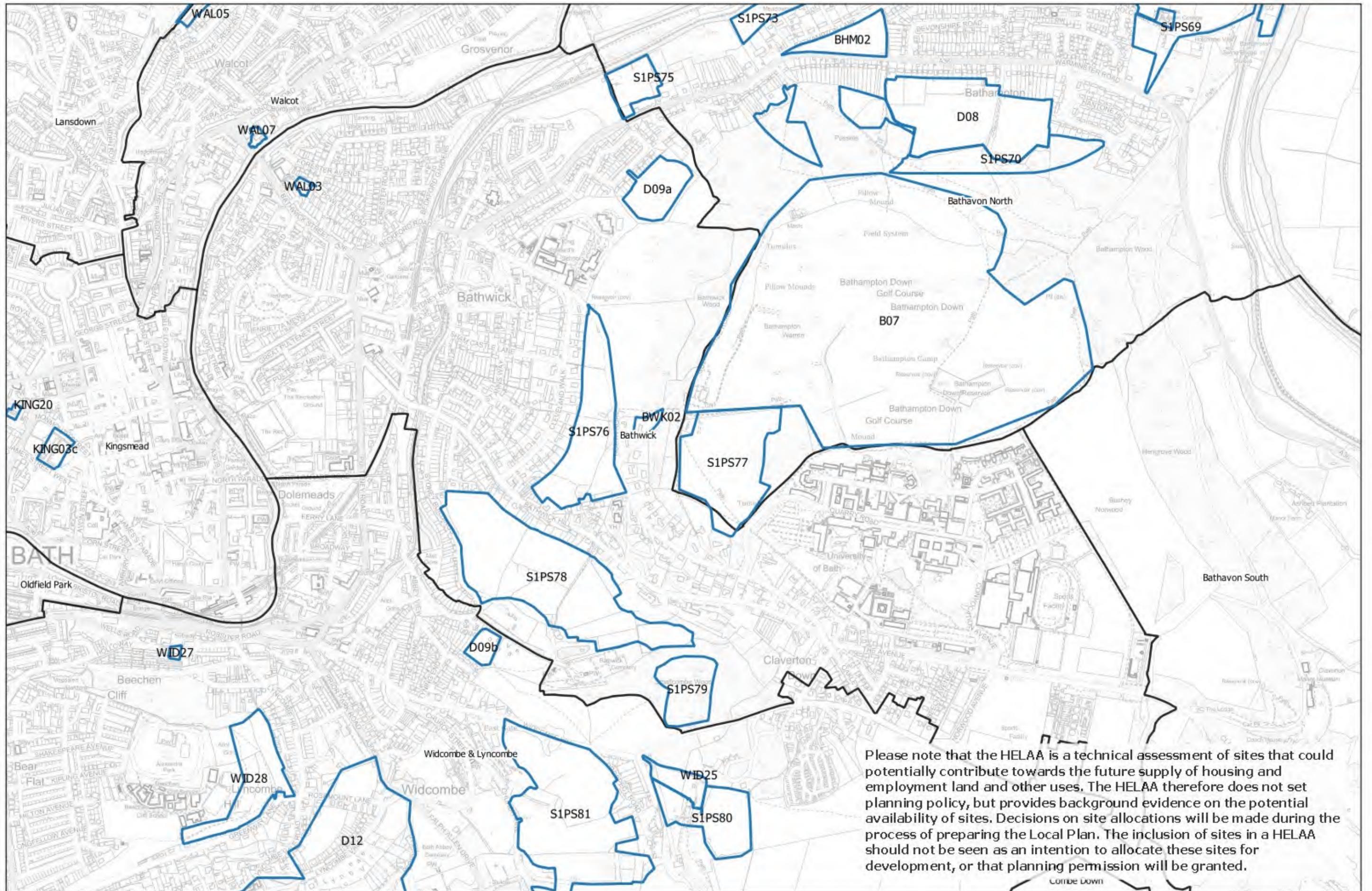


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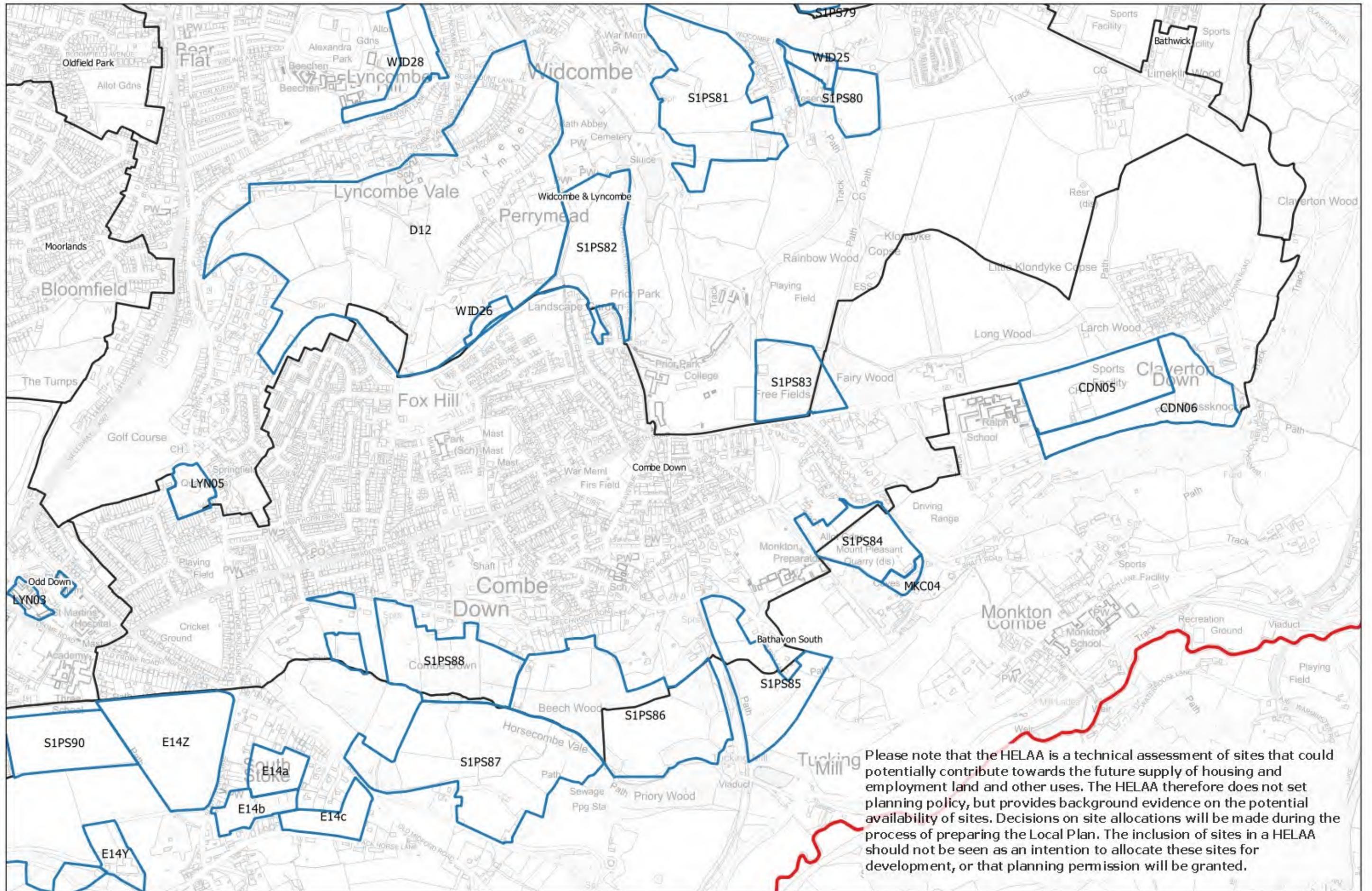
Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
B07	Bath	Bathavon North	Sham Castle	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land - Undesignated Heritage Asset - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: Bathampton (Rural) Type: 2 - NRN Existing Grassland - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Site of Nature Conservation Interest - NRN Grassland Strategic Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Combe Down and Bathampton Down Mines Sites Of Special Scientific Interest(2%) - Area at low risk of surface flooding (4%) - Slight univallate hillfort called Bathampton Camp Scheduled Monument (47%) <p>BATHAMPTON DOWN WOOD BATHWICK WOOD NRN Existing Ancient Woodland (9%)</p> <ul style="list-style-type: none"> - No main habitat but additional habitats present (20%), Lowland calcareous grassland (12%), Deciduous woodland (5%) - Bath & Bradford on Avon Bath & Bradford on Avon Bels Special Area of Conservation (2%) - Safeguarded land for sports and recreation facilities (B5%) - NRN Existing Core Woodland (2%) - Area at medium risk of surface flooding (1%) - Area at high risk of surface flooding (1%) - Trees protected by a Tree Preservation Order (W10, W9) <p>The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS and has significant heritage and ecology constraints. The site as submitted is unsuitable for development but previously developed land may be suitable for conversion</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available within 5 years.	Potentially Achievable	The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS and has significant heritage and ecology constraints. The site as submitted is unsuitable for development but previously developed land may be suitable for conversion	Potentially Deliverable or Developable	New Settlement	TBC	
BWKQ2	Bath	Bathwick	Land at Mulberry House, Goff Course Road	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure - NRN Grassland Strategic Network - Landscape setting of Bath (Bath) Type: Bathampton (Rural) Type: 2 - Bath (Bath) Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (11%) - Green Belt (62%) - Cotswolds Area of Outstanding Natural Beauty (61%) - NRN Existing Grassland (1%) - Area at low risk of surface flooding (24%) - Grade 3 Agricultural Land (89%) - NRN Existing Core Woodland (4%) <p>The site is in a sensitive location within the Bath WHS. Potential ecological value in the boundary features. The site is in a sensitive location within, or partially within, the Green Belt, AONB and Bath WHS. The site is potentially suitable for development subject to Green Belt review and M&E demonstration of exceptional circumstances, consideration of impact on the AONB and the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting brownfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.36	17
D09a	Bath	Bathwick	Minster Way	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: Bathampton (Rural) Type: 2 - NRN Existing Grassland - Green Belt - Safeguarded land for sports and recreation facilities - City of Bath World Heritage Site - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - Bath (Bath) Conservation Area - Site of Nature Conservation Interest - NRN Grassland Strategic Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Good quality semi improved grassland (99%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS and has significant ecology and heritage constraints. The site is unsuitable for development.</p>	Available	Site is actively promoted by the landowner for development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.03	2

S1PS75	Bathampton	Balhavon North	Warminster Road	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Landscape setting of Bato (Bath) Type: Bathampton (Rural) Type: 1 - Green Belt - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area (3%) - Deciduous woodland (2%) - Safeguarded land for sports and recreation Facilities (4%) - City of Bath World Heritage Site (4%) - Green Infrastructure (43%) - Site of Nature Conservation interest (4%) - NRN Grassland Strategic Network (38%) - Grade 3 Agricultural Land (64%) - Undesignated Heritage Asset (6%) <p>The site is in a sensitive location within the Green Belt and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology-constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.6822	76
S1PS76	Bath	Bathwick	North Road	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Site of Nature Conservation interest - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Landscape setting of Bato (Bath) Type: Bathampton (Rural) Type: 2 - Cotswolds Area of Outstanding Natural Beauty - Bath (Bath) Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Green Infrastructure (86%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (1%) - Lowland meadows (42%), No main habitat but additional habitats present (29%), Deciduous woodland (7%) - Area at low risk of surface flooding (5%) - NRN Existing Grassland (1%) - Safeguarded land for sports and recreation facilities (1%) <p>The site is in a sensitive location within the Green Belt, AQNB and the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology-constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.41	64
S1PS77	Bathampton	Balhavon North	Sham Castle Drivmg Range	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Site of Nature Conservation interest - Green Infrastructure - Ecological Network - Landscape setting of Bato (Bath) Type: Bathampton (Rural) Type: 2 <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area (4%) - Area at medium risk of surface flooding (3%) - Area at high risk of surface flooding (2%) - Safeguarded land for sports and recreation facilities (2%) - NRN Grassland Strategic Network (76%) - Deciduous woodland (6%), No main habitat but additional habitats present (4%) - City of Bath World Heritage Site (4%) - Area at low risk of surface flooding (9%) - Grade 3 Agricultural Land (60%) - Undesignated Heritage Asset (1%) - NRN Existing Grassland (4%) - NRN Existing Core Woodland (10%) <p>The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints. The site is subject to significant access constraints which would need to be considered.</p>	Potentially Available		Potentially Achievable	Site is a viable residential typology-constituting greenfield development in a high price point area. Factors that may impact achievability include potential significant access improvements required.	Potentially Deliverable or Developable	Suburban and Market Towns	6.7391	253

S1PS78	Bath	Bathwick	Bathwick Meadow	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Landscape setting of Bath (Bath) Type - Setting of the City of Bath World Heritage Site - Green Belt - Bath (Bath) Conservation Area - NRN Grassland Strategic Network - City of Bath World Heritage Site - Site of Nature Conservation Interest <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Green Infrastructure (40%) - NRN Existing Ancient Woodland (2%) - Lowland meadows (15%), Lowland calcareous grassland (7%), Good quality semi improved grassland, Traditional orchard (4%), Deciduous woodland (3%), No main habitat but additional habitats present (2%) - Area at low risk of surface flooding (4%) - NRN Existing Core Woodland (4%) - NRN Existing Grassland (7%) - Area at medium risk of surface flooding (2%) - Area at high risk of surface flooding (2%) - Safeguarded land for sports and recreation facilities (61%) <p>The site is in a sensitive location within the Green Belt, AONB and the setting of the Bath site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	9.78	367
S1PS79	Bath	Bathwick	Smallcombe Wood	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Bath (Bath) Conservation Area - Safeguarded land for sports and recreation facilities - Site of Nature Conservation Interest - City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Landscape setting of Bath (Bath) Type: - NRN Existing Core Woodland - Deciduous woodland <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - NRN Grassland Strategic Network (4%) - Ancient Woodland (1%) - Area at low risk of surface flooding (1%) - NRN Existing Ancient Woodland (48%) <p>The site is in a sensitive location within Green Belt, AONB and setting of the Bath WHS. The site is wholly identified as a priority habitat. The site is unsuitable for development.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	0	0
WAL03	Bath	Bathwick	Nursery Building, Powlett Court	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Green Infrastructure - Flood Zone 2 - Undesignated Heritage Asset - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Bath AQMA (71%) - Area at low risk of surface flooding (16%) <p>The site is in a sensitive location within the Bath WHS. The site is potentially suitable for development subject to consideration of impacts on the Bath WHS and Bath Conservation Area and satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified</p>	Potentially Available		Achievable	Site is a viable residential typology constituting brownfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.17	8

Combe Down



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

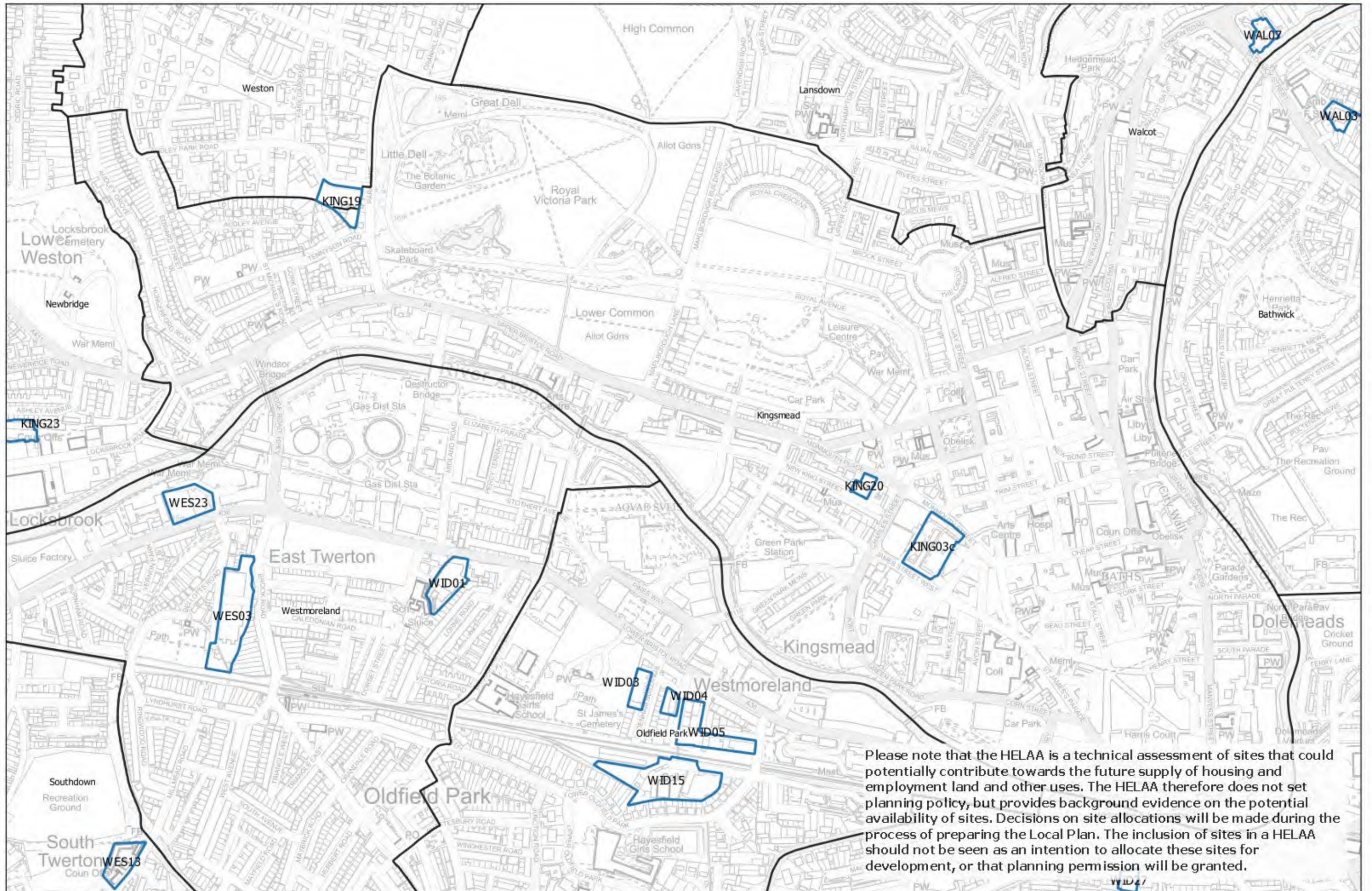
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
CDN05	Bath	Combe Down	Sulis Club	Mixed or non-residential use	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Grade 3 Agricultural Land - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Groundwater Source Protection Zone 1 (42%) - Undesignated Heritage Asset (89%) - Safeguarded land for sports and recreation facilities (81%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for university related development including housing. It is indicated as available within 6 to 10 years.	Achievable	Site is a viable development typology constituting a mix of greenfield and brownfield development in a high price point area.	Mixed or non-residential use	Suburban and Market Towns	7.88	296
CDN06	Bath	Combe Down	Land at Claverton Down, Bath	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Green Belt - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty - NRN Grassland Strategic Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (11%) - Groundwater Source Protection Zone 2c (5%) - Undesignated Heritage Asset (59%) - NRN Existing Core Woodland (5%) - Groundwater Source Protection Zone 1c (5%) - Safeguarded land for sports and recreation facilities (58%) - Groundwater Source Protection Zone 1 (7%) - Site of Nature Conservation Interest (58%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The site is unlikely to be suitable for development due to its prominent location in the skyline and the impact of development within this site on the AONB and the landscape setting of the Bath WHS, as well as ecological value.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	7.07	265
D12	Bath	Combe Down	Perrymead	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Bath (Bath) Conservation Area - City of Bath World Heritage Site - Site of Nature Conservation Interest - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - NRN Existing Core Woodland (10%) <p>The site consists of two separate land parcels in a sensitive location within Green Belt, AONB, WHS, Conservation Area. It is wholly identified as a Site of Nature Conservation Interest, adjacent to designated heritage assets and land of high ecological value. The site has no direct access to the highway network at present. The site is unsuitable for development.</p>	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include potential significant access upgrades required.</p>	Not Deliverable or Developable	Suburban and Market Towns	2.65	99
LYN05	Bath	Combe Down	Entry Hill Depot, Entry Hill, Odd Down, Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Undesignated Heritage Asset <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (61%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (6%) - Area at high risk of surface flooding (1%) - NRN Existing Core Woodland (34%) - Groundwater Source Protection Zone 1 (16%) - Ecological Network (84%) <p>The site is in a sensitive location within the Bath development of the site has the potential to impact the settings of designated heritage assets. The site is potentially suitable for development subject to consideration of the impact of development on the identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs, and potential need for remediation costs due to previous land use.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.68	31

S1PS82	Bath	Widcombe & Lyncombe	Perrymead	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Ecological Network - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - Bath (Bath) Conservation Area - Cotswolds Area of Outstanding Natural Beauty <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Green Infrastructure (6%) - Site of Nature Conservation Interest (77%) - Deciduous woodland (23%), Lowland meadows (6%) - Area at low risk of surface flooding (3%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (81%) - NRN Grassland Strategic Network (28%) - NRN Existing Core Woodland (29%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Considerable site access improvement may be required. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include addressing level differences to provide appropriate access.	Potentially Deliverable or Developable	Suburban and Market Towns	6.07	228
S1PS83	Bath	Widcombe & Lyncombe	Rainbow Wood	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Site of Nature Conservation Interest - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Grade 3 Agricultural Land - 1 Groundwater Source Protection Zone 1 - Undesignated Heritage Asset - Ecological Network - NRN Existing Core Woodland <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at high risk of surface flooding (2%) - Bath (Bath) Conservation Area (84%) - Deciduous woodland (95%) - Area at low risk of surface flooding (15%) - Safeguarded land for sports and recreation facilities (76%) - NRN Grassland Connectivity Opportunities (47%) - Area at medium risk of surface flooding (4%) - Grade II* Listed Buildings (THE GYMNASIUM TO NORTH OF NORTH ROAD) - NRN Grassland Strategic Network (12%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The majority of the site is identified as priority habitat. The site is unsuitable for development.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.27	12
S1PS84	Monkton Combe	Bathavon South	Oldfield Rugby Church Road Allotments	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - NRN Grassland Strategic Network - Shaft Road recreation ground Mineral Safeguarding Area - Green Infrastructure - Ecological Network - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land (52%) - Undesignated Heritage Asset (3%) - Green Belt (74%) - Cotswolds Area of Outstanding Natural Beauty (75%) - Land adjoining Shaft Road, Old Quarry adjoining Shaft Road Historic Landfill (72%) - Groundwater Source Protection Zone 1 (85%) - Groundwater Source Protection Zone 2c (15%) - City of Bath World Heritage Site (26%) - Upper Lawn Quarry, Mineral Allocation (2%) - Groundwater Source Protection Zone 1c (15%) - Safeguarded land for sports and recreation facilities (65%) - Combe Down Allotments Allotments (14%) - Deciduous woodland (2%) - NRN Grassland Connectivity Opportunities (54%) <p>The site located within the setting of the Bath WHS and partially within the Green Belt. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	5.39	202

S1PS85	Monkton Combe	Bathavon South	Summer Lane	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - 2c Groundwater Source Protection Zone 2c - Green Infrastructure - Ecological Network - 1c Groundwater Source Protection Zone 1c - Green Belt - NRN Grassland Strategic Network - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site (32%) - Site of Nature Conservation Interest (66%) - NRN Existing Core Woodland (14%) - Lowland calcareous grassland (39%), Deciduous woodland (15%) - Area at low risk of surface flooding (3%) - Undesignated Heritage Asset (5%) - NRN Existing Grassland (48%) - Groundwater Source Protection Zone 1 (2%) - Bath (Bath) Conservation Area (32%) - Combe Down Railway Tunnel, Southern Approach or "Combe Down Railway Cutting", Summer Lane Field Regionally Important Geological Site (8%) <p>The site is in a sensitive location within the Green Belt, AONB and the setting of Bath WHS. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.32	125
S1PS86	Monkton Combe	Bathavon South	North of Horsecombe Brook	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Site of Nature Conservation Interest - NRN Grassland Strategic Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (47%), Lowland calcareous grassland (18%), No main habitat but additional habitats present (5%) - NRN Existing Grassland (17%) - NRN Existing Core Woodland (51%) - Area at low risk of surface flooding (6%) - Groundwater Source Protection Zone 1 (42%) - Undesignated Heritage Asset (7%) - Area at medium risk of surface flooding (3%) - Area at high risk of surface flooding (2%) - Groundwater Source Protection Zone 1c (58%) - Groundwater Source Protection Zone 2c (58%) - City of Bath World Heritage Site (48%) <p>The site is in a sensitive location within the Green Belt, AONB and the setting of Bath WHS. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impacts on AONB and the setting of the Bath WHS as well as other identified constraints. Significant access constraints would need to be considered.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	5.26	197
S1PS87	Southstoke	Bathavon South	Castle Farm Midford	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Green Infrastructure - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at high risk of surface flooding (2%) - Groundwater Source Protection Zone 2c (83%) - Site of Nature Conservation Interest (74%) - NRN Existing Core Woodland (20%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (4%) - Grade II Listed Buildings (ARCHWAY AND LODGE WITH SCREEN WALL, TO MIDFORD CASTLE) - Grade 3 Agricultural Land (15%) - Groundwater Source Protection Zone 1 (17%) - Groundwater Source Protection Zone 1c (83%) - NRN Existing Grassland (1%) - Lowland calcareous grassland (32%), Deciduous woodland (15%), Lowland meadows (10%) <p>The site is in a sensitive location within the Green Belt, AONB and the setting of Bath WHS. It is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of the impact on AONB and the setting of the Bath WHS, as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	8.09	303

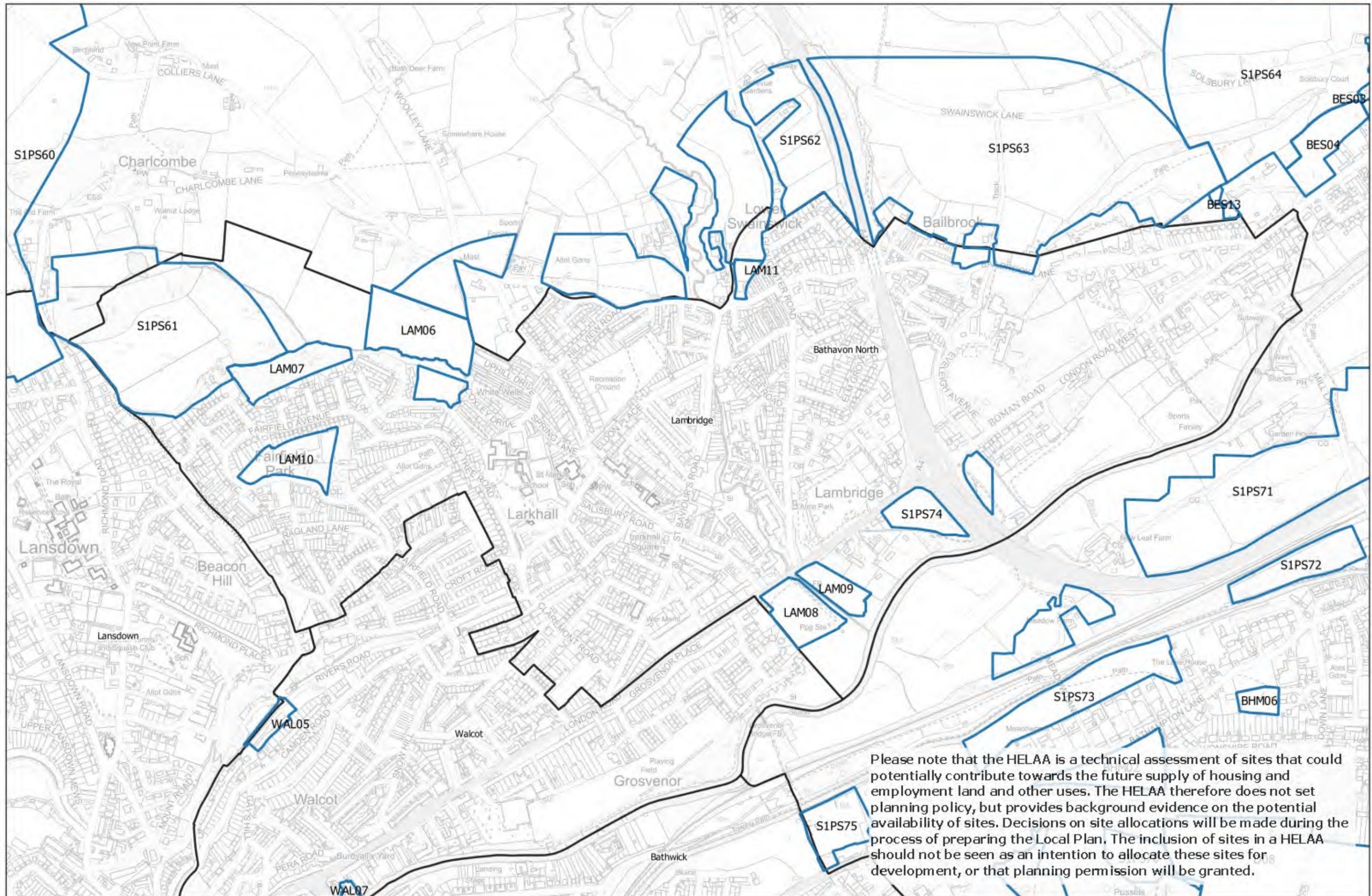
S1PS88	Bath	Combe Down	Combe Down	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Site of Nature Conservation Interest - Cotswolds Area of Outstanding Natural Beauty - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Groundwater Source Protection Zone 2c (31%) - Deciduous woodland (56%), Lowland calcareous grassland (22%), No main habitat but additional habitats present (<0.5%) - Area at medium risk of surface flooding (3%) - Area at low risk of surface flooding (10%) - Groundwater Source Protection Zone 1 (69%) - Groundwater Source Protection Zone 1c (31%) - Area at high risk of surface flooding (2%) - NRN Existing Core Woodland (54%) - NRN Existing Grassland (35%) <p>The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. The site is unlikely to be suitable for development due to the inability to provide suitable vehicle access and the site's ecological value.</p>	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include securing a suitable access.	Not Deliverable or Developable	New Settlement	2.26	85
WID26	Bath	Combe Down	Market Garden Land at Fersfield	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type - City of Bath World Heritage Site - Green Infrastructure - Site of Nature Conservation Interest - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Bath (Bath) Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - NRN Existing Core Woodland (90%) - Deciduous woodland (100%) - Undesignated Heritage Asset (5%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Development of the site could impact the setting of the Bath WHS, conservation area and listed buildings nearby. Site access improvement needed, especially for vehicles as well as pedestrian/cycling. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include significant access improvements required.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0	0

Kingsmead



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HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
KING03c	Bath	Kingsmead	HELAA - Suitability to be confirmed	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset - Bath (Bath) Conservation Area - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Ecological Network (67%) - Green Infrastructure (12%) - Bath AQMA (10%) - Area at low risk of surface flooding (5%) - Flood Zone 2 (67%) <p>Previously developed land in a sensitive location within the setting of the Bath WHS and Bath Conservation Area. The site is accessible by sustainable transport modes but constrained for private cars.</p> <p>The site is potentially suitable for development subject to consideration of impacts on Bath WHS and Bath Conservation Area and satisfaction of the Sequential Test in accordance with the NPPF as well as consideration of other identified constraints.</p>	Unavailable	Site is confirmed as unavailable for housing or employment development within the plan period.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs, and flood risk mitigation.</p>	Not Deliverable or Developable	Bath Central Area	0.69	62
KING19	Bath	Kingsmead	Bath Lawn Tennis Club, Park Lane	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Safeguarded land for sports and recreation facilities - City of Bath World Heritage Site - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (1%) - Green Infrastructure (2%) <p>The site is in a sensitive location within the setting of the Bath WHS and Bath Conservation Area. There are some biodiversity constraints relating to bats and SACs.</p> <p>The site is potentially suitable for development subject to consideration of impacts on the Bath WHS and Bath Conservation Area as well as other identified constraints such as loss of sports facilities.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.39	18
KING20	Bath	Kingsmead	Percy Community Centre	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Undesignated Heritage Asset - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Bath AQMA (24%) - Area at medium risk of surface flooding (15%) - Area at low risk of surface flooding (30%) - Flood Zone 2 (19%) - Ecological Network (19%) <p>The site is in a sensitive location within the setting of the Bath WHS and Bath Conservation Area. There are some biodiversity constraints relating to bats and SACs. The site is accessible by sustainable transport modes but constrained for private cars.</p> <p>The site is potentially suitable for development subject to consideration of impacts on the Bath WHS and Bath Conservation Area as well as other identified constraints. The Sequential Test would need to be satisfied in accordance with the NPPF.</p>	Unavailable	Site is confirmed as unavailable for housing or employment development within the plan period.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs, and flood risk mitigation.</p>	Not Deliverable or Developable	Bath Central Area	0.12	11

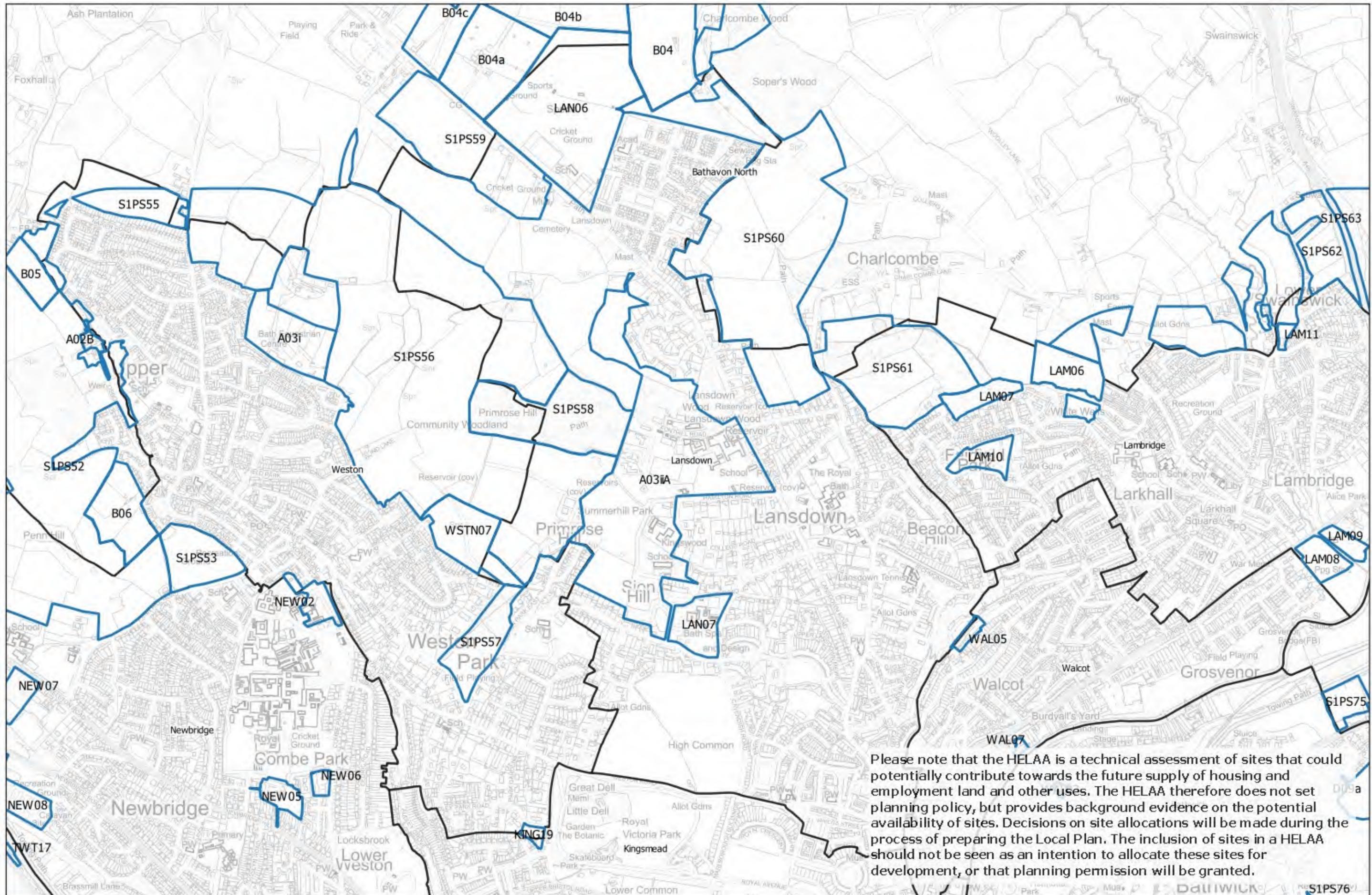


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HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
BES13	Batheaston	Lambridge	Rear of 227-259 Bailbrook Lane	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type:, Batheaston (Rural) Type: 3 - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - No main habitat but additional habitats present (1%) - NRN Existing Core Woodland (8%) - Safeguarded Airport and Aerodrome Areas (20%) - City of Bath World Heritage Site (2%) - Green Infrastructure (61%) <p>This site is in a sensitive location within the Green Belt, AONB and setting of Bath WHS. The site lies adjacent to the Bath WHS boundary next to the existing settlement at Batheaston village. Development could impact on the setting of 3 listed buildings that are situated near to the site. There is potential for archaeological value within the site. However, the site is located near the village centre and within walking distance of facilities and transportation services, making it accessible and sustainable. The site currently has poor levels of accessibility, but there is potential for this to be improved.</p> <p>The site is potentially suitable for development, subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB, the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.188	8
LAM06	Bath	Lambridge	Land west of Uphill Drive	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (19%) - NRN Existing Grassland (2%) - Area at high risk of surface flooding (7%) - Area at medium risk of surface flooding (12%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS and Charlcombe Conservation Area as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.94	110
LAM07	Bath	Lambridge	Land north of Fairfield Avenue	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Ecological Network - Setting of the City of Bath World Heritage Site - Site of Nature Conservation Interest - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - City of Bath World Heritage Site - Green Belt - Safeguarded land for sports and recreation facilities <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at high risk of surface flooding (2%) - Area at low risk of surface flooding (8%) - NRN Grassland Strategic Network (64%) - Area at medium risk of surface flooding (3%) <p>The site is in a sensitive location within the Green Belt, AONB and the Bath WHS. The site is unlikely to be suitable for development due to its ecological</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	1.7	77
LAM08	Bath	Walcot	Lambridge rugby training ground (FZ3)	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area - Safeguarded land for sports and recreation facilities - City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Flood Zone 2 - Undesignated Heritage Asset - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Bath AQMA (6%) - Flood Zone 3 (81%) - Area at medium risk of surface flooding (42%) - Area at low risk of surface flooding (68%) <p>The site is in a sensitive location within the Bath WHS. The site is unlikely to be suitable for development due to the extent of Flood Zones 2 and 3.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.31	14

LAM09	Bath	Lambridge	Land south-west of Lambridge House (part FZ3)	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area - Bath Football Club, South West Electricity Board Tip Historic Landfill - Undesignated Heritage Asset - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 3 (13%) - Ecological Network (78%) - Area at high risk of surface flooding (7%) - Bath AQMA (5%) - Traditional orchard (<0.5%) - Flood Zone 2 (77%) - Area at medium risk of surface flooding (8%) - Area at low risk of surface flooding (12%) <p>The site is in a sensitive location within the Bath WHS. The site is potentially suitable for development subject to consideration of the impact of its development on the Bath WHS and Conservation Area. The Sequential Test will need to be satisfied in accordance with the NPPF.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting greenfield development in a medium price point area.</p> <p>Factors that may impact achievability include costs associated with the potential remediation works of the historic landfill.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.82	37
LAM10	Bath	Lambridge	Land on the north side of Fairfield Park, Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (4%) - Fairfield Valley Local Green Space (73%) - Deciduous woodland (28%) - Area at low risk of surface flooding (22%) - NRN Existing Core Woodland (72%) <p>The site is in a sensitive location within the Bath WHS. The site is in a sensitive location within the Bath WHS. Much of the site is within a Local Green Space. It also contains a strong band of trees which is important to the character of the street, the trees are a priority habitat which would need to be retained, with a suitable buffer.</p> <p>The site is potentially suitable for development subject to consideration of the impact of its development on the identified constraints.</p>	Potentially Available		Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	1.22	55
LAM11	Bath	Lambridge	Land at Deadmill Lane	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - City of Bath World Heritage Site - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land (87%) <p>The site is in a sensitive location within the Green Belt and Bath WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.</p>	Available	<p>Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as immediately available for development.</p>	Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.33	15
S1PS61	Bath	Lambridge	Charlcombe	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Ecological Network - Cotswolds Area of Outstanding Natural Beauty <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (12%) - Deciduous woodland (7%) - Area at medium risk of surface flooding (6%) - Undesignated Heritage Asset (3%) - Safeguarded land for sports and recreation facilities (86%) - City of Bath World Heritage Site (78%) - NRN Existing Core Woodland (9%) - Area at high risk of surface flooding (4%) - Charlcombe (Rural) Conservation Area (13%) - Site of Nature Conservation Interest (86%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Most of the site is an SSSI with ecological value. The remainder of the site that is not designated as an SSSI has no obvious access. Therefore, the site is unlikely to be suitable for development.</p>	Potentially available		Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p>	Not Deliverable or Developable	New Settlement	12.62	315

S1PS62	Swainswick	Bathavon North	North of Larkhall	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Ecological Network - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Traditional orchard (1%) - Area at low risk of surface flooding (6%) - NRN Existing Grassland (8%) - Trees protected by a Tree Preservation Order (T1, T2) - NRN Grassland Strategic Network (23%) - Valley View Allotments Allotments (9%) - Green Infrastructure (17%) - City of Bath World Heritage Site (8%) - Safeguarded land for sports and recreation facilities (9%) - Site of Nature Conservation Interest (12%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	16.58	415
S1PS63	Batheaston	Bathavon North	North of Bailbrook Lane	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type:., Batheaston (Rural) Type: 3 - Grade 3 Agricultural Land - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (1%) - City of Bath World Heritage Site (2%) - Green Infrastructure (73%) - NRN Grassland Strategic Network (39%) - Deciduous woodland (3%) - NRN Existing Grassland (3%) - Safeguarded Airport and Aerodrome Areas (13%) - NRN Existing Core Woodland (4%) - Bath (Bath) Conservation Area (2%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p> <p>There is planning permission for a single dwelling on site.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	28.2171	705
S1PS74	Bath	Lambridge	Land adjacent A4 roundabout	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure - Landscape setting of Bath (Bath) Type: - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Bath AQMA (6%) - Flood Zone 2 (2%) - Area at low risk of surface flooding (2%) - Ecological Network (2%) - Undesignated Heritage Asset (61%) <p>The site is in a sensitive location within the Bath WHS. The site is potentially suitable for development subject to consideration of the identified constraints.</p> <p>Land to the southwest of the A46 has planning permission (21/0336/FUL) for the erection of 8 dwellings in December 2022.</p>	Potentially Available	Land to the southwest of the A46 has planning permission (21/0336/FUL) for the erection of 8 dwellings in December 2022.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.74	78



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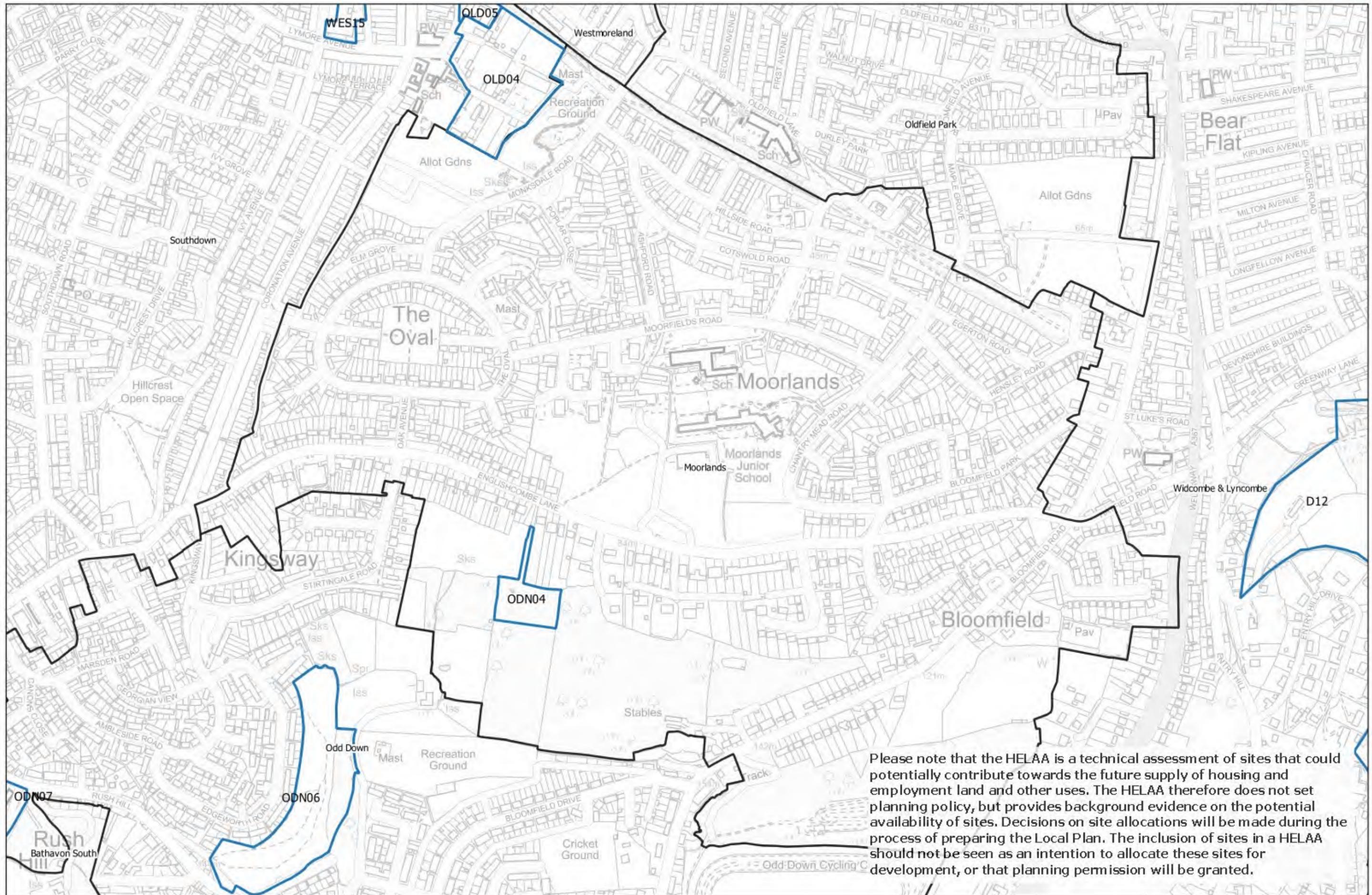
HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A03iiA	Bath	Weston	Kingswood School and Kingswood Preparatory School	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Green Belt (56%) - Safeguarded land for sports and recreation facilities (20%) - Site of Nature Conservation Interest (31%) - NRN Grassland Strategic Network (62%) - Deciduous woodland (15%), No main habitat but additional habitats present (4%), Lowland calcareous grassland (4%) - Area at low risk of surface flooding (2%) - Cotswolds Area of Outstanding Natural Beauty (45%) - Green Infrastructure (53%) - Safeguarded Airport and Aerodrome Areas (3%) - Grade II Listed Buildings (BELVEDERE TOWER TO SUMMERHILL PARK (BLAINE'S FOLLY), Chapel of Kingswood School, KINGSWOOD SCHOOL, Lodge with attached walls, gate-piers and gates to Kingswood School) - Undesignated Heritage Asset (47%) - NRN Existing Core Woodland (18%) - Grade 3 Agricultural Land (41%) - Ecological Network (87%) - NRN Existing Grassland (17%) <p>The site is in a sensitive and highly valued landscape within or partially within Green Belt, AONB, the Bath WHS and Bath Conservation Area. The intention is for development which is related to the existing use as a school. The site has ecological value with part of the site designated as an SNCI or mapped as priority habitat. It also contains listed buildings. The land is significant in contributing towards the openness and spatial qualities of the Conservation Area and the green setting of Bath. The site is potentially suitable for development (in line with the existing use of the site as a school) subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available for development in the next 5 years.	Achievable	Site is a viable residential typology constituting brownfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	23.86	596
B04	Bath	Lansdown	Land north of Upper Road	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - Green Belt - Grade 3 Agricultural Land - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site (1%) - Safeguarded land for sports and recreation facilities (1%) - Green Infrastructure (38%) - Site of Nature Conservation Interest (1%) - NRN Grassland Strategic Network (15%) - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (2%) - NRN Existing Core Woodland (1%) <p>The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Access to the site would require improvement. The site is unsuitable for development due to impacts on the setting of the Bath WHS and other landscape and heritage impacts.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	New Settlement	12.16	304
B04a	Bath	Lansdown	Lansdown Poultry Farm	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Ecological Network - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Grade 3 Agricultural Land - Green Belt - Green Infrastructure - Safeguarded Airport and Aerodrome Areas <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (6%) - NRN Grassland Strategic Network (16%) <p>The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Access to the site would require improvement. The site is unsuitable for development due to impacts on the setting of the Bath WHS and other landscape and heritage impacts.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	8.12	305

LAN06	Bath	Lansdown	Kingswood School Middle Sports Playing Field	Mixed or non-residential use	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Safeguarded land for sports and recreation facilities - Ecological Network - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty (57%) - Green Belt (55%) - Site of Nature Conservation Interest (53%) - NRN Grassland Strategic Network (25%) - Green Infrastructure (25%) - Landscape setting of Bath (Bath) Type: (18%) - Area at low risk of surface flooding (1%) <p>The site is in a sensitive location within, or partially within, the Green Belt, AONB and Bath WHS and is unlikely to be suitable for development due to this, as well as heritage and ecology constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for mixed use development in line with the school's Estate Strategy, including residential development. It is indicated as available within the next 5 years.	Other Uses	Non-residential use (Recreational Facilities).	Mixed or non-residential use	New Settlement	18.6	0
LAN07	Bath	Lansdown	Bath Spa University	Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area - City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset (32%) - Deciduous woodland (32%) - Area at low risk of surface flooding (6%) - Green Infrastructure (51%) - Area at medium risk of surface flooding (1%) - Area at high risk of surface flooding (1%) <p>The site is in a sensitive location within the Bath WHS. The site is allocated under Policy SB24 Sion Hill of the adopted Local Plan.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within 6-10 years.	Potentially Achievable	Site is a viable residential typology constituting brownfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	2.02	76
S1PS56	Bath	Weston	East of Weston	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (31%) - Lowland calcareous grassland (12%), Traditional orchard (<0.5%), Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (6%) - NRN Existing Grassland (25%) - Safeguarded Airport and Aerodrome Areas (82%) - Green Infrastructure (70%) - Grade 3 Agricultural Land (84%) - Land at Primrose Hill Farm Historic Landfill (2%) - Undesignated Heritage Asset (1%) - Bath (Bath) Conservation Area (86%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	71.8	1795
S1PS57	Bath	Weston	Weston Park East	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area - Safeguarded land for sports and recreation facilities - Landscape setting of Bath (Bath) Type: - Site of Nature Conservation Interest - The Archery Field Local Green Space - Ecological Network - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - NRN Grassland Strategic Network (10%) - Green Infrastructure (37%) <p>The site is in a sensitive location within the WHS and designated Local Green Space. The site is potentially suitable for development subject to Local Green Space Review, consideration of impact on the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.15	156

S1PS58	Bath	Lansdown	Primrose Hill Community Woodland	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Bath (Bath) Conservation Area - Ecological Network - City of Bath World Heritage Site - Grade 3 Agricultural Land - Green Belt - NRN Grassland Strategic Network - Setting of the City of Bath World Heritage Site - Green Infrastructure - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Safeguarded land for sports and recreation facilities (33%) - Site of Nature Conservation Interest (2%) - Lowland calcareous grassland (<0.5%) - Area at low risk of surface flooding (1%) - NRN Existing Grassland (3%) - Safeguarded Airport and Aerodrome Areas (29%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available	Site is likely to be subject to legal covenants which would need to be further investigated.	Potentially Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p> <p>Factors that may impact achievability include potential site clearance costs.</p>	Potentially Deliverable or Developable	New Settlement	10.17	254
S1PS59	Charlcombe	Bathavon North	Lansdown Sports Pitches	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Setting of the City of Bath World Heritage Site - Green Infrastructure - Safeguarded Airport and Aerodrome Areas <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset (4%) - Safeguarded land for sports and recreation facilities (81%) - NRN Existing Grassland (1%) - Bath (Bath) Conservation Area (37%) - Lowland calcareous grassland (<0.5%) - Area at low risk of surface flooding (6%) - City of Bath World Heritage Site (37%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraint</p>	Potentially Available		Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p>	Potentially Deliverable or Developable	New Settlement	12.66	316
S1PS60	Charlcombe	Bathavon North	North and East of Lansdown	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (2%) - Deciduous woodland (10%), Lowland calcareous grassland (4%), No main habitat but additional habitats present (1%) - Area at low risk of surface flooding (5%) - City of Bath World Heritage Site (20%) - Green Infrastructure (45%) - CHARLCOMBE/SOPERS WOODS NRN Existing Ancient Woodland (3%) - Safeguarded Airport and Aerodrome Areas (36%) - Area at high risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (3%) - Site of Nature Conservation Interest (43%) - NRN Grassland Strategic Network (73%) - Landscape setting of Bath (Bath) Type: (67%) - NRN Existing Grassland (23%) - NRN Existing Core Woodland (12%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraint</p>	Potentially Available		Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p>	Potentially Deliverable or Developable	New Settlement	37.76	944

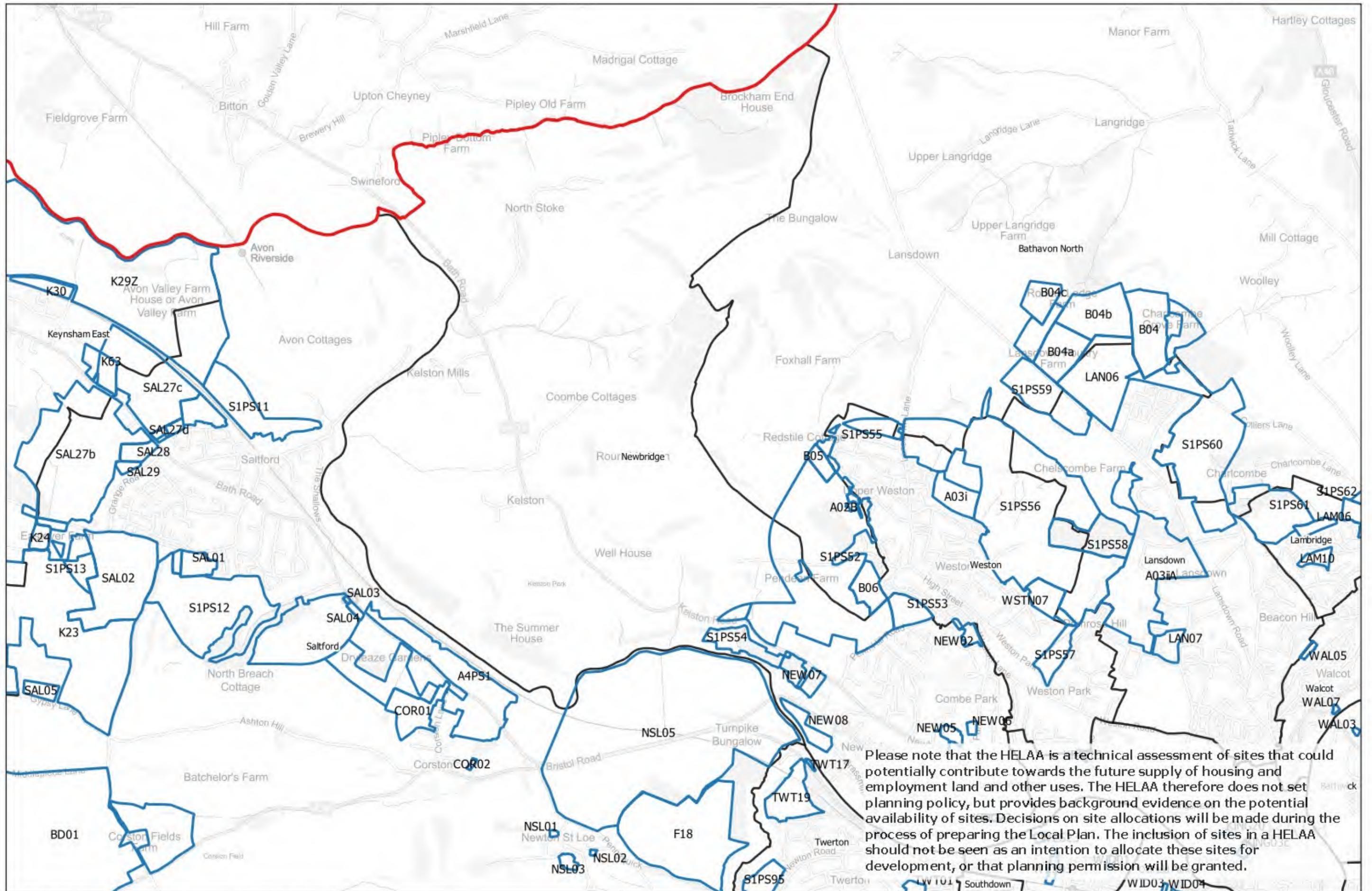
S1PS61	Bath	Lambridge	Charlcombe	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - Ecological Network - Cotswolds Area of Outstanding Natural Beauty <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (12%) - Deciduous woodland (7%) - Area at medium risk of surface flooding (6%) - Undesignated Heritage Asset (3%) - Safeguarded land for sports and recreation facilities (86%) - City of Bath World Heritage Site (78%) - NRN Existing Core Woodland (9%) - Area at high risk of surface flooding (4%) - Charlcombe (Rural) Conservation Area (13%) - Site of Nature Conservation Interest (86%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Most of the site is an SNCI with ecological value. The remainder of the site that is not designated as an SNCI has no obvious access. Therefore, the site is unlikely to be suitable for development.</p>	Potentially available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	New Settlement	12.62	315
WAL05	Bath	Walcot	Land at Rivers Rd	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Site of Nature Conservation Interest (3%) - Deciduous woodland (77%) - NRN Existing Core Woodland (2%) - Undesignated Heritage Asset (16%) - Ecological Network (3%) <p>The site is in a sensitive location within the Bath WHS. The site is unlikely to be suitable for development due to an inability to provide access and its ecological value.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.12	5
WSTN07	Bath	Weston	Primrose Hill / Land north-east of Purlewent Drive	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure - Green Belt - Landscape setting of Bath - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Bath Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (1%) - Safeguarded Airport and Aerodrome Areas (3%) - Grade 3 Agricultural Land (74%) - S/VG/104 Common Land (84%) - Safeguarded land for sports and recreation facilities (82%) - Site of Nature Conservation Interest (16%) <p>The site is in a sensitive location within Green Belt, AONB and Bath WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and the Bath WHS as well as other identified constraints.</p>	Unavailable	Site is confirmed as unavailable for housing or employment development within the plan period.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.77	35

Moorlands



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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
ODN04	Bath	Moorlands	Land south of 81-87 Englishcombe Lane	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Site of Nature Conservation Interest - City of Bath World Heritage Site - Ecological Network - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area - Landscape setting of Bath (Bath) Type: - NRN Existing Core Woodland <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at high risk of surface flooding (2%) - Deciduous woodland (100%) - Area at low risk of surface flooding (2%) - Area at medium risk of surface flooding (2%) <p>The site is in a sensitive location within the Bath WHS. The site is unlikely to be suitable for development due to the site's ecological value.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Not Deliverable or Developable	Suburban and Market Towns	0	0
OLD04	Bath	Moorlands	Land off Claude Avenue	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (1%) - Undesignated Heritage Asset (3%) <p>Previously developed land within the city, good accessibility. Close to sites with ecological value.</p> <p>The site is potentially suitable for development subject to consideration of impact on the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential and economic development.	Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs.	Potentially Deliverable or Developable	Suburban and Market Towns	2.42	91



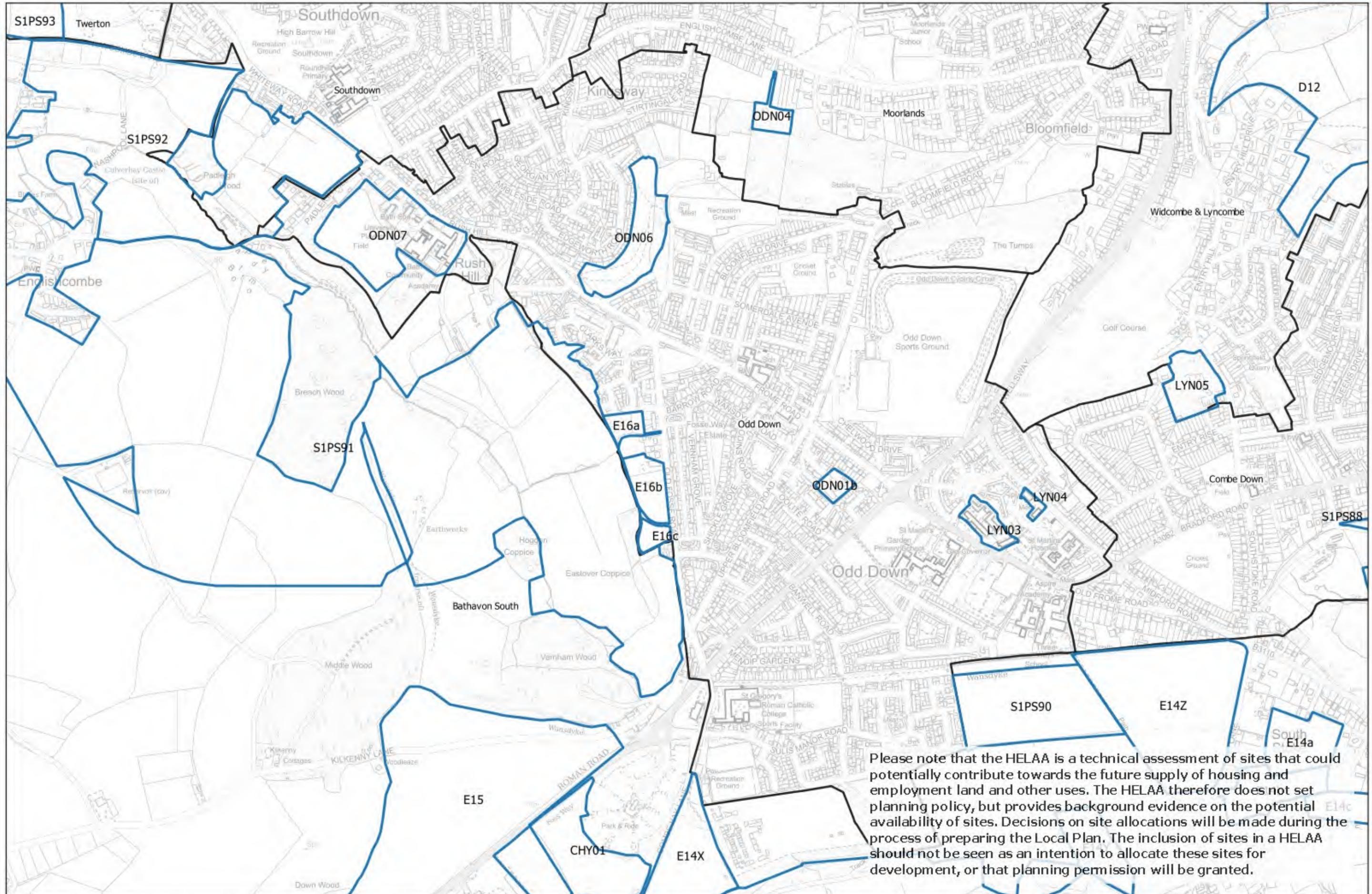
Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
B06	Charlcombe	Weston	Land at Penn Hill	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - Safeguarded Airport and Aerodrome Areas <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset (77%) - Green Infrastructure (81%) - Grade 3 Agricultural Land (86%) - NRN Grassland Strategic Network (35%) <p>The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, further consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.51	169
KING23	Bath	Newbridge	Land east of Station Road, Newbridge, Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area - City of Bath World Heritage Site - Green Infrastructure - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset (57%) - Industrial Estate (62%) - Ecological Network (1%) - Safeguarded land for sports and recreation facilities (24%) - Flood Zone 2 (1%) <p>The site is in a sensitive location within the setting of the Bath WHS and Bath Conservation Area. There are some biodiversity constraints relating to bats and SACs. The site is in a sustainable location.</p> <p>The site is potentially suitable for development subject to consideration of impacts on the Bath WHS and Bath Conservation Area as well as other identified constraints.</p>	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.31	14
NEW02	Bath	Weston	Land at RUH North	Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (5%) - Area at low risk of surface flooding (1%) - Undesignated Heritage Asset (8%) - Ecological Network (88%) - Grade II Listed Buildings (Lodge to Manor Hospital) - Grade II* Listed Buildings (MANOR HOUSE) - Green Infrastructure (74%) <p>The site is allocated under Policy SB18 Royal United Hospital under the adopted Local Plan.</p>	Available	Site is actively promoted for residential development as part of the Royal United Hospital Site Estates Plan.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs, and potential need for relocation or consolidation of existing parking spaces.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	1.41	63
NEW05	Bath	Newbridge	NHS House, Combe Park	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (6%) - Area at low risk of surface flooding (14%) - Area at high risk of surface flooding (4%) - Bath (Bath) Conservation Area (2%) <p>The site is in a sensitive location within the Bath WHS. The site is potentially suitable for development subject to consideration of the impact of its development on the identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs, and potential need for remediation costs due to previous land use.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	1.27	57
NEW06	Bath	Newbridge	Car Park Adjacent to Combe Park	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset (4%) <p>The site is potentially suitable for development subject to consideration of the impact of development on the identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.5	23

NEW07	Bath	Newbridge	Land south of Kelston Road, Newbridge, Bath	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Green Belt - City of Bath World Heritage Site - Site of Nature Conservation Interest - Cotswolds Area of Outstanding Natural Beauty - Safeguarded land for sports and recreation facilities - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (63%), Lowland calcareous grassland (<0.5%) - NRN Existing Grassland (1%) - Grade 3 Agricultural Land (2%) - S/VG/103 Common Land (28%) - Undesignated Heritage Asset (3%) - NRN Grassland Strategic Network (66%) - North side of River Avon, North side of Upper Bristol Road Historic Landfill (5%) - Green Infrastructure (73%) - NRN Existing Core Woodland (65%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS and has significant ecology and heritage constraints. The site is unsuitable for development.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.34	15
NEW08	Bath	Newbridge	Bath Waterside & Marina Brassmill Lane Bath BA1 3JT	Mixed or non-residential use	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Ecological Network - Flood Zone 2 - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 3 (14%) - Grade 3 Agricultural Land (3%) - Brassmill Lane Historic Landfill (59%) - Undesignated Heritage Asset (21%) - Area at low risk of surface flooding (52%) - Safeguarded land for sports and recreation facilities (3%) - Area at medium risk of surface flooding (19%) - Area at high risk of surface flooding (3%) - NRN Grassland Strategic Network (1%) <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, satisfaction of the Sequential Test, in accordance with the NPPF, and consideration of the other identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for holiday and caravan park use.	Other Uses	Non-residential use (Tourism and Leisure). Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs.	Mixed or non-residential use	Suburban and Market Towns	2.74	103
NSL05	Newton St. Loe	Saltford	West of Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 3 (41%) - Area at medium risk of surface flooding (2%) - Area at high risk of surface flooding (1%) - Grade 2 Agricultural Land (4%) - Safeguarded land for sports and recreation facilities (5%) - Green Infrastructure (31%) - Site of Nature Conservation Interest (5%) - Ecological Network (50%) - Newton St. Loe Sites of Special Scientific Interest (2%) - Grade II Listed Buildings (ROAD BRIDGE OVER THE RAILWAY) - Grade 3 Agricultural Land (49%) - Undesignated Heritage Asset (76%) - NRN Grassland Strategic Network (20%) - Deciduous woodland (2%) - Flood Zone 2 (44%) - Area at low risk of surface flooding (7%) - Landscape setting of Bath (Bath) Type: (36%) - NRN Existing Core Woodland (2%) <p>The site is within the Green Belt and the setting of the City of Bath WHS. 5% of the site is safeguarded for sports and recreation, 5% of the site falls within a SNCI and 2% falls within the Newton St. Loe Sites of Special Scientific Interest. Nearly half the site (49%) comprises Grade 3 Agricultural Land. Areas of the site outside the SNCI and SSSI are potentially suitable for development subject to a review of safeguarded land for sport and recreation purposes and a Green Belt review (including the demonstration of exceptional circumstances) and consideration of other identified constraints, including the impact of development on the setting of the WHS, nearby Registered Park and Gardens (Kelston Park and Newton Estate), adjacent SNCI and SSSI and deciduous woodland. The site is considered to be outside a reasonable walking distance of a train station and other public transport services. Proposed development would need to overcome the above constraints whilst also addressing potential accessibility concerns.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a high price point area.</p> <p>Factors that may impact achievability include need for improved access to/from the site, mitigation against tree loss and/or removal of trees. Development of the site would also require the demolition of buildings and hardstanding.</p>	Potentially Deliverable or Developable	New Settlement	70.59	1765

S1PS52	Charlcombe	Bathavon North	West of Weston	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Trees protected by a Tree Preservation Order (W1) - City of Bath World Heritage Site (18%) - Safeguarded land for sports and recreation facilities (1%) - The Orchard, Broadmoor Lane Local Green Space (1%) - Green Infrastructure (83%) - Site of Nature Conservation Interest (20%) - NRN Grassland Strategic Network (81%) - Deciduous woodland (11%), Lowland meadows (7%), Traditional orchard (<0.5%), No main habitat but additional habitats present (<0.5%) - Undesignated Heritage Asset (40%) - NRN Existing Grassland (8%) - NRN Existing Core Woodland (11%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	51.96	1299
S1PS53	Bath	Newbridge	Weston Rec	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Safeguarded land for sports and recreation facilities - Landscape setting of Bath (Bath) Type: - Safeguarded Airport and Aerodrome Areas - Cotswolds Area of Outstanding Natural Beauty - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land (3%) - Undesignated Heritage Asset (5%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.17	156
S1PS54	Kelston	Newbridge	Newbridge Slopes	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type: - Ecological Network - Green Infrastructure - NRN Grassland Strategic Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 3 (1%) - Flood Zone 2 (4%) - Lowland calcareous grassland (37%), Deciduous woodland (32%), Traditional orchard (<0.5%) - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (38%) - Undesignated Heritage Asset (40%) - NRN Existing Grassland (31%) - NRN Existing Core Woodland (31%) - City of Bath World Heritage Site (38%) - Safeguarded land for sports and recreation facilities (33%) - Site of Nature Conservation Interest (52%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include securing appropriate access.	Potentially Deliverable or Developable	Suburban and Market Towns	2.12	80

Odd Down

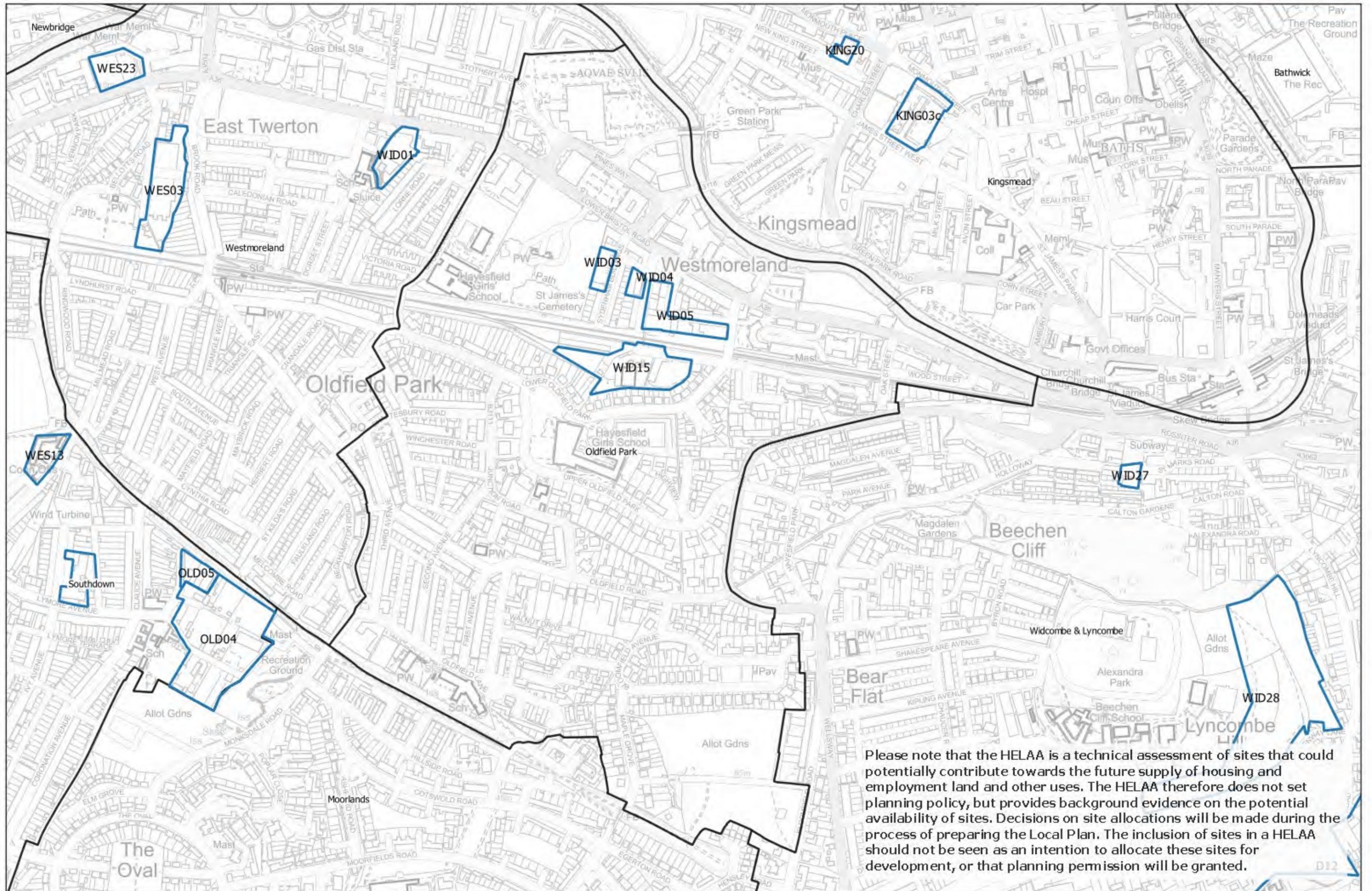


HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
E14X	Bath	Odd Down	East of Combe Hay Lane	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Green Belt - Site of Nature Conservation Interest - NRN Grassland Strategic Network - Ecological Network - Undesignated Heritage Asset - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (<0.5%) - Green Infrastructure (80%) - NRN Existing Grassland (19%) - NRN Existing Core Woodland (4%) <p>The site is in a sensitive location within Green Belt, AONB and the setting of the Bath WHS and contains undesignated heritage assets as well as features of biodiversity and ecological value. The site has good levels of accessibility. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that impact achievability include the potential need to upgrade existing access.	Potentially Deliverable or Developable	Suburban and Market Towns	4.08	153
E16a	Bath	Odd Down	Land south of Orchid Drive	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Landscape setting of Bath (Bath) Type: - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Site of Nature Conservation Interest (58%) - Grade 3 Agricultural Land (52%) <p>The site is in a sensitive location within Green Belt and the setting of the Bath WHS and features of biodiversity and ecological value. The site is accessible.</p> <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.54	24
E16b	Bath	Odd Down	Old Culverhaysians RFC	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Grade 3 Agricultural Land - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Green Infrastructure - Ecological Network - City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Site of Nature Conservation Interest (71%) <p>The site is in a sensitive location within Green Belt and the setting of the Bath WHS and features of biodiversity and ecological value. The site is accessible.</p> <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.25	56
E16c	Bath	Odd Down	Land north of Burnhouse Farm	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt <p>The site is in a sensitive location within Green Belt and the setting of the Bath WHS and features of biodiversity and ecological value. The site is accessible.</p> <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.44	20

LYN03	Bath	Odd Down	Site A, St Martins Hospital	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Ecological Network - Setting of the City of Bath World Heritage Site - Undesignated Heritage Asset <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Green Infrastructure (25%) - Area at low risk of surface flooding (10%) <p>The site is in a sensitive location within the Bath WHS. The site is allocated under Policy SB25 St Martin's Hospital of the LPPU for comprehensive development including the delivery of around 50 residential dwellings, the continued use of the south-eastern section of the site for clinical health services, and use of the Chapel of St Martin for a use which conserves the heritage significance of the building.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a medium price point area.</p> <p>Factors that may impact achievability includes costs associated with the potential demolition of existing buildings, or retrofitting costs.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.87	39
LYN04	Bath	Odd Down	Site B, St Martins Hospital	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Ecological Network - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Grade II Listed Buildings (CHAPEL OF ST MARTIN) - Undesignated Heritage Asset (66%) - Area at low risk of surface flooding (7%) <p>The site is in a sensitive location within the Bath WHS. The development of the site has the potential to impact the settings of designated heritage assets. Trees within the site are potentially of value worth protecting. The site is potentially suitable for development subject to consideration of the impact of its development on the identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development. It is indicated as available within the next 5 years.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a medium price point area.</p> <p>Factors that may impact achievability includes costs associated with the potential demolition of existing buildings, or retrofitting costs.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.21	9
ODN01b	Bath	Odd Down	Land between Red Lion Lane and The Beeches	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Ecological Network (4%) - Area at low risk of surface flooding (42%) - Area at medium risk of surface flooding (13%) <p>The site is within the Bath urban area with reasonable public transport to City Centre and close to local services. The site is potentially suitable for development subject to consideration of the identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a potentially viable residential typology constituting brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.44	20
ODN06	Bath	Odd Down	Land at Rush Hill, Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Ecological Network - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset (8%) - NRN Existing Core Woodland (43%) - Area at low risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (76%) - NRN Grassland Strategic Network (17%) - Bath (Bath) Conservation Area (7%) - Site of Nature Conservation Interest (24%) - Deciduous woodland (17%) - Green Infrastructure (9%) <p>The site is in a sensitive location within the Bath WHS. The site contains features of ecological value. It is potentially suitable for development subject to consideration of the identified constraints.</p>	Potentially Available		Achievable	<p>Site is a viable residential typology constituting greenfield development in a medium point area.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	2.41	90
ODN07	Bath	Odd Down	Bath Community Academy	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network - City of Bath World Heritage Site - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset (25%) - NRN Existing Core Woodland (1%) - Rush Hill Historic Landfill (47%) - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (49%) <p>The site is in a sensitive location within Green Belt and Bath WHS. The site is in a sensitive location within Bath WHS and plays a role in defining the edge of the settlement.</p> <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include potential demolition or retrofitting of existing buildings.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	5.41	203

S1PS90	Southstoke	Bathavon South	Sulis Down	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Infrastructure - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (19%), Lowland calcareous grassland (19%), No main habitat but additional habitats present (2%) - Trees protected by a Tree Preservation Order (T1) - Green Belt (59%) - NRN Existing Grassland (22%) - NRN Grassland Strategic Network (82%) - Site of Nature Conservation Interest (58%) - Ecological Network (66%) - NRN Existing Core Woodland (25%) - Grade 3 Agricultural Land (85%) - Undesignated Heritage Asset (41%) - The Wansdyke (1%) - GROVE WOOD NRN Existing Ancient Woodland (5%) <p>The site is in a sensitive location within the AONB and the setting of the Bath site is of high ecological value with Ancient Woodland, TPOs and Deciduous woodland. It is unsuitable for development.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium point area.	Not Deliverable or Developable	New Settlement	8.97	336
S1PS91	Englishcombe	Bathavon South	West of Odd Down	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Grade 3 Agricultural Land <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (2%) - City of Bath World Heritage Site (1%) - Safeguarded land for sports and recreation facilities (1%) - Green Infrastructure (60%) - Area at low risk of surface flooding (5%) - BREACH WOOD, HOGGEN COPPICE, VERNHAM WOOD NRN Existing Ancient Woodland (6%) - Area at high risk of surface flooding (2%) - Undesignated Heritage Asset (13%) - The Wansdyke (6%) - Site of Nature Conservation Interest (6%) - NRN Grassland Strategic Network (63%) - Deciduous woodland (3%) - Landscape setting of Bath (Bath) Type: (50%) - Ecological Network (88%) - NRN Existing Grassland (6%) - NRN Existing Core Woodland (2%) <p>The site is within the Green Belt, the setting of the City of Bath World Heritage Site and contains Grade 3 Agricultural Land. Approximately 6% of the site falls within Site of Nature Conservation Interest and 3% comprises deciduous woodland. Areas of the site that fall outside the Site of Nature Conservation Interest are potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site, site levelling and the need for mitigation measures to protect and enhance existing wooded areas and hedgerows on-site.	Potentially Deliverable or Developable	New Settlement	86.17	2154
S1PS92	Englishcombe	Bathavon South	Englishcombe	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (4%) - City of Bath World Heritage Site (30%) - Site of Nature Conservation Interest (25%) - Good quality semi improved grassland (12%), Deciduous woodland (2%) - Area at low risk of surface flooding (6%) - Landscape setting of Bath (Bath) Type: (68%) - NRN Existing Grassland (14%) - Area at high risk of surface flooding (3%) - Grade 2 Agricultural Land (10%) - NRN Existing Core Woodland (6%) - Grade 3 Agricultural Land (84%) - Undesignated Heritage Asset (2%) - The Wansdyke (2%) - Englishcombe (Rural) Conservation Area (2%) - NRN Existing Ancient Woodland (4%) <p>The site is within the Green Belt and the setting of the City of Bath World Heritage Site. Approximately 30% of the site falls within the City of Bath World Heritage Site and 25% falls within a Site of Nature Conservation Interest. Areas of the site that fall outside the Site of Nature Conservation Interest and World Heritage Site are potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site, site levelling and the need for mitigation measures to protect and enhance existing wooded areas and hedgerows on-site. Demolition of some temporary structures may also be required.	Potentially Deliverable or Developable	New Settlement	23	575

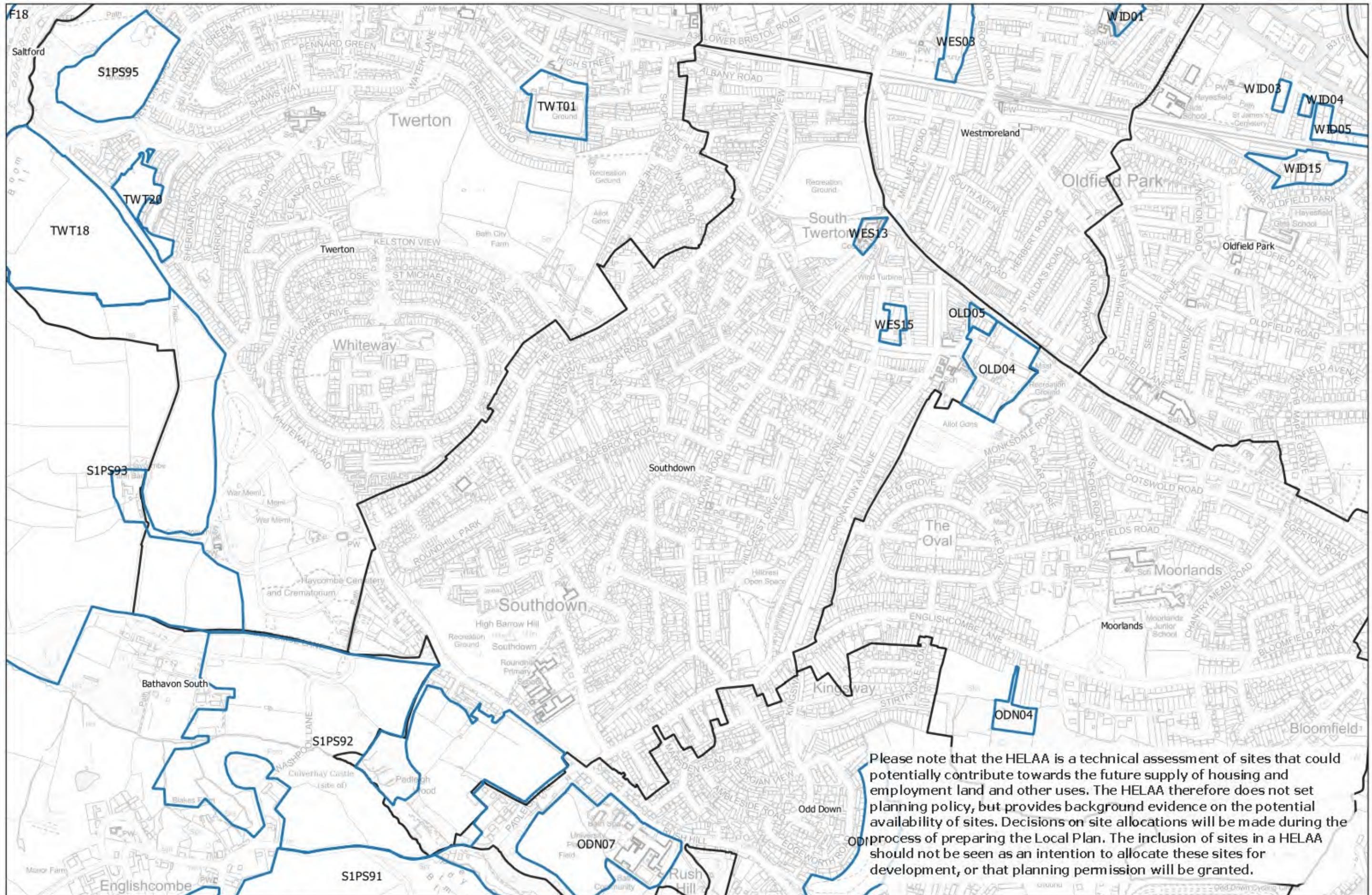
Oldfield Park



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HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
WID03	Bath	Oldfield Park	Wessex Water Depot	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> • City of Bath World Heritage Site • Green Infrastructure • Setting of the City of Bath World Heritage Site <p>Site is partially within/contains:</p> <ul style="list-style-type: none"> • Ecological Network (24%) • Flood Zone 2 (24%) <p>The site is in a sensitive location within the Bath WHS. The parts of the site in Flood Zone 1 are potentially suitable for development subject to the consideration of the identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include demolition costs and surface water flooding mitigation.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.18	8
WID04	Bath	Oldfield Park	Westmoreland House	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> • City of Bath World Heritage Site • Setting of the City of Bath World Heritage Site • Green Infrastructure <p>Site is partially within/contains:</p> <ul style="list-style-type: none"> • Flood Zone 2 (46%) • Ecological Network (46%) <p>The site is in a sensitive location within the Bath WHS. The parts of the site in Flood Zone 1 are potentially suitable for development subject to the consideration of the identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include demolition costs and surface water flooding mitigation.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.11	5
WID05	Bath	Oldfield Park	Land south & west of Cheltenham Street	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 2 (69%) - Undesignated Heritage Asset (11%) - Flood Zone 3 (1%) - Ecological Network (70%) <p>The site is in a sensitive location within the Bath WHS. The western end of the site benefits from planning permission (20/04315/FUL) for 43 dwellings and commercial floor space. The remainder of the site is located within Flood Zone 2. The site is previously developed land in an accessible location. Development of the site could impact the setting of the Bath WHS, conservation area and listed buildings nearby.</p> <p>The remainder of the site that does not benefit from planning permission is potentially suitable for development subject to the consideration of the impact on the Bath WHS as well as other identified constraints and passing the sequential test in accordance with the NPPF.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include demolition costs and surface water flooding mitigation.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.55	25
WID15	Bath	Oldfield Park	Warehouse / Depot, Westmoreland Station Road	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (21%) - Area at medium risk of surface flooding (7%) - Undesignated Heritage Asset (7%) - Green Infrastructure (1%) - Area at high risk of surface flooding (1%) <p>The site is previously developed land in an accessible location. Development of the site could impact the setting of the Bath WHS, conservation area and listed buildings nearby.</p> <p>The site is potentially suitable for development subject to the consideration of the impact on the Bath WHS as well as other identified constraints.</p>	Unavailable	Site is confirmed as unavailable for housing or employment development within the plan period.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include demolition costs.</p>	Not Deliverable or Developable	Suburban and Market Towns	1.14	51

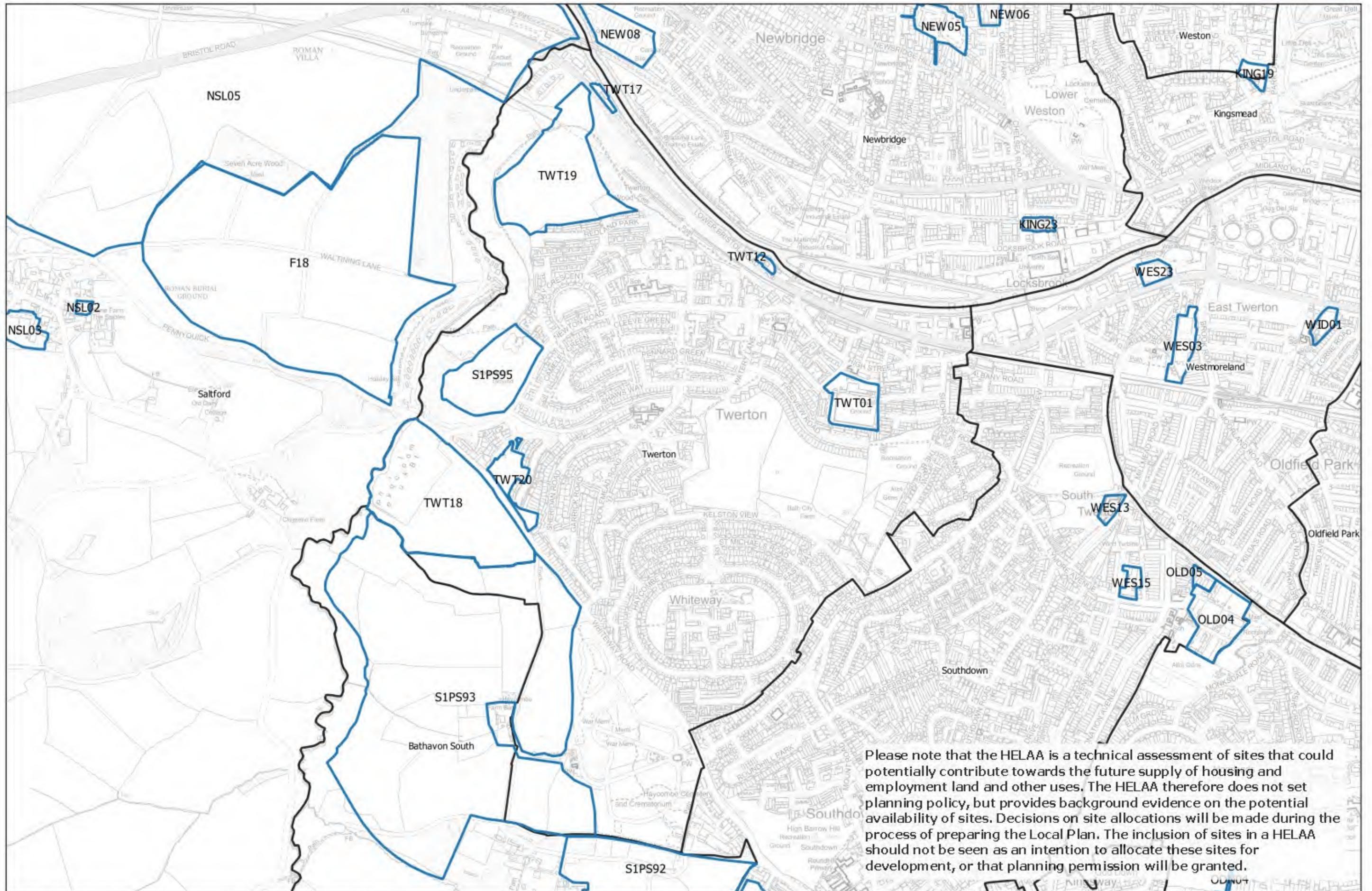
Southdown



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HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
OLD04	Bath	Moorlands	Land off Claude Avenue	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (<0.5%) - Area at low risk of surface flooding (1%) - Undesignated Heritage Asset (3%) <p>Previously developed land within the city, good accessibility. Close to sites with ecological value.</p> <p>The site is potentially suitable for development subject to consideration of impact on the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential and economic development.	Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs.	Potentially Deliverable or Developable	Suburban and Market Towns	2.42	91
OLD05	Bath	Southdown	Industrial Units off Claude Avenue	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (<0.5%) - Undesignated Heritage Asset (15%) <p>The site is in a sensitive location within the Bath WHS. It is previously developed land within the city, good accessibility. Close to sites with ecological value.</p> <p>The site is potentially suitable for development subject to consideration of the identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs.	Potentially Deliverable or Developable	Suburban and Market Towns	0.26	12
S1PS92	Englishcombe	Bathavon South	Englishcombe	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (4%) - City of Bath World Heritage Site (30%) - Site of Nature Conservation Interest (25%) - Good quality semi improved grassland (12%), Deciduous woodland (2%) - Area at low risk of surface flooding (6%) - Landscape setting of Bath (Bath) Type: (68%) - NRN Existing Grassland (14%) - Area at high risk of surface flooding (3%) - Grade 2 Agricultural Land (10%) - NRN Existing Core Woodland (6%) - Grade 3 Agricultural Land (84%) - Undesignated Heritage Asset (2%) - The Wansdyke (2%) - Englishcombe (Rural) Conservation Area (2%) - NRN Existing Ancient Woodland (4%) <p>The site is within the Green Belt and the setting of the City of Bath World Heritage Site. Approximately 30% of the site falls within the City of Bath World Heritage Site and 25% falls within a Site of Nature Conservation Interest. Areas of the site that fall outside the Site of Nature Conservation Interest and World Heritage Site are potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include the need for improved access to/from the site, site levelling and the need for mitigation measures to protect and enhance existing wooded areas and hedgerows on-site. Demolition of some temporary structures may also be required.	Potentially Deliverable or Developable	New Settlement	23	575
WES13	Bath	Southdown	Linear Way/Dartmouth Avenue	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Green Infrastructure - Victoria Brick and Tile Works Historic Landfill - Undesignated Heritage Asset - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (1%) - Area at low risk of surface flooding (10%) <p>Previously developed land in an accessible location.</p> <p>The site is potentially suitable for development subject to consideration of impacts on the Bath WHS, as well as consideration of other identified</p>	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include site clearance and potential remediation.	Potentially Deliverable or Developable	Suburban and Market Towns	0.34	15

WES15	Bath	Southdown	Works, Lymore Avenue	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Green Infrastructure - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (7%) - Undesignated Heritage Asset (66%) <p>Previously developed land in an accessible location.</p> <p>The site is potentially suitable for development subject to consideration of impacts on the Bath WHS, as well as consideration of other identified</p>	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include site clearance and potential remediation. Public sewers are present on site which would need be taken into account.	Potentially Deliverable or Developable	Suburban and Market Towns	0.37	17
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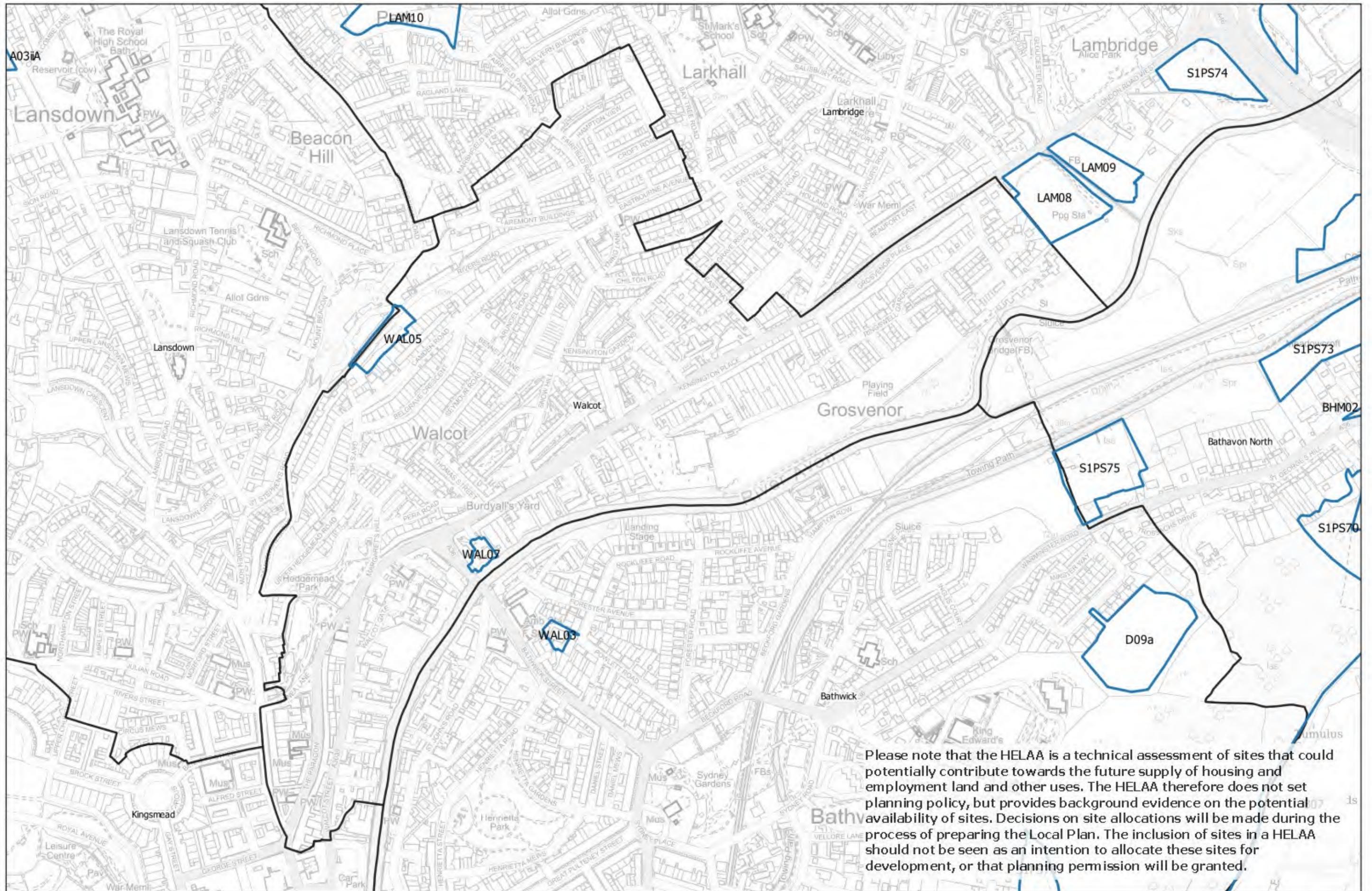


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HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
NSL05	Newton St. Loe	Salford	West of Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 3 (41%) - Area at medium risk of surface flooding (2%) - Area at high risk of surface flooding (1%) - Grade 2 Agricultural Land (4%) - Safeguarded land for sports and recreation facilities (5%) - Green Infrastructure (31%) - Site of Nature Conservation Interest (5%) - Ecological Network (50%) - Newton St. Loe Sites of Special Scientific Interest (2%) - Grade II Listed Buildings (ROAD BRIDGE OVER THE RAILWAY) - Grade 3 Agricultural Land (49%) - Undesignated Heritage Asset (76%) - NRN Grassland Strategic Network (20%) - Deciduous woodland (2%) - Flood Zone 2 (44%) - Area at low risk of surface flooding (7%) - Landscape setting of Bath (Bath) Type: (36%) - NRN Existing Core Woodland (2%) <p>The site is within the Green Belt and the setting of the City of Bath WHS. 5% of the site is safeguarded for sports and recreation, 5% of the site falls within a SNCI and 2% falls within the Newton St. Loe Sites of Special Scientific Interest. Nearly half the site (49%) comprises Grade 3 Agricultural Land. Areas of the site outside the SNCI and SSSI are potentially suitable for development subject to a review of safeguarded land for sport and recreation purposes and a Green Belt review (including the demonstration of exceptional circumstances) and consideration of other identified constraints, including the impact of development on the setting of the WHS, nearby Registered Park and Gardens (Kelston Park and Newton Estate), adjacent SNCI and SSSI and deciduous woodland. The site is considered to be outside a reasonable walking distance of a train station and other public transport services. Proposed development would need to overcome the above constraints whilst also addressing potential accessibility concerns.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2020) and actively promoted for residential development.	Potentially Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a high price point area.</p> <p>Factors that may impact achievability include need for improved access to/from the site, mitigation against tree loss and/or removal of trees. Development of the site would also require the demolition of buildings and hardstanding.</p>	Potentially Deliverable or Developable	New Settlement	70.59	1765
S1PS93	Englishcombe	Bathavon South	West of Haycombe	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (1%) - Area at low risk of surface flooding (5%) - Grade 2 Agricultural Land (48%) - City of Bath World Heritage Site (27%) - Green Infrastructure (22%) - Ecological Network (40%) - Area at medium risk of surface flooding (2%) - Grade 3 Agricultural Land (42%) - Undesignated Heritage Asset (15%) - NRN Grassland Strategic Network (69%) - Deciduous woodland (<0.5%) - NRN Existing Core Woodland (1%) <p>The site is within the Green Belt and the setting of the City of Bath World Heritage Site. Approximately 27% of the site falls within the City of Bath World Heritage Site and 48% falls within a Grade 2 Agricultural Land. Areas of the site that fall outside the World Heritage Site are potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances and consideration of other identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting greenfield development in a medium price point area.</p> <p>Factors that may impact achievability include the need for improved access to/from the site, site levelling and the need for mitigation measures to protect and enhance existing wooded areas and hedgerows on-site.</p>	Potentially Deliverable or Developable	New Settlement	47.16	1179
S1PS95	Bath	Twerton	Pennyquick Park	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt - Safeguarded land for sports and recreation facilities - Landscape setting of Bath (Bath) Type: - Grade 3 Agricultural Land <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (14%) - Area at low risk of surface flooding (1%) - Pennyquick Bottom Historic Landfill (59%) - Undesignated Heritage Asset (2%) - NRN Existing Core Woodland (14%) - Coal Mining Legacy Development High Risk Area Unstable Land (1%) <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	<p>Site is a viable residential typology constituting greenfield development in a medium price point area.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	3.34	125

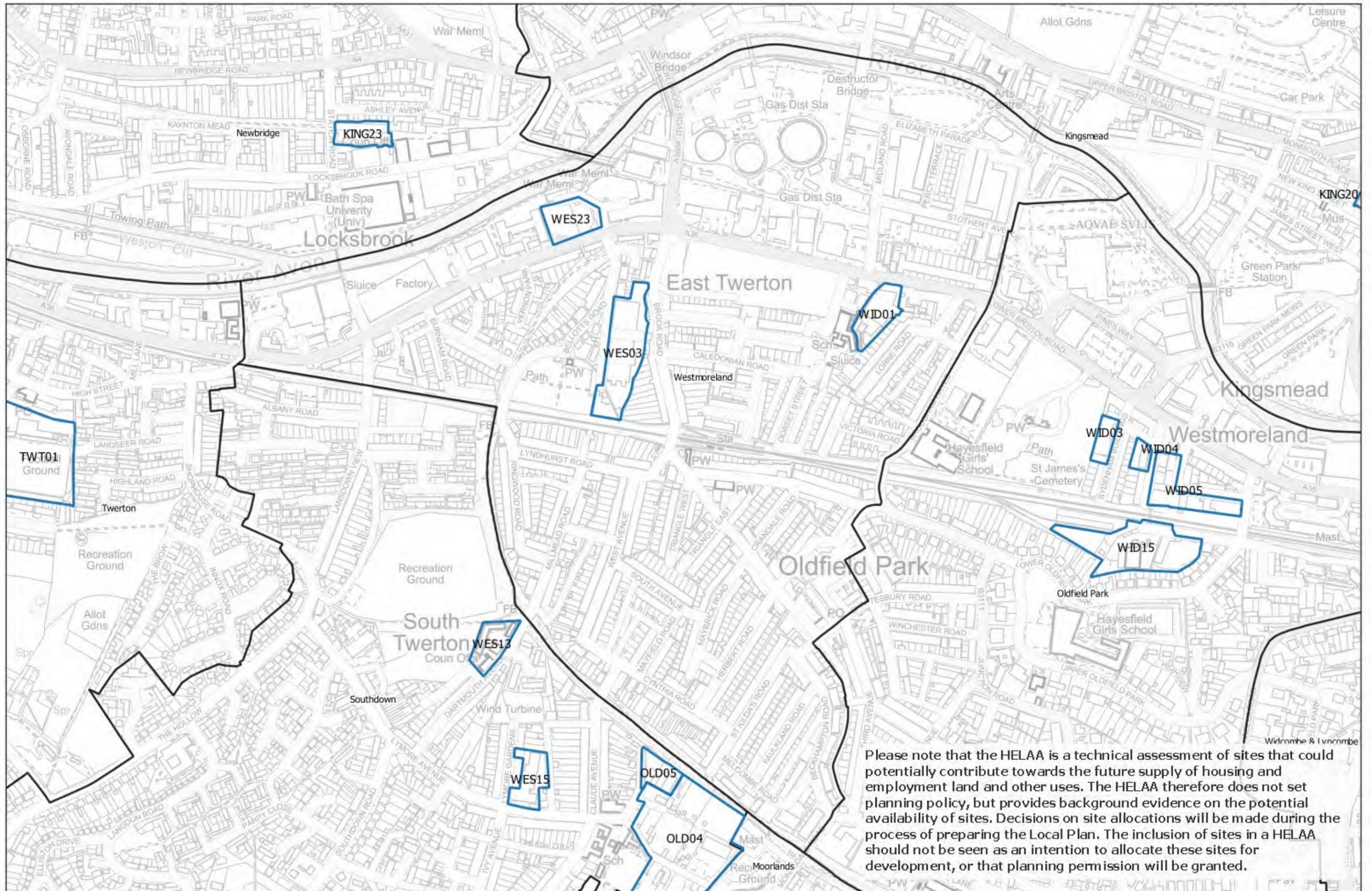
TWT01	Bath	Twerton	Twerton Football Club	Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Green Infrastructure (14%) - Area at low risk of surface flooding (1%) - Safeguarded land for sports and recreation facilities (47%) - Undesignated Heritage Asset (85%) <p>The site is allocated under Policy SB14 Twerton Park of the adopted Local Plan to provide a mixed use development that supports the retention and regeneration of the Football Club and its facilities, and optimises opportunities to ensure the longevity of the football club in this location, further promoting its existing role as a community hub in Twerton. Development is to comprise a mix of residential accommodation, excluding purpose built student accommodation; active 'Class E' uses on the ground floor fronting onto Twerton High Street; and the provision of a new community hub which offers communal facilities to promote healthy lifestyles, community cohesion and employment spaces, including co-working options.</p>	Available	Site is actively promoted for residential development	Potentially Achievable	Site is a potentially viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings on site.	Potentially Deliverable or Developable	Suburban and Market Towns	1.73	78
TWT12	Bath	Twerton	The Woodlands	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 2 - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area - City of Bath World Heritage Site - Green Infrastructure - Landscape setting of Bath (Bath) Type: - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Safeguarded land for sports and recreation facilities (56%) - Site of Nature Conservation Interest (51%) - Area at medium risk of surface flooding (21%) - Undesignated Heritage Asset (4%) - Flood Zone 3 (4%) - Area at low risk of surface flooding (45%) <p>The site is in a sensitive location within the Bath WHS. The site has ecological value, and the part which is designated as an SNCI is not suitable for development. However, should the Sequential Test be satisfied, in accordance with the NPPF, the remainder of the site could be potentially suitable for development subject to consideration of impact on the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	0.14	6
TWT17	Bath	Twerton	Enterprise Rent-a-Car, LBR	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Green Infrastructure - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: (45%) - Grade 3 Agricultural Land (89%) - Ecological Network (4%) - Safeguarded land for sports and recreation facilities (5%) - Site of Nature Conservation Interest (23%) <p>The site is within a sensitive location within the Baths WHS. The site has ecological value, and the part which is designated as an SNCI is not suitable for development. The remainder of the site is potentially suitable for development subject to consideration of impact on the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include potential demolition of existing buildings.	Potentially Deliverable or Developable	Suburban and Market Towns	0.17	8
TWT18	Newton St. Loe	Twerton	Land at Pennyquick Hill / Whiteway Road, Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 3 (3%) - Ecological Network (12%) - Area at high risk of surface flooding (3%) - Site of Nature Conservation Interest (5%) - Area at low risk of surface flooding (9%) - Safeguarded land for sports and recreation facilities (5%) - Flood Zone 2 (3%) - Area at medium risk of surface flooding (6%) - Grade 2 Agricultural Land (10%) <p>The site is within the Green Belt, the City of Bath WHS, the setting of the City of Bath WHS and comprises Grade 3 Agricultural Land. 5% of the site falls within a SNCI, 3% is within Flood Zone 2, 10% comprises Grade 2 Agricultural Land and 5% is safeguarded land for sports and recreation facilities. Areas of the site outside the SNCI are potentially suitable for development subject to a review of safeguarded land for sports and recreation facilities and a Green Belt review - including the demonstration of exceptional circumstances and consideration of other identified constraints, including the impact of development on the setting of the WHS and the character of the green hillside.</p>	Potentially Available		Potentially Achievable	Site is a potentially viable residential typology constituting brownfield development in a medium price point area. Factors that may impact achievability include need for improved access to/from the site, mitigation against tree loss and/or removal of trees. Development of the site would also require site levelling as site terrain is undulating.	Potentially Deliverable or Developable	New Settlement	10.24	256

TWT19	Bath	Twerton	Land north of Redland Park, Bath	Unsuitable	Site is wholly designated as a Local Nature Reserve (LNR) unsuitable for residential development.	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0	0
TWT20	Bath	Twerton	Land at Tanners Walk and Long Valley Road, Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Safeguarded land for sports and recreation facilities <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Grade 2 Agricultural Land (20%) - Ecological Network (86%) - Area at low risk of surface flooding (6%) - Grade 3 Agricultural Land (40%) <p>The site is within a sensitive location within the Bath site is potentially suitable for development subject to consideration of the impact on the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	1.05	47



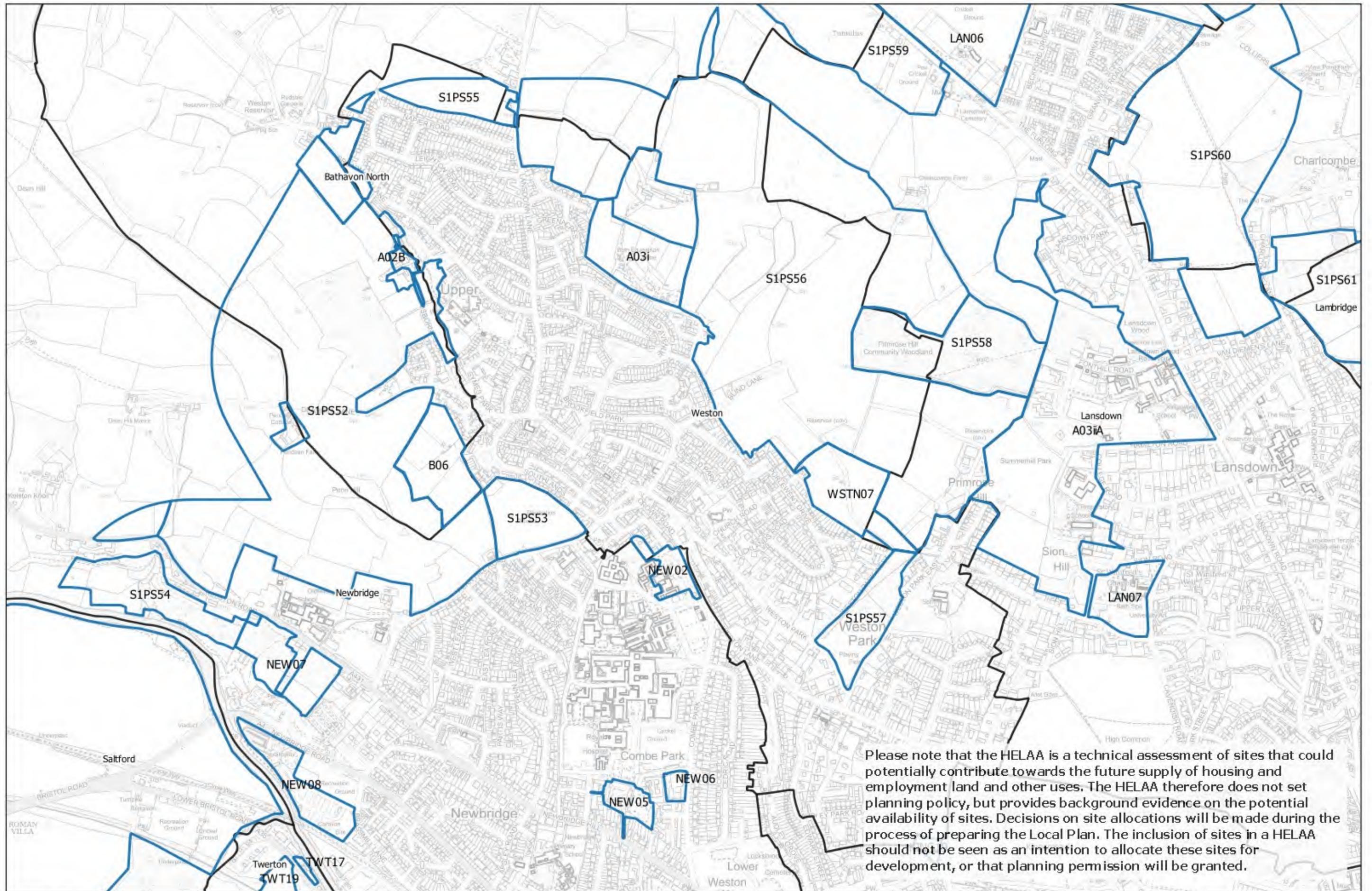
Please note that the HELAA is a technical assessment of sites that could potentially contribute towards the future supply of housing and employment land and other uses. The HELAA therefore does not set planning policy, but provides background evidence on the potential availability of sites. Decisions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

HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
LAM08	Bath	Walcot	Lambridge rugby training ground (FZ3)	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area - Safeguarded land for sports and recreation facilities - City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Flood Zone 2 - Undesignated Heritage Asset - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Bath AQMA (6%) - Flood Zone 3 (81%) - Area at medium risk of surface flooding (42%) - Area at low risk of surface flooding (68%) <p>The site is in a sensitive location within the Bath WHS. The site is unlikely to be suitable for development due to the extent of Flood Zones 2 and 3.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.31	14
WAL05	Bath	Walcot	Land at Rivers Rd	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Site of Nature Conservation Interest (3%) - Deciduous woodland (77%) - NRN Existing Core Woodland (2%) - Undesignated Heritage Asset (16%) - Ecological Network (3%) <p>The site is in a sensitive location within the Bath WHS. The site is unlikely to be suitable for development due to an inability to provide access and its ecological value.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.12	5
WAL07	Bath	Walcot	Cleveland Reach	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area - Bath AQMA - Green Infrastructure - City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (14%) - Landscape setting of Bath (Bath) Type: (49%) - Ecological Network (68%) - Flood Zone 2 (60%) - Area at high risk of surface flooding (2%) - Undesignated Heritage Asset (68%) - Flood Zone 3 (20%) - Area at medium risk of surface flooding (8%) - Safeguarded land for sports and recreation facilities (19%) - Site of Nature Conservation Interest (38%) <p>The site is in a sensitive location within the Bath WHS. Part of the site is unlikely to be suitable for development due to its ecological value. The part of the site outside of the SNCI is potentially suitable for development subject to consideration of impacts on the Bath WHS and Bath Conservation Area and satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include building demolition, surface water flooding and ecological mitigation.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.14	6



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HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
WES03	Bath	Westmoreland	Warehouses, Bellotts Road	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Green Infrastructure - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (40%) - Area at low risk of surface flooding (76%) - Area at high risk of surface flooding (17%) - Undesignated Heritage Asset (1%) <p>Previously developed land in an accessible location. Issues with surface water flooding.</p> <p>The site is potentially suitable for development subject to consideration of impacts on the Bath WHS, as well as consideration of other identified</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include site clearance and potential remediation, public sewers and access upgrades.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.99	45
WES23	Bath	Westmoreland	Land at Roseberry Place	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Green Infrastructure - Flood Zone 2 - Setting of the City of Bath World Heritage Site - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Bath AQMA (36%) - Area at medium risk of surface flooding (8%) - Flood Zone 3 (20%) - Area at low risk of surface flooding (50%) - Area at high risk of surface flooding (7%) - Undesignated Heritage Asset (29%) <p>The site is potentially suitable for development subject to consideration of impacts on the Bath WHS and satisfaction of the Sequential Test in accordance with the NPPF, as well as consideration of other identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include demolition costs and surface water flooding mitigation.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.34	16
WID01	Bath	Westmoreland	Regency Laundry, St Peters Terrace	Mixed or non-residential use	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site <p>Site is partially within/contains:</p> <ul style="list-style-type: none"> - Flood Zone 2 (75%)Area at low risk of surface flooding (42%) - Area at medium risk of surface water flooding (18%) - Area at high risk of surface water flooding (10%) - Bath AQMA (5%) - Ecological Network (75%) <p>The site has planning permission (22/04431/FUL) in August 2023 for the redevelopment of the former laundry services site to provide three storey building plus inset mansard roof comprising self-storage units (Use Class B8) with ancillary Business Centre Facility, signage and associated works.</p>	Available	The site is actively promoted for development. The site has planning permission (22/04431/FUL) in August 2023 for the redevelopment of the former laundry services site to provide three storey building plus inset mansard roof comprising self-storage units (Use Class B8) with ancillary Business Centre Facility, signage and associated works.	Achievable	Site is a viable development typology constituting brownfield development in a high price point area.	Mixed or non-residential use	Suburban and Market Towns	0.41	0



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HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
A02B	Bath	Weston	Lansdown Grange Farm	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (<0.5%), Traditional orchard (<0.5%) - City of Bath World Heritage Site (5%) - Grade 3 Agricultural Land (89%) <p>The site is in a sensitive and highly valued landscape within Green Belt, AONB and the setting of the Bath WHS. Access to the site would require significant improvements. The site has poor levels of accessibility. In addition, although the site does not contain designated or non-designated heritage assets, there may be some heritage value.</p> <p>The site is unsuitable for development.</p>	Potentially Available	Site is promoted for residential development through the 2018 SHLAA. No further contact with landowner since.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.47	21
A03i	Bath	Weston	bath equestrian centre	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Safeguarded Airport and Aerodrome Areas - Green Belt - Landscape setting of Bath (Bath) Type: - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (11%) - NRN Grassland Strategic Network (13%) - Grade 3 Agricultural Land (59%) <p>The site is in a sensitive and highly valued landscape within Green Belt, AONB and the Bath WHS with little landscape capacity. The site is adjacent to a heavily modified watercourse with significant capacity issues (therefore potential surface water flooding issues). There is potential for archaeological value within the site.</p> <p>The site has good levels of accessibility.</p> <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the landowner through recent Call for Sites (2020) and actively promoted for development.	Potentially Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include the need to potentially mitigate the risk of surface water flooding given the site's location adjacent to a heavily modified watercourse with significant capacity issues.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	5.05	189
A03iiA	Bath	Weston	Kingswood School and Kingswood Preparatory School	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Green Belt (56%) - Safeguarded land for sports and recreation facilities (20%) - Site of Nature Conservation Interest (31%) - NRN Grassland Strategic Network (62%) - Deciduous woodland (15%), No main habitat but additional habitats present (4%), Lowland calcareous grassland (4%) - Area at low risk of surface flooding (2%) - Cotswolds Area of Outstanding Natural Beauty (45%) - Green Infrastructure (53%) - Safeguarded Airport and Aerodrome Areas (3%) - Grade II Listed Buildings (BELVEDERE TOWER TO SUMMERHILL PARK (BLAINE'S FOLLY), Chapel of Kingswood School, KINGSWOOD SCHOOL, Lodge with attached walls, gate-piers and gates to Kingswood School) - Undesignated Heritage Asset (47%) - NRN Existing Core Woodland (18%) - Grade 3 Agricultural Land (41%) - Ecological Network (87%) - NRN Existing Grassland (17%) <p>The site is in a sensitive and highly valued landscape within or partially within Green Belt, AONB, the Bath WHS and Bath Conservation Area. The intention is for development which is related to the existing use as a school.</p> <p>The site has ecological value with part of the site designated as an SSSI or mapped as priority habitat. It also contains listed buildings. The land is significant in contributing towards the openness and spatial qualities of the Conservation Area and the green setting of Bath.</p> <p>The site is potentially suitable for development (in line with the existing use of the site as a school) subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the promoter through recent Call for Sites (2020) and actively promoted for development. It is indicated as available for development in the next 5 years.	Achievable	Site is a viable residential typology constituting brownfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	23.86	596

B05	Charlcombe	Weston	Land west of Broadmoor Lane	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: - NRN Grassland Strategic Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (3%) - Area at high risk of surface flooding (2%) - Green Infrastructure (75%) <p>The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS. The site is sloping with hedges bounding the site. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, further consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for residential development.	Potentially Achievable	<p>Site is a viable residential typology constituting greenfield development in a medium price point area.</p> <p>Factors that may impact achievability include securing adequate access to the site and the need to mitigate the impacts of development on on-site trees and hedgerow.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	2.12	80
B06	Charlcombe	Weston	Land at Penn Hill	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - Safeguarded Airport and Aerodrome Areas <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Undesignated Heritage Asset (77%) - Green Infrastructure (81%) - Grade 3 Agricultural Land (86%) - NRN Grassland Strategic Network (35%) <p>The site is in a sensitive location within the Green Belt, AONB and landscape setting of Bath WHS. It is potentially suitable subject to Green Belt Review and the demonstration of exceptional circumstances, further consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Available	Site is submitted by the landowner / promoter through recent Call for Sites (2023) and actively promoted for development.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.51	169
KING19	Bath	Kingsmead	Bath Lawn Tennis Club, Park Lane	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Safeguarded land for sports and recreation facilities - City of Bath World Heritage Site - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (1%) - Green Infrastructure (2%) <p>The site is in a sensitive location within the setting of the Bath WHS and Bath Conservation Area. There are some biodiversity constraints relating to bats and SACs.</p> <p>The site is potentially suitable for development subject to consideration of impacts on the Bath WHS and Bath Conservation Area as well as other identified constraints such as loss of sports facilities.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a high price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.39	18
NEW02	Bath	Weston	Land at RUH North	Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Safeguarded Airport and Aerodrome Areas - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (5%) - Area at low risk of surface flooding (1%) - Undesignated Heritage Asset (8%) - Ecological Network (88%) - Grade II Listed Buildings (Lodge to Manor Hospital) - Grade II* Listed Buildings (MANOR HOUSE) - Green Infrastructure (74%) <p>The site is allocated under Policy SB18 Royal United Hospital under the adopted Local Plan.</p>	Available	Site is actively promoted for residential development as part of the Royal United Hospital Site Estates Plan.	Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs, and potential need for relocation or consolidation of existing parking spaces.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	1.41	63

S1PS52	Charlcombe	Bathavon North	West of Weston	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Safeguarded Airport and Aerodrome Areas - Grade 3 Agricultural Land - Landscape setting of Bath (Bath) Type: - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Trees protected by a Tree Preservation Order (W1) - City of Bath World Heritage Site (18%) - Safeguarded land for sports and recreation facilities (1%) - The Orchard, Broadmoor Lane Local Green Space (1%) - Green Infrastructure (83%) - Site of Nature Conservation Interest (20%) - NRN Grassland Strategic Network (81%) - Deciduous woodland (11%), Lowland meadows (7%), Traditional orchard (<0.5%), No main habitat but additional habitats present (<0.5%) - Undesignated Heritage Asset (40%) - NRN Existing Grassland (8%) - NRN Existing Core Woodland (11%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	51.96	1299
S1PS53	Bath	Newbridge	Weston Rec	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Safeguarded land for sports and recreation facilities - Landscape setting of Bath (Bath) Type: - Safeguarded Airport and Aerodrome Areas - Cotswolds Area of Outstanding Natural Beauty - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Grade 3 Agricultural Land (3%) - Undesignated Heritage Asset (5%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.17	156
S1PS55	Bath	Weston	North of Napier Road	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Setting of the City of Bath World Heritage Site - Green Belt - Landscape setting of Bath (Bath) Type: - Ecological Network - Green Infrastructure - NRN Grassland Strategic Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Flood Zone 3 (1%) - Flood Zone 2 (4%) - Lowland calcareous grassland (37%), Deciduous woodland (32%), Traditional orchard (<0.5%) - Area at low risk of surface flooding (1%) - Grade 3 Agricultural Land (38%) - Undesignated Heritage Asset (40%) - NRN Existing Grassland (31%) - NRN Existing Core Woodland (31%) - City of Bath World Heritage Site (38%) - Safeguarded land for sports and recreation facilities (33%) - Site of Nature Conservation Interest (52%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	3.23	121

S1PS56	Bath	Weston	East of Weston	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at high risk of surface flooding (1%) - Site of Nature Conservation Interest (31%) - Lowland calcareous grassland (12%), Traditional orchard (<0.5%), Deciduous woodland (<0.5%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (6%) - NRN Existing Grassland (25%) - Safeguarded Airport and Aerodrome Areas (82%) - Green Infrastructure (70%) - Grade 3 Agricultural Land (84%) - Land at Primrose Hill Farm Historic Landfill (2%) - Undesignated Heritage Asset (1%) - Bath (Bath) Conservation Area (86%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Potentially Deliverable or Developable	New Settlement	71.8	1795
S1PS57	Bath	Weston	Weston Park East	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area - Safeguarded land for sports and recreation facilities - Landscape setting of Bath (Bath) Type: - Site of Nature Conservation Interest - The Archery Field Local Green Space - Ecological Network - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - NRN Grassland Strategic Network (10%) - Green Infrastructure (37%) <p>The site is in a sensitive location within the WHS and designated Local Green Space. The site is potentially suitable for development subject to Local Green Space Review, consideration of impact on the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	Suburban and Market Towns	4.15	156
S1PS58	Bath	Lansdown	Primrose Hill Community Woodland	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty - Bath (Bath) Conservation Area - Ecological Network - City of Bath World Heritage Site - Grade 3 Agricultural Land - Green Belt - NRN Grassland Strategic Network - Setting of the City of Bath World Heritage Site - Green Infrastructure - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Safeguarded land for sports and recreation facilities (33%) - Site of Nature Conservation Interest (2%) - Lowland calcareous grassland (<0.5%) - Area at low risk of surface flooding (1%) - NRN Existing Grassland (3%) - Safeguarded Airport and Aerodrome Areas (29%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available	Site is likely to be subject to legal covenants which would need to be further investigated.	Potentially Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p> <p>Factors that may impact achievability include potential site clearance costs.</p>	Potentially Deliverable or Developable	New Settlement	10.17	254

WSTN07	Bath	Weston	Primrose Hill / Land north-east of Purlewent Drive	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Infrastructure - Green Belt - Landscape setting of Bath - NRN Grassland Strategic Network - Cotswolds Area of Outstanding Natural Beauty - Bath Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at low risk of surface flooding (1%) - Safeguarded Airport and Aerodrome Areas (3%) - Grade 3 Agricultural Land (74%) - S/VG/104 Common Land (84%) - Safeguarded land for sports and recreation facilities (82%) - Site of Nature Conservation Interest (16%) <p>The site is in a sensitive location within Green Belt, AONB and Bath WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on the AONB and the Bath WHS as well as other identified constraints.</p>	Unavailable	Site is confirmed as unavailable for housing or employment development within the plan period.	Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.77	35
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HELAA Ref	Parish	Ward	Site Address	Suitability	Site Commentary: Suitability	Availability	Site Commentary: Availability	Achievability	Site Commentary: Achievability	Rating	Location Typology	Gross developable area (Ha)	Residential capacity (adjusted)
D09b	Bath	Widcombe & Lyncombe	Horseshoe Walk	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Bath (Bath) Conservation Area - NRN Grassland Strategic Network - City of Bath World Heritage Site - Ecological Network - Green Belt - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Cotswolds Area of Outstanding Natural Beauty (81%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The site is unlikely to be suitable for development due to the setting of Bath WHS as well as landscape impact.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p> <p>Factors that may impact achievability include access improvements required.</p>	Not Deliverable or Developable	Suburban and Market Towns	0.68	31
D12	Bath	Combe Down	Perrymead	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Bath (Bath) Conservation Area - City of Bath World Heritage Site - Site of Nature Conservation Interest - Green Infrastructure <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - NRN Existing Core Woodland (10%) <p>The site consists of two separate land parcels in a sensitive location within Green Belt, AONB, WHS, Conservation Area. It is wholly identified as a Site of Nature Conservation Interest, adjacent to designated heritage assets and land of high ecological value. The site has no direct access to the highway network at present. The site is unsuitable for development.</p>	Available	Site is actively promoted by the landowner for development.	Potentially Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include potential significant access upgrades required.</p>	Not Deliverable or Developable	Suburban and Market Towns	2.65	99
LYN05	Bath	Combe Down	Entry Hill Depot, Entry Hill, Odd Down, Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Undesignated Heritage Asset <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (61%) - Area at medium risk of surface flooding (2%) - Area at low risk of surface flooding (6%) - Area at high risk of surface flooding (1%) - NRN Existing Core Woodland (34%) - Groundwater Source Protection Zone 1 (16%) - Ecological Network (84%) <p>The site is in a sensitive location within the Bath development of the site has the potential to impact the settings of designated heritage assets. The site is potentially suitable for development subject to consideration of the impact of development on the identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include potential demolition of existing buildings, or retrofitting costs, and potential need for remediation costs due to previous land use.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.68	31
S1PS80	Bath	Widcombe & Lyncombe	East of Rainbow Wood House	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Green Infrastructure - Ecological Network - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Cotswolds Area of Outstanding Natural Beauty - Green Belt <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (11%), Traditional orchard (1%) - Area at low risk of surface flooding (1%) - Grade II* Listed Buildings (GOTHIC TEMPLE IN GROUNDS OF RAINBOW WOOD) - NRN Existing Core Woodland (26%) - Undesignated Heritage Asset (45%) - Bath (Bath) Conservation Area (30%) - Site of Nature Conservation Interest (82%) - NRN Grassland Strategic Network (6%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Considerable site access improvement may be required. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area. Factors that may impact achievability include the creation of suitable access.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	3.29	123

S1PS81	Bath	Widcombe & Lyncombe	Widcombe Hill	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Ecological Network - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - NRN Grassland Strategic Network - Landscape setting of Bath (Bath) Type: - Cotswolds Area of Outstanding Natural Beauty - Bath (Bath) Conservation Area <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - NRN Existing Core Woodland (13%) - Area at low risk of surface flooding (6%) - Deciduous woodland (13%), Lowland calcareous grassland (<0.5%), Good quality semi improved grassland (<0.5%), Lowland meadows (<0.5%) - Safeguarded land for sports and recreation facilities (71%) - NRN Existing Grassland (2%) - Grade 3 Agricultural Land (2%) - Undesignated Heritage Asset (26%) - Site of Nature Conservation Interest (43%) <p>The site is in a sensitive location within Green Belt, AONB and WHS. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the setting of the Bath WHS as well as other identified constraints.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a high price point area.	Potentially Deliverable or Developable	New Settlement	11.46	287
S1PS82	Bath	Widcombe & Lyncombe	Perrymead	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - City of Bath World Heritage Site - Ecological Network - Landscape setting of Bath (Bath) Type: - Setting of the City of Bath World Heritage Site - Green Belt - Bath (Bath) Conservation Area - Cotswolds Area of Outstanding Natural Beauty <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Green Infrastructure (6%) - Site of Nature Conservation Interest (77%) - Deciduous woodland (23%), Lowland meadows (6%) - Area at low risk of surface flooding (3%) - Area at medium risk of surface flooding (1%) - Undesignated Heritage Asset (81%) - NRN Grassland Strategic Network (28%) - NRN Existing Core Woodland (29%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Considerable site access improvement may be required. The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area. Factors that may impact achievability include addressing level differences to provide appropriate access.	Potentially Deliverable or Developable	Suburban and Market Towns	6.07	228
S1PS83	Bath	Widcombe & Lyncombe	Rainbow Wood	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Site of Nature Conservation Interest - Cotswolds Area of Outstanding Natural Beauty - Landscape setting of Bath (Bath) Type: - City of Bath World Heritage Site - Setting of the City of Bath World Heritage Site - Green Belt - Green Infrastructure - Grade 3 Agricultural Land - 1 Groundwater Source Protection Zone 1 - Undesignated Heritage Asset - Ecological Network - NRN Existing Core Woodland <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Area at high risk of surface flooding (2%) - Bath (Bath) Conservation Area (84%) - Deciduous woodland (95%) - Area at low risk of surface flooding (15%) - Safeguarded land for sports and recreation facilities (76%) - NRN Grassland Connectivity Opportunities (47%) - Area at medium risk of surface flooding (4%) - Grade II* Listed Buildings (THE GYMNASIUM TO NORTH OF NORTH ROAD) - NRN Grassland Strategic Network (12%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. The majority of the site is identified as priority habitat. The site is unsuitable for development.</p>	Potentially Available		Achievable	Site is a viable residential typology constituting greenfield development in a medium price point area.	Not Deliverable or Developable	Suburban and Market Towns	0.27	12

WID25	Bath	Widcombe & Lyncombe	Land adjacent to Rainbow Wood House	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Ecological Network - Cotswolds Area of Outstanding Natural Beauty - City of Bath World Heritage Site - Green Infrastructure - Undesignated Heritage Asset - Setting of the City of Bath World Heritage Site - Green Belt - Bath (Bath) Conservation Area - Landscape setting of Bath (Bath) Type <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Site of Nature Conservation Interest (51%) - NRN Grassland Strategic Network (16%) - Deciduous woodland (27%) - Area at low risk of surface flooding (3%) - NRN Existing Core Woodland (40%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Development of the site could impact the setting of the Bath WHS, conservation area and listed buildings nearby. Considerable site access improvement needed, especially for vehicles.</p> <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p> <p>Factors that may impact achievability include significant access improvements required.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0.83	37
WID26	Bath	Combe Down	Market Garden Land at Fersfield	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Landscape setting of Bath (Bath) Type - City of Bath World Heritage Site - Green Infrastructure - Site of Nature Conservation Interest - Green Belt - Cotswolds Area of Outstanding Natural Beauty - Bath (Bath) Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - NRN Existing Core Woodland (90%) - Deciduous woodland (100%) - Undesignated Heritage Asset (5%) <p>The site is in a sensitive location within the Green Belt, AONB and Bath WHS. Development of the site could impact the setting of the Bath WHS, conservation area and listed buildings nearby. Site access improvement needed, especially for vehicles as well as pedestrian/cycling.</p> <p>The site is potentially suitable for development subject to Green Belt review and the demonstration of exceptional circumstances, consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Potentially Available		Potentially Achievable	<p>Site is a viable residential typology constituting a mix of greenfield and brownfield development in a medium price point area.</p> <p>Factors that may impact achievability include significant access improvements required.</p>	Potentially Deliverable or Developable	Suburban and Market Towns	0	0
WID27	Bath	Widcombe & Lyncombe	Land at St Mark's Church, St Mark's Rd	Unsuitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - City of Bath World Heritage Site - Green Infrastructure - NRN Existing Core Woodland - Bath (Bath) Conservation Area - Ecological Network <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Grade II Listed Buildings (BOUM TOMB, 20M WEST OF FORMER ST MARK'S CHURCH) - Deciduous woodland (98%) - Undesignated Heritage Asset (26%) <p>The site is in a sensitive location within the Bath WHS. Site is located near to an SNCI. Development of the site could impact the setting of the Bath WHS, conservation area listed buildings nearby and St Mark's cemetery. Site access improvement needed, especially for vehicles as well as pedestrian/cycling.</p> <p>The site is unlikely to be suitable for development due to the extent of deciduous woodland.</p>	Potentially Available		Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p>	Not Deliverable or Developable	Suburban and Market Towns	0	0
WID28	Bath	Widcombe & Lyncombe	Lyncombe Hill Farm, Greenway Lane, Bath	Potentially Suitable	<p>Site is wholly within / contains:</p> <ul style="list-style-type: none"> - Setting of the City of Bath World Heritage Site - Bath (Bath) Conservation Area - Safeguarded land for sports and recreation facilities - Landscape setting of Bath - Ecological Network - City of Bath World Heritage Site - Site of Nature Conservation Interest <p>Site is partially within / contains:</p> <ul style="list-style-type: none"> - Deciduous woodland (2%) - NRN Existing Core Woodland (1%) - Green Infrastructure (6%) <p>The site is in a sensitive location within the Bath WHS. Site is an SNCI. Development of the site could impact the setting of the Bath WHS, conservation area and listed buildings nearby. Access is likely to be possible.</p> <p>The site is potentially suitable for development subject to consideration of impact on AONB and the Bath WHS as well as other identified constraints.</p>	Unavailable	Site is confirmed as unavailable for housing or employment development within the plan period.	Achievable	<p>Site is a viable residential typology constituting greenfield development in a high price point area.</p>	Not Deliverable or Developable	Suburban and Market Towns	4.11	154