining Legacy Development High Risk Area Unstable Land (5%) Development would have an impact on the nature of the open countryside. The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Rural Areas	1.28	46
TIM15	Timsbury	Timsbury	Land at Parish's House	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Timsbury (Rural) Type: 3 - Grade 3 Agricultural Land Site is partially within / contains: - NRN Grassland Strategic Network (90%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	1.33	60

TIM16	Timsbury	Timsbury	Land North of Hook Hill	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Land east of St Mary's School Local Green Space (8%) - Landscape setting of Timsbury (Rural) Type: 1, Timsbury (Rural) Type: 2 (25%) - NRN Grassland Connectivity Opportunities (1%) - NRN Grassland Strategic Network (3%) The site is partially within a Local Green Space. The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	New Settlement	14.48	362
-------	----------	----------	-------------------------	----------------------	--	-----------	---	------------------------	---	--	----------------	-------	-----

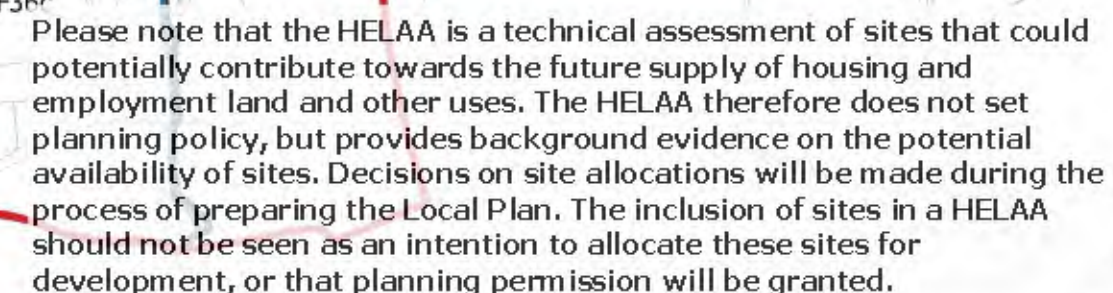


HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A367PS1	Shoscombe	Bathavon South	East of Peasedown	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Landscape setting of Peasedown St. John (Somer Valley) Type: 2, Peasedown St. John (Somer Valley) Type: 3 Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Industrial Estate (5%) - Area at high risk of surface flooding (1%) - Undesignated Heritage Asset (9%) - Area at low risk of surface flooding (5%) - Ecological Network (19%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	44.98	1125
A367PS2	Wellow	Bathavon South	Dunkerton Hill	Potentially Suitable	Site is wholly within / contains: - Green Belt - Grade 3 Agricultural Land Site is partially within / contains: - Green Infrastructure (13%) - Site of Nature Conservation Interest (3%) - NRN Grassland Strategic Network (71%) - Lowland calcareous grassland (1%), Deciduous woodland (1%), Good quality semi improved grassland (<0.5%) - Area at low risk of surface flooding (1%) - Landscape setting of Peasedown St. John (Somer Valley) Type: 1, Peasedown St. John (Somer Valley) Type: 2 (32%) - NRN Existing Grassland (1%) - NRN Existing Core Woodland (5%) - Undesignated Heritage Asset (8%) - Ecological Network (64%) The site is within the Green Belt. It is potentially suitable subject to Green belt Review and demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	75.3	1883
WELL02	Wellow	Bathavon South	New Willow Farm	Potentially Suitable	Site is wholly within / contains: - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land The site is within the Green Belt and AONB. It is potentially suitable subject to Green Belt Review and the consideration of impact on the AONB, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings.	Potentially Deliverable or Developable	Rural Areas	0.78	28
WELL03	Wellow	Bathavon South	Land north of Manor Close	Potentially Suitable	Site is wholly within / contains: - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Ecological Network - Green Belt The site is within the Green Belt and AONB. It is potentially suitable subject to Green Belt Review and the consideration of impact on the AONB, as well as other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	0.4	14
WELL04	Wellow	Bathavon South	Land at Manor Lodge, Farm La	Mixed or non-residential use	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Ecological Network Site is partially within / contains: - Area at low risk of surface flooding (2%) - Area at medium risk of surface flooding (1%) The site is within the Green Belt and AONB. It is potentially suitable subject to Green Belt Review and the consideration of impact on the AONB, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable development typology constituting greenfield development in a medium price point area. Factors that may impact achievability include incorporating or enhancing PRoW running through site.	Mixed or non-residential use	Rural Areas	0.18	6
WELL05	Wellow	Bathavon South	Land North of Bull's Hill	Potentially Suitable	Site is wholly within / contains: - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Grade 3 Agricultural Land - Wellow (Rural) Conservation Area Site is partially within / contains: - Safeguarded land for sports and recreation facilities (2%) - Undesignated Heritage Asset (2%) The site is within the Green Belt and AONB. It is potentially suitable subject to Green Belt Review and the consideration of impact on the AONB, as well as other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	Rural Areas	0.21	8

WELL06	Wellow	Bathavon South	Land south of Ford Road	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 2 (8%) - Area at high risk of surface flooding (5%) - Site of Nature Conservation Interest (41%) - Area at medium risk of surface flooding (7%) - Green Infrastructure (90%) - Deciduous woodland (10%), Traditional orchard (6%) - Flood Zone 3 (6%) - Area at low risk of surface flooding (17%) The site is within the Green Belt and the AONB. The areas outside Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as Green Belt Review and the consideration of impact on the AONB, and other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable development typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creation of a suitable access to the southern section of the site	Potentially Deliverable or Developable	Rural Areas	5.91	177
--------	--------	----------------	-------------------------	----------------------	--	-----------	---	------------------------	---	--	-------------	------	-----

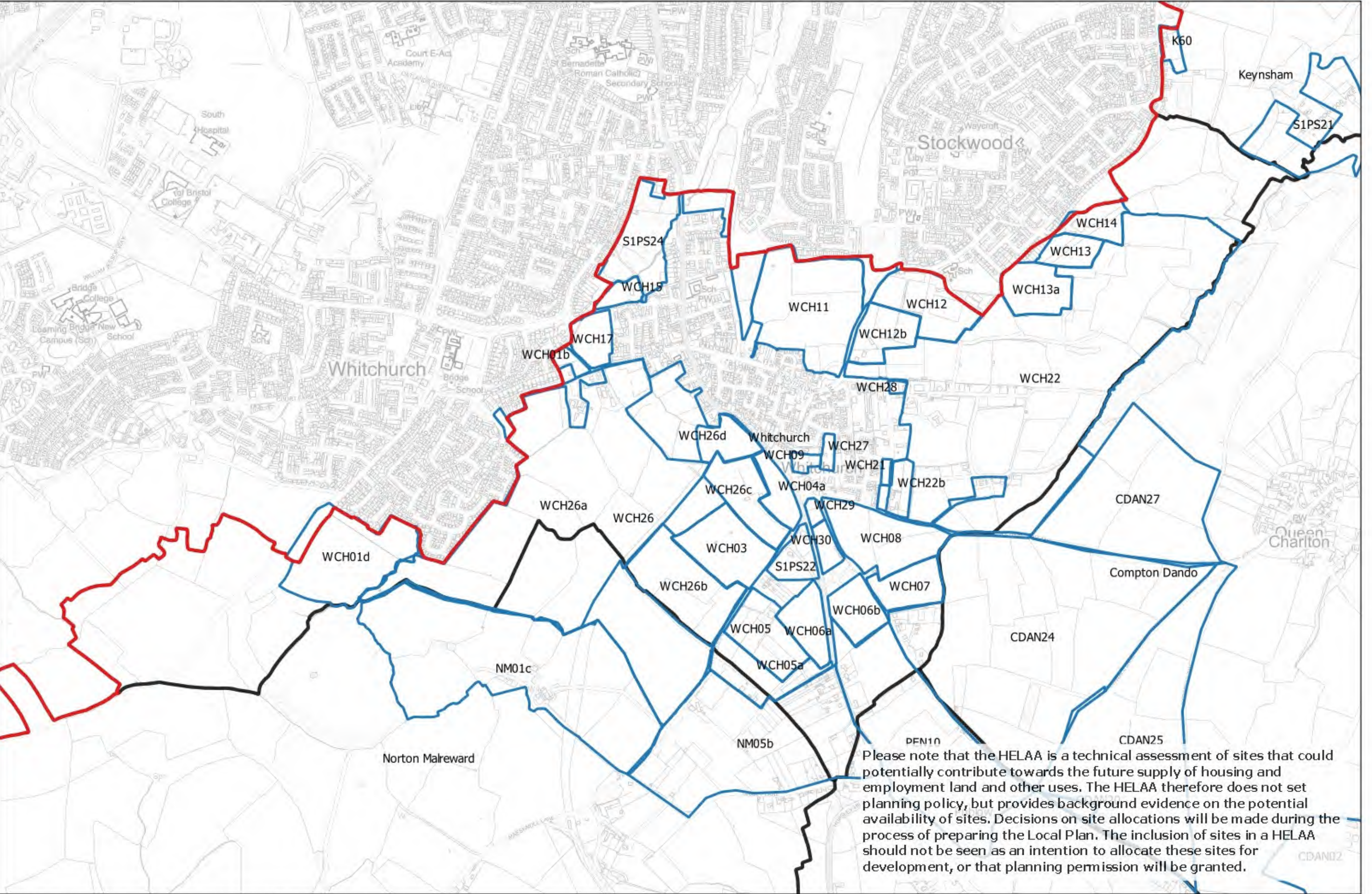


HELAA Ref	Parish	Ward	Site Address	Suitablility	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
WH03	West Harptree	Mendip	Land north of Parsonage Farm, Bristol Rd	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Infrastructure - Safeguarded Airport and Aerodrome Areas - Mendip Hills Area of Outstanding Natural Beauty Site is partially within / contains: - Area at low risk of surface flooding (14%) - Area at medium risk of surface flooding (3%) - West Harptree (Rural) Conservation Area (3%) The site is in a sensitive location within the AONB. The site is potentially suitable subject to consideration of impact on the AONB as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include the presence of public sewers and highway drainage crossing site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.79	36



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
S2PS32	Westfield	Westfield	Waterside	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Landscape setting of Norton Radstock (Somer Valley) Type: 2 Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (88%) - Site of Nature Conservation Interest (82%) - Kilmersdon Coal Tip, Wellsway Quarry, Radstock Regionally Important Geological Site (13%) - Deciduous woodland (13%) - Area at low risk of surface flooding (5%) - Grade 3 Agricultural Land (80%) - Undesignated Heritage Asset (14%) - Ecological Network (86%) - NRN Existing Grassland (3%) - NRN Existing Core Woodland (11%) - Coal Mining Legacy Development High Risk Area Unstable Land (4%) - Radstock (Somer Valley) Conservation Area (13%) The areas outside the RIGS would be potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	New Settlement	13.84	346
S2PS33	Westfield	Westfield	Westfield Industrial Estate	Potentially Suitable	Site is partially within / contains: - Area at high risk of surface flooding (2%) - Industrial Estate (1%) - Ecological Network (8%) - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (11%) - Grade 3 Agricultural Land (18%) The site is potentially suitable subject to consideration of identified constraints.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	1.46	66
WF01	Westfield	Westfield	East of Westfield Industrial Estate	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at high risk of surface flooding (4%) - Waterside Tip Historic Landfill (40%) - Area at low risk of surface flooding (15%) - Area at medium risk of surface flooding (7%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable development typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creation of a suitable access.	Potentially Deliverable or Developable	Rural Areas	5.43	163
WF02	Westfield	Westfield	Land south of Waterford Park	Potentially Suitable	Site is wholly within / contains: - Landscape setting of Norton Radstock (Somer Valley) Type: 2 Site is partially within / contains: - Flood Zone 2 (5%) - Area at low risk of surface flooding (32%) - NRN Existing Core Woodland (5%) - Area at medium risk of surface flooding (8%) - Grade 3 Agricultural Land (74%) - Green Infrastructure (53%) - Ecological Network (5%) - Flood Zone 3 (3%) - Area at high risk of surface flooding (5%) Development would have a high landscape impact due to topography of site. The areas outside of Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.09	78
WF14c	Westfield	Westfield	Land off Shakespeare Road	Unsuitable	Site is wholly within / contains: - Mineral Safeguarding Area - Site of Nature Conservation Interest - Safeguarded land for sports and recreation facilities - Landscape setting of Norton Radstock (Somer Valley) Type: 5 - Green Infrastructure - Ecological Network Site is partially within / contains: - Shakespeare Close Local Green Space (7%) - NRN Existing Core Woodland (1%) - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (2%) The site is within the SNCI and is partly designated as a local green space, there is currently no access to the site. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Not Deliverable or Developable	Suburban and Market Towns	0.78	35

WF14d	Westfield	Westfield	Land off Shakespeare Road	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Landscape setting of Norton Radstock (Somer Valley) Type: 5 Site is partially within / contains: - Safeguarded land for sports and recreation facilities (83%) - Radstock (Somer Valley) Conservation Area (21%) - Site of Nature Conservation Interest (82%) - Area at low risk of surface flooding (1%) - Mineral Safeguarding Area (66%) - Undesignated Heritage Asset (3%) - Ecological Network (82%) - NRN Existing Core Woodland (1%) - Coal Mining Legacy Development High Risk Area Unstable Land (2%) The majority of the site is within the SNCI. The site is potentially suitable subject to consideration of the identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need to create suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	4.88	183
WF36a	Westfield	Westfield	Waterside Farm Area	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land The site is potentially suitable subject to the consideration of the identified constraint.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable development typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creation of a suitable access.	Potentially Deliverable or Developable	Rural Areas	5.91	177
WF36b	Westfield	Westfield	East of Westfield Industrial Estate	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at medium risk of surface water flooding (1%) - Green Infrastructure (6%) - Area at low risk of surface water flooding (3%) - Waterside Tip Historic Landfill (31%) The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a viable development typology constituting greenfield development in a medium price point area. Factors that may impact achievability include creation of a suitable access.	Potentially Deliverable or Developable	Suburban and Market Towns	3.09	116
WF36c	Westfield	Westfield	Waterside Farm Area	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Flood Zone 3 (1%) - Area at low risk of surface water flooding (3%) - Green Infrastructure (79%) - Ecological Network (1%) - NRN Existing Core Woodland (1%) - Flood Zone 2 (1%) The area outside of Flood Zone 3 are potentially suitable subject to satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	New Settlement	17	425
WF36d	Westfield	Westfield	East of Westfield Industrial Estate	Mixed or non-residential use	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Green Infrastructure (60%) The site is potentially suitable subject to consideration of identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable development typology constituting development of employment use.	Mixed or non-residential use	Suburban and Market Towns	1.75	0
WF36e	Westfield	Westfield	East of Westfield Industrial Estate	Mixed or non-residential use	Site is wholly within / contains: - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (4%) - Landscape setting of Norton Radstock (Somer Valley) Type: 2 (12%) - Industrial Estate (1%) - Green Infrastructure (62%) The site is potentially suitable subject to consideration of the identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable development typology constituting development of employment use.	Mixed or non-residential use	Suburban and Market Towns	3.53	0



HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CDAN24	Publow	Publow & Whitchurch	Land south east of Whitchurch Village (proposed SDL in former JSP)	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (1%) - Area at low risk of surface flooding (1%) - NRN Grassland Connectivity Opportunities (9%) - NRN Woodland Connectivity Opportunities (1%) - Undesignated Heritage Asset (27%) - Ecological Network (1%) - Site of Nature Conservation Interest (1%) - NRN Grassland Strategic Network (8%) The site is within the Green Belt. Development could have a potential impact on setting of Monkton Combe conservation area and neighbouring listed buildings. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for a new settlement. It is indicated as immediately available for development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings on site which would need to be integrated or demolished through development.	Potentially Deliverable or Developable	New Settlement	53.52	1338
NM05b	Publow	Publow & Whitchurch	Land between Gibbet Lane, Norton Lane and Bristol Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Area at low risk of surface flooding (3%) - Area at medium risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (11%) - NRN Existing Grassland (3%) - Green Infrastructure (2%) - NRN Woodland Connectivity Opportunities (10%) The site is within Green Belt. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing dwellings on site would need to be demolished or integrated into development	Potentially Deliverable or Developable	New Settlement	27.2	680
PEN10	Publow	Publow & Whitchurch	Land between Ringspit Lane, Woolard Lane and Bristol Road	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - NRN Grassland Strategic Network (3%) - Deciduous woodland (2%) - Safeguarded land for sports and recreation facilities (15%) - Undesignated Heritage Asset (24%) - NRN Woodland Connectivity Opportunities (19%) - NRN Existing Core Woodland (4%) This is a large site within the Green Belt. The site has poor to moderate accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include existing buildings on site to be potentially demolished or integrated into development.	Potentially Deliverable or Developable	New Settlement	24.46	612
S1PS21	Keynsham	Keynsham North	Lansdown House	Potentially Suitable	Site is wholly within / contains: - NRN Grassland Strategic Network - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Grade 2 Agricultural Land (61%) - Safeguarded land for sports and recreation facilities (10%) - Area at low risk of surface flooding (8%) - Grade 3a Agricultural Land (3%) - Lowland calcareous grassland (22%), Deciduous woodland (<0.5%), Traditional orchard (<0.5%) - Grade 3 Agricultural Land (39%) - Undesignated Heritage Asset (1%) - Ecological Network (30%) - NRN Existing Grassland (23%) - NRN Existing Core Woodland (13%) - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (30%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Rural Areas	7.28	218

S1PS22	Whitchurch	Publow & Whitchurch	Whitchurch Cricket Club Allotments	Potentially Suitable	Site is wholly within / contains: - Green Belt - Airport / Aerodrome Safeguarded Area Site partially contains: - Allotments - Safeguarded existing sports and recreation facility - NE5 Nrn Woodland Connectivity Opportunities - Areas at risk of surface water flooding The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.17	81
S1PS24	Whitchurch	Publow & Whitchurch	Whitchurch Village	Potentially Suitable	Site is wholly within / contains: - Green Belt - NE5 Ecological network - NE2A Landscape setting Whitchurch (Rural) Type: 1, Whitchurch (Rural) Type: 2 - Airport / Aerodrome Safeguarded Area Site partially contains: - Safeguarded existing sports and recreation facilities - Areas within the site at risk of surface water flooding - Deciduous Woodland Priority Habitat - NE3 SNCI Stockwood Open Space, Sturminster Road - NE1 Green infrastructure - NE5 Nrn Grassland Strategic Network - NE5 Nrn Woodland Core Existing - Grade 3 agricultural land The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as consideration of other identified constraints. Development of this site would significantly reduce the important gap between Whitchurch Village and Bristol, leading to the merging of the two settlements, and loss of village identity for Whitchurch Village.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	New Settlement	5.93	223
WCH01b	Whitchurch	Publow & Whitchurch	Land west of Washing Pound Lane	Potentially Suitable	The site is wholly within / contains: - Green Belt - Landscape Setting of Settlement Whitchurch (Rural) Type: 1 - Airplane / Aerodrome Safeguarded Area Site is partially within / contains: - Area at low risk of surface flooding (24%) - Area at medium risk of surface flooding (16%) - Area at high risk of surface flooding (11%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.71	32
WCH01d	Norton Malreward	Publow & Whitchurch	Land between East Dundry Road and Arrowfield Close	Potentially Suitable	Site is partially within / contains: - Area at medium risk of surface flooding (2%) - Green Infrastructure (87%) - Area at low risk of surface flooding (4%) - Safeguarded Airport and Aerodrome Areas (90%) - Area at high risk of surface flooding (1%) - Grade 3 Agricultural Land (41%) - Ecological Network (87%) - Undesignated Heritage Asset (69%) - Green Belt (90%) The site is partially within the Green Belt. 90% of the site is within a safeguarded airport and aerodrome area. 41% of the site comprises Grade 3 Agricultural Land and 69% falls within an undesignated heritage asset. 1% of the site has a high risk of surface water flooding. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints. The site has poor accessibility. Accessibility constraints would need to be overcome if the site were to be developed.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree loss and/or removal of mature trees and the need to create an access, however as it stands, site access can only be achieved via a new route off Arrowfield Close via an adjacent field. Site levelling is also required.	Potentially Deliverable or Developable	New Settlement	10.07	252
WCH03	Whitchurch	Publow & Whitchurch	Land north-west of Whitchurch Cricket Club	Potentially Suitable	The site is wholly within / contains: - Green Belt - Airplane / Aerodrome Safeguarded Area Site is partially within / contains: - Green Infrastructure (53%) - NRN Woodland Connectivity Opportunities (1%) - Area at low risk of surface flooding (1%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	6	225

WCH04a	Whitchurch	Publow & Whitchurch	Land South West of A37	Potentially Suitable	The site is wholly within/contains: - Green Belt - Airplane / Aerodrome Safeguarded Area - Grade 3 agricultural land Site is partially within / contains: - Area at low risk of surface flooding (6%) - Area at medium risk of surface flooding (2%) - Green Infrastructure (51%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.26	85
WCH05	Whitchurch	Publow & Whitchurch	Land at Norton Lane	Potentially Suitable	The site is wholly within/contains: - Green Belt - Airplane / Aerodrome Safeguarded Area - Grade 3 agricultural land Site is partially within / contains: - Area at low risk of surface flooding (4%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	Rural Areas	4.85	146
WCH05a	Norton Malreward	Publow & Whitchurch	Land at Whitehall Garden Centre	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at high risk of surface flooding (1%) - NRN Woodland Connectivity Opportunities (50%) - Area at low risk of surface flooding (11%) - Area at medium risk of surface flooding (3%) The site is within the Green Belt, a safeguarded airport and aerodrome area and contains Grade 3 Agricultural Land, 3% of the site has a medium risk of surface water flooding. The site is potentially suitable for development subject to a Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints. The site has good accessibility from two different access points.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include mitigation against tree loss and/or removal of mature trees and the potential demolition of existing commercial greenhouses and hardstanding.	Potentially Deliverable or Developable	Rural Areas	4.38	131
WCH06a	Whitchurch	Publow & Whitchurch	Land south of Whitchurch Cricket Club	Potentially Suitable	The site is wholly within / contains: - Green Belt - Nrn Woodland Connectivity - Grade 3 agricultural land Site is partially within / contains: - Area at medium risk of surface flooding (1%) - Area at high risk of surface flooding (1%) - Area at low risk of surface flooding (3%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.17	119
WCH06b	Whitchurch	Publow & Whitchurch	Land south of cemetery. Woolard Lane	Potentially Suitable	The site is wholly within / contains: - Green Belt - Nrn Woodland Connectivity - Grade 3 agricultural land Site is partially within / contains: - Area at low risk of surface flooding (2%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.15	118
WCH07	Whitchurch	Publow & Whitchurch	Land at Woolard Lane	Potentially Suitable	The site is wholly within/ contains: - Green Belt - Airplane / Aerodrome Safeguarded Area - Grade 3 agricultural land Site is partially within / contains: - Site of Nature Conservation Interest (3%) - Area at low risk of surface flooding (8%) - Ecological Network (3%) - NRN Woodland Connectivity Opportunities (26%) - NRN Grassland Strategic Network (57%) - NRN Grassland Connectivity Opportunities (85%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.32	125

WCH08	Whitchurch	Publow & Whitchurch	Land at	Potentially Suitable	The site is wholly within / contains: - Green Belt - Airplane / Aerodrome Safeguarded Area - Grade 3 agricultural land Site is partially within / contains: - Area at low risk of surface flooding (5%) - NRN Grassland Strategic Network (10%) - Landscape setting of Whitchurch (Rural) Type: 2 (18%) - NRN Grassland Connectivity Opportunities (83%) - Ecological Network (1%) - NRN Woodland Connectivity Opportunities (5%) - Site of Nature Conservation Interest (1%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	7.07	265
WCH09	Whitchurch	Publow & Whitchurch	South of The White House	Potentially Suitable	The site is wholly within / contains: - Green Belt - Airplane / Aerodrome Safeguarded areas - Grade 3 agricultural land Site is partially within / contains: - Area at low risk of surface flooding (4%) - Area at medium risk of surface flooding (4%) - Green Infrastructure (90%) - Area at high risk of surface flooding (2%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints. Site has outline planning permission (21/02321/OUT) in April 2022 for the demolition of existing buildings and redevelopment of the land adjacent to Oaklea to provide 3 no. single storey dwellings with associated soft/hard landscaping, access improvements, parking and drainage with all matters reserved except for access. It is currently subject to planning application (23/02922/OUT) for the erection of up to 9 residential dwellings with all matters reserved except for access.	Available	Site is actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing dwelling on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.58	26
WCH11	Whitchurch	Publow & Whitchurch	Land between Craydon Grove and Staunton Lane	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt - Landscape setting of Whitchurch (Rural) Type: 2 - Undesignated Heritage Asset Site is partially within / contains: - No main habitat but additional habitats present (<0.5%), Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (1%) - Green Infrastructure (69%) - NRN Existing Core Woodland (4%) - Area at low risk of surface flooding (5%) - Grade 3 Agricultural Land (68%) - NRN Grassland Strategic Network (18%) - Ecological Network (63%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints. Development of this site would significantly reduce the important gap between Whitchurch Village and Bristol, leading to the merging of the two settlements, and loss of village identity for Whitchurch Village.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	13.05	326
WCH12	Whitchurch	Publow & Whitchurch	Land south-west of Stockwood Community Association	Potentially Suitable	The site is wholly within / contains: - Green Belt - Airplane / Aerodrome Safeguarded Areas - Safeguarded existing sports and recreation facility - Grade 3 agricultural land Site is partially within / contains: - NRN Grassland Strategic Network (32%) - Ecological Network (52%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints. Development of this site would significantly reduce the important gap between Whitchurch Village and Bristol, leading to the merging of the two settlements, and loss of village identity for Whitchurch Village.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of playing fields and associated buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	5.58	209

WCH12b	Whitchurch	Publow & Whitchurch	Land east of Stockwood Lane	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt - Landscape setting of Whitchurch (Rural) Type: 2 Site is partially within / contains: - Safeguarded land for sports and recreation facilities (83%) - NRN Grassland Strategic Network (15%) - Ecological Network (11%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints. Development of this site would significantly reduce the important gap between Whitchurch Village and Bristol, leading to the merging of the two settlements, and loss of village identity for Whitchurch Village.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of playing fields and associated buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	3.55	133
WCH13	Whitchurch	Publow & Whitchurch	Land south-east of Bifield Close	Potentially Suitable	The site is wholly within/ contains: - Green Belt - Airplane / Aerodrome Safeguarded Areas - Nrn Grassland Strategic Network Site is partially within / contains: - Grade 3 Agricultural Land (58%) - Undesignated Heritage Asset (5%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.1	79
WCH13a	Whitchurch	Publow & Whitchurch	Land south-east of Burfoot Rd	Potentially Suitable	The site is wholly within/ contains: - Green Belt - Airplane / Aerodrome Safeguarded Areas - Nrn Grassland Strategic Network Site is partially within / contains: - Grade 3 Agricultural Land (69%) - Undesignated Heritage Asset (3%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.94	148
WCH14	Whitchurch	Publow & Whitchurch	Land south-east of Bifield Road	Potentially Suitable	The site is wholly within / contains: - Green Belt - Airplane / Aerodrome Safeguarded Areas - NE5 Nrn Grassland Strategic Network Site is partially within / contains: - Area at low risk of surface flooding (8%) - Grade 3 Agricultural Land (62%) - Area at medium risk of surface flooding (3%) - Undesignated Heritage Asset (7%) - Area at high risk of surface flooding (1%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances as well as the consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition or relocation of dwellings and car park on site.	Potentially Deliverable or Developable	Suburban and Market Towns	2.41	90
WCH15	Whitchurch	Publow & Whitchurch	Land north of Maggs Lane	Potentially Suitable	Site is wholly within / contains: - Ecological Network - Green Belt - Landscape setting of Whitchurch (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (7%) - Area at low risk of surface flooding (18%) - Area at medium risk of surface flooding (11%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as the consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	1.1	50
WCH17	Whitchurch	Publow & Whitchurch	Land east of Washing Pound Lane	Potentially Suitable	Site is wholly within / contains: - Green Belt - Landscape setting of Whitchurch (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Ecological Network (7%) - Area at high risk of surface flooding (3%) - Area at low risk of surface flooding (9%) - Area at medium risk of surface flooding (5%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as the consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.37	89

WCH21	Whitchurch	Publow & Whitchurch	Land south of Greenacre, Staunton Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - NRN Grassland Connectivity Opportunities - Safeguarded Airport and Aerodrome Areas - Green Belt The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as the consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.28	13
WCH22	Compton Dando	Publow & Whitchurch	Land at Horseworld	Potentially Suitable	Site is wholly within / contains: - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land Site is partially within / contains: - Site of Nature Conservation Interest (12%) - NRN Grassland Strategic Network (58%) - Area at medium risk of surface water flooding (1%) - Undesignated Heritage Asset (85%) - Area at low risk of surface water flooding (3%) - Ecological Network (12%) - Further Mead Farm, Furthermead Farm Historic Landfill (3%) - Landscape setting of Whitchurch (Rural) Type: 2 (42%) - NRN Grassland Connectivity Opportunities (15%) - NRN Existing Grassland (14%) This is a large site located within the Green Belt. Development of the whole site would likely have a significant landscape impact by changing the setting of the existing settlement. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	69.84	1746
WCH22b	Whitchurch	Publow & Whitchurch	Mannings Mead	Potentially Suitable	Site is wholly within / contains: - NRN Grassland Connectivity Opportunities - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (1%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (2%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances as well as consideration of other identified constraints.	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	1.77	80
WCH26	Norton Malreward	Publow & Whitchurch	Land at	Unsuitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (5%) - Area at low risk of surface flooding (16%) - Green Infrastructure (49%) - Area at high risk of surface flooding (2%) - Grade 3 Agricultural Land (89%) - Safeguarded land for sports and recreation facilities (5%) - Landscape setting of Whitchurch (Rural) Type: 1 (40%) - Undesignated Heritage Asset (49%) - Ecological Network (1%) The site is within the Green Belt and a safeguarded airport and aerodrome area. 89% of the site comprises Grade 3 Agricultural Land and 5% of the site is safeguarded for sports and recreation facilities. 49% of the site falls within an undesignated heritage asset. The site falls within an area of high heritage importance and sensitivity, where development would have the greatest impact on Maes Knoll Scheduled Ancient Monument and Lyons Court Farmhouse (Grade II* listed building). Development of the site would likely be of such a scale that the significance of the heritage assets would experience significant harm with no potential for meaningful mitigation, or that the impacts could only be reduced but not removed via appropriate mitigation. The site is unsuitable for development.	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree and hedgerow loss and/or removal of mature trees hedgerows and the potential demolition of existing agricultural buildings. Improved access is required in certain areas of the site.	Not Deliverable or Developable	New Settlement	83.25	2081

WCH26a	Norton Malreward	Publow & Whitchurch	land south of Whitchurch	Unsuitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (15%) - Grade 3 Agricultural Land (89%) - Undesignated Heritage Asset (79%) - Area at high risk of surface flooding (2%) - Landscape setting of Whitchurch (Rural) Type: 1 (52%) - Area at medium risk of surface flooding (5%) - Grade II* Listed Buildings (LYONS COURT FARMHOUSE) - Green Infrastructure (36%) The site is within the Green Belt and a safeguarded airport and aerodrome area. 89% of the site comprises Grade 3 Agricultural Land and 79% of the site falls within an undesignated heritage asset. The site also contains the Grade II* listed Lyons Court Farmhouse. 2% of the site is at high risk of surface water flooding. The site falls within an area of high heritage importance and sensitivity, where development would have the greatest impact on Maes Knoll Scheduled Ancient Monument and Lyons Court Farmhouse (Grade II* listed building). Development of the site would likely be of such a scale that the significance of the heritage assets would experience significant harm with no potential for meaningful mitigation, or that the impacts could only be reduced but not removed via appropriate mitigation. The site is unsuitable for development.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include mitigation against tree and hedgerow loss and/or removal of mature trees hedgerows and the potential demolition of existing agricultural buildings. Improved access is required in certain areas of the site.	Mixed or non-residential use	New Settlement	50.14	0
WCH26b	Norton Malreward	Publow & Whitchurch	Land north of Norton Lane	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (30%) - Area at medium risk of surface flooding (6%) - Undesignated Heritage Asset (1%) - Green Infrastructure (59%) - Area at high risk of surface flooding (3%) The site is within the Green Belt and a safeguarded airport and aerodrome area and comprises Grade 3 Agricultural Land. 3% of the site is at high risk of surface water and 6% is at medium risk of surface water flooding. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include mitigation against tree and hedgerow loss and/or removal of mature trees hedgerows and improved access.	Potentially Deliverable or Developable	Suburban and Market Towns	8.43	316
WCH26c	Whitchurch	Publow & Whitchurch	Land at	Potentially Suitable	Site is wholly within / contains: - Safeguarded land for sports and recreation facilities - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Green Infrastructure (75%) - Area at low risk of surface flooding (2%) - Landscape setting of Whitchurch (Rural) Type: 1 (7%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as the consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	4.51	169
WCH26d	Whitchurch	Publow & Whitchurch	West of Bristol Road	Potentially Suitable	Site is wholly within / contains: - Green Infrastructure - Green Belt - Landscape setting of Whitchurch (Rural) Type: 1 - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Area at high risk of surface flooding (4%) - Area at low risk of surface flooding (34%) - Area at medium risk of surface flooding (11%) - Grade 3 Agricultural Land (21%) - Undesignated Heritage Asset (12%) The site is within the Green Belt. It is potentially suitable for development subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.6	98
WCH27	Whitchurch	Publow & Whitchurch	Land North of Cranford House	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Green Belt Site is partially within / contains: - Area at high risk of surface flooding (8%) - Green Infrastructure (17%) - Area at medium risk of surface flooding (18%) - Undesignated Heritage Asset (3%) - Area at low risk of surface flooding (33%) - Grade 3 Agricultural Land (39%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as the consideration of other identified constraints.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.56	25

WCH28	Whitchurch	Publow & Whitchurch	Avon Accident Repair Centre	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (11%) - Landscape setting of Whitchurch (Rural) Type: 2 (7%) - Undesignated Heritage Asset (2%) The site is within the Green Belt. It is potentially suitable, subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of identified constraints.	Available	Site is submitted by the landowner/promoted through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include garages and development on site which may need to be cleared.	Potentially Deliverable or Developable	Suburban and Market Towns	0.26	12
WCH29	Whitchurch	Publow & Whitchurch	Land at Woollard Lane	Potentially Suitable	Site is wholly within / contains: - Grade 3 Agricultural Land - Green Belt - Safeguarded Airport and Aerodrome Areas Site is partially within / contains: - Landscape setting of Whitchurch (Rural) Type: 2 (73%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	0.46	21
WCH30	Whitchurch	Publow & Whitchurch	Land at Woollard Lane	Potentially Suitable	Site is wholly within / contains: - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Green Belt Site is partially within / contains: - Area at low risk of surface flooding (1%) - NRN Woodland Connectivity Opportunities (50%) The site is within the Green Belt. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, as well as consideration of other identified constraints.	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.15	52