

EXAM 1B

Appendices to Bath and North East Somerset Council Response to Inspector's Initial Questions Letter (EXAM 1)

7th March 2022

**Bath & North East
Somerset Council**

Improving People's Lives

Appendix 1
Responding to the Inspector's initial questions EXAM 1 Question 4
Bath & North East Somerset Local Plan Partial Update Policy Review

Volume 1 - District-wide Strategy and Policies	Launch document	Draft LPPU (Reg 19 document)	Notes
CS:DW1 District-wide spatial Strategy	x	✓	Following the consultation and further evidence work, Policy DW1 is proposed to be amended to include the reference to the Keynsham previously safeguarded land through the Submission Plan.
PMP:RA1 Development in the villages meeting the listed criteria	✓	x	The housing site selection was undertaken following the spatial strategy set by the Core Strategy, ie prioritising brownfield land in Bath, Keynsham and the Somer Valley. Reviewing the HELAA, enough sites were identified, therefore this policy is not proposed to be amended through the submission Plan.
PMP:RA2 Development in villages outside the Green Belt not meeting Policy RA1 criteria	✓	x	Same as above.
CS:SD1 Presumption in favour of Sustainable Development	x	x	No change proposed.
CS:CP1 Retrofitting Existing Buildings	✓	✓	This policy is proposed to be updated in the submission Plan.
CS:CP2 Sustainable Construction	✓	✓	This policy is proposed to be replaced by new draft Policies SCR6 and SCR7.
CS:CP3 Renewable Energy	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:SCR1 On-site renewable energy requirement	✓	✓	This policy is proposed to be updated in the submission Plan.
New Policy SCR6 Sustainable Construction Policy for New Build Residential Development		✓	This new policy is proposed in the submission Plan.
New Policy SCR7 Sustainable Construction Policy for New Build Non-Residential Buildings		✓	This new policy is proposed in the submission Plan.
New Policy SCR8 Embodied Carbon		✓	This new policy is proposed in the submission Plan.
PMP:SCR2 Roof Mounted/Building Integrated Scale Solar PV	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SCR3 Ground Mounted Solar Arrays	✓	✓	This policy is proposed to be replaced by revised Policy CP3.
PMP:SCR4 Community Renewable Energy Schemes	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SCR5 Water Efficiency	x	x	No change
CS:CP4 District Heating	✓	✓	This policy is proposed to be updated in the submission Plan.
New Policy SCR9 Electric vehicles charging infrastructure		✓	This new policy is proposed in the submission Plan.

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CS:CP5 Flood Risk Management	x	x	No change
PMP:SU1 Sustainable Drainage	x	x	No change
CS:CP6 Environmental Quality	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:D.1 General Urban Design Principles	x	x	No change
PMP:D.2 Local Character & Distinctiveness	x	x	No change
PMP:D.3 Urban Fabric	x	x	No change
PMP:D.4 Streets and Spaces	x	x	No change
PMP:D.5 Building Design	x	✓	Responding to consultation and review, minor amendments are proposed relating to designing-out seagull nesting in the submission Plan.
PMP:D.6 Amenity	x	x	No change
PMP:D.7 Infill & Backland Development	x	x	No change
PMP:D.8 Lighting	x	✓	Responding to consultation and review, some amendments are proposed to reflect latest guidance in the submission Plan.
PMP:D.9 Advertisements & Outdoor Street Furniture	x	x	No change
PMP:D.10 Public Realm	x	x	No change
PMP:H1 Historic Environment	x	x	No change
PMP:H2 Somersetshire Coal Canal and the Wansdyke	x	x	No change
PMP:NE2 Conserving And Enhancing The Landscape And Landscape Character	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:NE2A Landscapes setting of settlements	x	x	No change
PMP:NE2B Extension of residential curtilages In the countryside	x	x	No change
PMP:NE3 Sites, <u>Habitats and Species</u> species and habitats	✓	✓	This policy is proposed to be updated in the submission Plan.
New Policy NE3a Biodiversity Net Gain		✓	This new policy is proposed in the submission Plan.
PMP:NE4 Ecosystem Services	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:NE5 Ecological networks <u>and Nature Recovery</u>	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:NE6 Trees and woodland conservation	x	✓	Responding to consultation and review, minor amendments are proposed.
PMP:CP7 Green Infrastructure	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:NE1 Development and Green Infrastructure	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:CP8 Green Belt	x	x	No change

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PMP:GB1 Visual amenities of the Green Belt	x	x	No change
PMP:GB2 Development in Green Belt villages	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:GB3 Extensions and alterations to buildings in the Green Belt	x	✓	Responding to consultation and review, a minor amendment is proposed in the submission Plan.
PMP:PCS1 Pollution and nuisance	x	x	No change
PMP:PCS2 Noise and vibration	x	x	No change
PMP:PCS3 Air quality	x	x	No change
PMP:PCS4 Hazardous substances	x	x	No change
PMP:PCS5 Contamination	x	✓	Responding to consultation and review, an amendment to include the contamination land is proposed in the submission Plan.
PMP:PCS6 Unstable land	x	x	No change
PMP:PCS7 Water Source Protection Zones	x	x	No change
PMP:PCS7A Foul sewage infrastructure	x	x	No change
PMP:PCS8 Bath Hot Springs	x	x	No change
CS:CP9 Affordable Housing	x	x	No change
CS:RA4 Rural Exceptions Sites	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:H1 Housing and Facilities for the Elderly, people with other Supported Housing or Care Needs	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
CP10 Housing Mix	x	x	No change
PMP:H2 Houses in Multiple Occupation	✓	✓	This policy is proposed to be updated in the submission Plan.
New Policy H2A Purpose Built Student Accommodation		✓	This new policy is proposed in the submission Plan.
PMP:H3 Residential Use in Existing Buildings	x	✓	Responding to consultation and review, a minor amendment is proposed in the submission Plan.
PMP:H4 Self-Build George	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating through the LPPU.
PMP:H5 Retention of Existing Housing Stock	x	✓	Responding to consultation and review, minor amendments are proposed in the submission Plan.
PMP:H6 Moorings	x	x	No change
PMP:H7 Housing accessibility	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:H8 Affordable Housing Regeneration Schemes	x	x	No change
CS:CP11 Gypsies, Travellers and Travelling Showpeople	x	x	No change
PMP:LCR1 Safeguarding local community facilities	x	x	No change

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PMP:RA3 Community Facilities and Shops	x	x	No change
PMP:LCR1A Public houses	x	x	No change
PMP:LCR2 New or replacement community facilities	x	x	No change
PMP:LCR3 Sites safeguarded for primary school use	x	x	No change
PMP:LCR3A Primary school capacity	x	x	No change
PMP:LCR4 Allocation of land for cemeteries	x	x	No change
PMP:LCR5 Safeguarding existing sport and recreational facilities	x	x	No change
PMP:LCR6 New and replacement sports and recreational facilities	x	✓	Responding to consultation and review, some amendments requiring a management plan for a new artificial grass pitch are proposed in the submission Plan.
PMP:LCR6A Local Green Spaces	x	x	No change
PMP:LCR7 Recreational development proposals affecting waterways	x	x	No change
PMP:LCR7A Telecommunications development	x	x	No change
PMP:LCR7B Broadband	x	x	No change
PMP:LCR7C Commercial riding establishments	x	x	No change
PMP:LCR8 Protecting allotments	x	x	No change
PMP:LCR9 Increasing the Provision of Local Food Growing	x	x	No change
PMP:ED.1A Office Development	x	x	No change
PMP:ED.1B Change of use & redevelopment of B1 (A) office to residential use	x	✓	Responding to consultation and review, some amendments are proposed reflecting the latest legislation changes and including the reference to PBSA and large HMO in the submission Plan.
PMP:ED.1C Change of use and redevelopment of B1 (A) office use to other town centre uses	x	✓	Responding to consultation and review, some amendments are proposed reflecting the latest legislation changes in the submission Plan.
PMP:ED.2A Strategic (*) and other primary industrial estates	x	✓	Responding to consultation and review, some amendments are proposed reflecting the latest legislation changes and including the reference to the Locksbrook Creative Industry Hub in the submission Plan.
PMP:ED2B Non-Strategic Industrial Sites	x	✓	Responding to consultation and review, some amendments are proposed to strengthen the protection of the industrial land in the submission Plan.
PMP:RE1 Employment uses in the countryside	x	✓	Responding to consultation and review, minor amendments are proposed in the submission Plan.
PMP:RE2 Agricultural development	x	x	No change
PMP:RE3 Farm diversification	x	x	No change
PMP:RE4 Essential dwellings for rural workers	x	x	No change

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PMP:RE5 Agricultural land	x	x	No change
PMP:RE6 Re-use of rural buildings	x	x	No change
PMP:RE7 Visitor accommodation	x	x	No change
PMP:CP12 Centres and Retailing	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:CR1 Sequential Test	x	✓	Responding to consultation and review, minor amendments are proposed in the submission Plan.
PMP:CR2 Impact Assessments	x	✓	Responding to consultation and review, some amendments are proposed reflecting the latest legislation changes in the submission Plan.
PMP:CR3 Primary Shopping Areas and Primary Shopping Frontages	x	✓	Responding to consultation and review, minor amendments are proposed in the submission Plan.
PMP:CR4 Dispersed Local Shops	x	x	No change
PMP:ST1 Promoting sustainable travel and healthy street	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:ST2 Sustainable Transport Routes	x	✓	Responding to consultation and review, some amendments are proposed in the submission Plan.
PMP:ST2A Active Travel Routes Recreational Routes	x	✓	Responding to consultation and review, some amendments are proposed in the submission Plan.
PMP:ST3 Transport infrastructure	x	✓	Responding to consultation and review, some amendments are proposed in the submission Plan.
PMP:ST4 Rail freight facility	x	x	No change
PMP:ST5 Traffic Management Proposals	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:ST6 Transport Interchange Park and Ride	x	✓	Responding to consultation and review, amendments are proposed.
PMP:ST7 Transport requirements for managing development	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:ST8 Airport and Aerodrome Safeguarding Areas	x	x	No change
CS:CP8a Minerals	x	x	No change
PMP:M1 Mineral Safeguarding Areas	x	x	No change
PMP:M2 Minerals Allocations	x	x	No change
PMP:M3 Aggregate Recycling Facilities	x	x	No change
PMP:M4 Winning and working of minerals	x	x	No change
PMP:M5 Conventional & Unconventional Hydrocarbons	x	x	No change
CS:CP13 Infrastructure Provision	x	x	No change
Volume 2 - Bath			
PMP:B1 Bath Spatial Strategy	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
CS:B4 The World Heritage Site and its setting	x	x	No change
PMP:BD1 Bath Design Policy	x	x	No change

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PMP:B2 Central Area Strategic Policy	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:SB1 Development Requirements and Design Principles Walcot Street /Cattlemarket Site	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:SB2 Development Requirements and Design Principles Central Riverside & Recreation Ground	x	x	No change
PMP:SB3 Development Requirements and Design Principles Manvers Street	✓	x	Following the review process, it is considered that the policy remains relevant and does not need updating.
PMP:SB4 Bath Quays North & Bath College Development Requirements and Design Principles	x	x	No change
PMP:SB5 South Quays &Riverside Court	x	x	No change
PMP:SB6 South Bank	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SB7 Green Park Station West & Sydenham Park	x	x	No change
PMP:SB8 Western Riverside	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:B3 Strategic Policy for Twerton and Newbridge Riversides	x	✓	Responding to consultation and review, some amendments are proposed to include the reference to Locksbrook Creative Industry Hub in the submission Plan.
PMP:SB9 The Bath Press Development Requirements and Design Principles	x	x	No change
PMP:SB10 Roseberry Place Development Requirements and Design Principles	x	x	No change
New Policy SB22 Industry Hub		✓	This new policy is proposed in the submission Plan.
New Policy SB23 Weston Island		✓	This new policy is proposed in the submission Plan.
PMP:SB11 Former MoD Fox Hill Park Development Requirements and Design Principles	x	x	No change
PMP:SB12 Former MoD Warminster Road	x	x	No change
PMP:SB13 Former MoD Ensleigh and Royal High Playing Field (formerly Core Strategy Policy B3c)	x	x	No change
PMP:SB14 Twerton Park	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:SB15 Hartwells Garage	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SB16 Burlington Street	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SB17 Englishcombe Lane	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy

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			remains relevant and does not need updating.
PMP:SB18 Royal United Hospital	✓	✓	This policy is proposed to be updated in the submission Plan.
New Policy SB24 Sion Hill		✓	This new policy is proposed in the submission Plan.
New Policy SB25 St Martin's Hospital		✓	This new policy is proposed in the submission Plan.
PMP:B5 Strategic policy for universities, private colleges and their impacts - Off-Campus Student Accommodation and Teaching Space	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:SB19 University of Bath at Claverton Down	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:SB20 Bath Spa University, Newton Park Campus	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
New Policy SB26 Park and Ride Sites		✓	This new policy is proposed in the submission Plan.
CS:B3a Land adjoining Odd Down, Bath Strategic Site Allocation	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
Volume 3 - Keynsham			
PMP:KE1 Keynsham Spatial Strategy	✓	✓	This policy is proposed to be updated in the submission Plan.
PMP:KE2 Town Centre/Somerdale Strategic Policy	x	x	No change
PMP:KE2a Somerdale	x	x	No change
PMP:KE2b Riverside and Fire Station Site	✓	✓	This policy is proposed to be updated in the submission Plan.
CS:KE3a Land adjoining East Keynsham Strategic Site Allocation	✓	x	Following the review process, it is considered that the policy remains relevant and does not need updating.
CS:KE3b: Safeguarded Land at East Keynsham	✓	✓	This policy is proposed to be replaced by new draft Policies KE3C and KE3D
New Policy KE3c East of Keynsham – former safeguarded land KE3c		✓	This new policy is proposed in the submission Plan.
New Policy KE3d East of Keynsham former safeguarded land KE3d		✓	This new policy is proposed in the submission Plan.
CS:KE4 Land adjoining South West Keynsham Strategic Site Allocation	x	x	No change
New Policy KE5 Treetops		✓	This new policy is proposed in the submission Plan.
Volume 4 - Somer Valley			
PMP:SV1 Somer Valley Spatial Strategy	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SV2 Midsomer Norton Town Centre Strategic Policy	x	✓	Responding to consultation and review, some amendments are proposed to remove the reference to the South Road car park in the submission Plan.
PMP:SSV1: Policy SSV1 Central High Street Core Site	x	x	No change
PMP:SSV2 South Road Car Park	✓	✓	Delete Policy SSV2
PMP:SSV4 Former Welton Manufacturing	✓	✓	This policy is proposed to be updated in the submission

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Site			Plan.
PMP:SSV3 Midsomer Norton Town Park	x	x	No change
CS:SV3 Radstock Town Centre Strategic Policy	x	x	No change
PMP:SSV14: Charlton Timber Yard	x	x	No change
PMP:SSV17: Former Radstock County Infants	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SSV20: Former St Nicholas School	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SSV18: Somer Valley Campus	x	x	No change
PMP:SSV11: St Peter's Factory site	x	x	No change
New Policy SSV21 Silver Street		✓	New Policy
PMP:SSV9: Old Mills Industrial Estate	✓	✓	This policy is proposed to be updated in the submission Plan.
New Policy SSV22 Former Paulton Printworks		✓	This new policy is proposed in the submission Plan.
Volume 5 - Rural Areas			
PMP:SR24 Land adjacent to Temple Inn Lane, Temple Cloud	x	x	No change
PMP:SR17 The Former Orchard, Compton Martin	x	x	No change
PMP:SR5 Pinkers Farm, East Harptree	x	x	No change
PMP:SR6 Water Street, East Harptree	✓	x	Following the progression of the Plan through the preparation process, it is considered that the policy remains relevant and does not need updating.
PMP:SR14 Wheelers Manufacturing Block Works, Timsbury	x	x	No change
PMP:SR15 Land to the East of the St Mary's School, Timsbury	✓ error	x	No change *This was marked to be reviewed by error. The text stated that 'no application submitted. It needs to be reviewed through the new Local Plan.' in the review table which was published in the Launch Document.
PMP:SR2 Leafield, West Harptree	x	x	No change
CS:RA5 Land at Whitchurch Strategic Site Allocation	x	x	No change

Appendix 2

Responding to the Inspector's initial questions EXAM 1 Question 5

Comments from the Duty to Cooperate Prescribed Bodies (Historic England, Natural England and Highways England)



Historic England

Planning Policy (Local Plan partial update)
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath BA1 1JG

22 May 2020

Response by email: local_plan2@bathnes.gov.uk

Dear Sirs,

B&NES Local Plan partial update and policy review

Thank you for providing Historic England a further opportunity to inform a review of the development plan. We hope the following comments complement those previously made.

A positive strategy for the historic environment

This review provides an opportunity to update and reinforce the development plan's positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats, and to consider the shape of the future local economy post COVID19 and the role/implications for the historic environment.

No doubt an appropriate and proportionate impact assessment, perhaps presented with a topic paper, will be prepared, and evidence applied to ensure statute, national policy and guidance for the historic environment is recognised. With this in mind, Historic England's plan making advice to help meet these obligations is recommended. <https://historicengland.org.uk/advice/planning/plan-making/>

Conservation Areas

Of the District's 35 Conservation Areas, a significant proportion still appear to require an appraisal, and ideally an associated management plan. The Inspector for the examination of the Core Strategy (2014) highlighted the matter and it will be important for the local authority to demonstrate how it has responded, mindful that under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a statutory duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts from time to time.

We appreciate that significant progress has been made, particularly with the Bath Conservation Area appraisal, but a clear programme for the completion will be important to address the above.



Historic England, 29 Queen Square, Bristol BS1 4ND
Telephone 0117 975 1308 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Evidence

We note that for the purposes of the Partial Update, further evidence base work is likely to include a welcome review of the District's Design/Placemaking performance. Could we also encourage this exercise also reviews existing heritage policy to demonstrate that it remains effective and if not can inform refinement.

Likewise is the local authority confident that the development plan remains effective in supporting delivery of the City of Bath World Heritage Site Management Plan (2016-2022). Significant progress has been made but its mid-term review may flag certain matters that the development plan now address in a different manner.

Spatial Strategy

We note there is no intention to fundamentally revisit the development plan's spatial strategy and we assume the rationale for the draft WOE JSP remains, and that the particular heritage and landscape sensitivities in B&NES continue to demand a particular response, including the role of other neighbouring authorities.

Climate change

Historic England welcomes a focus on seeking to provide clear and appropriate development plan policy to help deliver B&NES Council's response to the Climate Emergency. As the government's adviser for the historic environment, we hope the research gathered and advice provided will help you to shape measures in the development plan that are effective, yet proportionate and suitable for the District's highly sensitive and unique historic environment.

High Streets

Will a review consider a strategy for the future high street? What might a sustainable town centre look like and how might the local authority plan for it? How might policies and proactive initiatives help the District's centres adapt to changing habits and conventional patterns of behaviour; support place improvements and the cycling and pedestrian experience; consider the role of heritage and cultural opportunities, and; accommodate a greater mix of uses?

The proposed High Street Heritage Zones for Keynsham and Midsomer Norton are examples of the local authority's proactive response to recognising the potential of local heritage to help revive the fortunes of your historic settlements and vital community hubs. These should be highlighted as positive planning matters in the Plan.

We look forward to continuing to work constructively with you on this important planning document.

Sincere regards.

Rohan Torkildsen BaHons DipUD MRTPI
Partnerships Team Leader
South West Historic Environment Planning Adviser
Historic England
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Correspondence or information which you send us may therefore become publicly available.



Date: 01 June 2020
Our ref: 313809
Your ref: -



Richard Daone
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Dear Mr Daone

Bath and North East Somerset Local Plan Partial Update and Draft Statement of Community Involvement

Thank you for your consultation on the above dated 06 April 2020 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Council declared a climate emergency in March 2019 and has reviewed its corporate strategy with the purpose of improving people's lives, addressing the climate and nature emergency, and giving people a bigger say. The Council also intends to reflect the NPPF 2019 and the Environment Bill in the partial review and ensure the local plan helps to achieve the aims of the 25 Year Environment Plan.

We understand the Local Plan partial update is being undertaken to meet the requirement to review the local plan after five years, but also to better align it with the Council's current priorities and to take account of updated national policy and other legislative changes. We note there may also be the need for changes to planning policy in the short term to enable economic recovery in response to the impacts of Covid-19.

We agree that a plan-led approach is the best way to ensure that housing and necessary supporting infrastructure are delivered in the most sustainable locations and to appropriate design standards.

The scope of the partial update does not propose to change the spatial priorities of the Core Strategy & Placemaking Plan; the spatial strategy; or the strategic housing and job growth requirements. A new Local Plan will be prepared once arrangements for future sub-regional planning are agreed.

The proposed key elements of the partial update, as set out in paragraph 13 of the Commencement document and in the accompanying policy review document, appear reasonable and to reflect the Council's priorities in the shorter term.

We are pleased to see that a range of policies relating to landscape, nature conservation, green infrastructure and biodiversity net gain will be included in the partial review, and we particularly welcome the intention to review aspects of the plan to facilitate delivery of solutions to the climate and nature emergency, which will include *introducing new policies or updating policies in respect of sustainable construction/zero carbon development; renewable energy; ecological enhancement (biodiversity net gain) and green infrastructure.*

We also recognise that ensuring a supply of housing to meet housing needs is a critical role for the local plan, there is a lack of affordable housing in some parts of the district, and a housing shortfall was identified at the Placemaking Plan examination.

All development, including renewable energy infrastructure, has the potential to impact negatively on the natural environment and we are pleased therefore to note that further work is likely to include biodiversity net gain and Landscape & Visual Impact assessments, and that the B&NES Green Infrastructure Strategy is to be updated to provide a clearer delivery framework, with actions to address the nature emergency and benefit people, places and nature – this should also help to prioritise interventions and investment.

It will also be necessary to work strategically with neighbouring authorities to identify shared issues, for example in relation to European sites, and the Mendip Hills and Cotswolds AONBs. The Environment Bill and 25 year environment plan are clear that protection and enhancement of nature needs to go beyond existing designated sites to secure more, bigger and better connected habitats that will be needed to halt the loss of biodiversity and deliver a range of other ecosystem benefits to society.

We note the references to the Duty to Cooperate and the Council's commitment to working with neighbouring authorities and others to address strategic issues. The progression of the West of England GI strategy provides a way of meeting this duty for WoE authorities with respect to the natural environment. As you recognise, a joined up approach will be equally important with other neighbouring authorities like Wiltshire and Somerset, which among other matters, share parts of European and nationally protected sites and landscapes with Bath and North East Somerset.

The partial review of the local plan should be underpinned by the best available evidence. We are pleased note the reference to the environmental evidence being prepared at the sub-regional and local level, which we understand includes consideration of biodiversity net gain approaches, local nature recovery strategies and strategic mitigation requirements for European and nationally designated sites and landscapes.

We have considered the Statement of Community Involvement, which appears reasonable, but we do not have any specific comments to offer.

We will be providing separate comments on the Sustainability Appraisal Scoping Report.

If you have any queries regarding this letter please do not hesitate to contact me on 07900 608311.

Yours sincerely

Amanda Grundy
Wessex Team

The Planning Policy Team
Bath & North East Somerset Council
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Oliver Lowe
Highways England
Brunel House
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Via email: Planning_Policy@bathnes.gov.uk

Direct Line: 0300 470 4112

26 May 2020

Dear Planning Policy Team,

BATH & NORTH EAST SOMERSET LOCAL PLAN PARTIAL UPDATE AND DRAFT STATEMENT OF COMMUNITY INVOLVEMENT – APRIL 2020

Highways England welcomes the opportunity to comment on the consultation for the Bath & North East Somerset (B&NES) Local Plan Partial Update and Draft Statement of Community Involvement.

As you will be aware we are responsible for operating, maintaining and improving the Strategic Road Network (SRN), which in the Plan area comprises parts of the A46 and the A36. In addition, though being in a neighbouring Districts, M4 J18 to the north (South Gloucestershire) is an SRN junction also potentially affected by development in B&NES. It is on the basis of these responsibilities that Highways England has provided the comments that follow in this letter.

Highways England is keen to ensure that transport and land use planning policy is closely integrated and that the network is able to deliver sustainable economic growth, whilst maintaining its primary function- the strategic movement of goods and people. In this respect, Highways England draws your attention to “The Strategic Road Network - Planning For The Future - A Guide To Working With Highways England On Planning Matters”, Highways England’s Licence issued by DfT and DfT Circular 02/2013, which sets out how we will engage with the planning system to deliver sustainable development.

We are interested in the potential traffic impacts on the SRN of any proposed development site allocations and/or policies coming forward through the Local Plan process and need to ensure that these are fully assessed during the plan-making stage. It is imperative to identify the need for and nature of any necessary infrastructure improvements or interventions needed to safely and sustainably deliver growth aspirations at this early stage, as set out in Government policy and the Circular 02/2013.

The Partial Update Commencement Document sets out the new Local Plan's scope, methodology and programme with a target of adoption in Spring 2022. We have read the document and are content with the scope and the timescales involved. We note that a consultation on the Options (Regulation 18) is expected in Autumn 2020.

The Local Plan Partial Update Commencement Document explains that the review of the Core Strategy and Placemaking Plan (which together make up the adopted B&NES Local Plan) were being addressed through the preparation of the West of England Joint Spatial Plan (JSP). Indeed, the new Local Plan was to be prepared within the context of the JSP and was to cover the same time period of 2016-2036. Following issues at the JSP examination hearings, B&NES has withdrawn from the JSP. Consequently, preparation of the new Local Plan has been paused until the wider sub-regional strategy has been progressed. In the shorter term a number of issues are to be addressed through the Partial Update of the Local Plan to which this consultation relates.

Highways England understands the Partial Update will not roll forward or change the time period of the adopted Local Plan, 2011-2029, but elements of both the Core Strategy and Placemaking Plan will be updated and presented as a combined document. The scope of the Partial Update does not include changes to the spatial priorities, spatial strategy, or the strategic housing and job growth requirements.

Of the various elements the Partial Update looks to address, the one which Highways England has identified as that with the most potential to impact the SRN is the review of the housing supply. The Partial Update looks to replenish the housing supply (a shortfall was identified during the Placemaking Plan Examination) which was previously planned to be addressed through the Local Plan review linked to the JSP. This will be done through the identification and allocation of new sites and review of existing allocations.

We therefore welcome the Commencement Document's reference to transport modelling and assessments being included in the evidence base for the Partial Update. We would expect the transport evidence base to include a quantified assessment of likely changes in traffic volumes, arising from any new or updated Local Plan allocations, at M4 Junction 18 and on the A36 and A46. If, following discussion on the severity of impact, the need for further assessment is required we would expect this to include traffic volumes, queues and delays and the resultant changes. We note that the Partial Review Policy Review Document does not propose to update the adopted Transport Infrastructure policy. It is therefore crucial to ensure the adopted Transport Infrastructure policy remains appropriate for the updated housing supply strategy. There is a risk that if new sites are identified the existing Plan infrastructure may not be appropriate.

We would strongly encourage early engagement with Highways England on the scope of the transport evidence base. We look forward to ongoing liaison through the development of the scope and methodology of the transport assessment for the transport evidence base so that we can offer support and information where appropriate.

The Commencement Document makes reference to preparing and maintaining a Statement of Common Ground (SoCG) as part of the duty to cooperate on planning issues that cross administrative boundaries. We would strongly encourage the Council to also prepare and maintain an SoCG with Highways England as Strategic Highway Authority.

We trust that our response will be helpful and assist you with your Local Plan Partial Update and we look forward to working with you as the Plan progresses. If you require further clarification on any issues, please do not hesitate to contact me.

Yours sincerely,

Oliver Lowe

Oliver Lowe
South West Operations Directorate
Email: oliver.lowe@highwaysengland.co.uk

APPENDIX 3

**THE NEED FOR A PARTIAL REVIEW OF THE B&NES LOCAL PLAN
PRECIS**

Simon de Beer, Head of Planning, Bath & North East Somerset

What are the national requirements on plan review?

1. An up-to-date LP is of critical importance in the UK Plan led system and a 5 year review (PR) with a full plan or partial update is a requirement for every Local Plan (LP). If it does not update its plan, a LA must give reasons.
2. The B&NES Core Strategy exam inspector only allowed the Plan to proceed to adoption on the basis that a 5 year review and update was written into the Plan. The B&NES LP was reviewed in 2019 and this identified the need for policies to be updated but this has been delayed by the withdrawal of the JSP. Waiting for the SDS before updating the LP will mean that it will be 10 years old before it will be updated.
3. The B&NES LP is therefore now in conflict with national policy.

What updates are need to the B&NES LP?

4. The delay means B&NES Housing Land Supply (HLS) will drop below 5 years by around 2021.
5. There is strong political pressure to update key policies (particularly policies on climate emergency, HMOs, parking standards, student accommodation).

Why is the update to the B&NES LP urgent?

6. Housing Land Supply: B&NES will become highly vulnerable to a surge of predatory planning applications and appeals resulting in:
 - Substantial, unfunded costs which will significantly impact on resources for decision-making, plan-making and the ability to earn discretionary income (The cost to the Council of such applications before the adoption of the Core strategy was c. £630k, 3.5 times the costs of a PR and twice the estimated UA cost of the SDS).
 - Sporadic development in unsustainable locations which are difficult and expensive for the council to provide services.
 - Loss of public confidence in the Council and the planning system.
7. Updating Key Policies: B&NES will not have the policies needed to deliver its objectives on climate change and other key areas for another 5 years.

8. Without a PR the SDS risks becoming the focus of B&NES political angst, either because it is holding up the LP or because there will be pressure to change B&NES policy via the SDS instead of the LP.

What are the implications for the SDS?

9. A B&NES PR would not prejudice the SDS because a PR deals with issues which are too detailed and of a shorter term nature than the SDS. It will not entail reviewing the Housing Requirement nor the Plan period. The PR will only increase short to medium term HLS by around 750 homes through the allocation of sites of up to around 200 dwellings within the existing spatial strategy. This is a LP function beyond the role of the SDS. Under the spatial strategy, it is unlikely that Green Belt sites will be needed.
10. The policies to be reviewed address only local issues and do not cut across the strategic nature of the SDS.
11. Moreover, increasing medium term housing supply can only help the SDS as the delay to LPs is causing a dip in medium term sub-regional housing land supply.
12. The PR could be complete by 2022/23 whereas the SDS is a much longer project. The B&NES LP has the longest Plan period of all the UAs and there would still be 5 years left of the plan period post PR.
13. The costs and distraction to B&NES caused by the consequences of a lack of 5 year HLS will be greater than the cost of a PR. The PR would yield c. £7m in CIL receipts.
14. There is a potential risk of public confusion with a PR taking place alongside a SDS. However, the SDS and the PR will have different scope, scale, time periods, programmes and purposes and this can be addressed via clear communication. Furthermore, a PR is more straightforward to explain to communities and politicians who otherwise would want to know why action is not being taken to address the 5 year HLS issue and responding to the Climate Emergency.

Conclusions

15. A PR is not without risks but the failure of the JSP requires all the UAs to undertake measures to mitigate the resultant delays to LPs. A PR is the most effective mechanism for B&NES to address the short term issues and meets the tests of the PAS PR toolkit. The risks of not updating the B&NES LP for 10 years are greater than those of a PR.

Annex to Appendix 3

NOTE FOR HEADS OF PLANNING 17th JANUARY 2020 ASSESSMENT OF A PARTIAL REVIEW OF THE B&NES LOCAL PLAN

1.0 THE ISSUE

- 1.1 The UK Planning system is a Plan led system where decisions must be made in accordance with the development plan. Therefore, LAs are required to be keep their LPs up-to-date and to achieve this LAs are required to review their plans every 5 years and to update them, either in full or in part, as necessary. If a LPA decides not to update any policies, they must publish reasons within 5 years of adoption. Therefore, a full or partial LP update is an essential part of the planning system and is not an option. All the 3 WECA UAs have undertaken plan reviews and all have identified that their plans need updating. However, none of the UAs have yet updated their plans and nor have they given reasons why.
- 1.2 Furthermore, as a condition of allowing the LP to be adopted, the exam Inspector required that B&NES committed to a 5 year partial update to address particular housing issues.
- 1.3 As required, the B&NES Core Strategy was adopted in 2014 and the review therefore undertaken in 2019. However, the programmed update is not now happening due to the JSP withdrawal. Whilst the timetable for SDS/LP is yet to be agreed, it is unlikely that a new LP will be in place until around 2025/6. Therefore the B&NES LP will be 10 years old before it will be replaced.
- 1.4 The NPPG sets out the range of issues to be considered whether a plan should be updated. This includes whether a UA can demonstrate a 5 year HLS, whether issues have arisen that may impact deliverability of key site allocations and whether any new priorities have arisen. All of these apply in B&NES and some of the updates needed to the Plan have become urgent, the most critical being;
 - a. The need to replenish the **housing land supply** to address the substantial problems arising from not having a 5 year Housing Land Supply (HLS),
 - b. The need to **update particular policies** to address changes in circumstances since the Plan was adopted in 2014.

2.0 IMPLICATIONS OF DELAYS IN UPDATING THE PLAN

Housing Land Supply

- 2.1 The B&NES 5 year HLS will drop to 5.5 years in 2020 and will be less than 5 years in 2021. The Plan will then be out of date for Development Management purposes and the 'tilted balance' will apply. B&NES will therefore be highly vulnerable to a surge of speculative planning applications and appeals. The result will be substantial unfunded additional costs for the Council, a significant impact on resources for decision-making and plan-making performance, inhibit the ability to earn critical discretionary income, sporadic development across the district beyond the Green Belt in unsustainable locations which are difficult and expensive for the council to provide services. It will also result in loss of public confidence in the Council and the planning system. The costs to the Council of dealing with predatory planning applications in 2013 to 2016 before the adoption of the Core Strategy were c. £650k, 3.5 times the estimated costs of a partial update and the twice as the contribution required to prepare the JSP.

Key Policy changes

- 2.2 There is an urgent need to update a small range of key policies in order to address operational issues and to take on board the new administration's priorities. Without a partial update these policies would remain un-amended for 10 years, contrary to the requirements of the NPPF. All of these changes can be undertaken within the existing LP objectives and strategy i.e. Climate Change is already the cross cutting objective in the Plan. The policy changes include the following:
- Amend the approach to renewable energy schemes including solar farms, wind and hydro and designate ecology improvement sites,
 - Amend the University of Bath policy on the accommodation requirements on campus.
 - Amend Purpose Built Student Accommodation Policy to specify nature and uses (ie non-student cannot stay in term time)
 - Amend HMO Policy H2 to include change of use from C4 to Suis Generis
 - Remove the parking standards from the LP and make SPD instead to allow more flexibility
 - Tighter control over the location of new hotels in Bath
 - Higher sustainable construction standards (depending on national approach);

HOP QUESTIONS

- 2.3 **Explain the approach B&NES would use to identify and release sites. Would the approach be to look at Core Strategy sites and review capacity? Does this require partial review or can this be done via any other means (e.g. SPD)?**

- 2.4 The B&NES LP spatial strategy is robust and following rigorous inspection at examination and is clearly set out in the Plan. The principles and sequential search underpinning it provide a sound basis for identifying an additional, moderate amount of housing land supply which would not change the spatial strategy.
- 2.5 The housing requirement set by the Core Strategy for the period to 2029 would not be revised and neither would the plan period (the B&NES LP has a longer plan period than the other WoE LPs). The PR is only about identifying additional supply to ensure this housing requirement is met. The extent of additional sites/supply that need to be identified and allocated will depend on the identified shortfall in meeting the Housing Requirement or the Standard Methodology 5 yr HLS. Some allocated sites may not come forward during the plan period or now have reduced capacity, past high delivery rates have resulted in depleted supply rendering impossible for completions to deliver the standard methodology build rate. Initial assessment shows that there is limited scope to increase capacity on existing allocated sites (by the time planning permission is granted or they get implemented the capacity is often lower).
- 2.6 Extensive work on both the identification of potential sites and engagement with local communities has already begun as part of the 2018 LP options work. Some of this work could continue to completion under a partial revision instead of going into abeyance. This will enable provision for new homes in a planned, sustainable way rather than development by appeal.
- 2.7 NPPF para 73 requires that LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The NPPF therefore requires an active response to maintaining 5 year HLS. The B&NES LP has a longer plan period than the other WoE LPs as it runs to 2029 and there would still be more than 5 years left of the plan period following partial review. The partial review would provide B&NES with a robust housing land supply until the replacement LP is adopted around 2025/26.
- 2.8 **Can supply in B&NES be increased without an SA process to identify most appropriate sites, and if SA required, is this possible without looking beyond B&NES borders? What is the capacity / threshold of non-strategic sites? This ventures in to DtC territory and the challenge about spatial strategy arises. An indication of the scale of numbers required to help B&NES and that could be provided through partial review would be useful. Indicatively, what sort of sites would be included?**
- 2.9 The SA would be integral in selecting new sites and B&NES would use the SA process of the adopted Core Strategy. Initial internal assessments are that an additional c.750 homes are required by 2022/23 to top up supply to meet the overall shortfall (or the standard methodology if this is required) and to retain a 5 year land supply. The identification of sites would need to accord with the spatial strategy in paras 46 to 54 of the B&NES LP. The housing could be

addressed by allocating a range of non-strategic sites on land outside the Green Belt, adjoining market towns and potentially some of the larger, more sustainable villages. These sites are likely to range in size/capacity from around 10-20 dwellings up to around 200 dwellings. These sites would need to be deliverable within the plan period (up to 2029). Through working on potential site allocations as part of the partial review with stakeholders (including land owners/developers) progress is likely to be made in securing planning permission in order to ensure a contribution to the 5 year land supply.

- 2.10 DtC would not be an issue in light of the scale of growth and the site size and the contained nature of the PR. NPPG states that the level of co-operation is expected to be proportionate to the task and should not unduly delay the plan review.
- 2.11 Identifying sustainable sites outside the Green Belt is a first priority and would accord with the spatial strategy and the NPPF. However, there may be a need to make small adjustments to the GB at North Keynsham to reflect more up-to-date evidence since the Core Strategy changed the GB in 2014. This could provide the scope to regularise the GB in this area to assist with HIF delivery. If pursued, this is a locationally specific issue which would not raise DtC issues.
- 2.12 The relationship between LPs, SDS, and partial review – bringing forward in similar timescales will be confusing and will have resource implications – this risk needs to be flagged**
- 2.13 None of above issues will prejudice the SDS. The policy issues are B&NES specific and the scale and location of such housing would not pre-empt the SDS as the B&NES Core Strategy has a sufficiently robust spatial strategy, B&NES has a separate Housing Market Area and the housing requirement is not being reviewed.
- 2.14 All UAs will be preparing new LPs in parallel with the SDS in any case and inevitably there will be a need to manage the processes to limit any public confusion. Furthermore, the risk of not updating the LP is even more serious for B&NES because dealing with predatory appeals will divert resources from planning policy work (in 2013 to 2016, this cost B&NES an additional £630k, more than 3 years of the LDF budget). The costs of updating the B&NES LP are estimated to be less than £200k over 2 years. It could be completed before the end of 2022 (see draft programme overleaf).
- 2.15 A contained partial revision is more straightforward to explain to communities and politicians who otherwise would want to know why action is not being taken to address the 5 year HLS issue and responding to the Climate Emergency. The SDS would then be seen as the block to dealing with these urgent issues or it would become the focus for politicians and communities for seeking to resolve many of the B&NES more detailed issues in a way that is unhelpful to the SDS.

3.0 CONCLUSION

- 3.1 It is accepted that a partial review is not straightforward in the current context, but it is a required part of the plan-making process. The harm caused by not updating the LP for 10 years is more harmful in terms of costs, loss of public confidence, diversion of resources from the SDS and bad publicity for the SDS. The nature and scope of a B&NES partial update would not prejudice the SDS and furthermore not keeping the B&NES Local Plan up-to-date is a failure to comply with national policy. Whilst updates to LPs are an expectation in national policy, securing MHCLG/PINS support in the particular circumstances in the WoE would significantly assist the task. A partial review of the B&NES LP as described above complies with the criteria in the [PAS Route Mapper Toolkit](#).

Appendix 4 – Conclusion of internal West of England discussion on a B&NES Partial Update

From: Laura Ambler

Sent: 29 January 2020 13:00

To: 'Martin Shields' <Martin_Shields@BATHNES.GOV.UK>; 'Lisa Bartlett' <Lisa_Bartlett@BATHNES.GOV.UK>; 'Stephen.Peacock@bristol.gov.uk' <Stephen.Peacock@bristol.gov.uk>; 'zoe.willcox@bristol.gov.uk' <zoe.willcox@bristol.gov.uk>; Lucy Shomali <Lucy.Shomali@n-somerset.gov.uk>; 'richard.kent@n-somerset.gov.uk' <richard.kent@n-somerset.gov.uk>; 'Nigel Riglar' <Nigel.Riglar@southglos.gov.uk>; 'brian.glasson@southglos.gov.uk' <brian.glasson@southglos.gov.uk>; David Carter <david.carter@westofengland-ca.gov.uk>

Cc: Elizabeth Mills <elizabeth.mills@westofengland-ca.gov.uk>

Subject: Follow up to Directors meeting re: post JSP options paper- B&NES Partial Review
redact

Dear Directors and HoP

Directors received a verbal update on the options paper post JSP at their meeting last week. Broad agreement was noted on the need to prioritise resource on progressing the SDS, with the commissioning of the evidence base.

The other options were noted –as work streams to be explored including a joint housing delivery action plan.

A follow up note was requested re the B&NES proposal for a partial review. This is attached and has been despatched to Directors today.

This addresses the key points raised -see specifically para 9:

A B&NES Partial Review (PR) would not prejudice the SDS because a PR deals with issues which are too detailed and of a shorter term nature than the SDS. It will not entail reviewing the Housing Requirement nor the Plan period. The PR will only increase short to medium term HLS by around 750 homes through the allocation of sites of up to 200 dgs within the existing spatial strategy.

Members in B&NES are likely to progress with the decision to undertake the partial review.

On this basis , we will continue to work together so that we can support B&NES in undertaking this review, whilst also ensuring that resource for the SDS remains a priority. The focus now is on being clear from a communications and stakeholder management perspective that we are still working together jointly on strategic planning alongside B&NES undertaking this shorter term review.

Happy to discuss at IoB this week if helpful.

Kind regards
Laura and Lisa

Laura Ambler

Head of Regional Housing and Planning

West of England Combined Authority and Local Enterprise Partnership

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Appendix 5

B&NES Local Plan Partial Update

Meeting to discuss transport evidence with Bristol City Council

22.4.21

15:00 -16:00 – Video/Teleconferencing only

Attendees

B&NES

Claire Cornelius (CC)

George Edwards (GE)

Bristol City Council

Adam Crowther (AC)

Pete Woodhouse (PW)

Invited

Jacob Pryor (JP)

Agenda Item	Notes
Introduction	AC - apologies that JP won't be in attendance CC introduces the session with the reason we have invited Bristol to the meeting CC, GE and PW introduce each other and roles within the LA
Presentation	GE gives presentation on LPPU sites evidence (alongside these minutes)
Q&A	AC Nothing alarming has been raised and what they would have expected to see at this stage. AC Happy with methodology subject to further technical note. AC Do LTN's have a role in mitigation? CC Yes, they do. AC Would like to work more closely with B&NES on LTN's to share learning and make strong, consistent representations to WECA for Active Travel Funds/LTN's etc. CC to get Nick Helps, Sustainable Transport Manager, to contact BCC. AC Will SDS relook at the allocations within the LPPU? CC - yes if necessary and not been implemented AC Queries around outputs of the Bath Delivery Action Plan. CC explains that WSP will be looking at the route from Bristol to Central Bath as part of the Bristol to Bath Strategic Corridor bid. PW How does the Bus Improvement Strategy fit it? CC since WECA was formed as the ITA, B&NES has limited resource/no resource to look at public transport improvements. This may be falling past both organisations and should be raised further. CC we are having cabinet reshuffle due to be announced 5 th May 2021 so current schemes and priorities uncertain.
Next Steps	GE to share minutes, presentation and technical note to BCC to confirm they're satisfied with evidence.

	Subject to any further comments/queries/meetings, B&NES will look to potentially draft a Statement of Common Ground between the two authorities (if required).
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Appendix 6

Formal engagement 1

The consultation invitation sent for Local Plan Partial Update (Commencement Document) on 6th April 2020

Dear Consultee

You are receiving this email as you have previously indicated that you would like to be informed on the preparation of the Bath and North East Somerset Local Plan. You are able to unsubscribe at any time by emailing a request to planning_policy@bathnes.gov.uk

Local Plan Partial Update

I am contacting you to inform you that the Council is commencing a partial update to its Local Plan. The Local Plan is the primary document setting out the Planning Policies for B&NES and there are a number of key policies that need to be updated.

The Council was preparing a new Local Plan within the context of the West of England Joint Spatial (JSP) but as the JSP has now been formally withdrawn the preparation of the new Local Plan has been delayed.

The partial update is not a new Local Plan, but is an update to the Core Strategy & Placemaking Plan (together comprising the adopted Local Plan for B&NES). The update will not change the plan period of the adopted Core Strategy and Placemaking Plan. The most urgent issues that the partial update will address include:

1. The need to update particular policies to address changes in circumstances and national policy & legislation since our Core Strategy was adopted in 2014, particularly the Council's declaration of a Climate Emergency
2. Update and replenish housing supply in order to ensure the Core Strategy requirement can be met
3. Review and update policies relating to the development of the Universities and the impacts of student accommodation on our communities

The Council is publishing a commencement document for consultation, which sets out the proposed scope of the partial update, why it is being prepared and the programme for its preparation. Alongside the commencement document the list of Core Strategy & Placemaking Plan policies proposed to be updated at this time has also been published for comment. The Council wants to hear your views on the proposed Local Plan partial update.

Both documents are being made available for comment for a period of 8 weeks, from 6th April to 1st June 2020.

Further details of the consultation and the documents are available at

<https://beta.bathnes.gov.uk/planning-consultation-local-plan-partial-update-and-statement-community-involvement>

Call for Sites

In order to help inform the partial update of the Local Plan the Council will also be undertaking a 'call for sites'. This will build upon previous 'call for sites' and we will be asking communities and other stakeholders to submit sites they consider to be potentially suitable for development for housing, employment uses or renewable energy development. The 'call for sites' will commence on 20th April and further details will be set out shortly before this date on the Council's website at <https://beta.bathnes.gov.uk/form/propose-a-site-for-development>

COVID-19

The Council fully understands the critical nature of the unprecedented situation caused by Covid-19. However, the government has made it clear that the planning system should continue to function as best as possible and progress made. Therefore, after careful consideration this consultation is taking place and will be held online only. As would normally be the case at the commencement stage no public events or exhibitions will take place. This will protect the health of our communities. Consultation is open for a slightly longer period than would usually be the case and there will be opportunities for communities and other stakeholders to contribute ideas and comment on the emerging content of the Local Plan partial update when we consult on options and policy approaches later in the year. Please contact us if you have queries relating to this consultation and we will endeavour to respond in a timely manner. In light of the current circumstances, the Council will be flexible to ensure that all those who want to comment on the commencement document will have the opportunity.

Comments on the commencement document are encouraged to be submitted through the online comment form: <https://www.surveymonkey.co.uk/r/LocalPlanpartialupdateandDraftSCI> or by email to local_plan2@bathnes.gov.uk

If you are unable to comment electronically written comments can be posted to the address below. Please note that as staff are primarily working from home in line with government advice you will not receive an acknowledgement of your comments.

Planning Policy (Local Plan partial update)
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath BA1 1JG

Draft Statement of Community Involvement

The Council is also reviewing its current Statement of Community Involvement (My Neighbourhood: A Neighbourhood Planning Protocol). The Statement of Community Involvement (SCI) sets out how the Council will engage residents and other stakeholders in the planning process from planning applications through to the preparation of planning policy documents.

A draft of the reviewed SCI is also being published for consultation and is available for comment from 6th April to 1st June 2020.

Comments on the commencement document are encouraged to be submitted through the on-line comment form: <https://www.surveymonkey.co.uk/r/LocalPlanpartialupdateandDraftSCI> or by email to planning_policy@bathnes.gov.uk

If you are unable to comment electronically written comments can be posted to the address below. Please note that as staff are primarily working from home in line with government advice you will not receive an acknowledgement of your comments.

Planning Policy (Draft Statement of Community Involvement)
Bath & North East Somerset Council
Lewis House
Manvers Street
Bath BA1 1JG

If you have any queries on the consultations please contact the Planning Policy team, preferably by email at planning_policy@bathnes.gov.uk

Formal engagement 2

The pre-consultation notification sent for Local Plan Partial Update (Options Document under Reg 18) on 21st December 2020

Dear Consultee

Local Plan Partial Update

The Council is contacting you as you have previously commented on planning policy documents or expressed an interest in being kept informed of planning policy consultations. Following the Council's Cabinet meeting on the 10th December, the Council is moving towards the next stage of the partial update to its Local Plan in the form of an Options Consultation which is due to launch in early January 2021.

The partial update is not a new Local Plan, it is an update of the Core Strategy & Placemaking Plan (together comprising the adopted Local Plan for B&NES). The update will not change the plan period, the spatial strategy or the overall housing requirement of the adopted Core Strategy and Placemaking Plan.

The purpose of this Options consultation is to facilitate discussion and generate comment on the options or potential approaches for addressing some of the critical issues facing Bath and North East Somerset and we would like you to be involved in this process. The Options document will be available for comment for a period of 6 weeks, from **7th January to 18th February 2021**.

In summary the key proposed elements or scope of the partial update are set out below:

1. The need to update particular policies to help better address the Council's declaration of a Climate Emergency and an Ecological Emergency
2. Update and replenish housing supply in order to ensure the Core Strategy requirement can be met
3. Review and update specific policies to address a number of other issues in the short term
4. Ensure policies reflect changes to national policy and legislation since the Core Strategy and Placemaking Plan were adopted

Webinar

We will be holding a webinar on the 21st of December 2020. The webinar; chaired by Cllr Dine Romero, Leader of the Council, will outline the context and the programme for the Local Plan partial update and how you can input and help shape the update of local planning policy.

As the consultation hasn't yet begun, this session will not be discussing the details of specific policies but will focus on how residents can contribute at various stages of the process.

The discussion will be recorded and available afterwards on the council's [YouTube channel](#)

Sign up in advance for the webinar

here https://bathnes.zoom.us/webinar/register/WN_oUj9bsWPTQSGxVKLk0_6jg

We will be in contact again to advise when the consultation opens and to provide links to the consultation documents.

Kind regards

Formal engagement 3

The consultation invitation sent for Local Plan Partial Update (Options Document under Reg 18) on 7th January 2021

Dear Consultee

Further to my recent email the Council is contacting you regarding the partial update to its Local Plan as you have previously commented on or expressed an interest in the Council's planning policy documents or it addresses issues relevant to you. Following the Council's Cabinet meeting on 10th December, the Council is publishing an Options document for consultation and which will be available for comment for a period of 6 weeks, from **7th January to 18th February 2021**.

The partial update is not a new Local Plan, it is an update of parts of the Core Strategy & Placemaking Plan (together comprising the adopted Local Plan for B&NES). The update will not change the plan period, the spatial strategy or the overall housing requirement of the adopted Core Strategy and Placemaking Plan.

In summary the key proposed elements or scope of the partial update are set out below:

1. The need to update particular policies to help better address the Council's declaration of a Climate Emergency and an Ecological Emergency
2. Update and replenish housing supply in order to ensure the Core Strategy requirement can be met
3. Review and update specific policies to address a number of other issues in the short term
4. Ensure policies reflect changes to national policy and legislation since the Core Strategy and Placemaking Plan were adopted

The purpose of this Options consultation is to facilitate discussion and generate comment on the options or potential approaches for addressing some of the critical issues facing Bath and North East Somerset outlined above and we would like you to be involved in this process.

Dates of the consultation

This consultation will be open for 6 weeks, from 7 January to 18 February 2021.

How to view the consultation and respond

Online: The consultation document can be viewed on our website:

<https://beta.bathnes.gov.uk/local-plan-partial-update-options-consultation>

Please submit comments online through our consultation portal:

<https://consultation.westofengland-ca.gov.uk/bath-north-east-somerset/lppu-options>

By email: Please send us your comments at local_plan2@bathnes.gov.uk

You can also send written comments to our postal address:

Local Plan Options Consultation, Bath & North East Somerset Council, Manvers Street, Bath, BA1 1JG

What happens next

Comments submitted will be made available to view on our consultation portal after the consultation has closed and they will be used to inform our work as we progress towards a Draft Plan.

There will be further opportunities to comment on the content of the Local Plan Partial Update, as the update progresses towards becoming adopted (being official council policy). These are the stages to adoption:

Spring 2021 Formal consultation on Draft Partial Update (Regulation 19)

Autumn 2021 Plan submission for examination by a planning inspector appointed by the Secretary of State (Regulation 21)

Winter 2021/22 Examination hearings

Spring 2022 Adoption

Contact us

If you have questions about this consultation or the Partial Update of the Local Plan, please email us at planning_policy@bathnes.gov.uk

Yours sincerely

Richard Daone

Formal Engagement 4

The consultation invitation sent for Local Plan Partial Update (Draft Document under Reg 19) on 27th August 2021

Local Plan Partial Update and SPD consultations

Dear Consultee

Following feedback from our previous consultation on the [Local Plan Options \(Regulation 18\)](#) we have now progressed the Local Plan Partial Update to the next formal stage known as [Regulation 19 \(Publication\)](#). The Regulation 19 (Publication) Local Plan is the document that will be submitted to the Secretary of State for Examination in Public. It is the version that the council seeks to adopt, subject to that examination, as the future framework for decision making on planning until the new Local Plan is adopted in 2024.

Project overview

The partial update is *not* a new Local Plan but is an update of parts of the [Core Strategy and Placemaking Plan](#). The update will *not* change the plan period, spatial strategy or overall housing requirement of the current Core Strategy and Placemaking Plan.

These are the main areas of the Local Plan that we are updating in our Partial Update:

- updating particular policies, to address changes in circumstances and national policy and legislation since our [Core Strategy](#) was adopted in 2014, particularly the Council's declaration of a [Climate Emergency and Ecological Emergency](#)
- updating and replenishing housing supply, in order to ensure we can meet our Core Strategy requirement for housing up to 2029
- reviewing and updating specific policies to address a number of other urgent issues, such as transport policies, including reviewing parking standards, and houses in multiple occupation (HMOs)

Three Supplementary Planning documents (SPDs) have also been prepared. They will provide additional guidance to support existing policy and the policy updates proposed within the Local Plan Partial Update. They will also be subject to separate consultations alongside the local plan. They address:

- [Transport and Developments](#) is a new SPD which covers revised parking standards, ultra-low emissions vehicles, walking and cycling infrastructure design and travel plans for new development.
- [Houses in Multiple Occupation \(HMO\)](#), sets out the circumstances where HMO applications will not be permitted (in terms of concentration of HMOs and sandwiching) and includes guidance on energy performance requirements and providing a good standard of accommodation.
- [Energy Efficiency Retrofitting and Sustainable Construction](#), which combines two existing SPDs to better align and help address the council's climate emergency declaration, by setting out positive guidance for homeowners and occupiers on adapting their dwellings to reduce energy use.

Dates of the consultation

The consultation on the Draft Local Plan Partial Update and three SPDs will run from the 27th of August until the 8th of October 2021.

A series of webinars will be held in September on key topics in relation to the Local Plan Partial Update and related SPDs. You can [check the dates and view the webinars](#) on our webinar pages.

How to view and respond to the Local Plan consultation

From the 27th August the Local Plan Partial Update and supporting documents can be viewed online [here: \(https://beta.bathnes.gov.uk/Local-Plan-Partial-Update-Publication-consultation\)](https://beta.bathnes.gov.uk/Local-Plan-Partial-Update-Publication-consultation)

We are asking for your views on the ‘soundness’ and legal compliance (including with the duty to cooperate) of the Regulation 19 (Publication) Local Plan.

In accordance with the National Planning Policy Framework to be found sound the Local Plan has to be positively prepared, justified, effective and consistent with national policy.

Any comments should be made using the Regulation 19 Representation Form. The Form is in two parts: the first Part A only needs to be completed once and Part B should be completed for each representation made and returned along with a single completed Part A.

All comments must be received by 23.59 on 8th October and [submitted online](#) or by post to: Planning Policy Team, Lewis House, Manvers Street, Bath BA1 1JG

Copies of the form are available to [download on our website](#). Along with a [Statement of Representation Procedure](#) which gives guidance on submitting representations.

If you are having difficulty in submitting representations please contact planning_policy@bathnes.gov.uk or call 01225 39 40 41 (Option 6)

How to view and respond to the Supplementary Planning Documents consultations

From the 27th August the Supplementary Planning Documents be viewed online [here](#):

- <https://beta.bathnes.gov.uk/energy-efficiency-retrofitting-and-sustainable-construction-SPD-consultation>
- <https://beta.bathnes.gov.uk/transport-and-development-SPD-consultation>
- <https://beta.bathnes.gov.uk/HMO-SPD-consultation>

Separate **online forms** are available for you to comment on the proposed SPDs

What happens next

This consultation will be open until 8th October 2021. After it has closed, we'll publish the results on our website.

Responses received on the Local Plan Partial Update will be submitted alongside the Draft Plan for examination by a planning inspector, appointed by the Secretary of State.

Project timeline: Local Plan Partial Update

Date	Action
Winter 2021 to 2022	Plan submission for examination by a planning inspector, appointed by the Secretary of State (Regulation 21)
Spring 2022	Examination hearings
Summer 2022	Adoption

Supplementary Planning Documents: the timeline for the next stages for the SPDs can be found in the Council's [Local Development Scheme](#).

Contact us

If you have questions about this consultation or the Partial Update of the Local Plan, please email us at planning_policy@bathnes.gov.uk

Yours sincerely

Richard Daone

**Appendix 7 - NOTES OF DUTY TO CO-OPERATE MEETING BETWEEN B&NES COUNCIL,
MENDIP DISTRICT COUNCIL AND WILTSHIRE COUNCIL 24 JANUARY 2020 AT
COUNTY HALL, TROWBRIDGE**

Present:

Simon De Beer, Richard Daone – B&NES Planning Services

Andre Sestini – Mendip District Council, Planning Policy

Georgina Clampitt-Dix – Spatial Planning

The purpose of the meeting was for an update from each authority on main areas of plan-making activity and to identify and discuss any potential strategic, cross boundary matters arising from the respective plans.

Mendip DC

Local Plan Part 2 (LPP2)

At examination – will be assessed against Part 1 Local Plan (LPP1)

LPP1 set housing requirement of 9,600 to 2029. LPP2 increases this by 15% - provides additional buffer whilst prepare new Local Plan.

Examination Inspector required Mendip DC to allocate on edge of Midsomer Norton (plus other sites to meet additional requirement). This will require Main Modifications were subject of public consultation.

This is a strategic cross boundary matter and DtC liaison between B&NES and MDC required.

Action: *further DtC conversations between Mendip DC and B&NES on LPP2*

Scoping work commencing in respect of 5-year full review of LPP1. LHNA (based on standard method) needed to inform Plan review. Preparation of new Local Plan may give rise to strategic cross boundary matters, dependent in part, on level of housing requirement (initial estimate suggests 45% increase). Also need to consider whether spatial strategy will need fundamental review/update and this may have cross boundary implications.

Action: *Mendip DC to consider how DtC conversations/engagement to be set-up and run in respect of Local Plan review.*

Other cross boundary issues:

A36 (Beckington) – also an issue for Highways England.

FEMAA and consideration of employment needs and demand/employment land supply.

G&TAA - numbers in Part I Local Plan. New GTAA underway that will apply planning definition.

Glastonbury - attractive for travelling families. Need to maintain engagement with both Wiltshire and B&NES.

Action: *maintain engagement/conversations on above cross boundary matters.*

Unitary bid by Somerset County Council – discussions ongoing and outcome awaited in next 6 months or so.

Update also given on Neighbourhood Plans issues.

B&NES

Mendip LPP2

B&NES has submitted objections to main modifications in respect of Midsomer Norton allocations and has raised concerned regarding procedural matters.

West of England Planning

Joint Spatial Plan/SDS: Inspector's concluded in Aug/Sept 2019 that unlikely they will be able to find the plan sound. Therefore, JSP withdrawal by 4 West of England UAs. Legislation requires that WECA prepare a Mayoral Spatial Development Strategy (SDS). The SDS will cover WECA area (Bristol, South Gloucestershire and B&NES). North Somerset will prepare a separate Local Plan, with engagement with WECA authorities via DtC.

SDS will be the vehicle by which longer term housing requirement (and employment space demand/requirement and broad spatial strategy) is established, including addressing any unmet housing need from Bristol CC. Will be informed by a LHNA (based on the standard method). North Somerset not in WECA area – prepare Local Plan – early conversations.

LHNA likely to show significantly greater housing requirement and supply issues will need to be addressed (particularly given some currently committed supply will now fall outside plan period). Spatial strategy review required to ensure sufficient supply and that infrastructure solutions can be delivered, especially sustainable transport. Work on SDS will need engagement with adjoining authorities.

As such the principal cross boundary strategic matters affecting the West of England authorities and with Wiltshire & Mendip DC will arise and be addressed through the SDS.

Action: DtC engagement on the SDS to continue and to be managed by WECA

Local Plan

Local Plan 2016-2036 was being prepared in context of JSP. Preparation of this Local Plan now ceased.

Full Local Plan review (and preparation of a new Local Plan) will need to take place within context of and to deliver the WECA SDS. Delay to Local Plan making in B&NES.

Partial update - in light of delay to preparation of a new Local Plan and in order to address urgent issues in B&NES a partial update of the Local Plan (Core Strategy and Placemaking Plan) will be progressed. This will focus and be limited to addressing climate and ecological emergencies, replenishing housing supply to meet Core Strategy requirement up to 2029 and maintain 5YHLS. Climate emergency - likely policies will move towards/require zero carbon development, plus revised policies on renewable energy and transport (Parking Standards likely moved to SPD).

Action: Consultation on partial update commencement document in spring – Mendip/ Wiltshire to be notified.

Further conversations on partial update as necessary/proportionate.

Wiltshire Council

Wiltshire Housing Site Allocations Plan - positive Inspector's report on part II - prepared to support Wiltshire Core Strategy (review settlement boundaries and improve housing land supply).

Trowbridge Bat Mitigation SPD prepared alongside.

Adoption of both - Cabinet 4 February and Council 25 February 2020.

Review of Wiltshire Core Strategy (2016 to 2036) - work ongoing.

Cabinet April 2019 revised housing figures, looking to accommodate in Wiltshire and development strategies. Informal engagement on this Autumn 2019 (parish and town councils). LDS to be updated - separate plan for gypsies and travellers being considered and additional public consultation to take place prior to Reg 19 (summer 2020?).

Continue to engage with B&NES and Mendip DC as plan(s) progresses.

Appendix 8 – Confirmation by Bristol City Council and North Somerset Council that no DtC issues arose with B&NES during the preparing of the LPPU

From: Zoe Willcox
Sent: 01 March 2022 15:13
To: Simon De Beer
Cc: Nick Bryant
Subject: RE: B&NES Local Plan Partial Update

Hi Sim

Bristol City Council (BCC) can confirm that the Partial Update does not address strategic, cross boundary issues and these are within the ambit of the Spatial Development Strategy (SDS) currently in development. BCC has not formally requested that any contribution be made to meeting any element of unmet housing need attributed to Bristol by the standard method. This is on the basis that these matters are more appropriately addressed through the SDS process. It is therefore critical that the constituent authorities continue to work closely to allow the strategic plan to move forwards towards adoption with publication of the SDS for formal representation taking place in the late Spring/early Summer 22 as set out in the published timeline. This is because in its absence, it would fall to the respective Local Plans to address such matters under the duty to cooperate.

Hopefully this clearly answers the Inspectors question on this matter.

Regards

Zoë Willcox

Director, Development of Place

Growth & Regeneration | Bristol City Council

Postal Address: Bristol City Council, PO Box 3399, Bristol BS3 9FS

From: Simon De Beer
Sent: 01 March 2022 13:50
To: Zoe Willcox
Subject: B&NES Local Plan Partial Update

Zoe,

You may be aware that the B&NES Local Plan Partial Update has now been submitted for examination and the Inspector, Mr Philip Lewis, has asked a number of initial questions and requests for further information and clarification (see attached). Some of these relate to the Duty to Co-operate and in particular to the absence of a Statement of Common Ground with Bristol.

Our response will be that the Local Plan Partial Update (LPPU) did not raise any strategic, cross boundary issues and hence the preparation of the LPPU did not engage the duty to Co-operate. Therefore a Statement of Common Ground was not required with Bristol. This was

a result of the approach agreed between the West of England UAs before B&NES embarked on the LPPU.

You may recollect that following the withdrawal of the West of England Joint Spatial Plan in 2019, the West of England Authorities and WECA agreed that the Spatial Development Strategy (SDS) would need to be progressed swiftly to deal with key strategic, cross boundary issues for the WECA Area, particularly to address housing need. Due to the delay caused by the withdrawal of the JSP, B&NES considered it was necessary for us to undertake a partial update of our Local Plan to bridge the gap whilst the SDS, and associated new Local Plans were being prepared. This was discussed in some depth by the West of England UAs (via the WECA/UA Heads of Planning and Environment Directors in late 2019/early 2020). On the proviso that the scope and role of the B&NES Local Plan would not prejudice the content or the progress of the SDS, the UAs agreed to support B&NES in preparing its partial update (see email below). It was understood that it was critical to make swift progress on the SDS to enable the UAs to have new Local Plans in place as soon as possible. As a reminder, I have also attached the note considered by the Heads of Planning

Are you therefore able to confirm that;

- subsequently, the primary co-operation on strategic, cross boundary issues has been undertaken through the SDS;
- as a consequence, the preparation of the B&NES Local Plan Partial Update has not raised any strategic, cross boundary issues between B&NES and Bristol, reflected in the fact that you have not needed to comment on the Local Plan Partial Update Regulation 18 or Regulation 19 engagements/consultations; and
- in particular, you have not requested that the B&NES Local Plan Partial Update consider the issue of accommodating any unmet housing need from Bristol because that is the remit of the SDS.

We have agreed to respond to the Inspector by Friday 4th March, and so a response by the end of Thursday would be much appreciated.

Regards

Simon de Beer
Head of Planning
Bath & North East Somerset Council
01225 477616

[Improving People's Lives](#)



From: Richard Kent
Sent: 03 March 2022 10:31
To: Simon De Beer
Cc: Michael Reep
Subject: [OFFICIAL-ENCRYPTED IN TRANSIT] RE: Follow up to Directors meeting re: post JSP options paper- B&NES Partial Review

Dear Sim

Thank you for consulting North Somerset on the B&NES partial review. We have no comments to make and are not aware that there are any strategic matters raised and no cross boundary issues for North Somerset have been identified.

I hope this clarifies the position but please don't hesitate to contact me if you require any further assistance.

Yours sincerely

Richard Kent
Head of Planning
Place Directorate
North Somerset Council

Web: www.n-somerset.gov.uk

From: Simon De Beer
Sent: Wednesday, March 2, 2022 12:31 PM
To: Richard Kent
Subject: FW: Follow up to Directors meeting re: post JSP options paper- B&NES Partial Review

Richard,

You may be aware that the B&NES Local Plan Partial Update (LPPU) has now been submitted for examination and the Inspector, Mr Philip Lewis, has asked a number of initial questions and requests for further information and clarification (see attached). Some of these relate to the Duty to Co-operate and in particular to the absence of a Statement of Common Ground with North Somerset.

Our response will be that the LPPU did not raise any strategic, cross boundary issues with North Somerset and hence the preparation of the LPPU did not engage the duty to Co-operate and so a Statement of Common Ground was not required. This was a result of the approach agreed between the West of England UAs (see email from

Laura & Lisa below & note attached) before B&NES embarked on the LPPU. This is in the context specifically of the LPU and not our wider engagement on the SDS; engagement on the North Somers Local Plan; and on specific issues such as the proposed expansion of the airport. These, I think we agree, do not relate to the LPPU. I appreciate that in October last year, North Somerset asked B&NES to consider whether it is able to accommodate some of the North Somerset housing requirement within its area. Our response was that this is a sub-regional strategic matter which is being addressed through the WECA Spatial Development Strategy (SDS) and so we directed you to WECA for the response.

It would assist us if you would confirm that the preparation of B&NES Local Plan Partial Update did not raise strategic, cross boundary issues between B&NES and North Somerset, reflected in the fact that North Somerset did not need to comment on either the Local Plan Partial Update Regulation 18 engagement or Regulation 19 consultation.

We have agreed to respond to the Inspector by Friday 4th March, and so a response by the end of Thursday would be much appreciated.

Regards

Simon de Beer
Head of Planning
Bath & North East Somerset Council
01225 477616

Improving People's Lives



As part of the planning process we collect and publish personal information, please see our corporate privacy notice: www.bathnes.gov.uk/council-privacy-notice.

Appendix 9 – Correspondence on the North Somerset Local Plan

1. Letter from North Somerset to B&NES on North Somerset Local Plan Options consultation June 2020

Date: 11 June 2020
 My ref: MR
 Your ref:
 Contact: Michael Reep
 Telephone: 01934 426775
 Email: michael.reep@n-somerset.gov.uk



Martin Shields
 Corporate Director
 Bath & North East Somerset Council

Development and Environment
 North Somerset Council
 Town Hall
 Walliscote Grove Road
 Weston-super-Mare
 BS23 1UJ

Via email

Dear Martin

North Somerset Local Plan 2023-2038: Duty to co-operate

North Somerset is preparing a local plan for the 15-year period 2023-2038. As part of the plan-making process we are committed to effective and ongoing engagement with neighbouring authorities and other bodies on strategic cross-boundary issues through the duty to co-operate. We are writing to you at the beginning of our new local plan process to agree the principles and mechanisms for undertaking effective engagement and ensuring that our strategic policies are aligned.

As required by the National Planning Policy Framework, we will be maintaining one or more statements of common ground to document the approach as we progress through the plan making process. The initial statement(s) of common ground will be published once the area it covers has been agreed, the governance arrangements for the co-operation process defined, the substantive strategic matters to be addressed determined and which bodies will be involved and how. The document will be published on the website.

The purpose of this letter is to scope out the duty to co-operate process by identifying the strategic issues which need to be addressed and the authorities and bodies which need to be involved. This is just the start of the duty to co-operate process associated with the North Somerset Local Plan and the issues identified and participants may change as plan-making progresses. The responses received will help us to shape the most effective ways of engaging on these matters.

It would be appreciated if you could structure your response in relation to the following topics and questions. Please can you respond by **26 June 2020**.

1. Development plan timetable

The North Somerset Local Plan will cover the period 2023-2038. The proposed timetable is currently as follows:

Pre-commencement document	March 2020
Consultation on 'challenges'	Summer 2020
Consultation on 'choices'	Autumn 2020

Consultation on Draft Plan	Autumn 2021
Publication version.	2022
Submission	2022
Examination	2023
Adoption	2023

Question:

For local planning authorities, what development plan documents are you preparing which we will need to take into account? Please provide a timetable and any relevant information at this stage, including in respect of adopted plans, target dates for review and monitoring.

2. Strategic matters

The duty to co-operate relates to strategic matters with cross-boundary implications. At the start of the process we need to scope out what these are. National Planning Policy Framework paragraph 20 lists the strategic policy areas. The following lists those strategic matters with potential cross-boundary implications specifically identified as affecting North Somerset.

Housing	The quantum of housing, strategic locations adjacent to boundaries, any unmet needs; affordable housing; gypsy and traveller provision.
Employment	Travel to work, commuting flows, location of new employment development; implications of development at the Port, Airport, Hinkley Point.
Infrastructure	Transport, flood, community infrastructure with cross-boundary implications.
Minerals	Aggregates.
Green infrastructure	Ecological, landscape and habitat considerations impacting on cross-boundary issues.
Development locations	Aligning strategic policies and cross-border allocations.

Question:

Are these the strategic matters with cross-boundary implications of relevance to North Somerset? Are there any others? Which are the cross-boundary matters with North Somerset affecting your authority or organisation?

3. Evidence

Plan-making requires an up-to-date evidence base. North Somerset is working jointly with the WECA and the WECA UAs to commission a Local Housing Needs Assessment and an Employment Land and Spatial Needs Assessment and will be collaborating on other workstreams.

Question:

What evidence do you have, is proposed, or could be developed jointly which is relevant to assessing the strategic issues identified? What is the scope for alignment with existing or proposed studies?

4. Governance

The duty to co-operate will involve joint working at different levels, and there already exist a wide range of forums addressing many of the key strategic issues. Within North Somerset the process and outcomes will be agreed through the officer Driving Growth Board which oversees the local plan process and with member sign off by the Executive Member for Planning. We would like to establish an appropriate forum for undertaking the duty to co-operate discussions and would like your views on how this might operate. For some issues this could involve a combination of authorities and/or organisations; for others it would operate more effectively on a one-to-one basis.

Question:

How would your authority or organisation wish to engage with duty to co-operate issues and at what level?

We look forward to working with you through the identification of cross-boundary issues and working together to address the implications throughout the plan-making process. If you have any questions or would like to discuss the North Somerset Local Plan and the duty to co-operate implications, please contact Michael Reep, Planning Policy Manager.

Yours sincerely

Michael Reep
Planning Policy Manager

Cc: Lisa Bartlett

This letter can be made available in large print, audio, easy read and other formats.

Documents on our website can also be emailed to you as plain text files.

Help is also available for people who require council information in languages other than English. For more information contact the sender of this letter.

The content of this communication is meant for disclosure to the intended recipient(s) only. If you have received this

in error, please notify the sender and destroy the communication without copying it or forwarding it.

You should be aware that all communications received and sent by this council are subject to the

Freedom of Information Act 2000

2. Response from B&NES to North Somerset Local Plan Options consultation July 2020

**Bath & North East
Somerset Council**

Bath & North East Somerset Council
Directorate of Place – Development
Lewis House, Manvers Street
Bath BA1 1JG

Email: Lisa_bartlett@bathnes.gov.uk
www.bathnes.gov.uk
Date: 07 July 2020

Michael Reep
Planning Policy Manager
North Somerset Council

Dear Michael

Thank you for your letter of 11 June 2020 on Duty to Cooperate on the North Somerset Local Plan. B&NES welcomes the opportunity to work with North Somerset Council to identify and address the strategic and cross-boundary issues to be addressed through our respective Plans. Please see below the B&NES response to the 4 questions that you asked

Question 1 timetable:

For local planning authorities, what development plan documents are you preparing which we will need to take into account? Please provide a timetable and any relevant information at this stage, including in respect of adopted plans, target dates for review and monitoring.

The B&NES [Local Development Scheme](#) sets out the Development Plan Documents that we are preparing, their preparation arrangements and timetables

As you know B&NES is also working with WECA and the WECA Unitary Authorities to prepare a Mayoral Spatial Development Strategy (SDS) (not a Development Plan Document but part of the Development Plan). The separate WECA response to you sets out the timetable for the SDS and related work.

As noted in the recent Memorandum of Understanding signed by all West of England authorities, in respect of the SDS and NSC Local Plan, it is important that plan preparation timescales are sufficiently aligned so that respective plan-making processes can take account of each other. This is especially important to ensure that the Duty to Co-operate is to be properly discharged.

Question 2 Strategic matters:

Are these the strategic matters with cross-boundary implications of relevance to North Somerset? Are there any others? Which are the cross-boundary matters with North Somerset affecting your authority or organisation?

B&NES agrees that the issues listed in the table in your letter are strategic matters with cross-boundary implications. The detail of these issues will be considered in more detail through our respective plan making processes, both the WECA SDS and the B&NES Local Plan. In addition, the following are also strategic matters with cross-boundary implications;

Bath and North East Somerset –
The place to live, work and visit

- Infrastructure should include energy and water resources, as the distribution of these assets is uneven across the West of England and the networks that support them are cross-boundary in nature.
- Employment related issues should also consider the management of existing strategic employment areas. This would include waste management locations and key retail centres which may have cross-boundary impacts in the future.
- joint working on climate change as a strategic issue will be necessary to achieve our joint ambition of carbon neutrality by 2030.
- air quality is within the scope of strategic matters, particularly in relation to strategic and cross-boundary transport infrastructure.
- The approach to the Bristol-Bath Green Belt in plan-making is a cross boundary issue, especially in the context of work on spatial strategies to accommodate new homes and jobs etc.

Question 3 Evidence:

What evidence do you have, is proposed, or could be developed jointly which is relevant to assessing the strategic issues identified? What is the scope for alignment with existing or proposed studies?

The strategic issues identified above will require a co-ordinated approach between all West of England Authorities to the collation and use of evidence. This reflects the existence of shared Housing Market Areas and Functional Economic Market Areas. Key evidence to support strategic plan making was considered by the West of England Joint Committee in January 2020 when it was agreed to jointly commission strategic evidence to inform plan-making across the West of England. It is important that the evidence supporting the [SDS](#) and the North Somerset Local Plan are consistent in light of the relationship of the 2 plans.

Question 4 Governance:

How would your authority or organisation wish to engage with duty to co-operate issues and at what level?

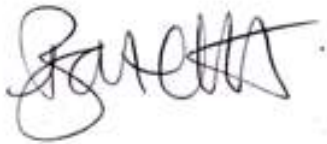
The West of England authorities (including North Somerset and WECA) have established processes and governance for joint working on strategic planning, housing and transport issues, which are well placed to manage joint working (including the formal Duty to Cooperate process) for the North Somerset Local Plan as well as the WECA area SDS and the Local Plans for its constituent authorities.

Furthermore, WECA and North Somerset engage through a well-established series of weekly, monthly and quarterly meetings at which strategic planning (and transport planning) are discussed and decisions taken. It is recommended that discussions continue through these forums, with decisions made at the appropriate level based on technical recommendations. It is noted that many of these decisions will also be documented through the WECA area Duty to Cooperate and Statement of Common Ground, which is currently in development with involvement from North Somerset Council. As such we would expect South Gloucestershire to be formally invited to partake in relevant Duty to Co-operate discussions affecting the WECA area going forward.

Bi-lateral officer and or Member meetings between North Somerset and B&NES can be arranged as required as part of the plan-making process.

B&NES looks forward to our continued work together on strategic plan-making. Should any of these need further discussion or clarification, I would welcome doing so through the appropriate joint meetings referenced.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lisa Bartlett', with a small dot at the end.

Lisa Bartlett
Director – Development & Public Protection
Bath and North East Somerset Council

3. Letter from North Somerset to B&NES on draft North Somerset Local Plan consultation Oct 2021

Date: 12 October 2021
 My ref: LS
 Your ref:
 Contact: Michael Reep
 Telephone: 01934 426775
 Email: michael.reep@n-somerset.gov.uk



Lisa Bartlett
 Director of Development & Public Protection
 Bath & North East Somerset Council

Place Directorate
 North Somerset Council
 Town Hall
 Walliscote Grove Road
 Weston-super-Mare
 BS23 1UJ

VIA EMAIL

Dear Lisa

North Somerset Local Plan: Duty to Co-operate

Progress is being made on the North Somerset Local Plan (2023-2038). As has been discussed in our duty to co-operate conversations, we undertook initial stages of consultation in 2020 (Challenges and Choices) and in April 2021 agreed a preferred spatial strategy and a sequential approach to the assessment of development opportunities which provides the framework for the preparation of the Consultation Draft for consultation commencing at the end of 2021.

The government's local need figure for North Somerset over the plan period is currently 20,085 dwellings. Work is in progress to determine whether there is sufficient deliverable capacity at sustainable locations to deliver the growth required in accordance with the agreed spatial strategy. The starting point for the plan making process is to consider the potential capacity outside the Green Belt.

The National Planning Policy Framework states that:

141. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

- a) makes as much use as possible of suitable brownfield sites and underutilised land;*
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.*

North Somerset Council has worked through a sequential approach relating to the identification of potential development options outside the Green Belt. This has included the potential to maximise the use of previously developed and underused land through the urban capacity study (NPPF paragraph 141 a)), and optimising density particularly at transport hubs and other sustainable locations (paragraph 141 b)). The table below summarises the conclusions of the work.

Housing requirement	15 years	20,085
Existing permissions	Expected to be delivered 2023-2038	3,600
Urban capacity	Small site windfall	1,725
	Large site allocations	2,000
Town expansion	Weston-super-Mare – primarily north of A371, east of M5	3,000
	Nailsea	1,500
Other settlements	Yatton/Backwell	1,000
Rural areas	Small site windfall	900
	Large site allocations within revised settlement boundaries of larger villages – locations to be determined	
Total outside Green Belt		14,225
Residual		5,860

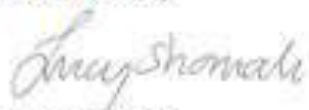
This indicates that the potential deliverable capacity outside the Green Belt is about 14,225 dwellings. This is some 5,860 dwellings short of the North Somerset requirement of 20,085 dwellings. This means that NPPF paragraph 141 c) is triggered which requires the local planning authority to ascertain whether some of the identified need for development could be accommodated within neighbouring authorities. These discussions need to be reported in the Statement of Common Ground.

I am therefore formally requesting you consider whether your authority is able to accommodate some of the North Somerset housing requirement within your area?

We will be setting up a joint meeting at the end of October to discuss North Somerset duty to co-operate issues and wanted to give you advance notice to consider this request. If you would like to discuss the issues on a one-to-one basis, we will be happy to arrange this.

We look forward to your response.

Yours sincerely



Lucy Shomali
Director of Place

4. Response from B&NES to North Somerset on draft North Somerset Local Plan consultation Oct 2021

From: Simon De Beer
Sent: 24 November 2021 16:01
To: sara.stock@n-somerset.gov.uk
Cc: Sophie Broadfield <Sophie_Broadfield@BATHNES.GOV.UK>; Richard Daone <Richard_Daone@BATHNES.GOV.UK>
Subject: FW: Local Plan DtC

Dear Lucy,

Thank you for your letter of 12th October regarding the Duty to Co-operate on strategic planning matters between Bath & North East Somerset and North Somerset.

In response to North Somerset's request for B&NES to consider whether it is able to accommodate some of the North Somerset housing requirement, this is a sub-regional strategic matter which is being addressed through the WECA Spatial Development Strategy (SDS). Therefore the primary response to your request will need to come from WECA.

This notwithstanding, the B&NES new Local Plan is at an early stage of preparation and based on existing evidence, the scope for B&NES to accommodate unmet housing need from North Somerset is highly unlikely. Furthermore, the majority of B&NES is in a different Housing Market Area to North Somerset.

I am happy to discuss the above if you would find it helpful.

Please note that Lia Bartlett has now left B&NES and any future correspondence on such issues will need to be sent either to Sophie Broadfield (Director of Sustainable Communities) or me, Simon de Beer (Head of Planning)

Regards

Simon de Beer
Head of Planning
Bath & North East Somerset Council
01225 477616

Improving People's Lives



Appendix 10 SA sieving of HELAA sites

HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
A02B	0.46428	Bath	Lansdown Grange Farm	Flood Zone 3b, Local Green Space, Green Belt, World Heritage Site Boundary, World Heritage Site Indicative Extent, Flood Zone 2, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
A03i	5.04319	Bath	bath equestrian centre	Common Land, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
A03IIa	30.7725	Bath	Kingswood School and Kingswood Preparatory School	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Priority Habitat, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
B04	12.1381	Bath	Land at Charlcome Grove Farm	Registered Parks and Gardens, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Unavailable	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
B04a	8.1047	Bath	Lansdown Poultry Farm	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Unavailable	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
B07	65.2628	Bath	Sham Castle	Scheduled Ancient Monuments, Ancient Woodland, Special Areas of Conservation, Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Priority Habitat, Conservation Area, Agricultural Land Classification Grade 3, Ancient Woodland	Secondary Potential	Potentially available	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
KING03b	0.26744	Bath	Plymouth House	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	Potential for further consideration	Potentially available	Potentially achievable	No	Existing office, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
KING03c	0.68482	Bath	HELAA - Suitability to be confirmed	World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2, Conservation Area	Discounted	Unavailable	Unachievable	No	Not suitable
KING19	0.38644	Bath	Bath Lawn Tennis Club, Park Lane	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Existing community facilities, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
KING23	0.30749	Bath	Land east of Station Road, Newbridge, Bath	World Heritage Site Boundary, World Heritage Site indicative Extent, Industrial Estates, Flood Zone 2, Conservation Area	Secondary Potential	Potentially available	Potentially achievable	Yes	Considered but rejected. Further evidence required.
LAM08	1.62865	Bath	Lambridge rugby training ground (F23)	Flood Zone 3b, World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2, Conservation Area	Discounted	Availability not proven	Achievability not proven	No	Flood Zone 3b, not needed to meet the supply shortfall
LAM09	0.93636	Bath	Land south-west of Lambridge House (part F23)	Flood Zone 3b, World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Flood Zone 3b, not needed to meet the supply shortfall
BWK02	0.37912	Bath	Land at Mulberry House, Golf Course Road	National Trust Land Ownership, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Priority Habitat, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
LAN05c	8.16957	Bath	Existing sport facilities	World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	Yes	Considered but rejected. Further evidence required.
LYN04	0.20534	Bath	Site B, St Martins Hospital	World Heritage Site Boundary, World Heritage Site indicative Extent	Secondary Potential	Availability not proven	Achievability not proven	Yes	Considered and proposed to be allocated.(SB18)
LYN05	1.72449	Bath	Entry Hill Depot, Entry Hill, Odd Down, Bath	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
NEW05	1.26371	Bath	NHS House, Combe Park	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area, Contaminated Land	Secondary Potential	Availability not proven	Achievability not proven	Yes	Considered and proposed to be allocated.(SB25)
NEW06	0.4961	Bath	Car Park Adjacent to Combe Park	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Hospital car park, does not accord with spatial priorities
CDN05	7.85941	Bath	Sulis Club	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CDN06	7.0584	Bath	Land at Claverton Down, Bath	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
ODN01b	0.43997	Bath	Land between Red Lion Lane and The Beeches	World Heritage Site Boundary, World Heritage Site indicative Extent	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
ODN04	0.62773	Bath	Land south of 81-87 Englishcombe Lane	World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
ODN06	2.88502	Bath	Land at Rush Hill, Bath	World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Conservation Area, Parks and Open Space	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
OLD03	0.3328	Bath	Wansdyke Business Centre	World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Parks and Open Space	Secondary Potential	Potentially available	Potentially achievable	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
OLD05	0.26071	Bath	Industrial Units off Claude Avenue	World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Parks and Open Space	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TWT20	1.0484	Bath	Land at Tanners Walk and Long Valley Road, Bath	World Heritage Site Boundary, World Heritage Site indicative Extent, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Open green space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WAL05	0.50104	Bath	Land at Rivers Rd	World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Open green space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WES03	0.98619	Bath	Warehouses, Bellotts Road	World Heritage Site Boundary, World Heritage Site indicative Extent	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WES15	0.373	Bath	Works, Lymore Avenue	World Heritage Site Boundary, World Heritage Site indicative Extent	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence

Appendix 10 SA sieving of HELAA sites

HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
D09a	2.30369	Bath	Minster Way	National Trust Land Ownership, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Priority Habitat, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
D09b	0.68156	Bath	Horseshoe Walk	National Trust Land Ownership, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
D12	58.697	Bath	Perrymead	Local Green Space, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Conservation Area, Allotments	Secondary Potential	Potentially available	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
E14X	4.07352	Bath	East of Combe Hay Lane	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
E14Z	10.1208	Bath	West of Southstoke Lane	Scheduled Ancient Monuments, Green Belt, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
E16a	0.53602	Bath	Land south of Orchid Drive	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
E16b	1.25045	Bath	Old Culverhaysians RFC	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
E16c	0.43531	Bath	Land north of Burnthouse Farm	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WES17	0.28184	Bath	Chivers House, Lower Bristol Road (LBR) (live app for student	Flood Zone 3b, World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2	Potential for further consideration	Potentially available	Potentially Achievable	No	Flood Zone 3b, not needed to meet the supply shortfall
WID01	0.41173	Bath	Regency Laundry, St Peters Terrace	World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2	Secondary Potential	Potentially available	Potentially achievable	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WID05	0.55808	Bath	Land south & west of Cheltenham Street	World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2	Secondary Potential	Potentially available	Potentially Achievable	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WID15	1.13931	Bath	Warehouse / Depot, Westmoreland Station Road	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	Secondary Potential	Unavailable	Achievability not proven	No	Unavailable
LAM06	2.93693	Bath	Land west of Uphill Drive	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
LAM07	1.69432	Bath	Land north of Fairfield Avenue	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
LAM10	1.68398	Bath	Land on the north side of Fairfield Park, Bath	Local Green Space, World Heritage Site Boundary, World Heritage Site indicative Extent, Allotments	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
LAM11	0.33084	Bath	Land at Deadmill Lane	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Agricultural Land Classification Grade 3	Discounted	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
LAN06	18.5561	Bath	Kingswood School Middle Sports Playing Field	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
LAN07	2.95871	Bath	Bath Spa University	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	Secondary Potential	Potentially available	Potentially achievable	No	Site Allocation: SB24
LYN03	0.86808	Bath	Site A, St Martins Hospital	World Heritage Site Boundary, World Heritage Site indicative Extent	Secondary Potential	Availability not proven	Achievability not proven	Yes	Considered and proposed to be allocated (SB5)
NEW02	1.48655	Bath	Land at RUH North	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	Secondary Potential	Potentially available	Potentially achievable	Yes	Considered and proposed to be allocated (SB18)
NEW07	3.73217	Bath	Land south of Kelston Road, Newbridge, Bath	Common Land, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Priority Habitat, Parks and Open Space, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
ODN07	5.41215	Bath	Bath Community Academy	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
OLD04	2.41076	Bath	Land off Claude Avenue	Local Green Space, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Allotments, Parks and Open Space	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TWT01	1.7239	Bath	Twerton Football Club	World Heritage Site Boundary, World Heritage Site indicative Extent, Conservation Area	Secondary Potential	Potentially available	Potentially achievable	Yes	Considered and proposed to be allocated (SB14)
TWT07	0.6384	Bath	Land adj Cotswold View	Local Green Space, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Conservation Area	Discounted	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TWT19	7.43651	Bath	Land north of Redland Park, Bath	Local Nature Reserves, Nature Reserves, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Conservation Area, Parks and Open Space, Agricultural Land Classification Grade 3	Discounted	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
Wes12	0.27662	Bath	Land north of King Georges Road	Local Green Space, World Heritage Site Boundary, World Heritage Site indicative Extent, Allotments	Secondary Potential	Potentially available	Potentially achievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WES13	0.34414	Bath	Linear Way/Dartmouth Avenue	Local Green Space, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Parks and Open Space	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WID25	1.12469	Bath	Land adjacent to Rainbow Wood House	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WID26	0.76469	Bath	Market Garden Land at Fersfield	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WID28	4.19228	Bath	Lyncombe Hill Farm, Greenway Lane, Bath	Local Green Space, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Conservation Area, Allotments	Secondary Potential	Unavailable	Unachievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence

Appendix 10 SA sieving of HELAA sites

HELAA_R of	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
WSTN07	4.71615	Bath	Primrose Hill / Land north-east of Purlerwent Drive	Common Land, Local Green Space, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Priority Habitat, Conservation Area, Agricultural Land Classification Grade 3	Discounted	Unavailable	Unachievable	No	Green Belt land, not needed to meet the supply shortfall
OLD06	0.4603	Bath	Scala	World Heritage Site Boundary, World Heritage Site indicative Extent	Secondary Potential	Potentially available	Potentially achievable	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
BHM02	1.97116	Bathampton	Land between Bathampton Lane and Warminster Road	Local Green Space, World Heritage Site indicative Extent, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
BHM06	0.5081	Bathampton	Land west of Miller Walk	Local Green Space, World Heritage Site indicative Extent, Agricultural Land Classification Grade 3	Discounted	Potentially available	Unachievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
D08	8.77831	Bathampton	Bathampton (Upper Slopes)	Green Belt, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Priority Habitat, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BES02	0.23008	Batheaston	Coalpit road local Green Space and garages	Local Green Space, World Heritage Site indicative Extent	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
BES02a	0.23008	Batheaston	Garages off Elmhurst Estate, Batheaston	Local Green Space, World Heritage Site indicative Extent	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
BES03	0.62932	Batheaston	Poplar Nurseries	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BES04	1.7901	Batheaston	Land at Poplar Nurseries	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BES09	1.13325	Batheaston	Land at Bannerdown Road	Green Belt, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BES10	1.4042	Batheaston	Land at Elmhurst Estate, Batheaston	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB)	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BES11	0.25233	Batheaston	Allotments off Catherine Way	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BES12	6.45599	Batheaston	Eagle Farm	Green Belt, World Heritage Site indicative Extent, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SHAWS	6.45599	Batheaston	Eagle Farm	Green Belt, World Heritage Site indicative Extent, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BFD01	0.65419	Bathford	Land at Court Farm, Pump Lane	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BFD03	5.28145	Bathford	Land at Bannerdown View Farm	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BFD06	1.71556	Bathford	Bathford Nurseries	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
BFD10	0.64425	Bathford	Land at Broadlands, Box Rd	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CAM01	0.81941	Camerton	Camelot, Red Hill	Agricultural Land Classification Grade 3	Potential for further consideration	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CAM03	0.4688	Camerton	Bridge Place Farm,	Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CAM04	0.7621	Camerton	Purbeck House	Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Potential for further consideration	Potentially available	Potentially achievable	No	Land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CAM06	2.31227	Camerton	The Thynne Field	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
B04b	12.3346	Charlcombe	Lansdown Poultry Farm N	Green Belt, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Unavailable	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
B04c	4.59855	Charlcombe	Land west of Roman Lodge Farm	Green Belt, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Unavailable	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHEL01	0.4661	Chelwood	Land opposite Rectory House	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHEL02	4.43985	Chelwood	Land north of A368	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHM01	2.07987	Chew Magn	Land off Winford Road	Flood Zone 3b, Green Belt, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHM02	0.30459	Chew Magn	Land at Fairfield Nurseries	Green Belt, Conservation Area, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHM03	0.59673	Chew Magn	Old North Chew Farm, Norton Lane	Green Belt, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence

Appendix 10 SA sieving of HELAA sites

HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
CHM04	4.94969	Chew Magn	Land at Dark Lane	Green Belt, Conservation Area, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHM05	1.91438	Chew Magn	North of Stanton Road	Green Belt, Flood Zone 2, Conservation Area, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHM06	1.96843	Chew Magn	Land south of Norton Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHS03	5.04671	Chew Stoke	Land north of Salway Close and Chew Lane	Green Belt, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CLU02	2.3595	Clutton	Land north of Church Farm	Local Green Space, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CLU06	1.77265	Clutton	Land between Broomhill Lane and Maypole Close	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Unachievable	No	Green Belt land, not needed to meet the supply shortfall
CLU07	22.0385	Clutton	Land west of the A37	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CLU07a	2.44809	Clutton	Land west of the A37	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CLU14	0.40676	Clutton	The Wharf	Green Belt, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Potential for further consideration	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
FAR12	2.14638	Clutton	Junction of Clutton Hill, Flatts Lane, Cuckoo Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
CLU01a	11.1025	Clutton	Land to the North West of Oaklands	Mineral Safeguarding Areas, Priority Habitat, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CLU04A	1.45513	Clutton	Land south of 47-56 Maynard Terrace	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CLU08	0.49563	Clutton	The Pumping Station, Greensbrook	Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CLU09	0.25152	Clutton	Marsh Lane	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CLU10	2.00925	Clutton	Parcel 4952, Marsh Lane	Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CLU12	0.59013	Clutton	Land at Hartwell House	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CLU13	0.85618	Clutton	Land to south of former Warwick Arms Public House	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC01b	1.37701	Clutton	Land to the West of the A37	Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CHY01	5.81737	Combe Hay	Land to the south west of Odd Down Park & Ride site, Bath	Green Belt, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
E15	30.3927	Combe Hay	Land south of Odd Down	Ancient Woodland, Green Belt, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 3, Ancient Woodland	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
CDAN02	12.1223	Compton D:	Queen Charlton Quarry	Green Belt, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
CDAN27	21.7659	Compton D:	Land west of Queen Charlton	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
CDAN28	0.23233	Compton D:	Field opposite Hunstrete Cottage, Hunstrete Pensford	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CDAN34	6.32172	Compton D:	Ravenwood Farm	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CDAN36	8.60625	Compton D:	Latchets Kennels and adjacent land, Redlynch Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
CDAN40	0.84443	Compton D:	Land east of Church Lane	Flood Zone 3b, Common Land, Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CDAN41	0.82157	Compton D:	Poplars Cottage	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K15c	7.93528	Compton D:	Land at Lays Farm	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K16a	6.96917	Compton D:	Land west of Charlton Road, Keynsham	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K16b	7.95093	Compton D:	Land west of Charlton Lane (S)	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall

Appendix 10 SA sieving of HELAA sites

HELAA_R	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
K17d	17.1445	Compton D:	Land at Parkhouse Lane /Redlynch Lane (C-E)	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K17e	10.0946	Compton D:	Land at Parkhouse Lane /Redlynch Lane (C-E)	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K19	17.9206	Compton D:	Land north of Chewton Road	Flood Zone 3b, Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K20	10.2539	Compton D:	Land north-west of The Homestead	Flood Zone 3b, Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH22	69.6819	Compton D:	Land at Horseworld	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
COM07	1.95281	Compton M:	Land south of The Street	Local Green Space, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
COM04	9.29782	Compton M:	Court Farm	Flood Zone 2, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Unavailable	Achievability not proven	No	Unavailable
COM06	0.55712	Compton M:	Land to the East of Manor House	Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
COR01	6.8199	Corston	Land west of Corston Lane	Green Belt, World Heritage Site indicative Extent, Conservation Area, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
COR02	0.21733	Corston	Land at Brookside	Green Belt, World Heritage Site indicative Extent, Flood Zone 2, Conservation Area, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
DUN01	0.73245	Dunkerton	St6959 old colliery site	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
DUN02	1.51597	Dunkerton	Land at Crows Nest	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
EH03	0.73012	East Harptr	Land at	Local Green Space, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
EH04	1.96063	East Harptr	Land at High Street	Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
EH05	0.21363	East Harptr	Little Aden	Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
FAR02	1.96779	Farmborou	The Glebe Field	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
FAR03	1.9374	Farmborou	Land south of Bath Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR05	0.95323	Farmborou	Land west of Depot at Tilley Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR06	8.8625	Farmborou	Land north of the A39	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR08	0.9892	Farmborou	Land at Little Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR09	2.31785	Farmborou	The Paddock, (off A39) South of Coal Yard, Bath Road	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR10	0.35297	Farmborou	The Coal Depot, Loves Lane	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR11	0.86333	Farmborou	Land at Old Inn Farmhouse, Bath Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR13	3.43349	Farmborou	Land south of Heighgrove Farm	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR14	2.43513	Farmborou	Land north of Sixpence and Parklands	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR15	0.32176	Farmborou	Brocks Farm	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
TIM11	34.7691	Farmborou	Timsbury Bottom Farm	Green Belt, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
FAR16	1.1396	Farrington C	Grovelands	Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU10	4.47951	Farrington C	Land west of Tennis Court Road	Agricultural Land Classification Grade 3	Potential for further consideration	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU11	1.47867	Farrington C	South of Farington Road	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
FSH01	0.54151	Freshford	Stoke Hill Mine	Green Belt, Mineral Safeguarding Areas, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Potentially Available	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HAL02	0.62251	High Littlec	Land south of Highbury Road	Local Green Space, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence

Appendix 10 SA sieving of HELAA sites

HELAA_R	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
HTN01	6.527	High Littlec	Land east of High Littleton	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
HTN07	0.5856	High Littlec	Land west of The Gug	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
HTN11	14.4063	High Littlec	Land between Rosewell and Highbury Road	Local Green Space, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HAL03	0.58661	High Littlec	Farmyard at Wells Rd / Combe Lane	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HAL04	7.12604	High Littlec	East of Hallatrow Buiness Park	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HAL05	1.508	High Littlec	Land surrounding Hallatrow Business Park	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1	Secondary Potential	Potentially available	Potentially achievable	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HAL13	2.16592	High Littlec	Land off Farrington Road, Paulton	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HAL13a	0.9201	High Littlec	West of Paulton	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HTN04	7.30576	High Littlec	Land west of Rugborne Farm	Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HTN05	3.35546	High Littlec	West of Goosard Lane	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HTN06a	4.46318	High Littlec	South of Greyfield Road	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HTN06b	8.19618	High Littlec	South of Greyfield Road	Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HTN06c	0.9896	High Littlec	Church Farm	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HTN10	2.96164	High Littlec	Land at Wells Road	Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU15b	2.40329	High Littlec	Paulton Road	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HB04	0.30708	Hinton Blew	Land north of Upper Road	Local Green Space, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
HCH02	3.76388	Hinton Char	Land adjacent to Horse Pond	Green Belt, Agricultural Land Classification Grade 2	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
HCH03	1.47278	Hinton Char	Folly Allotments ST143403	Green Belt, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BC01	3.70154	Keynsham	Land north of Ironmould Lane	Ancient Woodland, Green Belt, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 2, Ancient Woodland	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BC02	8.89305	Keynsham	Hicks Gate	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BC03	21.1375	Keynsham	Land between Stockwood Road and Durley Hill	Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K11	3.2124	Keynsham	Land at Hawkeswell	Green Belt, Flood Zone 2, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K12	7.02708	Keynsham	Keynsham Paper Mill	Flood Zone 3b, Green Belt, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Conservation Area	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K13	4.37466	Keynsham	Broadmead Lane	Flood Zone 3b, Green Belt, Flood Zone 2, Priority Habitat	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K14	1.07391	Keynsham	Land west of Broadlands School	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K14d	0.87681	Keynsham	Land west of St Francis Road	Green Belt, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K15a	8.38766	Keynsham	Land west of Westfield Close	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K15b	3.08467	Keynsham	Land north of Lays Farm	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K17c	16.9612	Keynsham	Land at Parkhouse Lane /Redlynch Lane (C-E)	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K18	2.87621	Keynsham	Land south of Abbots Wood	Local Green Space, Priority Habitat, Parks and Open Space, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence

Appendix 10 SA sieving of HELAA sites

HELAA_R of	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
K19a	4.74867	Keynsham	Land south of St Clements Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K21	3.8282	Keynsham	Land at Wellsway	Green Belt, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K25	3.51918	Keynsham	Land at Manor Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K26a	3.16393	Keynsham	Land at Minsmere Road	Local Nature Reserves, Nature Reserves, Local Green Space, Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K26c	8.22181	Keynsham	KE3B	Local Nature Reserves, Nature Reserves, Local Green Space, Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K30	2.55393	Keynsham	Land south of Stidham Lane	Green Belt, Agricultural Land Classification Grade 2	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K32	0.75987	Keynsham	Land north-west of St Clements Rd	Regionally Important Geological Sites, Green Belt, Flood Zone 2, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K33	3.24263	Keynsham	Land west of Brookleaze Trading Estate	Flood Zone 3b, Green Belt, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 2	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K37	1.25015	Keynsham	Land south of Bristol Road	Green Belt, Flood Zone 2, Sites of Nature Conservation Interest (SNCI)	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K52	1.89074	Keynsham	South-west of Hicks Gate Roundabout	Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K53	26.0375	Keynsham	Hicks Gate	Ancient Woodland, Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3, Ancient Woodland	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K54	3.76712	Keynsham	Durley Farm, Durley Hill	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K55	11.4897	Keynsham	Land between Durley Hill and Whitegate Nursery	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K56	7.09094	Keynsham	Land between Hicks Gate roundabout and railway	Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 2	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K57	13.5614	Keynsham	Land between Hanham Lock and railway	Flood Zone 3b, Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K58	2.45198	Keynsham	Land west of A4174 & south of R. Avon	Flood Zone 3b, Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K59	31.2265	Keynsham	Land between Stockwood Road and Durley Hill	Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K60	1.02371	Keynsham	Land at the Lodge Stable	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K62	1.37311	Keynsham	Devonport House	Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K64	5.40873	Keynsham	Durley Hill	Green Belt, Mineral Safeguarding Areas, Flood Zone 2, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K67	0.24109	Keynsham	Former Nursing Home		Potential for further consideration	Potentially available	Potentially achievable	Yes	Considered and proposed to be allocated (KE5)
K05	1.14545	Keynsham	High Street	Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Retail, not accord with the Core Strategy spacial priorities
K32a	0.21254	Keynsham	Carpark at St Clements Road		Secondary Potential	Availability not proven	Achievability not proven	No	Not available within the LPPU plan period
K35	1.5349	Keynsham	Vandyck Avenue / Unity Road	Industrial Estates, Flood Zone 2	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN06	1.54263	Midsomer Norton	The Hollies / Sainsburys	Local Green Space, Mineral Safeguarding Areas, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN14b	1.51602	Midsomer Norton	46 Radstock Road	Local Green Space, Mineral Safeguarding Areas	Potential for further consideration	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MDP22	2.39546	Midsomer Norton	Underhill Farm (Mendip DC)	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Discounted	Availability not proven	Achievability not proven	No	Not suitable
MDP31b	12.0653	Midsomer Norton	Whitepost	Agricultural Land Classification Grade 3	Discounted	Availability not proven	Achievability not proven	No	Not suitable
MSN14e	1.51891	Midsomer Norton	Priory Nurseries,		Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN23	1.23737	Midsomer Norton	Land west of Northmead Road	Flood Zone 3b, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Flood Zone 3b, not needed to meet the supply shortfall
MSN29	4.21762	Midsomer Norton	Land south-west of Shaft Road	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN30	21.0055	Midsomer Norton	Monger Lane East	Flood Zone 3b, Mineral Safeguarding Areas, Industrial Estates, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Flood Zone 3b, not needed to meet the supply shortfall
MSN47	0.43027	Midsomer Norton	Parcel 3511, Silver Street,	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	Yes	Considered and proposed to be allocated (SSV2)

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HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
MSN32b	1.66013	Midsomer	West of Silver Street	Agricultural Land Classification Grade 3	Discounted	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN37	0.52204	Midsomer	West of Withies Lane	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN38A	3.66904	Midsomer	Land at Chilcompton Road	Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN38b	1.50268	Midsomer	Land at Chilcompton Road	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN38c	1.0603	Midsomer	Land west of Folly Close	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN40	0.29396	Midsomer	Land at Midsomer Norton Social Club	Mineral Safeguarding Areas, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Existing community facilities, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN41	0.25379	Midsomer	11 Clapton Rd & adjacent orchard	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN42	0.22217	Midsomer	Land off Staddlestones, Staddlestones Road	Flood Zone 3b, Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Flood Zone 3b, not needed to meet the supply shortfall
MSN44	2.16293	Midsomer	Land at Oliver Brooks Road,	Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN45	0.2582	Midsomer	Land to the south west of Wheelers Drive,	Mineral Safeguarding Areas	Secondary Potential	Availability not proven	Achievability not proven	No	Open green space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
MSN46	0.29839	Midsomer	Land to the South of Lilac Terrace	Mineral Safeguarding Areas, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU07A	7.36168	Midsomer	Land north and south of Clandown Rd	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU24a	3.0224	Midsomer	Thicketmead Farm	Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD36	31.424	Midsomer	Land west of Combe End	Flood Zone 3b, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Flood Zone 3b, not needed to meet the supply shortfall
MK04	0.64417	Monkton	Land south-west of Shaft Road	Special Areas of Conservation, Sites of Special Scientific Interest (SSSI), Green Belt, Mineral Safeguarding Areas, World Heritage Site indicative Extent, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
MDP32	1.04805	N/A	Land south of Frome Road		Discounted	Availability not proven	Achievability not proven	No	Not suitable
NT01	0.82933	Nempnett T	Meryhill Farm	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
F18	38.1217	Newton St.	Land West of Bath	Local Nature Reserves, Nature Reserves, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
NSL01	0.21055	Newton St.	Land adjacent to 8 Church Lane	Registered Parks and Gardens, Green Belt, World Heritage Site indicative Extent, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
NSL03	0.94796	Newton St.	Newton Farm	Registered Parks and Gardens, Green Belt, World Heritage Site indicative Extent, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
NSL04	1.49958	Newton St.	Depot between Lawrence House and junction of LBR and Newbrid	Flood Zone 3b, Green Belt, World Heritage Site indicative Extent, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
NSL05	133.123	Newton St.	West of Bath	Sites of Special Scientific Interest (SSSI), Flood Zone 3b, Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
TWT18	10.5072	Newton St.	Land at Pennyquick Hill / Whiteway Road, Bath	Green Belt, World Heritage Site Boundary, World Heritage Site indicative Extent, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
NM01c	34.8719	Norton Mali	Land at Whitewood Farm	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
NM02	1.62983	Norton Mali	South of Church Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH01d	11.1874	Norton Mali	Land between East Dundry Road and Arrowfield Close	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH05a	4.36785	Norton Mali	Land at Whitehall Garden Centre	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall

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HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
WCH26	83.28	Norton Mali	East of Whites Close	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH26a	50.2317	Norton Mali	land south of Whitechurch	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH26b	8.41304	Norton Mali	Land north of Norton Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PAU02a	1.71396	Paulton	Former printworks	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	Yes	Considered and proposed to be allocated (SSV9)
PAU02b	0.36124	Paulton	Former printworks	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	Yes	Considered and proposed to be allocated (SSV9)
PAU02c	0.3434	Paulton	Former printworks	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	Yes	Considered and proposed to be allocated (SSV9)
PAU02d	0.5805	Paulton	Former printworks	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	Yes	Considered and proposed to be allocated (SSV9)
PAU05	1.36428	Paulton	Land at Bath Road	Conservation Area, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU09b	3.63217	Paulton	Land south of Plumtre Road	Local Green Space, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU06a	2.14385	Paulton	Land at Ham Farm	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU06b	1.31481	Paulton	Land to the East of Alexandra Park,	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU06c	2.43224	Paulton	Land at Ham House	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU07	3.26362	Paulton	Land north of Alpine Close	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU14	0.68148	Paulton	Land south of the Somerset Inn	Local Green Space, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU08	1.38087	Paulton	Land south of Bloomfield Care Centre	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU09a	3.48846	Paulton	Land off St Juliens Close	Agricultural Land Classification Grade 3	Potential for further consideration	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU09c	1.98801	Paulton	Land east of Tennis Court Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
Pau12	0.59078	Paulton	Land off Farrington Road, Paulton	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU25	3.01239	Paulton	Paulton House	Local Green Space, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 1	Secondary Potential	Unavailable	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU15a	0.70665	Paulton	Land on the North East side of Hallatrow Road	Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU17	0.20956	Paulton	Land at 2 Greenhill Cottage, Brittons Hill	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PAU26A	2.54469	Paulton	Old Mills	Mineral Safeguarding Areas, Industrial Estates, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Site Allocation for employment (SSV9)
PAU27	3.69141	Paulton		45 Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Discounted	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PEA05A	1.48076	Peasedown	Land west of 89-100 Greenlands Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PEA05B	3.36321	Peasedown	Land south of Church Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PEA08	0.93161	Peasedown	Land north of Eckweek Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEA09	0.97419	Peasedown	Land north of Under Knoll	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall

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HELAA_R	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
PEA06	0.2644	Peasedown	Land between 60 and 89 Greenlands Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PEA07B	2.27986	Peasedown	Land south of Keels Hill	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PEA10	28.5294	Peasedown	Land to the North and South of A367	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PEA11	12.7948	Peasedown	Land to the North and South of A367	Ancient Woodland, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 3, Ancient Woodland	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PEA15	9.4355	Peasedown	Land adjacent to Bath Business Park	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEA12	0.49962	Peasedown	Land off Church Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
PEA13	1.06501	Peasedown	Land off Carlingcott Lane	Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
CDAN20	0.73854	Publow	Land west of Charlton Fields Farm, Charlton Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
CDAN24	54.1165	Publow	Land south east of Whitchurch Village (proposed SDL in former JSP)	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CDAN25	30.768	Publow	Land at Woollard Lane/Charlton Road	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
NM05b	27.1448	Publow	Land between Gibbet Lane, Norton Lane and Bristol Road	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN01	3.99205	Publow	Land on Pensford Old Road	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
PEN02	1.26758	Publow	Land south of Pen-y-banc, Pensford Hill	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN03	51.5856	Publow	Land at Leigh Farm	Green Belt, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN05	0.64426	Publow	Land at Pensford Hill/Belluton La	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN06	10.2026	Publow	North of Belluton Farm	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN07	3.09864	Publow	Belluton Farm	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN08	0.38484	Publow	Land at Publow Lane	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN09	0.60076	Publow	Land between Oakhurst and Turnpike Cottage, north of Chelwoo	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN10	24.8937	Publow	Land between Ringspit Lane, Woollard Lane and Bristol Road	Green Belt, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN11	3.28141	Publow	Whitley Batts	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
PEN13	0.52683	Publow	New Road	Green Belt, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
CAM38	1.86054	Radstock	Grid Ref: ST6856 Parcel Number: 4411	Scheduled Ancient Monuments, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD02	0.85115	Radstock	Rymans Engineering, Frome Road	Flood Zone 3b, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area	Secondary Potential	Potentially available	Potentially achievable	No	Flood Zone 3b, not needed to meet the supply shortfall
RAD06	0.42661	Radstock	Library Car Park	Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Existing community facilities, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD10	2.21518	Radstock	Land between A367 and Bristol Rd	Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD12	0.59498	Radstock	Land around Coombend Rise	Flood Zone 2, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD13a	0.84359	Radstock	Land south of Coombend	Flood Zone 2, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD14	1.28225	Radstock	Clandown Scrap Yard	Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence

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HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
RAD16a	3.65137	Radstock	Land east of 28-104 Bristol Road	Agricultural Land Classification Grade 3	Potential for further consideration	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD16b	4.74054	Radstock	Land west of Longrange Farm	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD16c	2.5286	Radstock	Land north of Longrange Farm	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD16d	1.51678	Radstock	Round Hill Sports Ground	Agricultural Land Classification Grade 3	Potential for further consideration	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD16e	1.47942	Radstock	Land north of 35 Bath Old Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD16f	1.11133	Radstock	East of Bath Old Road	Agricultural Land Classification Grade 3	Potential for further consideration	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD18	0.88814	Radstock	East of Old Bath Road	Local Green Space, Conservation Area, Agricultural Land Classification Grade 3	Potential for further consideration	Potentially available	Potentially achievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD16g	11.2665	Radstock	Land north of Trinity School	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD19b	9.96089	Radstock	Land north of Tynning Hill	Regionally Important Geological Sites, Local Green Space, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD19c	4.61066	Radstock	Land south of Tynning Hill	Regionally Important Geological Sites, Local Green Space, Sites of Nature Conservation Interest (SNCI), Conservation Area	Discounted	Unavailable	Unachievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD16h	42.3684	Radstock	Land north and east of Ludlow's Farm	Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD17	1.36557	Radstock	Land south of Smallcombe Road	Regionally Important Geological Sites, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD19a	1.86506	Radstock	Upper Whitelands Road	Regionally Important Geological Sites, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD21a	0.64357	Radstock	Land at Mill Road	Flood Zone 2, Conservation Area	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD21b	3.18049	Radstock	LAND ADJOINING FROME ROAD/MAPLE RISE/MILL ROAD	Flood Zone 2, Conservation Area	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD23	1.19113	Radstock	Land east of Maple Rise	Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD24	3.63564	Radstock	Land north of Magdalene Road	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD25	2.29755	Radstock	Ammerdown Estate	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD26	9.75892	Radstock	Land north of Old Road	Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD26a	3.43497	Radstock	Land south of Old Road (Part within Mendip District)	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD28	4.78132	Radstock	Land west of Mells Lane (Part within Mendip District)	Agricultural Land Classification Grade 3	Potential for further consideration	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD29	0.60815	Radstock	Land south of Manor Farm, Church Street	Flood Zone 3b, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Flood Zone 3b, not needed to meet the supply shortfall
RAD30	0.46699	Radstock	Land south of Meadow View	Flood Zone 3b, Flood Zone 2, Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Flood Zone 3b, not needed to meet the supply shortfall
RAD31a	3.76836	Radstock	Land west of Kilmersdon Road	Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD31b	8.06094	Radstock	Land north of Grove Wood Road	Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence

Appendix 10 SA sieving of HELAA sites

HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
RAD31c	3.79991	Radstock	Land east of Grove Wood Road	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD32	0.71453	Radstock	Ammerdown Estate	Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD35	2.17252	Radstock	Ammerdown Estate	Ancient Woodland, Regionally Important Geological Sites, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 3, Ancient Woodland	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD37	1.2274	Radstock	Old Gas Works	Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD39	0.26035	Radstock	1 Old Pit Terrace	Regionally Important Geological Sites, Conservation Area	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
RAD41	0.35654	Radstock	Land West of Mells Lane	Sites of Nature Conservation Interest (SNCI)	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
K22	10.4327	Saltford	Land at Uplands	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K23	16.6877	Saltford	South of Courtenay Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K24	9.83187	Saltford	Manor Road	Local Nature Reserves, Nature Reserves, Local Green Space, Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
K29Z	102.12	Saltford	Land between railway and R. Avon, North Keynsham	Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites, Flood Zone 3b, Green Belt, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Priority Habitat, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
K63	4.24672	Saltford	Land North of Bath Road	Green Belt, Industrial Estates, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SAL01	3.12667	Saltford	Land at Manor Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
SAL01a	0.81895	Saltford	Land off Manor Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SAL02	23.7373	Saltford	Land south of Manor Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SAL04	0.55787	Saltford	Land between car sales garage and Ashton Leaze, Bath Road	Green Belt, World Heritage Site indicative Extent, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SAL05	2.04964	Saltford	Land south of the Burnett Business Park and north of Gypsy L	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SAL27b	44.3035	Saltford	South of Bath Road	Local Nature Reserves, Nature Reserves, Local Green Space, Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SAL27c	24.7969	Saltford	Glenavon Farm	Green Belt, Industrial Estates, Parks and Open Space, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SAL28	2.36967	Saltford	Land west of 2-10 Grange Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SH01	0.68341	Shoscombe	Land at St Julian's Farm	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
E14a	2.25796	Southstoke	Land at Cranleigh Farm Cooperative	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB)	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
E14b	2.15711	Southstoke	Midford Rd/ Packhorse Lane	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
E14c	2.54996	Southstoke	Land between Pack Horse Lane and Bumpers Batch	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
E14Y	2.11281	Southstoke	West of Old School Hill	Green Belt, World Heritage Site indicative Extent, Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
SD01	0.63044	Stanton Dre	Land north of Sandy Lane	Green Belt, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SD04	0.41586	Stanton Dre	Land opp Stanton Drew Primary School	Green Belt, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SD05	0.31643	Stanton Dre	Elm Farm, Stanton Wick Lane	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SD06	3.78332	Stanton Dre	Disused mine at Wick Lane	Green Belt, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
SD07	0.61893	Stanton Dre	Land to the south of 2 The Orchard	Green Belt, Mineral Safeguarding Areas, Agricultural Land Classification Grade 1	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BIS08	2.38917	Stowey Sutt	Land at Hollowbrook Lane	Green Belt, Agricultural Land Classification Grade 1	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
BIS09	0.22598	Stowey Sutt	Butchers Arms	Agricultural Land Classification Grade 3	Potential for further consideration	Potentially available	Potentially achievable	No	Existing community facilities, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence

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HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
BIS04	1.63262	Stowey-Sutt	Land South of Bonhill Road West	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
BIS05	1.35118	Stowey-Sutt	Land east of Bonhill Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BIS06	0.50315	Stowey-Sutt	Tennis court	Green Belt, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
BIS01	0.2875	Stowey-Sutt	Land west of Ham Lane	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
BIS03b	0.77547	Stowey-Sutt	Cappards Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
BIS03c	3.5878	Stowey-Sutt	Stichings Shord Lane C	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
BIS03d	2.26604	Stowey-Sutt	Stichings Shord Lane D	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
BIS07	0.22617	Stowey-Sutt	Land to the rear of Paysons Croft, Church Lane	Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 1, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC01c	1.71735	Temple Clo	Land to the West of the A37	Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC02a	1.57684	Temple Clo	Land east of Paulmont Rise /A367	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC02b	0.32034	Temple Clo	Land east of Paulmont Rise /A367	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC03	3.60505	Temple Clo	Land west of Molly Close	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC04b	1.34548	Temple Clo	Recreation Ground, Meadow	Mineral Safeguarding Areas, Agricultural Land Classification Grade 2	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC04c	2.58973	Temple Clo	Land north-east of Greyfield View	Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC04d	5.71465	Temple Clo	Land off Brandown Close	Mineral Safeguarding Areas, Agricultural Land Classification Grade 2, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC04e	9.81309	Temple Clo	Land at Cloud Hill	Mineral Safeguarding Areas, Agricultural Land Classification Grade 2	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC05	0.55623	Temple Clo	Land West of Rose Cottage	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC06	3.63628	Temple Clo	Land west of East Court	Mineral Safeguarding Areas, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC07a	5.96492	Temple Clo	Land at Peterside	Mineral Safeguarding Areas, Flood Zone 2, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC07b	2.8139	Temple Clo	Land north of Peterside	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TC09	0.43564	Temple Clo	Former garden centre, Cholwell, A37	Mineral Safeguarding Areas, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM04	9.22997	Timsbury	Land at Lippiatt / Crocombe Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
TIM05	0.77602	Timsbury	West of St Mary's School	Local Green Space, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM10	7.20907	Timsbury	Land north of Hayeswood Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
TIM12	2.46731	Timsbury	Land at Bloomfield Nurseries	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall

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HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
TIM02	2.91436	Timsbury	Land south of Loves Hill	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM03	3.17294	Timsbury	Land on Lippiatt Lane	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM06	2.79682	Timsbury	Land between South Rd / Radford Hill	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM16	14.451	Timsbury	Land North of Hook Hill	Local Green Space, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM07a	1.91002	Timsbury	Land east of Mill Lane (north)	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM07b	1.69108	Timsbury	Land east of Mill Lane (south)	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM08	2.07782	Timsbury	Land west of Southlands Drive	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM09	5.02861	Timsbury	Land south of Hayeswood Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM13	0.77456	Timsbury	Land at Hayeswood Road	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM14	1.27257	Timsbury	Land opposite Hayswood Farm	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM15	1.32917	Timsbury	Land at Parish's House	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
TIM17	1.32917	Timsbury	Land at Parish's House	Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WELL02	0.77748	Wellow	New Willow Farm	Green Belt, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WELL03	0.39623	Wellow	Land north of Manor Close	Green Belt, Areas of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WELL05	0.20798	Wellow	Land North of Bull's Hill	Green Belt, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Potentially available	Potentially achievable	No	Green Belt land, not needed to meet the supply shortfall
WH03	0.78599	West Harpt	Land north of Parsonage Farm, Bristol Rd	Areas of Outstanding Natural Beauty (AONB), Conservation Area, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WF14c	0.78245	Westfield	Land off Shakespeare Road	Local Green Space, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI)	Discounted	Potentially available	Potentially achievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WF14d	0.78245	Westfield	Land off Shakespeare Road	Local Green Space, Mineral Safeguarding Areas, Sites of Nature Conservation Interest (SNCI), Conservation Area	Discounted	Potentially available	Potentially achievable	No	Local Green Space, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WF01	5.4169	Westfield	East of Westfield Industrial Estate	Industrial Estates, Agricultural Land Classification Grade 3	Secondary Potential	Potentially Available	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WF02	2.15162	Westfield	Land south of Waterford Park	Regionally Important Geological Sites, Flood Zone 3b, Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Flood Zone 3b, not needed to meet the supply shortfall
WF36a	5.89793	Westfield	Waterside Farm Area	Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WF36b	3.08706	Westfield	East of Westfield Industrial Estate	Industrial Estates, Agricultural Land Classification Grade 3	Secondary Potential	Potentially Available	Achievability not proven	No	Industrial Land, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WF36c	17.1049	Westfield	Waterside Farm Area	Flood Zone 2, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WF36d	1.74537	Westfield	East of Westfield Industrial Estate	Industrial Estates, Agricultural Land Classification Grade 3	Secondary Potential	Potentially Available	Achievability not proven	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WF36e	3.52394	Westfield	East of Westfield Industrial Estate	Regionally Important Geological Sites, Industrial Estates, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Discounted	Potentially Available	Unachievable	No	Greenfield land outside the Housing Development Boundary, not needed to meet the supply shortfall in accordance with the Core Strategy spatial strategy sequence
WCH01b	0.70641	Whitchurch	Land west of Washing Pound Lane	Green Belt	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall

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HELAA_R ef	Site area	Parish	Address 1	Constraints	Suitability	Availability	Achievability	SA Reasonable Alternative sites	Reasons not considered as reasonable alternatives
WCH03	5.98838	Whitchurch	Land north-west of Whitchurch Cricket Club	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH04a	2.25481	Whitchurch	Land South West of A37	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH05	4.84348	Whitchurch	Land at Norton Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH06a	3.15891	Whitchurch	Land south of Whitchurch Cricket Club	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH06b	3.13964	Whitchurch	Land south of cemetery, Woollard Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH07	3.31528	Whitchurch	Land at Woollard Lane	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH08	7.05939	Whitchurch	Land at	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH09	0.58337	Whitchurch	South of The White House	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH11	13.0258	Whitchurch	Land between Craydon Grove and Staunton Lane	Green Belt, Sites of Nature Conservation Interest (SNCI), Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH12	5.56497	Whitchurch	Land south-west of Stockwood Community Association	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH12b	3.53971	Whitchurch	Land east of Stockwood Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH13	2.09285	Whitchurch	Land south-east of Bifield Close	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH13a	3.9287	Whitchurch	Land south-east of Burfoot Rd	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH14	2.40734	Whitchurch	Land south-east of Bifield Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH15	1.10212	Whitchurch	Land north of Maggs Lane	Green Belt	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH17	2.3651	Whitchurch	Land east of Washing Pound Lane	Green Belt	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH21	0.28403	Whitchurch	Land south of Greenacre, Staunton Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH22b	1.76684	Whitchurch	Mannings Mead	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH26c	4.50188	Whitchurch	Land at	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH26d	2.59647	Whitchurch	West of Bristol Road	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH27	0.55477	Whitchurch	Land North of Cranford House	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH28	0.26048	Whitchurch	Avon Accident Repair Centre	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH29	0.45655	Whitchurch	Land at Woollard Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall
WCH30	1.14421	Whitchurch	Land at Woollard Lane	Green Belt, Agricultural Land Classification Grade 3	Secondary Potential	Availability not proven	Achievability not proven	No	Green Belt land, not needed to meet the supply shortfall

Appendix 11a – Large Sites with Full Permission

Site Name	BWR waste site, Bath				
Local Plan Ref	19/05471/RES				
Total Capacity	176				
Plan period Completions	176				
Five Year Completions	176				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			100	76	

Site Name	Bath Press, Bath				
Local Plan Ref	15/02162/EFUL				
Total Capacity	244				
Plan period Completions	244				
Five Year Completions	244				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		122	122		

Site Name	MOD Hanover, Bath				
Local Plan Ref	17/01449/ERES				
Total Capacity	72				
Plan period Completions	72				
Five Year Completions	72 (expected to complete in 2021/22)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					

Site Name	MOD Warminster Road, Bath				
Local Plan Ref	16/04289/EFUL, 20/02926/FUL. 20/02921/FUL				
Total Capacity	197				
Plan period Completions	197				
Five Year Completions	67				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	34	33			

Site Name	MOD Foxhill/Mulberry Park, Bath				
Local Plan Ref	14/04354/EOUT, 17/01449/ERES, 18/00807/ERES, 17/04829/ERES, 19/00497/ERES				
Total Capacity	700				
Plan period Completions	700				
Five Year Completions	236				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	70	70	70	26	

Site Name	Hinton Garage, Bath				
Local Plan Ref	16/06166/FUL				
Total Capacity	68				
Plan period Completions	68				
Five Year Completions	68				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	68				

Site Name	Comfortable Place, Bath				
Local Plan ref	18/00201/FUL				
Total Capacity	25				
Plan Period Completions	25				
Five Year Completions	25				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				25	

Site Name	Land to the west of Sainsburys, Bath				
Local Plan Ref	19/03512/FUL				
Total Capacity	44 (79 bed care home)				
Plan period Completions	44				
Five Year Completions	44				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	44				

Site Name	Banglo, Bath				
Local Plan Ref	16/02527/FUL				
Total Capacity	16				
Plan period Completions	16				
Five Year Completions	16 (expected to complete 2021/22)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					

Site Name	Chivers House, Bath				
Local Plan Ref	18/03797/FUL				
Total Capacity	95				
Plan period Completions	95				
Five Year Completions	95				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			95		

Site Name	Land at Odd Down Phase 1, Bath				
Local Plan Ref	17/02558/FUL				
Total Capacity	171				
Plan period Completions	171				
Five Year Completions	171				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	45	57	44	25	

Site Name	Somerdale phase 2, Keynsham				
Local Plan Ref	15/01661/RES				
Total Capacity	208				
Plan period Completions	208				
Five Year Completions	41 (expected to complete in 2021/)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					

Site Name	Somerdale Phase 3, Keynsham				
Local Plan Ref	17/02586/ERES				
Total Capacity	229				
Plan period Completions	229				
Five Year Completions	27				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	27				

Site Name	Miland House, Keynsham				
Local Plan Ref	19/04911/RES				
Total Capacity	16				
Plan period Completions	16				
Five Year Completions	16				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		16			

Site Name	213 Bath Road, Keynsham				
Local Plan Ref	19/05133/FUL				
Total Capacity	42 (78 bed care home)				
Plan period Completions	42				
Five Year Completions	42				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		42			

Site Name	Parkhouse Lane, Keynsham				
Local Plan Ref	16/02077/FUL				
Total Capacity	100				
Plan period Completions	100				
Five Year Completions	11 (expected to be completed 2021/22)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					

Site Name	East Keynsham, Keynsham				
Local Plan Ref	16/00850/OUT, 18/01307/RES				
Total Capacity	261				
Plan period Completions	261				
Five Year Completions	99				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	43	43	13		

Site Name	Old Pit Yard, Radstock				
Local Plan Ref	14/02889/OUT 18/04153/RES				
Total Capacity	44				
Plan period Completions	44				
Five Year Completions	44				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		34	10		

Site Name	St Peters Factory, Westfield				
Local Plan Ref	14/04003/OUT, 16/04714/RES				
Total Capacity	81				
Plan period Completions	81				
Five Year Completions	31				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	31				

Site Name	Wheelers Road, Midsomer Norton				
Local Plan Ref	14/00649/OUT, 16/05424/RES				
Total Capacity	35				
Plan period Completions	35				
Five Year Completions	35				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		35			

Site Name	Ryman Engineering, Radstock				
Local Plan Ref	17/05597/FUL				
Total Capacity	10				
Plan period Completions	10				
Five Year Completions	10				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		10			

Site Name	The Shambles, Radstock				
Local Plan Ref	17/04186/FUL				
Total Capacity	10				
Plan period Completions	10				
Five Year Completions	10				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		10			

Site Name	Parcel 3700 Silver Street, Midsomer Norton				
Local Plan Ref	21/04245/FUL				
Total Capacity	37 (66 bed care home)				
Plan period Completions	37				
Five Year Completions	37				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			37		

Site Name	Land at Silver Street, Midsomer Norton				
Local Plan Ref	18/02095/OUT,21/00971/RES				
Total Capacity	40				
Plan period Completions	40				
Five Year Completions	40 (40 dwellings with full permission place see table B for outline details of remaining 44)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	20	20			

Site Name	Mirage Inks Ltd, Radstock				
Local Plan Ref	17/06244/FUL				
Total Capacity	14				
Plan period Completions	14				
Five Year Completions	14				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		14			

Site Name	Radco, Westfield				
Local Plan Ref	18/05623/OUT				
Total Capacity	54				
Plan period Completions	54				
Five Year Completions	28 dwelling with full permission. Please see table B for outline details for remaining 26.				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			28		

Site Name	Bath Old Road , Radstock				
Local Plan Ref	17/03926/OUT, 21/01122/RES				
Total Capacity	26				
Plan period Completions	26				
Five Year Completions	26				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				26	

Site Name	Polestar Phase 2B, Paulton				
Local Plan Ref	14/03142/FUL				
Total Capacity	86				
Plan period Completions	86				
Five Year Completions	35				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	35				

Site Name	Polestar phase 3, Paulton				
Local Plan Ref	15/00293/FUL				
Total Capacity	205				
Plan period Completions	205				
Five Year Completions	38 (expected to complete in 2021/22)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					

Site Name	Greenlands Road, Peasedown St John				
Local Plan Ref	12/05477/OUT, 16/03829/RES				
Total Capacity	89				
Plan period Completions	89				
Five Year Completions	89				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		30	30	29	

Site Name	Freshford Mill, Freshford				
Local Plan Ref	14/05048/FUL				
Total Capacity	31				
Plan period Completions	31				
Five Year Completions	14 (expected to complete in 2021/22)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					

Site Name	Wheelers Yard, Timsbury				
Local Plan Ref	19/20295/FUL				
Total Capacity	26				
Plan period Completions	26				
Five Year Completions	26				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	7	10	9		

Site Name	Wells Road, Hallatrow				
Local Plan Ref	19/00035/RES				
Total Capacity	15				
Plan period Completions	15				
Five Year Completions	15				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		15			

Site Name	Plymouth House, Bath				
Local Plan Ref	18/93554/ODCOU				
Total Capacity	22				
Plan period Completions	22				
Five Year Completions	22				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			22		

Site Name	4-5 Railway Place, Bath				
Local Plan Ref	19/00018/ODCOU				
Total Capacity	21				
Plan period Completions	21				
Five Year Completions	21				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			21		

Site Name	Eveleigh House, Bath				
Local Plan Ref	20/01466/ODCOU				
Total Capacity	48				
Plan period Completions	48				
Five Year Completions	48				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	48				

Site Name	17 Station Road, Midsomer Norton				
Local Plan Ref	20/00241/FUL				
Total Capacity	11				
Plan period Completions	11				
Five Year Completions	9 (net gain of 9)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				9	

Purpose Built Student Accommodation

Site Name	The Old Bakery, Bath				
Local Plan Ref	18/02831/FUL				
Total Capacity	25 (PBSA 66 beds)				
Plan period Completions	25				
Five Year Completions	25				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions		25			

Site Name	Bath Cricket Club, Bath				
Local Plan Ref	17/04338/FUL				
Total Capacity	54 (136 PBSA beds)				
Plan period Completions	54				
Five Year Completions	54				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	54				

Site Name	Pickfords, Bath				
Local Plan Ref	17/03774/OUT				
Total Capacity	82 (204 PBSA beds)				
Plan period Completions	82				
Five Year Completions	82 (expected to complete in 2021/22)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					

Site Name	The Plumb Centre, Bath				
Local Plan Ref	18/05047/FUL and 20/00023/FUL				
Total Capacity	29 (74 PBSA beds)				
Plan period Completions	29				
Five Year Completions	29				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			29		

Appendix 11a – Small site permissions at April 2021 and anticipated completions

Site Name	104 Coronation Avenue
Local Plan Ref	18/00089/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Greenway House
Local Plan Ref	17/06215/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	39 Nightingale Way
Local Plan Ref	17/05762/OUT -
Total Capacity	1
Plan Period Completions	1

Site Name	Chantry Farm
Local Plan Ref	16/03984/FUL
Total Capacity	8
Plan Period Completions	8

Site Name	276 Englishcombe Lane
Local Plan Ref	17/05630/OUT -
Total Capacity	1
Plan Period Completions	1

Site Name	The Stables 1A Bellotts Road
Local Plan Ref	17/03944/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	Land East Of Springfield House
Local Plan Ref	17/04337/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	114 - 116 Walcot Street
Local Plan Ref	17/02275/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	103 Fairfield Park Road
Local Plan Ref	17/04161/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	61 Frome Road
Local Plan Ref	17/05389/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	North Range
Local Plan Ref	17/05217/FUL
Total Capacity	9
Plan Period Completions	9

Site Name	Hicks Gate Farm
Local Plan Ref	17/02477/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Woodwick Hall
Local Plan Ref	17/05351/FUL

Total Capacity	2
Plan Period Completions	2

Site Name	The Pelican Inn
Local Plan Ref	17/04359/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	New House
Local Plan Ref	17/04438/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Old Colliery Yard
Local Plan Ref	17/00781/FUL
Total Capacity	7
Plan Period Completions	7

Site Name	Claremont Cottage
Local Plan Ref	17/04081/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	20 Queen Square
Local Plan Ref	17/04421/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land West Of 21B The Stables
Local Plan Ref	17/04320/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	117 Newbridge Hill
Local Plan Ref	17/04286/REG03
Total Capacity	6
Plan Period Completions	6

Site Name	9 Partis Way
Local Plan Ref	17/03603/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	2 Lower East Hayes
Local Plan Ref	17/04311/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	14 Kelston Road
Local Plan Ref	17/03957/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Cooks Hill Garage
Local Plan Ref	17/01454/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	39 Hillcrest
Local Plan Ref	17/04807/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Southleigh Farm
Local Plan Ref	17/04730/ADCOU

Total Capacity	1
Plan Period Completions	1

Site Name	276 Englishcombe Lane
Local Plan Ref	17/02798/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	143 Carlton Road
Local Plan Ref	17/02591/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	1 St Luke's Road
Local Plan Ref	17/03742/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Buildings At End Of Walnut Drive
Local Plan Ref	17/00989/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Yard
Local Plan Ref	16/03914/FUL
Total Capacity	6
Plan Period Completions	6

Site Name	Sumac House
Local Plan Ref	17/01282/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Old Steading
Local Plan Ref	17/03067/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	Land Adjacent To Kingswell
Local Plan Ref	17/00147/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	30 St Peter's Road
Local Plan Ref	17/03905/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	57 Bay Tree Road
Local Plan Ref	17/02658/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land To Rear Of 89A-91
Local Plan Ref	17/03053/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Apples
Local Plan Ref	17/01757/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	8 Monmouth Place
Local Plan Ref	17/02616/FUL

Total Capacity	3
Plan Period Completions	3

Site Name	Green Hedges
Local Plan Ref	17/01313/OUT
Total Capacity	3
Plan Period Completions	3

Site Name	Land At Rear Of 2 To 4
Local Plan Ref	17/00956/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	2 St James's Square
Local Plan Ref	17/01976/FUL
Total Capacity	-3
Plan Period Completions	-3

Site Name	9 Upper Bloomfield Road
Local Plan Ref	16/06053/FUL
Total Capacity	7
Plan Period Completions	7

Site Name	Land At Rear Of Thornbank Place
Local Plan Ref	17/01617/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Freshford Mill
Local Plan Ref	16/06133/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	Freshford Mill
Local Plan Ref	16/06132/FUL
Total Capacity	7
Plan Period Completions	7

Site Name	Land Between Homelands And 10
Local Plan Ref	17/00299/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	Building Between The House And Old Orchard
Local Plan Ref	17/00295/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Riverside North Building
Local Plan Ref	15/01635/ODCOU
Total Capacity	6
Plan Period Completions	6

Site Name	5 Old King Street
Local Plan Ref	17/01582/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Unoccupied Premises
Local Plan Ref	17/01457/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	121 Mount Road
Local Plan Ref	17/00592/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	128 Charlton Road
Local Plan Ref	17/00418/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land at Bath Old Road
Local Plan Ref	15/03828/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	14 Audley Grove
Local Plan Ref	16/06124/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	73 Bath Road
Local Plan Ref	17/00985/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Bridgemead House Residential Home
Local Plan Ref	17/01229/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	Walcot Yard
Local Plan Ref	16/04062/FUL

Total Capacity	7
Plan Period Completions	7

Site Name	34 Chandag Road
Local Plan Ref	17/00207/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Bungalow
Local Plan Ref	16/05656/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	15A Chilcompton Road
Local Plan Ref	16/06210/FUL
Total Capacity	5
Plan Period Completions	5

Site Name	Unit 2 Lymore Gardens
Local Plan Ref	16/04261/FUL
Total Capacity	8
Plan Period Completions	8

Site Name	1 Hillside View
Local Plan Ref	16/03834/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Plot Between Dymboro Villa And 17
Local Plan Ref	16/01243/OUT
Total Capacity	2
Plan Period Completions	2

Site Name	Hay Barn
Local Plan Ref	15/02932/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	8 Bladud Buildings
Local Plan Ref	16/01205/FUL
Total Capacity	-3
Plan Period Completions	-3

Site Name	Hicks Gate Farm
Local Plan Ref	16/01128/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	7 Lower Borough Walls
Local Plan Ref	16/00782/FUL
Total Capacity	7
Plan Period Completions	7

Site Name	Unoccupied Bath Road Garage
Local Plan Ref	16/01614/OUT
Total Capacity	4
Plan Period Completions	4

Site Name	11 Hampton Row
Local Plan Ref	14/04368/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	Former Stores
Local Plan Ref	15/04927/FUL

Total Capacity	1
Plan Period Completions	1

Site Name	106 High Street
Local Plan Ref	15/04445/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	43 Belgrave Crescent
Local Plan Ref	15/02241/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	63 West Avenue
Local Plan Ref	15/03235/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land Between Monkswell And Lime Grove Gardens
Local Plan Ref	14/05869/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Riverside
Local Plan Ref	14/05662/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	17 Grosvenor Place
Local Plan Ref	14/03980/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	Lawrence House
Local Plan Ref	18/00385/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	R/O 88 Broadmoor Lane / Kimber Close
Local Plan Ref	10/03245/RES
Total Capacity	1
Plan Period Completions	1

Site Name	Peipards Farm
Local Plan Ref	17/04322/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	109 Wells Road
Local Plan Ref	18/00197/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	Isabella House
Local Plan Ref	18/01239/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	4 Cypress Terrace
Local Plan Ref	18/00785/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	12 Rivers Street
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Local Plan Ref	18/00883/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Elm Cottage
Local Plan Ref	18/01286/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	19 Innox Grove
Local Plan Ref	18/01237/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	St Josephs Church
Local Plan Ref	18/00548/FUL
Total Capacity	9
Plan Period Completions	9

Site Name	55 New King Street
Local Plan Ref	18/00185/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	42 Greenlands Road
Local Plan Ref	18/02031/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Monkton Wyld
Local Plan Ref	18/01989/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	7 Uplands Drive
Local Plan Ref	18/01187/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	22 Uplands Road
Local Plan Ref	18/01449/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Employment Building Unit 2
Local Plan Ref	17/05325/OUT
Total Capacity	5
Plan Period Completions	5

Site Name	Ling Heather
Local Plan Ref	18/01929/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	23 Bathford Hill
Local Plan Ref	18/02576/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Isabella Mews
Local Plan Ref	18/02354/ODCOU
Total Capacity	4
Plan Period Completions	4

Site Name	Rock Bungalow
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Local Plan Ref	18/00827/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	The Copse
Local Plan Ref	18/00179/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	Upper Lodge
Local Plan Ref	17/04646/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	Bathford Baptist Church
Local Plan Ref	17/02883/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	176 Charlton Park
Local Plan Ref	18/02622/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land Between 85 And Squirrel's Tale
Local Plan Ref	18/02468/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Miles House
Local Plan Ref	18/02440/FUL
Total Capacity	4

Plan Period Completions	4
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Site Name	21 Gay Street
Local Plan Ref	18/03082/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	111 Southdown Road
Local Plan Ref	18/02260/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	35 Priddy Close
Local Plan Ref	18/02103/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Bracelands
Local Plan Ref	18/00354/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	170 North Road
Local Plan Ref	17/05620/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land Rear Of Yearten House
Local Plan Ref	14/05836/FUL
Total Capacity	8
Plan Period Completions	8

Site Name	Pultenary House
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Local Plan Ref	18/02954/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	Mulberry House
Local Plan Ref	18/03089/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	176 Newbridge Road
Local Plan Ref	18/02993/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Garage Block Claremount Road
Local Plan Ref	18/03460/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Peipards Farm
Local Plan Ref	18/03273/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	18 The Paragon
Local Plan Ref	18/03169/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	27 Rockliffe Avenue
Local Plan Ref	18/02261/FUL
Total Capacity	0

Plan Period Completions	0
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Site Name	Arlington House
Local Plan Ref	18/03287/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	New Leaf Farm
Local Plan Ref	18/03608/ADCOU
Total Capacity	3
Plan Period Completions	3

Site Name	Field Between Manor Road Memorial Cottages And The Grove
Local Plan Ref	18/01984/FUL
Total Capacity	8
Plan Period Completions	8

Site Name	Greenhill Farm
Local Plan Ref	18/00614/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Warners Farm
Local Plan Ref	18/01959/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	14 Northampton Street
Local Plan Ref	18/03901/LBA
Total Capacity	-1
Plan Period Completions	-1

Site Name	Romway
Local Plan Ref	18/03913/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Folly
Local Plan Ref	18/03481/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	1 Milsom Street
Local Plan Ref	18/04010/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	2 Milsom Street
Local Plan Ref	18/04008/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	55 North Road
Local Plan Ref	18/01946/OUT
Total Capacity	2
Plan Period Completions	2

Site Name	39 Nightingale Way
Local Plan Ref	18/03872/RES
Total Capacity	1
Plan Period Completions	1

Site Name	Former Stores
Local Plan Ref	18/04184/VAR

Total Capacity	1
Plan Period Completions	1

Site Name	9 Badminton Gardens
Local Plan Ref	18/02538/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	15 Greenlands Road
Local Plan Ref	18/03836/OUT
Total Capacity	3
Plan Period Completions	3

Site Name	Redhouse Farm
Local Plan Ref	18/04277/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	47A Chilcompton Road
Local Plan Ref	18/02119/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	9 Brittens Close
Local Plan Ref	18/01149/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	4 Lansdown Place East
Local Plan Ref	18/04307/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	9 Salisbury View
Local Plan Ref	18/04844/RES
Total Capacity	1
Plan Period Completions	1

Site Name	Mulberry House
Local Plan Ref	18/04992/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	Midford Castle
Local Plan Ref	18/03822/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	Land at Sumac House
Local Plan Ref	18/04552/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Homewood Lodge
Local Plan Ref	18/04794/FUL
Total Capacity	-1
Plan Period Completions	-1

Site Name	9 Lansdown Place East
Local Plan Ref	18/04755/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	10 Victoria Terrace
Local Plan Ref	18/04491/FUL
Total Capacity	2

Plan Period Completions	2
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Site Name	9 Greenhill Place
Local Plan Ref	18/04596/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Greystones
Local Plan Ref	18/02755/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	6 Richmond Road
Local Plan Ref	18/03359/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	28 Gay Street
Local Plan Ref	18/05619/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Greenway House
Local Plan Ref	18/05422/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land And Buildings West Of St Julians Farm
Local Plan Ref	18/05313/ADCOU
Total Capacity	5
Plan Period Completions	5

Site Name	549 Bath Road
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Local Plan Ref	18/04460/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Isabella House
Local Plan Ref	18/05499/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Avon Valley Farm
Local Plan Ref	18/04527/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	18 Churchways
Local Plan Ref	18/00521/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land Adj Old Methodist Church
Local Plan Ref	18/04532/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	Barn to the West of New Willow Farm
Local Plan Ref	19/00047/ADCOU
Total Capacity	2
Plan Period Completions	2

Site Name	27 Upper Oldfield Park
Local Plan Ref	19/00036/FUL

Total Capacity	-2
Plan Period Completions	-2

Site Name	21 Stuart Place
Local Plan Ref	19/00121/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	6 Maddams Paddock
Local Plan Ref	17/04739/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	15A Chilcompton Road
Local Plan Ref	19/00192/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	China Garden
Local Plan Ref	19/00142/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	47 Edward Street
Local Plan Ref	18/05513/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Parcel 5068
Local Plan Ref	19/00514/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	91 Bloomfield Rise
Local Plan Ref	19/00258/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	6 Alder Way
Local Plan Ref	18/04941/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Grove House
Local Plan Ref	18/05282/OUT
Total Capacity	0
Plan Period Completions	0

Site Name	Land And Buildings West Of St Julians Farm
Local Plan Ref	19/00789/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	4 Miles Building
Local Plan Ref	19/00545/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	7 Pierrepoint Street
Local Plan Ref	19/00422/FUL
Total Capacity	5
Plan Period Completions	5

Site Name	Land At Rear Of 54-56 Wells Road
Local Plan Ref	18/05454/FUL

Total Capacity	1
Plan Period Completions	1

Site Name	Wellfield House
Local Plan Ref	18/05103/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	Haycombe Farm Barn
Local Plan Ref	19/00293/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	32-33 Victoria Buildings
Local Plan Ref	18/02499/FUL
Total Capacity	9
Plan Period Completions	9

Site Name	Greenway House
Local Plan Ref	18/02499/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Avon Valley Farm
Local Plan Ref	19/00829/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Five Acres
Local Plan Ref	19/00592/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land South of 378 Wellsway
Local Plan Ref	19/00756/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	The Malthouse
Local Plan Ref	19/00975/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Wellow House
Local Plan Ref	19/00682/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Upper Farm
Local Plan Ref	18/02292/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	15 Middle Street
Local Plan Ref	19/01227/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Four Winds
Local Plan Ref	18/01711/OUT
Total Capacity	2
Plan Period Completions	2

Site Name	The Old Rectory
Local Plan Ref	19/00314/FUL

Total Capacity	1
Plan Period Completions	1

Site Name	Woodborough
Local Plan Ref	19/00193/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	20 Queen Square
Local Plan Ref	19/01406/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	6 Gay Street
Local Plan Ref	19/01209/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	5 Old King Street
Local Plan Ref	19/01428/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Clutton Airfield
Local Plan Ref	19/01386/SDCOU
Total Capacity	1
Plan Period Completions	1

Site Name	Land At Rear Tennis Court Cottages
Local Plan Ref	19/00669/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	2 Mayfields
Local Plan Ref	19/00590/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	549 Bath Road
Local Plan Ref	19/00664/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	12 Milton Road
Local Plan Ref	19/01114/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Lake View
Local Plan Ref	18/03674/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	1 Widcombe Crescent
Local Plan Ref	19/01781/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	43 Newbridge Road
Local Plan Ref	19/01868/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	46 Radstock Road
Local Plan Ref	19/01784/OUT

Total Capacity	8
Plan Period Completions	8

Site Name	9 Friday Lane
Local Plan Ref	19/00092/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Thrubwell Farm
Local Plan Ref	18/05152/FUL
Total Capacity	5
Plan Period Completions	5

Site Name	17A Bloomfield Park
Local Plan Ref	19/01657/FUL
Total Capacity	-1
Plan Period Completions	-1

Site Name	Whatley House
Local Plan Ref	19/00787/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	40 Bloomfield Park
Local Plan Ref	18/01999/FUL
Total Capacity	8
Plan Period Completions	8

Site Name	39-41 Cedar Drive
Local Plan Ref	19/01733/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	1 The Island
Local Plan Ref	19/02068/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	14 Charlotte Street
Local Plan Ref	19/01333/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	14 Charlotte Street
Local Plan Ref	19/01335/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	4 Miles Buildings
Local Plan Ref	19/02421/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Eastcourt
Local Plan Ref	19/00972/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Chalet
Local Plan Ref	19/02138/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Woodview
Local Plan Ref	19/00059/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	Lansdown House
Local Plan Ref	18/01793/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	15 Silver Street
Local Plan Ref	19/00979/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	9 High Street
Local Plan Ref	18/05509/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	328 Bloomfield Road
Local Plan Ref	19/01491/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land Adjacent to Kingswell
Local Plan Ref	19/02368/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	48 Lansdown Crescent
Local Plan Ref	19/01965/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	St Joseph's Church
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Local Plan Ref	19/01873/FUL
Total Capacity	9
Plan Period Completions	9

Site Name	Derelict Farm Buildings
Local Plan Ref	19/01029/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Parcel 3052
Local Plan Ref	19/00304/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Oxleaze Farm
Local Plan Ref	19/02653/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	Greenleigh Farm
Local Plan Ref	19/02456/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land North of Highbanks
Local Plan Ref	19/02739/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	Southleigh Farm
Local Plan Ref	19/02756/ADCOU
Total Capacity	1

Plan Period Completions	1
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Site Name	Old Steading
Local Plan Ref	19/02499/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	4 Uplands
Local Plan Ref	19/01488/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Barn
Local Plan Ref	19/03032/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	2 Milsome Street
Local Plan Ref	19/02356/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Lammasfield Farm
Local Plan Ref	19/02251/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	154 Charlton Road
Local Plan Ref	19/02674/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	39 Highfields
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Local Plan Ref	19/02571/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	6 Mount Road
Local Plan Ref	18/04922/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	1 Westmoreland Road
Local Plan Ref	19/02332/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	1 The Island
Local Plan Ref	19/03164/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Masonic Hall
Local Plan Ref	19/00060/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	9 Bath Road
Local Plan Ref	19/03423/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	10 Bath Road
Local Plan Ref	19/03050/OUT
Total Capacity	1

Plan Period Completions	1
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Site Name	Employment building unit 2
Local Plan Ref	19/01427/RES
Total Capacity	5
Plan Period Completions	5

Site Name	69 Great Pultenay Street
Local Plan Ref	19/03728/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Walton House
Local Plan Ref	19/02760/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Former Stables
Local Plan Ref	19/02449/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Lays Farm Business Centre
Local Plan Ref	18/05696/OUT
Total Capacity	8
Plan Period Completions	8

Site Name	Miles House
Local Plan Ref	19/03362/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	Piccadilly House
Local Plan Ref	19/02894/FUL
Total Capacity	4
Plan Period Completions	4

Site Name	Elm Cottage
Local Plan Ref	19/03938/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	23 High Street
Local Plan Ref	19/03658/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Priory Cottage
Local Plan Ref	19/03826/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land to the rear of 7 and 8
Local Plan Ref	19/03138/FUL
Total Capacity	7
Plan Period Completions	7

Site Name	Midsomer Norton South Railway Station
Local Plan Ref	18/04958/OUT
Total Capacity	2
Plan Period Completions	2

Site Name	Fair Acre
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Local Plan Ref	19/04020/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Wickets
Local Plan Ref	19/02933/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	Littleton Farm
Local Plan Ref	19/04353/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	29 Stirlingale Road
Local Plan Ref	19/03107/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Elm Grove Farm
Local Plan Ref	19/04417/ADCOU
Total Capacity	3
Plan Period Completions	3

Site Name	Barclays Bank
Local Plan Ref	19/04383/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Carisbrooke
Local Plan Ref	19/04341/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	Parcel 3575
Local Plan Ref	19/04187/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Elm Cottage
Local Plan Ref	19/05034/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Woodbarn Farm
Local Plan Ref	19/04802/ADCOU
Total Capacity	3
Plan Period Completions	3

Site Name	The Beacon
Local Plan Ref	19/04671/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	Land and buildings between the Spinney and Barn Cottage
Local Plan Ref	19/02137/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land adjacent to Kingswell
Local Plan Ref	19/04775/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Rock Bungalow
Local Plan Ref	19/02522/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Arlington House
Local Plan Ref	19/05048/FUL
Total Capacity	5
Plan Period Completions	5

Site Name	18 Alpine Gardens
Local Plan Ref	19/04636/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Greenacre Farm
Local Plan Ref	19/03906/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	1 Beaufort West
Local Plan Ref	19/00916/FUL
Total Capacity	5
Plan Period Completions	5

Site Name	21 Fairfield Avenue
Local Plan Ref	19/03253/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	57A High Street
Local Plan Ref	19/05298/CLEU

Total Capacity	1
Plan Period Completions	1

Site Name	Land Adjacent to Kingswell
Local Plan Ref	19/05265/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Batheaston Methodist Church
Local Plan Ref	19/04889/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	8 St Mark's Gardens
Local Plan Ref	19/05232/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	153 Newbridge Road
Local Plan Ref	17/00458/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	6 Green Street
Local Plan Ref	19/05184/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	121 Mount Road
Local Plan Ref	19/04692/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	Land adjoining Aviemore
Local Plan Ref	19/03942/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Beaumont House
Local Plan Ref	19/05155/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	Double Hill Farm
Local Plan Ref	19/05413/ADCOU
Total Capacity	4
Plan Period Completions	4

Site Name	6 Mount Road
Local Plan Ref	19/05262/RES
Total Capacity	1
Plan Period Completions	1

Site Name	1 Sion Hill Place
Local Plan Ref	19/04567/FUL
Total Capacity	5
Plan Period Completions	5

Site Name	9 Partis Way
Local Plan Ref	19/04486/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Church Farm
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Local Plan Ref	19/05454/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Chapel Studio
Local Plan Ref	19/05211/CLEU
Total Capacity	1
Plan Period Completions	1

Site Name	Enleigh Cottage
Local Plan Ref	19/05300/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Avon Valley Farm
Local Plan Ref	20/00004/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Former Drying Timber Shed
Local Plan Ref	19/05149/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Orchard Spring
Local Plan Ref	20/00106/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	19/05382/OUT
Local Plan Ref	19 Combeend
Total Capacity	1

Plan Period Completions	1
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Site Name	19/05222/FUL
Local Plan Ref	35 Hantone Hill
Total Capacity	0
Plan Period Completions	0

Site Name	19/03999/FUL
Local Plan Ref	1 Margarets Hill
Total Capacity	0
Plan Period Completions	0

Site Name	10 Lime Grove
Local Plan Ref	20/00221/FUL
Total Capacity	2
Plan Period Completions	0

Site Name	31 Circus Place
Local Plan Ref	20/00155/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Hilltop
Local Plan Ref	20/00304/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	1 The Island
Local Plan Ref	20/03544/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	1 Wallenge Drive
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Local Plan Ref	20/02924/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	11 Clapton Road
Local Plan Ref	20/01831/OUT
Total Capacity	2
Plan Period Completions	2

Site Name	13 Station Road
Local Plan Ref	20/01415/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	14 Dymboro Gardens
Local Plan Ref	20/01480/OUT
Total Capacity	2
Plan Period Completions	2

Site Name	16 Lansdown Crescent
Local Plan Ref	20/01647/FUL
Total Capacity	-1
Plan Period Completions	-1

Site Name	2 Belmont
Local Plan Ref	20/02000/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	21 Gay Street
Local Plan Ref	20/02059/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	21 Henrietta Gardens
Local Plan Ref	20/01061/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	22 Ridge Crescent
Local Plan Ref	20/01859/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	23 Bathford Hill
Local Plan Ref	20/01191/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	23 Cotswold Road
Local Plan Ref	20/01931/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	24 Mount Road
Local Plan Ref	20/01177/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	25 Upper East Hayes
Local Plan Ref	19/00230/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	26 The Circus
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Local Plan Ref	20/01615/FUL
Total Capacity	-2
Plan Period Completions	-2

Site Name	342 Bloomfield Road
Local Plan Ref	20/03739/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	38 West View Road
Local Plan Ref	20/00580/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	39 Hillcrest
Local Plan Ref	20/03846/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	4 Highfields
Local Plan Ref	20/01017/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	4 Pillsbridge Cottages
Local Plan Ref	20/02987/FUL
Total Capacity	
Plan Period Completions	

Site Name	20 Springfield Buildings
Local Plan Ref	20/00881/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	43 Lyndhurst Road
Local Plan Ref	19/05287/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	50 Circus Mews
Local Plan Ref	20/01362/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	57 Bay Tree Road
Local Plan Ref	20/01279/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	6 Raby Mews
Local Plan Ref	20/01748/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	6 Windsor Place
Local Plan Ref	20/03212/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	67 High Street
Local Plan Ref	20/03747/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	69 The Batch
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Local Plan Ref	20/01212/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	7 The Mead
Local Plan Ref	20/02258/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	71A North Road
Local Plan Ref	20/01502/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	76 Walcot Street
Local Plan Ref	20/03472/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	8 Ainslies Belvedere
Local Plan Ref	20/01562/FUL
Total Capacity	-1
Plan Period Completions	-1

Site Name	8 South Parade
Local Plan Ref	19/04024/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	87 Eastover Road
Local Plan Ref	20/03745/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	Arlington House
Local Plan Ref	20/03990/FUL
Total Capacity	5
Plan Period Completions	5

Site Name	Avon Farm
Local Plan Ref	19/05519/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Bannerdown View Farm
Local Plan Ref	20/00575/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Barn East of Ivy Cottage
Local Plan Ref	20/00790/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	Belle Vue House
Local Plan Ref	20/01738/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Building and Land North East of Pinkers Farm
Local Plan Ref	20/00735/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Building at the end of Walnut Drive
Local Plan Ref	20/02841/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Channel House
Local Plan Ref	20/03755/ODCOU
Total Capacity	3
Plan Period Completions	3

Site Name	Cleeve Cottage
Local Plan Ref	19/03190/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	5 High Street
Local Plan Ref	19/03346/FUL
Total Capacity	8
Plan Period Completions	8

Site Name	Five Stones
Local Plan Ref	20/02081/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	St Swithens Yard
Local Plan Ref	20/00788/ODCOU
Total Capacity	1
Plan Period Completions	1

Site Name	Glenvue House
Local Plan Ref	20/01398/FUL

Total Capacity	1
Plan Period Completions	1

Site Name	High Barn
Local Plan Ref	20/01254/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	Hunters Quest
Local Plan Ref	20/01032/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Keynsham Police Station
Local Plan Ref	19/05541/FUL
Total Capacity	9
Plan Period Completions	9

Site Name	Land Adjacent to Old Methodist Church
Local Plan Ref	20/00687/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Land and Buildings West of St Julians Farm
Local Plan Ref	20/00792/ADCOU
Total Capacity	4
Plan Period Completions	4

Site Name	Land between Three Gable and Paysons Croft
Local Plan Ref	20/00257/FUL

Total Capacity	1
Plan Period Completions	1

Site Name	Land to the North of 9B Tennis Court Avenue
Local Plan Ref	20/01078/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land to the rear of 43 Charlton Park
Local Plan Ref	19/04964/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land at the rear of 1 Percival Terrace
Local Plan Ref	20/04021/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Mulsanne House
Local Plan Ref	20/01605/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Nempnett Farm
Local Plan Ref	20/01263/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	Novar
Local Plan Ref	20/04525/FUL
Total Capacity	0

Plan Period Completions	0
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Site Name	Orchard House
Local Plan Ref	19/04450/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Parcel 3200
Local Plan Ref	19/05434/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Publow Farm
Local Plan Ref	20/03888/ADCOU
Total Capacity	1
Plan Period Completions	1

Site Name	Roans
Local Plan Ref	20/01652/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	Scott Antiques
Local Plan Ref	19/03977/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	Site of 79A St Johns Road
Local Plan Ref	20/01752/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Tasburgh House Hotel
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Local Plan Ref	20/01183/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	The Bungalow
Local Plan Ref	20/01552/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Byre House
Local Plan Ref	20/02022/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Chapel Studio
Local Plan Ref	20/03929/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Flat
Local Plan Ref	20/03210/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Octagon
Local Plan Ref	20/03035/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	The Old Post Office
Local Plan Ref	20/00247/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	The Quarry
Local Plan Ref	20/00223/OUT
Total Capacity	1
Plan Period Completions	1

Site Name	Unregistered Pipehouse Barn
Local Plan Ref	20/01629/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	Weavers Farm
Local Plan Ref	19/05465/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	43 Newbridge Road
Local Plan Ref	20/04371/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	41 Gay Street
Local Plan Ref	20/04548/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	37 St Kildas Road
Local Plan Ref	20/04505/ODCOU
Total Capacity	2
Plan Period Completions	2

Site Name	Parcel 6856
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Local Plan Ref	20/04427/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Breach Hill Farm
Local Plan Ref	20/03855/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	5-7 New Street
Local Plan Ref	20/03196/FUL
Total Capacity	6
Plan Period Completions	6

Site Name	Greenlands
Local Plan Ref	20/03875/CLEU
Total Capacity	1
Plan Period Completions	1

Site Name	The Barn
Local Plan Ref	20/03868/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	117 Redfield Road
Local Plan Ref	20/04888/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Annex to the rear of Chew Vale
Local Plan Ref	20/04739/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	26 Grosvenor Place
Local Plan Ref	20/04573/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	37 Milsom Street
Local Plan Ref	20/04316/FUL
Total Capacity	3
Plan Period Completions	3

Site Name	46 Radstock Road
Local Plan Ref	20/04037/FUL
Total Capacity	9
Plan Period Completions	9

Site Name	West Harptree House
Local Plan Ref	20/03968/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	7 High Street
Local Plan Ref	20/04894/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	55 Wellsway
Local Plan Ref	20/04824/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	55A High Street
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Local Plan Ref	20/04614/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	113 Wellsway
Local Plan Ref	20/04365/PIP
Total Capacity	1
Plan Period Completions	1

Site Name	Paglinch Farm
Local Plan Ref	20/04296/VAR
Total Capacity	1
Plan Period Completions	1

Site Name	37 Combeend
Local Plan Ref	20/03800/OUT
Total Capacity	5
Plan Period Completions	5

Site Name	Midford Place
Local Plan Ref	20/04994/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	19 The Paragon
Local Plan Ref	20/04811/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Land between 1 and Georges Buildings
Local Plan Ref	20/04757/FUL
Total Capacity	2

Plan Period Completions	2
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Site Name	Bodhi House
Local Plan Ref	20/04020/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Bromley Mount
Local Plan Ref	20/02699/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	472 Bath Road
Local Plan Ref	21/00047/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	12 Old Orchard Street
Local Plan Ref	20/04972/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Greenacre Farm
Local Plan Ref	21/00156/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Paradise Hotel
Local Plan Ref	21/00131/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Unit 5 Peter Gunning and Partners
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Local Plan Ref	21/00166/CLEU
Total Capacity	1
Plan Period Completions	1

Site Name	143 Calton Road
Local Plan Ref	20/04720/FUL
Total Capacity	2
Plan Period Completions	1

Site Name	10 Bath Road
Local Plan Ref	20/04554/CLEU
Total Capacity	6
Plan Period Completions	6

Site Name	61D Englishcombe Lane
Local Plan Ref	20/02198/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	165 Rush Hill
Local Plan Ref	20/01795/FUL
Total Capacity	8
Plan Period Completions	8

Site Name	168 Newbridge Road
Local Plan Ref	21/00135/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	Greenacres Poultry Farm
Local Plan Ref	20/04854/FUL
Total Capacity	1

Plan Period Completions	1
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Site Name	Newton Hurst
Local Plan Ref	20/04702/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	28 Church Road
Local Plan Ref	20/04576/FUL
Total Capacity	0
Plan Period Completions	0

Site Name	88 Frome Road
Local Plan Ref	20/03638/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Elm Tree House
Local Plan Ref	21/04487/FUL

Total Capacity	1
Plan Period Completions	1

Site Name	Land to the rear of 99 and 101 Fairfield Park Road
Local Plan Ref	21/00174/FUL
Total Capacity	2
Plan Period Completions	2

Site Name	Lambridge Stables
Local Plan Ref	21/00013/FUL
Total Capacity	1
Plan Period Completions	1

Site Name	2 Greenhill Cottages
Local Plan Ref	20/00299/FUL
Total Capacity	2
Plan Period Completions	2

Appendix 11b Delivery information for large sites with outline planning permission or allocations without permission

Site Name	Bath Western Riverside				
Local Plan Ref	SB8				
Total Capacity	880				
Plan period Completions	756 (400) (Note: figures in brackets are the figures in the 2021 trajectory)				
Five Year Completions	564 (240)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			188	188	188

Developers delivery intentions including anticipated start and build out rates

The site is now in control of a housebuilder (St. William, part of the Berkley Group) and the council. The council (Regeneration & Housing Services) have advised that housing delivery will commence from 2024/25. The above figures may increase following the public consultation prior to submitting an application.

At the time of the publication of the 2021 trajectory the site was anticipated to deliver at rate of 80 dwellings per year from 2024/25, but it is now anticipated to deliver a higher figure. This will be reflected in the 2022 trajectory.

Current planning status and progress towards the submission of an application

The site is part of a larger allocation that has steadily delivered housing over the last ten years.

The housebuilder is currently conducting a public consultation prior to submitting an application.

www.bathgasworks.com

Progress with site assessment work

Site is allocated. Capacity will be increased through the Local Plan Partial Update.

Site viability

Site is nil CIL rated which will assist viability.

<p>Availability: ownership, any existing uses, etc</p> <p>Ownership is split between a house builder (St William who are part of the Berkley Group) and B&NES Council who intend to develop sites/phases at the same time.</p>
<p>Infrastructure provision</p> <p>Major works have already been carried out such as the provision of a new bridge and access roads.</p>

Site Name	Land to the rear of 89 to 123 Englishcombe Lane, Bath				
Local Plan Ref	18/01516/REG04				
Total Capacity	37				
Plan period Completions	37				
Five Year Completions	37				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				37	

<p>Developers delivery intentions including anticipated start and build out rates</p> <p>An application has been submitted and is pending decision</p>
<p>Current planning status and progress towards the submission of an application</p> <p>The Councils planning committee resolved to grant permission on the application. Permission is pending awaiting the signing of a section 106 agreement.</p>
<p>Progress with site assessment work</p> <p>Allocated in the development plan ref SB17.</p>
<p>Site viability</p> <p>No issues/abnormal costs that affect viability</p>
<p>Availability: ownership, any existing uses, etc</p> <p>Site is not occupied and is within the council's ownership.</p>
<p>Infrastructure provision</p> <p>None required.</p>

Site Name	Hartwells Garage, Bath				
Local Plan Ref	19/01854/OUT				
Total Capacity	104 dwellings and 74 PBSA (186 beds) (Total = 178 dwellings including PBSA)				
Plan period Completions	104 dwellings and 74 PBSA (186 beds)				
Five Year Completions	104 dwellings and 74 PBSA (186 beds)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				178	

Developers delivery intentions including anticipated start and build out rates

Outline application has been allowed at appeal, awaiting a reserved matters application.

At the time of the 2021 trajectory the application had been allowed on appeal. The application is now being considered at judicial review and subject to further assessment this will be reflected in the revised delivery timetable in the 2022 trajectory.

Current planning status and progress towards the submission of an application

Outline application allowed at appeal, awaiting a reserved matters application.

Progress with site assessment work

Allocated in the development plan. Ref SB15

Site viability

No issues/abnormal costs that will affect viability

Availability: ownership, any existing uses, etc

Available for development, site is not occupied.

Infrastructure provision

None required

Site Name	Bath Quays North				
Local Plan Ref	18/00058/REG03				
Total Capacity	96				
Plan period Completions	96				
Five Year Completions	96				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			46	46	

Developers delivery intentions including anticipated start and build out rates

The reserved matters application is pending consideration. Depending on the decision date of the application delivery may move back by one year and once considered further this would be reflected in the 2022 trajectory.

Current planning status and progress towards the submission of an application

Outline consent has been granted, reserved matters application is pending consideration under reference 20/04965/ERES.

Progress with site assessment work

Allocated in the development plan re SB4

Site viability

No issues

Availability: ownership, any existing uses, etc

Site is owned by the council who are the developer.

Infrastructure provision

Site is currently in use as a car park. A new car park at Green Park Road has been opened to provide compensatory parking for the parking that will be lost from the development.

A new foot bridge linking the site to land south of the river has been installed.

Site Name	Parcel 3700, Silver Street, Midsomer Norton				
Local Plan Ref	20/02303/OUT				
Total Capacity	45				
Plan period Completions	45				
Five Year Completions	45				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions			20	25	

<p>Developers delivery intentions including anticipated start and build out rates</p> <p>All highway works have been completed and the majority of the site has full permission. The site has been gated off for development.</p>
<p>Current planning status and progress towards the submission of an application</p> <p>The majority of the development site has full permission and this part of the site has outline consent. The site is in the process of being sold to a housebuilder and a reserved matters is expected within the next 12 months.</p>
<p>Progress with site assessment work</p> <p>Site cleared and ready for development</p>
<p>Site viability</p> <p>No issues/abnormal costs that impact viability</p>
<p>Availability: ownership, any existing uses, etc</p> <p>Site cleared and ready for development. It is in the process of being sold to a housebuilder.</p>
<p>Infrastructure provision</p> <p>All highways works have been completed.</p>

Site Name	Radco, Radstock				
Local Plan Ref	18/05623/OUT				
Total Capacity	54				
Plan period Completions	54				
Five Year Completions	26 at outline, 28 with full permission				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				26	

<p>Developers delivery intentions including anticipated start and build out rates</p> <p>Conditions are currently being discharged on the full application for 28 dwellings.</p> <p>The landowner is having discussions with housebuilders with regards to development of the site.</p>
<p>Current planning status and progress towards the submission of an application</p> <p>The hybrid planning application granted full permission for 28 dwellings and outline consent for 26 dwellings.</p>
<p>Progress with site assessment work</p>

N/A
Site viability
No issues/abnormal costs that impact viability
Availability: ownership, any existing uses, etc
Site is vacant and ready for development. The existing retail store has closed. The landowner is in discussion with housebuilders.
Infrastructure provision
None required.

Site Name	Royal United Hospital, Bath				
Local Plan Ref	SB18				
Total Capacity	50 under current allocation 100 in revised LPPU allocation				
Plan period Completions	50 under current allocation 100 in revised LPPU allocation				
Five Year Completions	50 under current allocation 100 in revised LPPU allocation				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions					

Developers delivery intentions including anticipated start and build out rates
The hospital intend to deliver staff accommodation as part of their estates strategy. This is supported by representations to the LPPU. At the time of the publication of the 2021 trajectory the site was anticipated to deliver in 2026/27, however the council have now been advised by the RUH planning agents that this should be moved back to 2028/29. Therefore, delivery will be outside the five year land supply, but 100 dwellings within the plan period.
Current planning status and progress towards the submission of an application
Allocated in the development plan for 50 dwellings. This will increase to 100 dwellings in the LPPU.
Progress with site assessment work
Assessment work undertaken as part of the work on the LPPU resulting in increased capacity. The site was already allocated in the Placemaking Plan.
Site viability
No issues/abnormal costs that impact viability
Availability: ownership, any existing uses, etc

In ownership of the NHS who intend to develop the site as part of the RUH estate plan.

The site is potentially available for development now as the former buildings occupying the site have now been demolished.

Infrastructure provision

None required.

Site Name	Odd Down, Bath - next phase(s)				
Local Plan Ref	B3a				
Total Capacity	300 (129)				
Plan period Completions	300 (129)				
Five Year Completions	140 (was expected to deliver 50 in the 2021 trajectory)				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				60	80

Developers delivery intentions including anticipated start and build out rates

Work has begun on phase 1 (171 dwellings with full permission), an application for subsequent phases is expected to be submitted in Spring 2022.

At the time of the publication of the 2021 trajectory the site was anticipated to deliver 50 dwellings in 2026/27, but it is now anticipated to deliver a higher figure. This will also be reflected in the 2022 trajectory.

The site is listed as Odd Down phase 2 in the trajectory, but the landowner has advised this should be referenced as phases 3 and 4.

Current planning status and progress towards the submission of an application

The landowner is currently undertaking a public consultation on subsequent phases. They have stated that an application will be submitted in Spring 2022.

<https://framptons-planning.com/projects/land-adjoining-odd-down-bath-known-as-sulis-down/>

Progress with site assessment work

Site was allocated in the Core Strategy. Work has commenced on phase 1.

Site viability

No issues/abnormal costs that impact viability

Availability: ownership, any existing uses, etc

Phase 1 is in control of a housebuilder (Countryside) and is under construction. The site for phases 3 and 4 are in control of the landowner who will sell the site to a developer once permission is granted.

Infrastructure provision

Work on the access road has commenced in delivery of phase 1.

Site Name	Former Welton Manufacturing site, Midsomer Norton				
Local Plan Ref	SSV4				
Total Capacity	100				
Plan period Completions	100				
Five Year Completions	100				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				50	50

Developers delivery intentions including anticipated start and build out rates

The site has been promoted in the LPPU consultation. The landowner intends to submit an application for full permission once the LPPU is adopted. They anticipate they could start work on site in 2023.

At the time the 2021 trajectory was collated the site was not expected to deliver until 2026/27. However, the agent has now provided updated figures that will be reflected through the 2022 trajectory.

Current planning status and progress towards the submission of an application

Outline permission was granted under ref 16/02607/OUT but has lapsed. The site was promoted through the LPPU to revise the allocation to allow for a retail use to be constructed on part of the site.

Progress with site assessment work

The site was promoted through the LPPU to revise the allocation to allow for a retail use to be constructed on site. This revision has been accepted and will unlock the delivery of 100 dwellings.

Site viability

No issues/abnormal costs that impact viability. Inclusion of an element of retail enhances viability.

Availability: ownership, any existing uses, etc

The site is not in control of a housebuilder yet and any sale will be subject to permission being granted.

Infrastructure provision

The revised policy requires provision of new crossing points on North Road and the High Street.

Site Name	Radstock County Infants, Radstock				
Local Plan Ref	21/01379/FUL (20/02253/FUL)				
Total Capacity	9 (application also pending consideration for 15 dwellings)				
Plan period Completions	9				
Five Year Completions	9				
	2022/23	2023/24	2024/25	2025/26	2026/27
Completions				9	

Developers delivery intentions including anticipated start and build out rates

Since publication of the 2021 trajectory full permission has been granted for nine dwellings.

Current planning status and progress towards the submission of an application

At the time the housing trajectory was written both applications were pending consideration. Full planning permission has now been granted for nine dwellings. The application for 15 dwellings is still pending consideration.

Progress with site assessment work

Allocated in the development plan ref, SSV17

Site viability

No issues/abnormal costs that impact viability.

Availability: ownership, any existing uses, etc

Site is cleared and available for development

Infrastructure provision

None required