South Gloucestershire Council

Housing and Economic Land Availability Assessment (HELAA)

Regulation 19 Consultation

February 2025

The report below should be read alongside the HELAA and Site Selection Methodology published alongside this document.

Site Reference:	SG001
Site Name:	Land at Crossways, Thornbury
Gross Site Area (Ha):	7.203253
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints however these have been dealt with through the outline and reserved matters planning permissions (Ref: P19/8659/O and P21/06953/RM).
Availability:	Yes - potentially available
Availability Conclusion:	Outline planning permission approved in September 2021 (Ref: P19/8659/O) for up to 80 dwellings and up to 1ha B1/B2/B8 uses. Planning permission for reserved matters granted in June 2022 (Ref: P21/06953/RM) for 69 dwellings.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and has planning permission. The site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	80



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG002
Site Name:	Land at, Marsh Farm, East Pucklechurch
Gross Site Area (Ha):	23.592285
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of potential constraints including archaeology, heritage and landscape however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and the site is not in active use. The site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	235



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG003
Site Name:	Land at The Griffin, Warmley
Gross Site Area (Ha):	3.318856
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including the Grade II Listed public house within its boundary and an SNCI adjacent to the eastern boundary. However, it is likely that these could be avoided/mitigated. The site lies wholly within the Green Belt.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

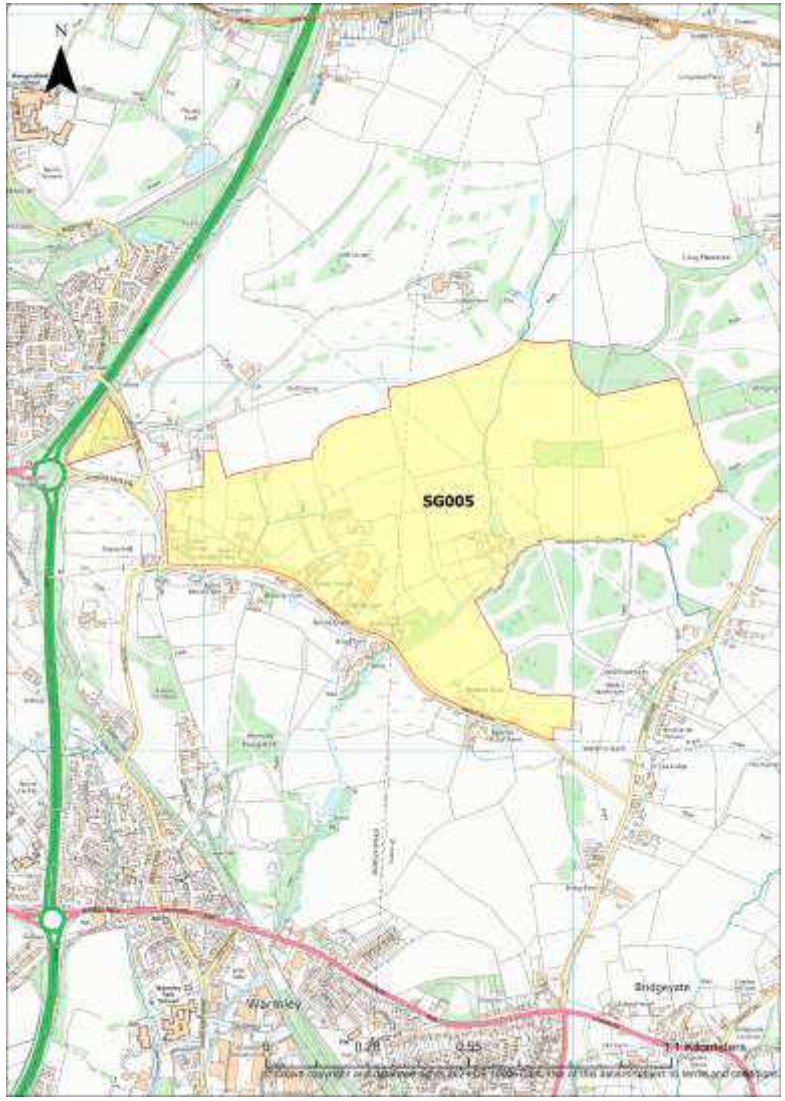
Site Reference:	SG004
Site Name:	Land South of Gloucester Road, Almondsbury
Gross Site Area (Ha):	15.964677
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage, archaeology, and landscape constraints however it is considered likely these constraints could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	320



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Small Scale Commercial (upto 350m2)

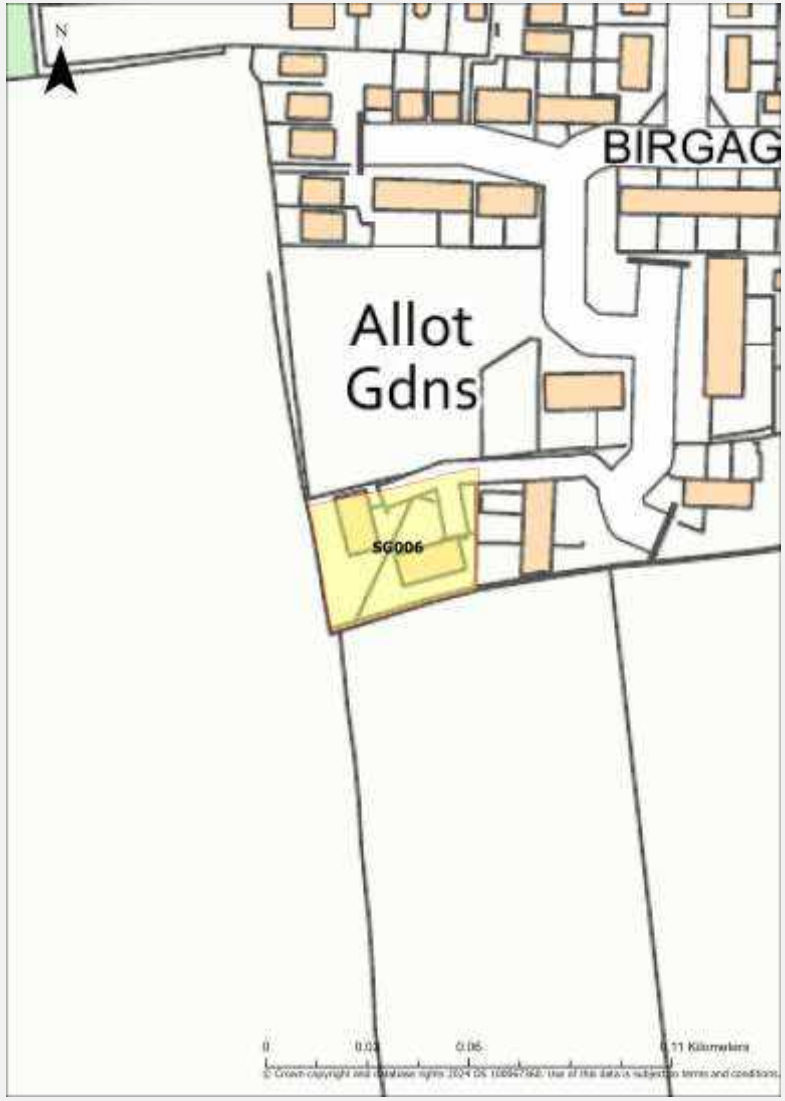
Site Reference:	SG005
Site Name:	Land to the north of Warmley, East Fringe
Gross Site Area (Ha):	76.32841
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including overhead powerlines, Conservation Area (0.01%), listed buildings, SNCI (0.87%), Priority Habitat (0.02%) however these could be avoided/mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	250



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	2.24ha Employment

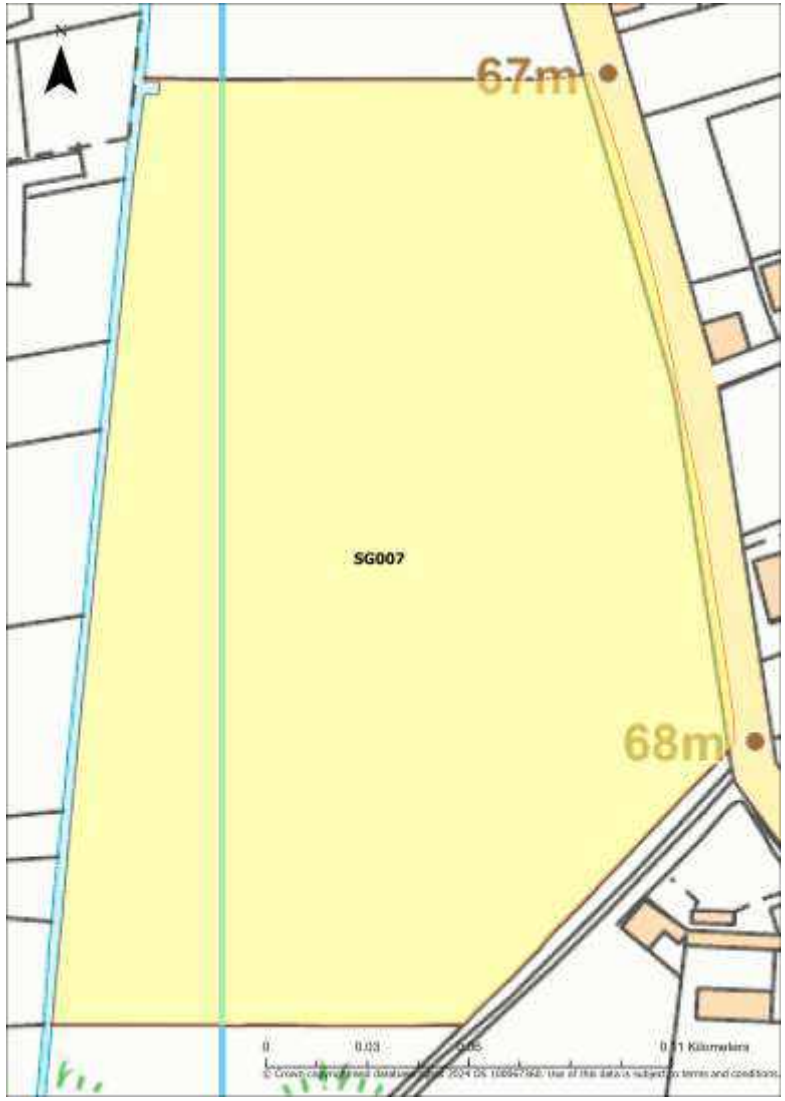
Site Reference:	SG006
Site Name:	Land to rear of 37-39 Birgage Road,Hawkesbury Upton
Gross Site Area (Ha):	0.14605
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is considered unsuitable as it has been developed.
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site is not achievable as it has already been developed.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

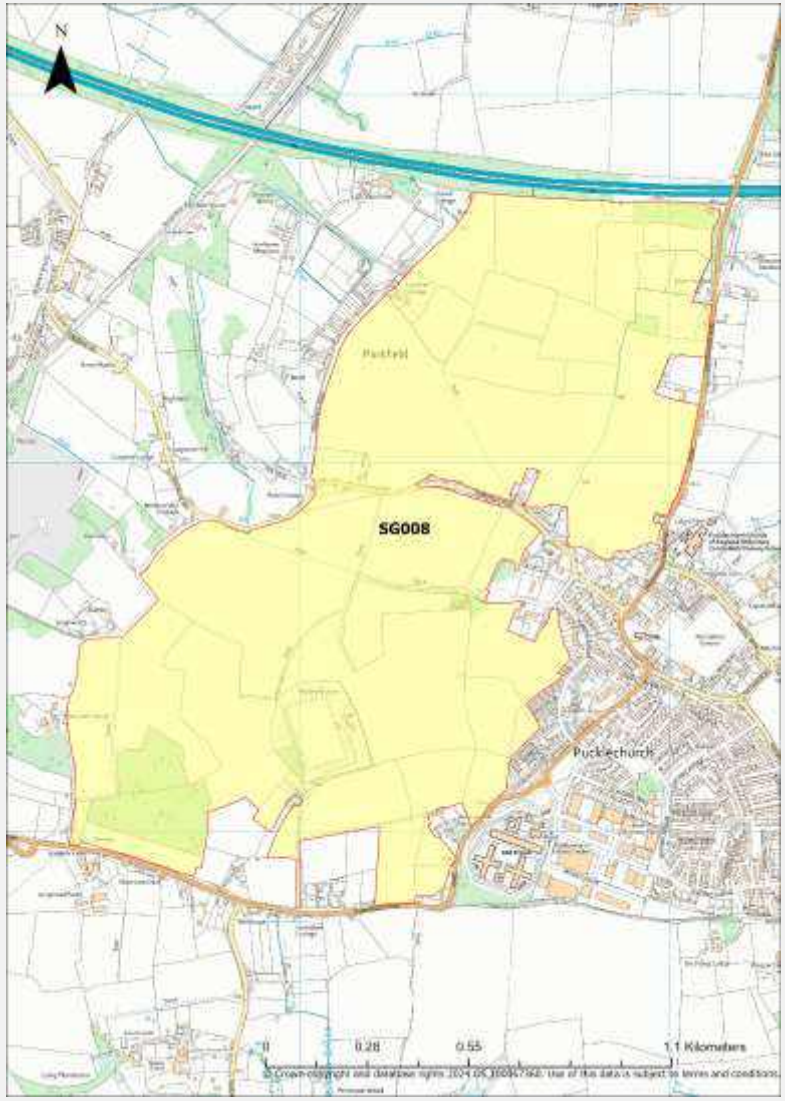
Site Reference:	SG007
Site Name:	Field to west of Engine Common
Gross Site Area (Ha):	3.874726
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including unmitigated potential harm on the local highwat network landscape, access and potential archaeology and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG008
Site Name:	West Pucklechurch
Gross Site Area (Ha):	179.642249
Proposed Use:	Residential, mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including heritage, landscape, archaeological and flooding (reservoir) constraints and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (99.98%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing developer he site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	2000



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG009
Site Name:	Land at Church Lane, Cromhall, GL12 8AL
Gross Site Area (Ha):	3.442064
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including proximity and significant harm on the setting of listed buildings, potential archeaology and landscape and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

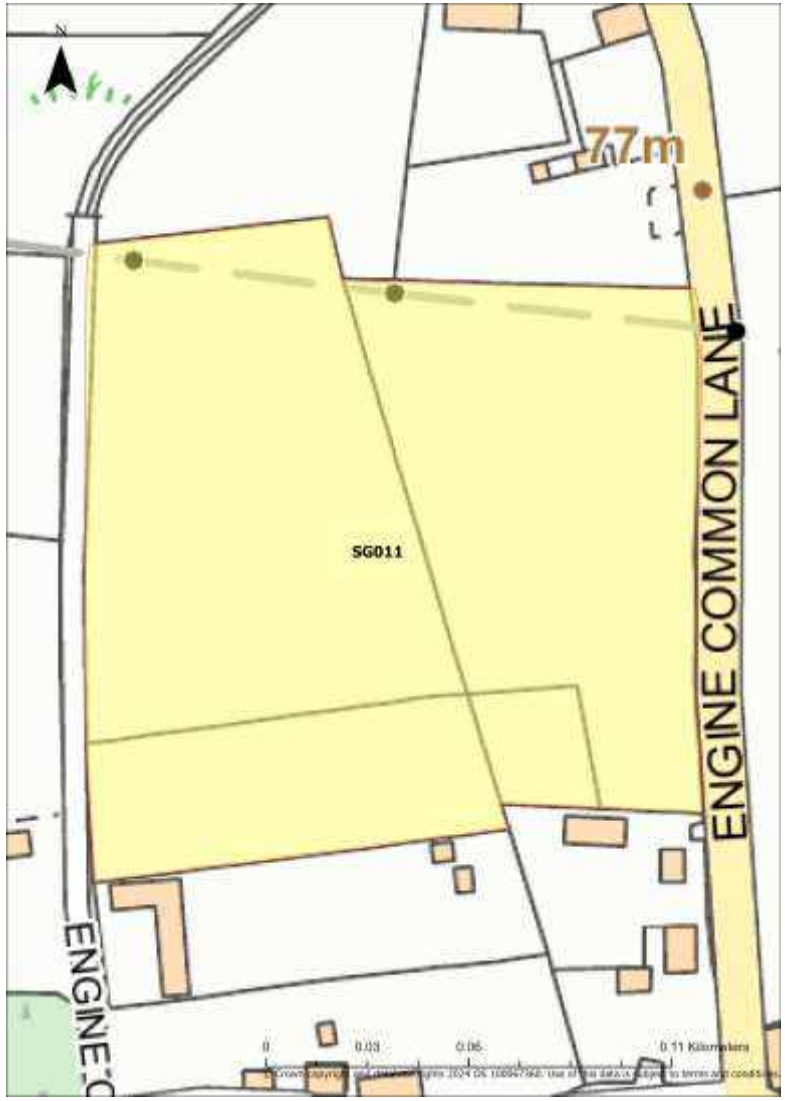
Site Reference:	SG010
Site Name:	Field to South of Tanhouse Lane (Opposite Leechpool Dairy Far
Gross Site Area (Ha):	5.816277
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is subject to some constraints including an overhead power line. It is considered that these could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer and landowner, it is not in active use, and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	162



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG011
Site Name:	Fields to West of Engine Common (Adjacent to 13 Engine Com
Gross Site Area (Ha):	2.609552
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including unsuitable local transport network, SNCI within the site (40.63%)overhead power line, TPOs (100%) and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available..
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG012
Site Name:	Woodland and Fields to the east of North Road
Gross Site Area (Ha):	3.751391
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Potentially Unsuitable - The site is affected by constraints including access, 97% SNCI, 97% potential contamination, 100% TPO and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Unavailable - Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved. As a result of suitability conclusion, the site has been assessed as unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period. As a result of suitability conclusion, the site has been assessed as unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

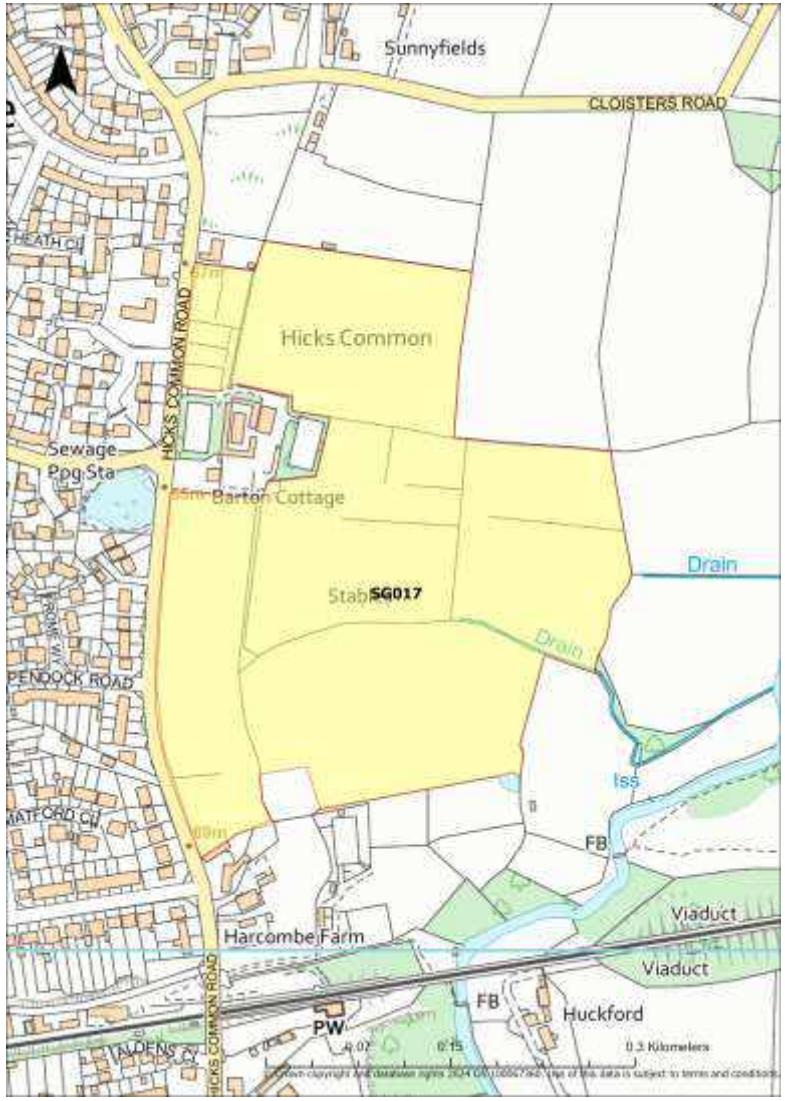
Site Reference:	SG014
Site Name:	Land to East of Engine Common
Gross Site Area (Ha):	1.717501
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including unsuitable access and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

Site Reference:	SG017
Site Name:	Hicks Common Livery Stables and associated Land
Gross Site Area (Ha):	12.347534
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape and heritage constraints including proximity to SNCI, SSSI and listed buildings. The net developable area has been reduced to mitigate these constraints. The site is located within the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is in the single ownership of a willing landowner. The site is vacant agricultural land and there is unlikely to be any legal/access constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board but not a developer. There are no obvious viability issues associated with the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	70



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

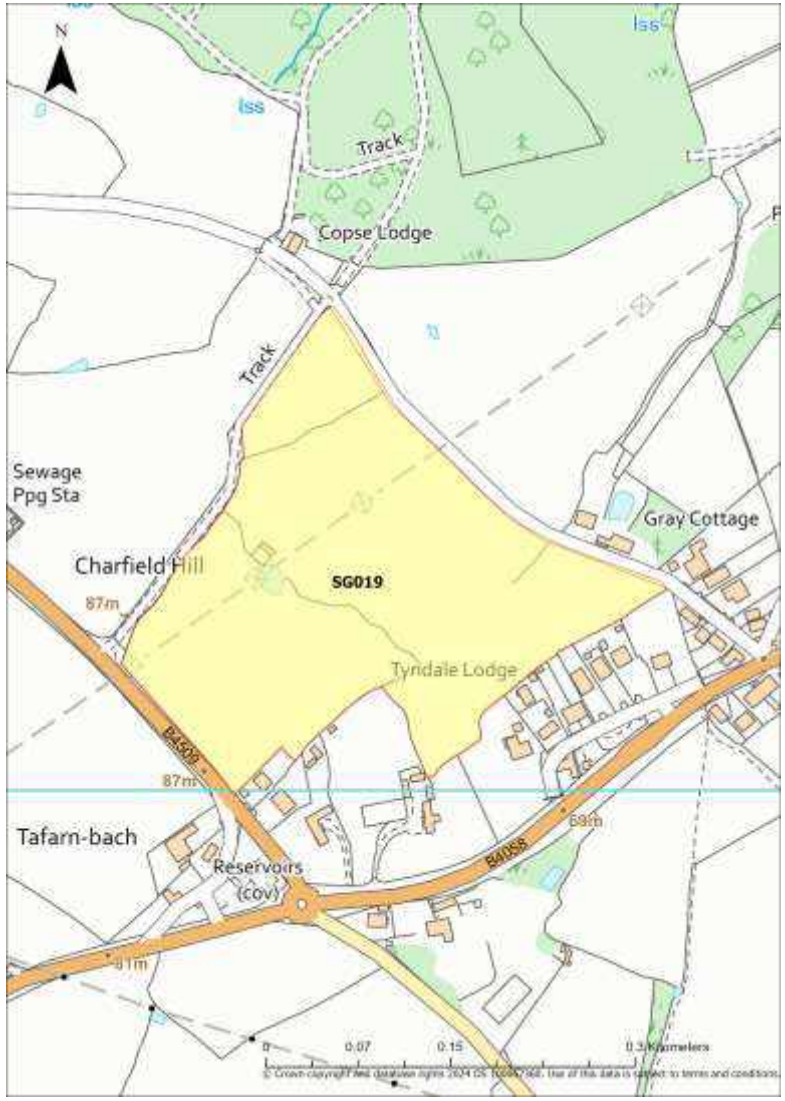
Site Reference:	SG018
Site Name:	Land adjacent, Brendon, Wotton Road, Rangeworthy
Gross Site Area (Ha):	0.470659
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has full planning permission for 5 dwellings and is fully built out.
Availability:	No - not available
Availability Conclusion:	Site has full planning permission for 5 dwellings and is fully built out. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has full planning permission for 5 dwellings and is fully built out.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG019
Site Name:	Land off, Charfield Hill, Charfield
Gross Site Area (Ha):	8.096046
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including ground water flooding (2.11%) and BMV agricultural land (9.51%) however it is considered likely these could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site is not in active use, it has a willing landowner and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	121



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG020
Site Name:	Land at Cromhall Quarry
Gross Site Area (Ha):	1.428198
Proposed Use:	Employment: B1/B2/B8)
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land and has constraints including being within 250m of a SSSI (however it is not within its risk impact zone) and potential contamination (100%) however it is likely these constraints can be avoided/mitigated.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

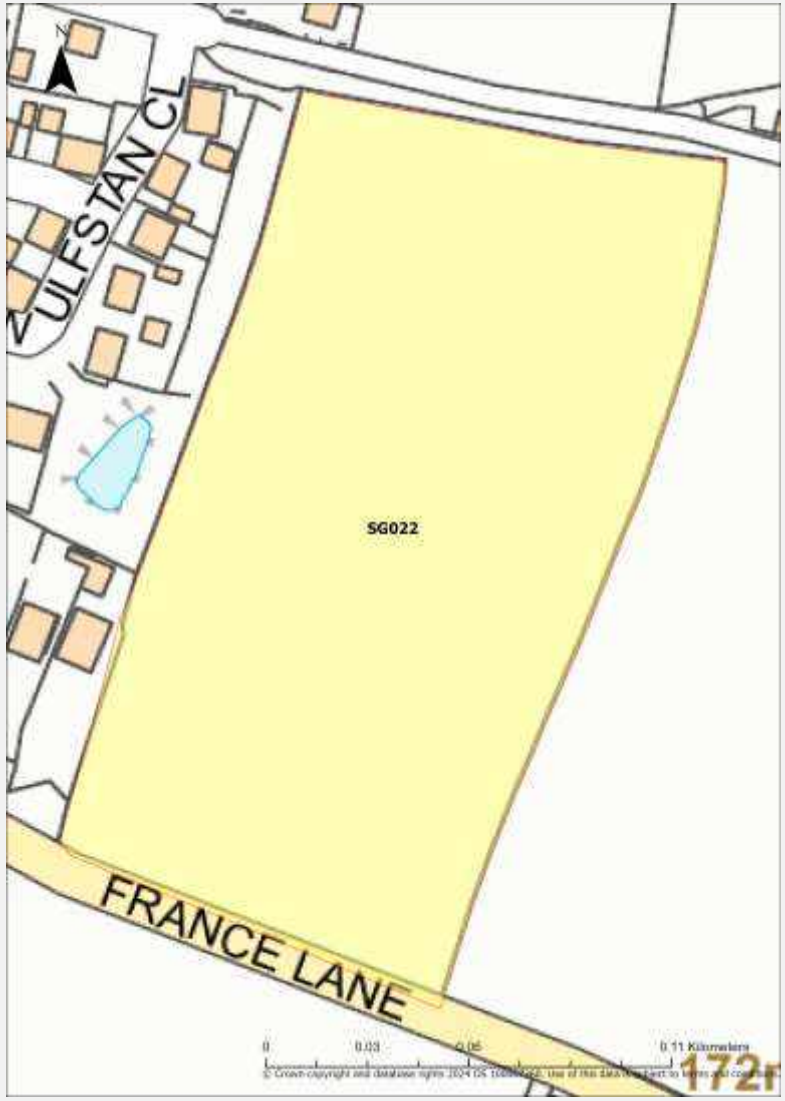
Site Reference:	SG021
Site Name:	Land at Longcross Farm, Cromhall
Gross Site Area (Ha):	3.902484
Proposed Use:	Residential and community uses
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being in close proximity to several Listed Buildings, potential archaeology constraints, and moderate risk of ground water flooding (100%) however it is considered likely these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) the site has clear ownership
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	46



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

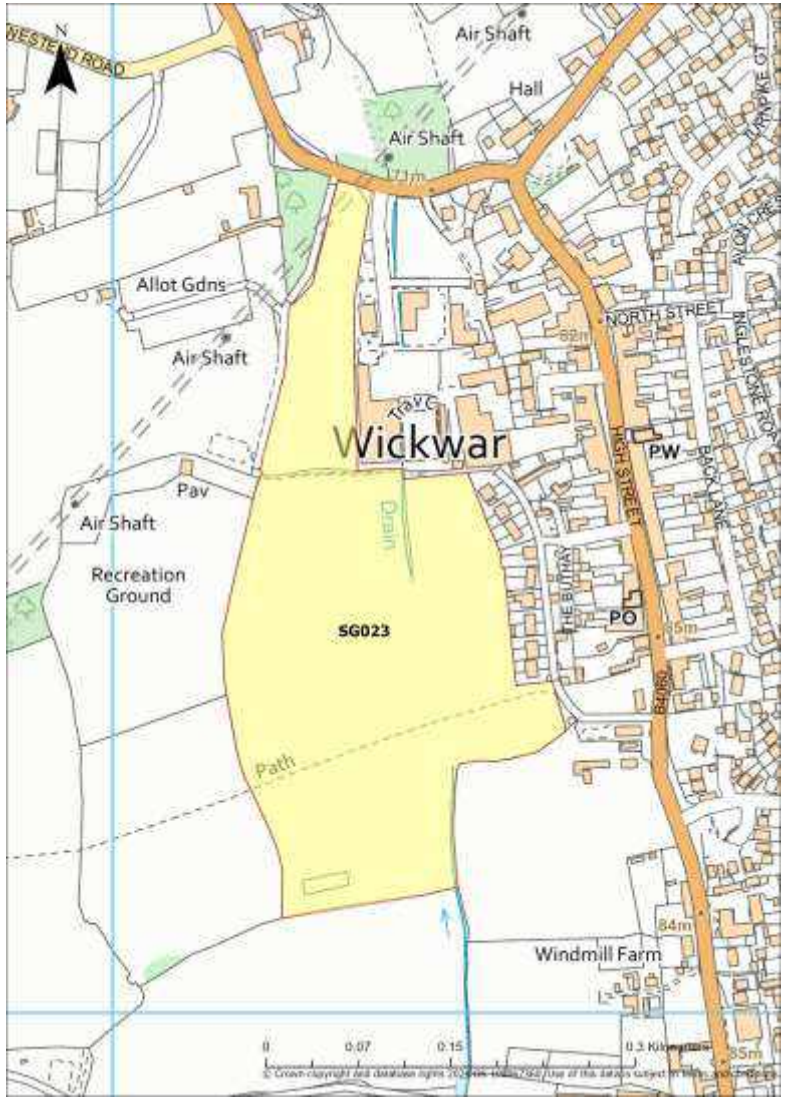
Site Reference:	SG022
Site Name:	Land between France Lane and Park Street, Hawkesbury Upton
Gross Site Area (Ha):	2.690517
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape, access and heritage constraints (being in close proximity to Hawkesbury Upton Conservation Area) and the site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	The site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a promoter on board. There are viability issues identified (a small area of potentially contaminated land is present at the western boundary) however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	20



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG023
Site Name:	Land to the rear of The Buthay, Wickwar
Gross Site Area (Ha):	8.293226
Proposed Use:	Residential and separate proposal for mixed use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as the northern portion of the site lies within Wickwar Conservation Area and forms part of the setting of Grade II listed Hill House. It is considered that the impact on heritage assets could not be mitigated.
Availability:	No - not available
Availability Conclusion:	The site has willing landowners and is not in active use. There are unlikely to be legal constraints or ransom strips. Based on suitability assessment site is not considered to be available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on suitability assessment site is not considered to be achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG024
Site Name:	Land to the West of B4058 at Bagstone, between Court Orchar
Gross Site Area (Ha):	1.390362
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including being in close proximity to a Grade II* and Grade II listed building. The site area has been reduced to reflect these constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG025
Site Name:	Land to West of Sodbury Road
Gross Site Area (Ha):	8.211522
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to heritage less than substantial harm to listed buildings and landscape constraints. There is a pending outline planning application for 180 dwellings on the site (P22/01300/O).
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available. There is a pending planning application on the site for 180 dwellings (P22/01300/O).
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

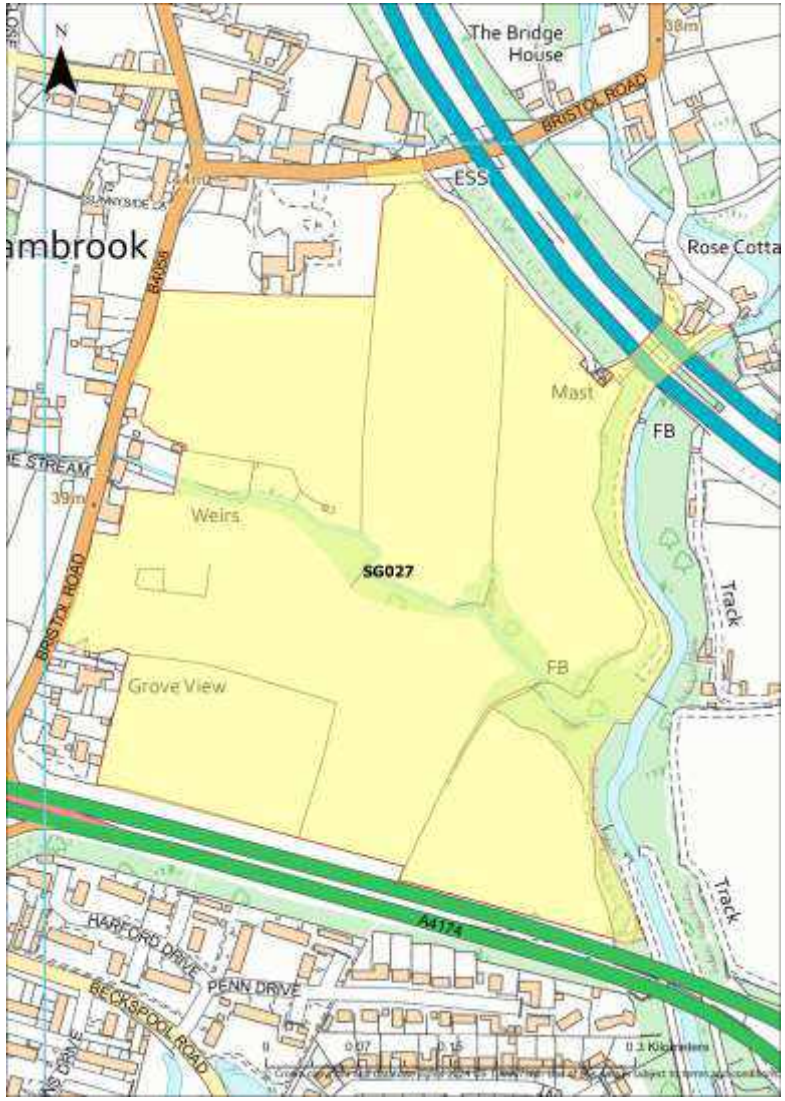
Site Reference:	SG026
Site Name:	Part of France Lane Farm, Hawkesbury Upton
Gross Site Area (Ha):	3.354962
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape, access and heritage constraints (forming part of the setting of Hawkesbury Upton Conservation Area) and the site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and it is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	14



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG027
Site Name:	Land at Bristol Road, Hambrook
Gross Site Area (Ha):	19.977837
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to heritage constraints (99.5% of the site is within Hambrook Conservation Area) and landscape constraints. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

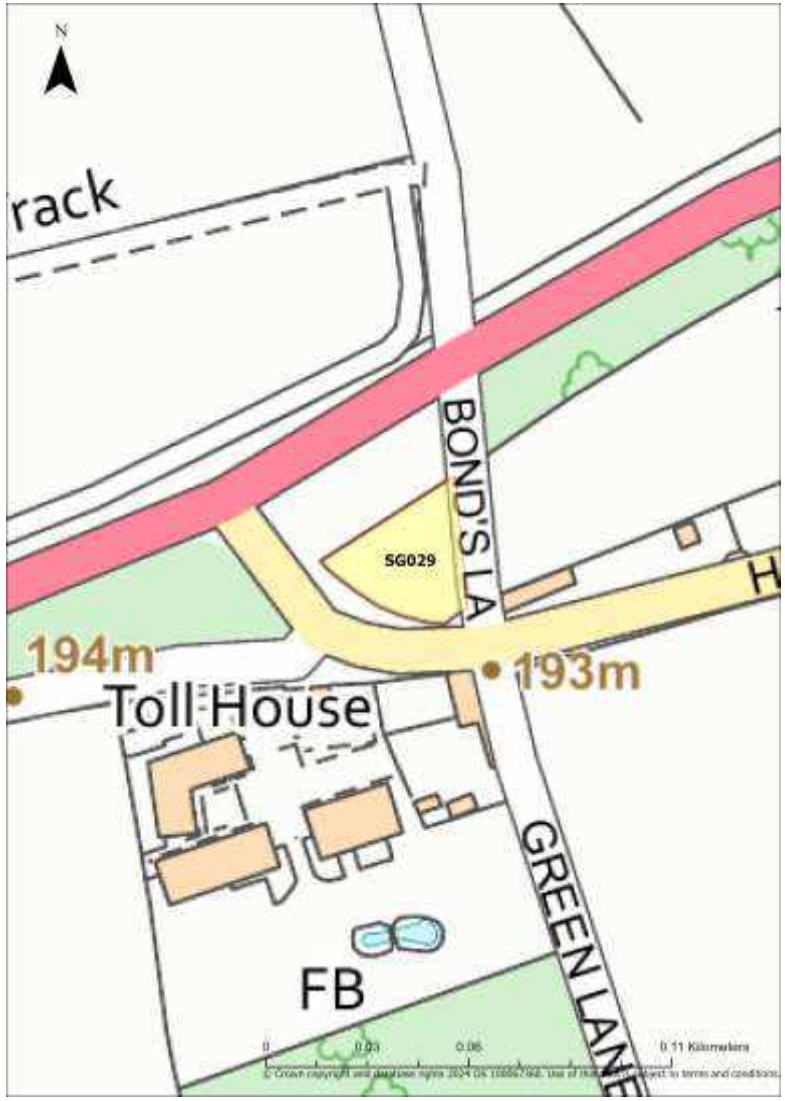
Site Reference:	SG028
Site Name:	The Chalet, Alveston Hill, Alveston
Gross Site Area (Ha):	2.12774
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it already includes existing development. The remaining undeveloped part of the site would not be able to accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available - site could only accommodate less than 5 dwellings.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable - site could only accommodate less than 5 dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

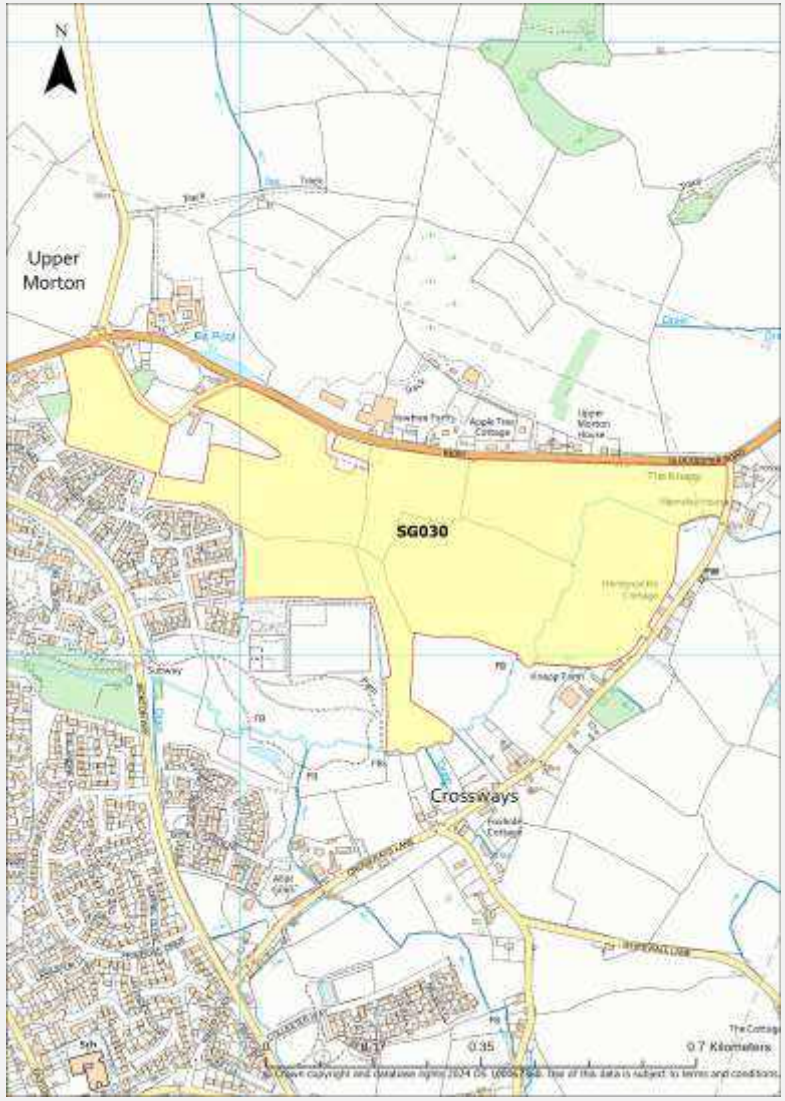
Site Reference:	SG029
Site Name:	Land at Townsend Marshfield
Gross Site Area (Ha):	0.090838
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG030
Site Name:	Land south of Gloucester Road, Thornbury
Gross Site Area (Ha):	26.153092
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to the heritage constraints - it would result in less than substantial harm to a number of listed buildings including a Grade II* listed building and their setting. It is considered that mitigation is not possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

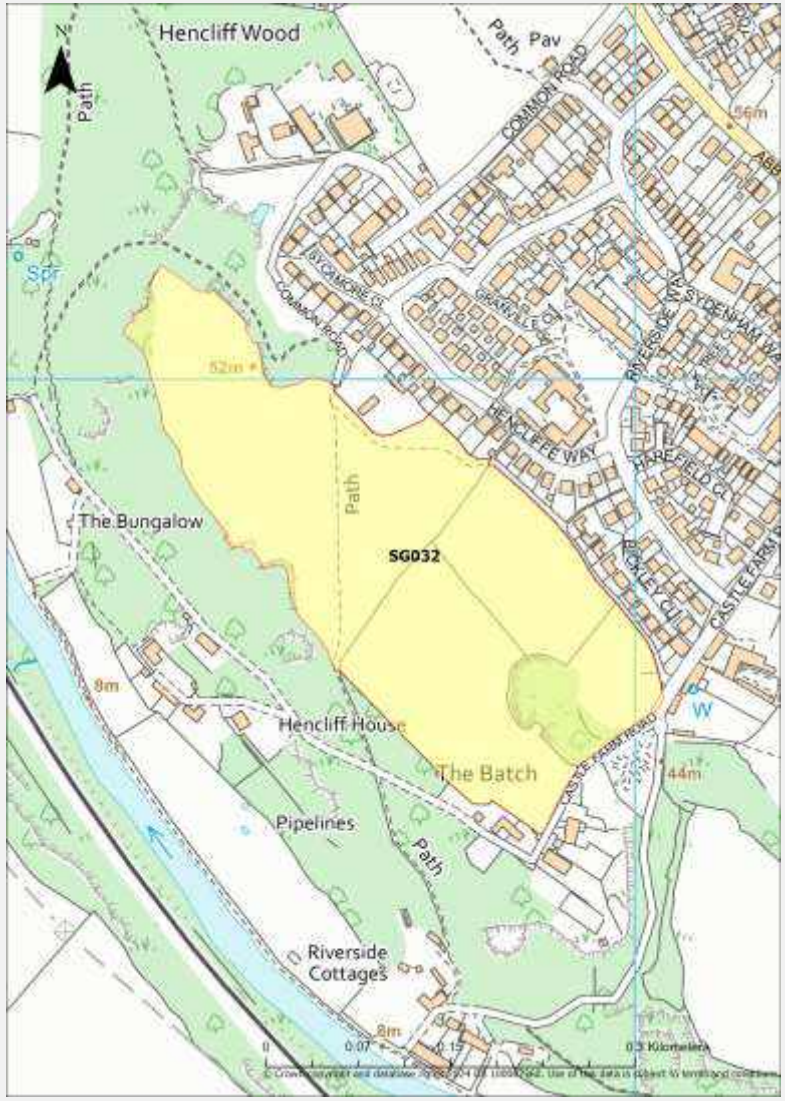
Site Reference:	SG031
Site Name:	Land south of Horwood Lane, Wickwar
Gross Site Area (Ha):	9.267872
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site lies within 150m of Bishops Hill Wood SSSI and contains an area of potential contamination. These constraints have been dealt with through the planning application process as the site has planning permission (PK17/4552/O and P19/5258/RM).
Availability:	No - not available
Availability Conclusion:	The site has full detailed planning permission (90 dwellings PK17/4552/O and P19/5258/RM) and a signed S106 with clear evidence of delivery.
Achievability:	No - unachievable
Achievability Conclusion:	The site has planning permission and is built out.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

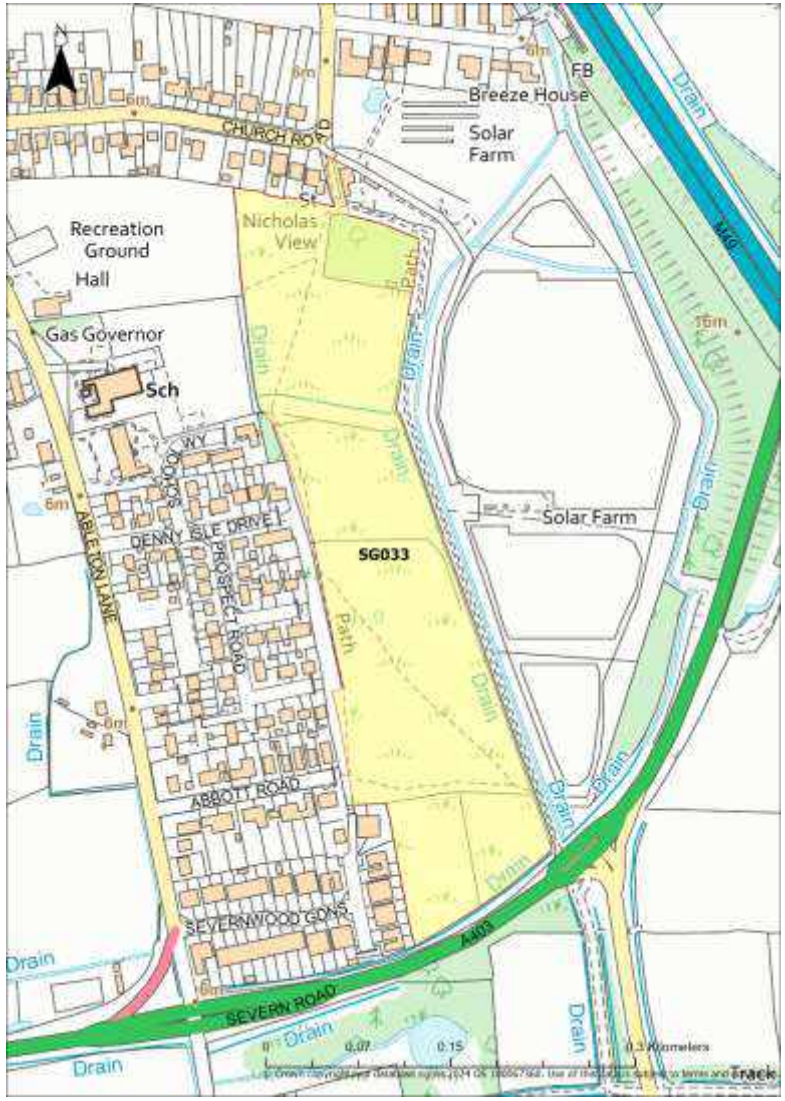
Site Reference:	SG032
Site Name:	Land at Castle Farm Road, Hanham
Gross Site Area (Ha):	8.330479
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is affected by constraints including SNCI (48%), proximity to Hencliff Wood Ancient Woodland, and access constraints. The site area has been reduced to mitigate impacts on SNCI/Ancient Woodland. The site is located in the Green Belt (99.99%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developers and landowner, the site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	124



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

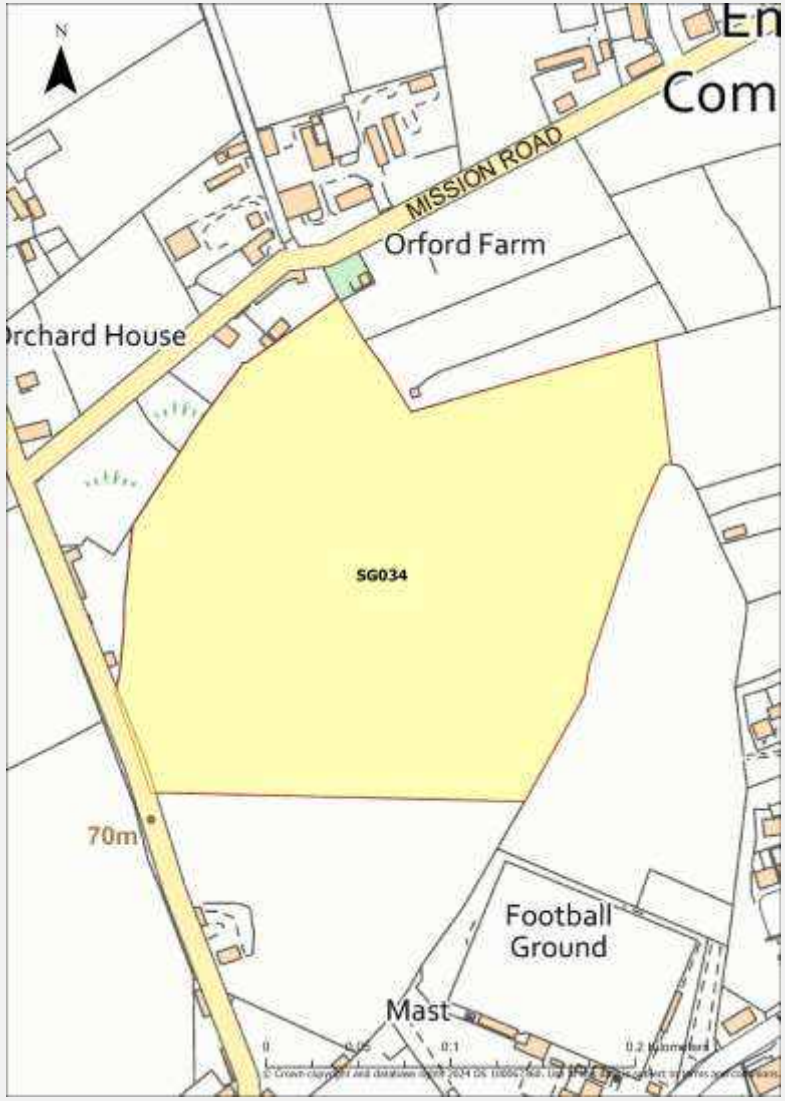
Site Reference:	SG033
Site Name:	Land at Church Road, Severn Beach
Gross Site Area (Ha):	7.110408
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is entirely within Flood Zone 3a and is 95% within an SNCI and it considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	A housing developer is on board and keen to develop the site, however site concluded as unavailable due to being unsuitable.
Achievability:	No - unachievable
Achievability Conclusion:	Whilst there is a commercial agreement between landowner and developer, the constraints of the site regarding flood risk and SCNI designation are unlikely to be addressed
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

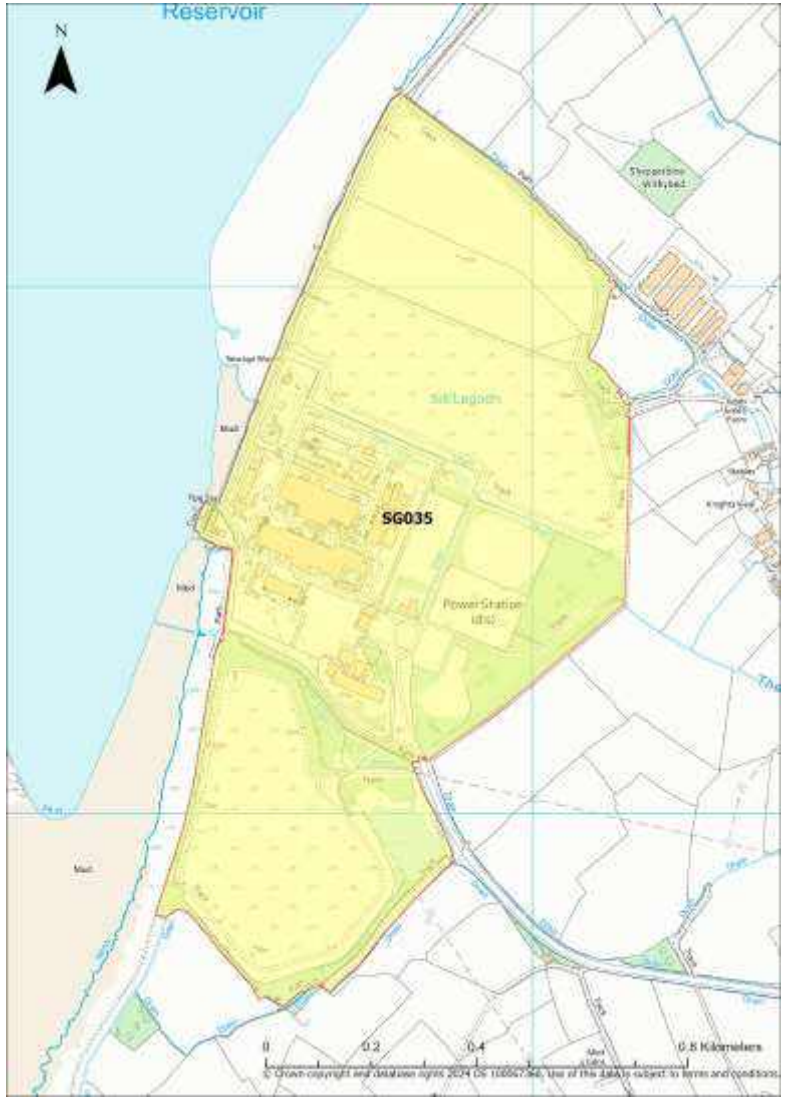
Site Reference:	SG034
Site Name:	Land on the East side of Dyers Lane, Iron Acton, Bristol
Gross Site Area (Ha):	5.952558
Proposed Use:	Residential, Open Space
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including unsuitable access, archaeological constraints and an SNCI to the north and north east and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG035
Site Name:	Oldbury Power Station Site, Oldbury Naite, Thornbury
Gross Site Area (Ha):	90.814745
Proposed Use:	Employment (B1, B2 B8)
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints and is currently undergoing the decommisioning process for the now closed Nuclear Power Station however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is partly in active use (nuclear power station being decommissioned and remediated) and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has high potential abnormal costs due to the decommissioning and remediation however this is already taking place.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG036
Site Name:	Land at Windmill Farm, Sodbury Road, Wickwar
Gross Site Area (Ha):	2.088681
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including heritage (proximity to listed buildings) and potential archaeology constraints however it is considered likely that these constraints could be avoided or impacts mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing developer and landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	37



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

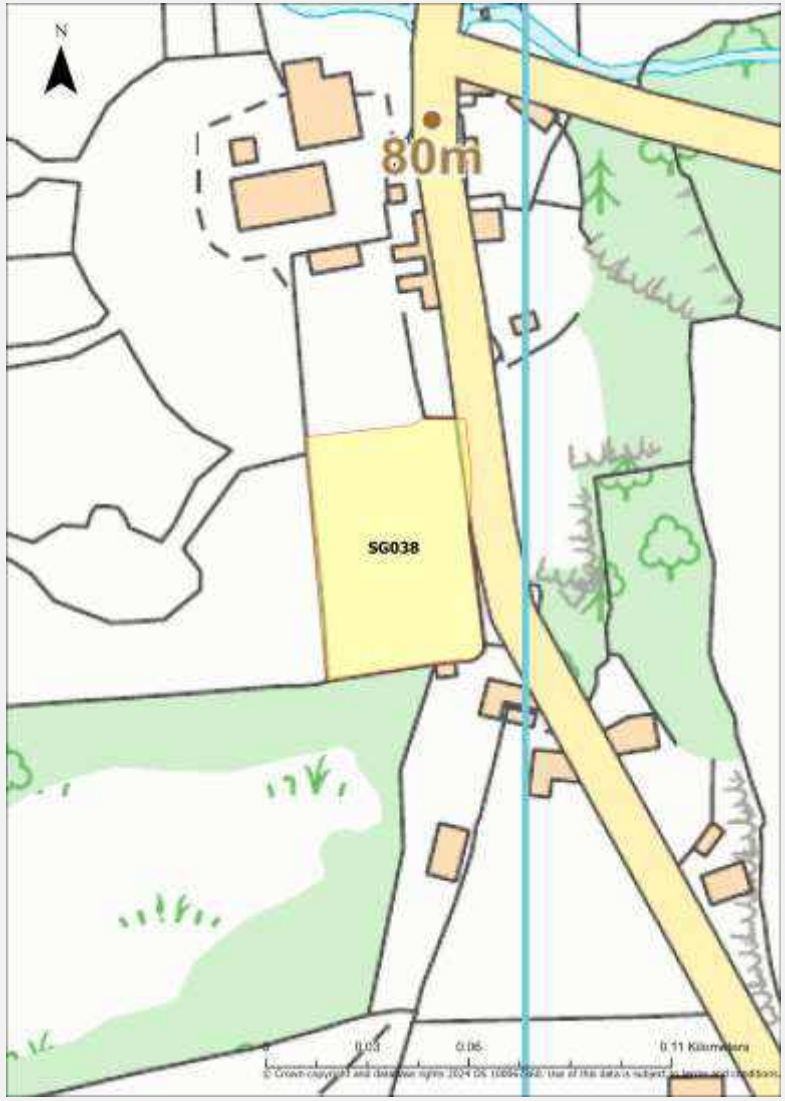
Site Reference:	SG037
Site Name:	Noades House, Old Hundred Lane, Tormarton
Gross Site Area (Ha):	0.066029
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

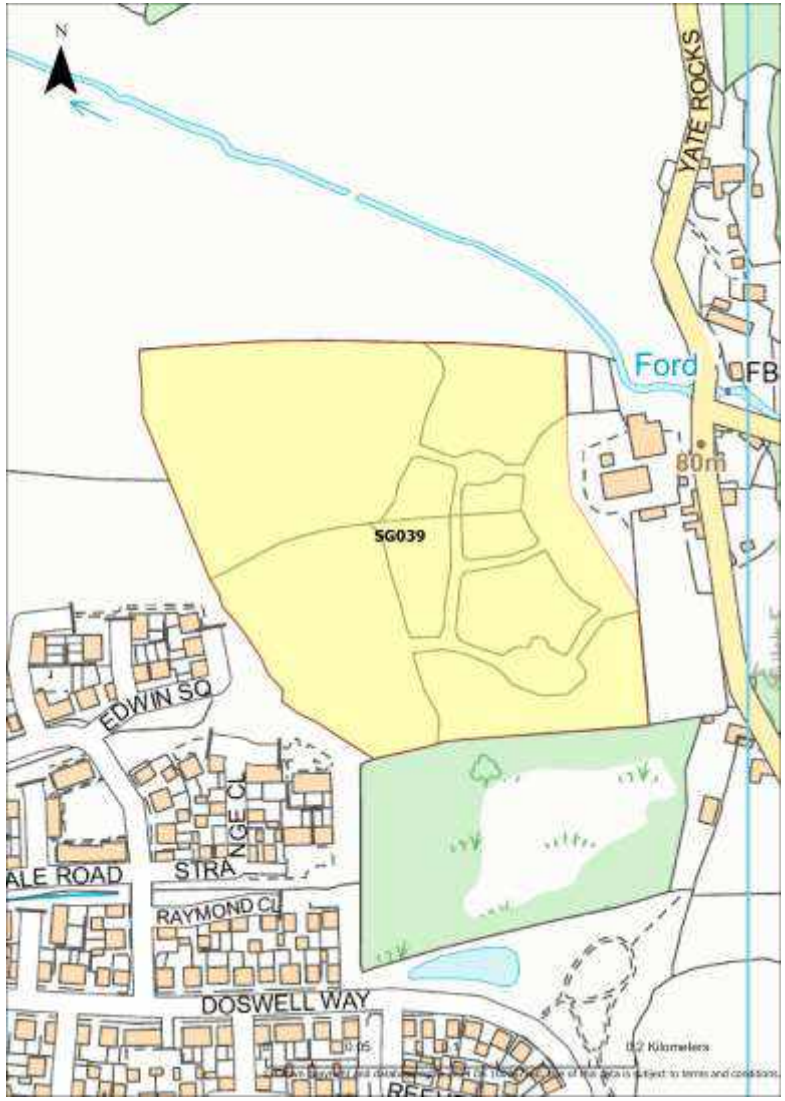
Site Reference:	SG038
Site Name:	Garden of 7 Yate Rocks
Gross Site Area (Ha):	0.283813
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site promoted for under 5 dwellings
Availability:	No - not available
Availability Conclusion:	Site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site promoted for under 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG039
Site Name:	Land at Ford Farm, Yate Rocks
Gross Site Area (Ha):	4.63357
Proposed Use:	Residential & Tree Planting
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable as it has access constraints due to it being landlocked. The site promoter has not provided any evidence to demonstrate that access could be achievable. Site also has heritage constraints.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

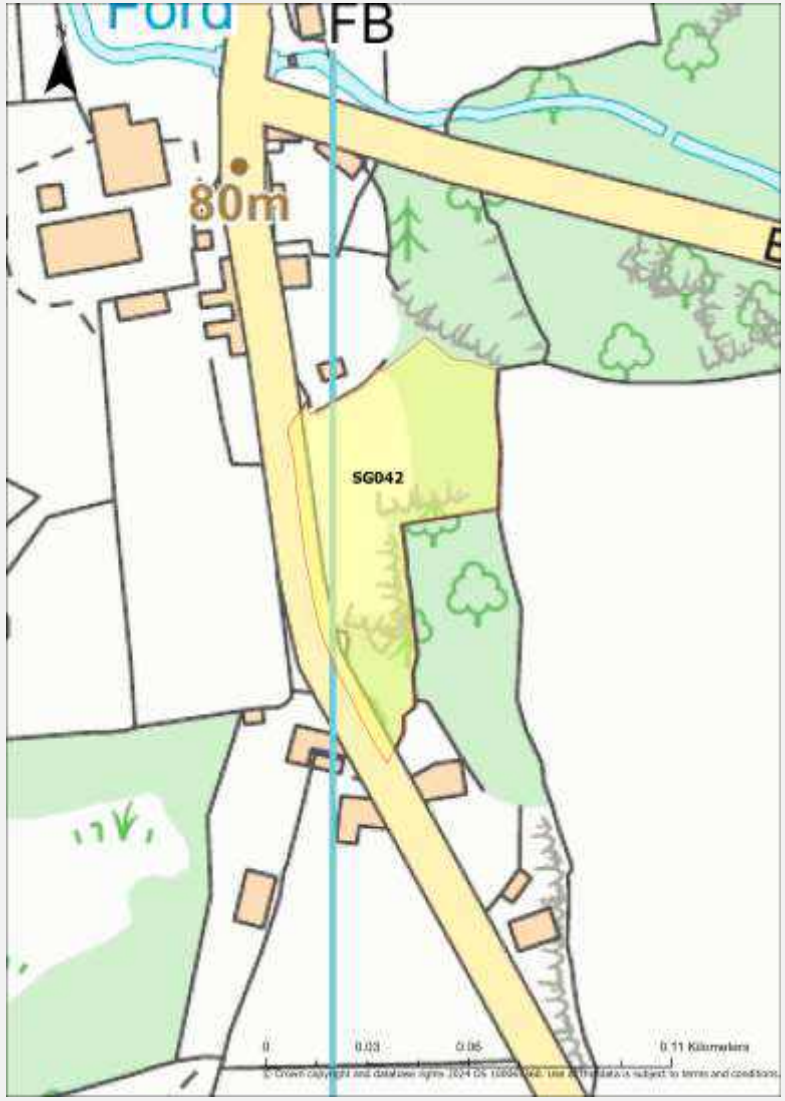
Site Reference:	SG040
Site Name:	Land South of Merlin Road
Gross Site Area (Ha):	6.05202
Proposed Use:	Leisure and Commercial
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The majority of the site has already been developed as part of hybrid planning permission PT18/1459/F. A smaller land parcel to the east of the site remains undeveloped although has outline planning permission for hotel and retail use.
Availability:	Yes - potentially available
Availability Conclusion:	The entire site is subject to hybrid planning permission PT8/1459/F for leisure and commercial uses. Part of the site is fully built out. Only the eastern part of the site is undeveloped (this is subject to outline planning permission for hotel/retail).
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG042
Site Name:	Land at Yate Rocks, Yate BS37 7BT
Gross Site Area (Ha):	0.349673
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has constraints including being in close proximity to an SNCI (within 15m) however it is considerSite promoted for under 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site promoted for under 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG045
Site Name:	Land west of Sodbury Rd, Wickwar
Gross Site Area (Ha):	2.087807
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including heritage (proximity to listed buildings) and potential archaeology constraints however it is considered likely that these constraints could be avoided or impacts mitigated.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

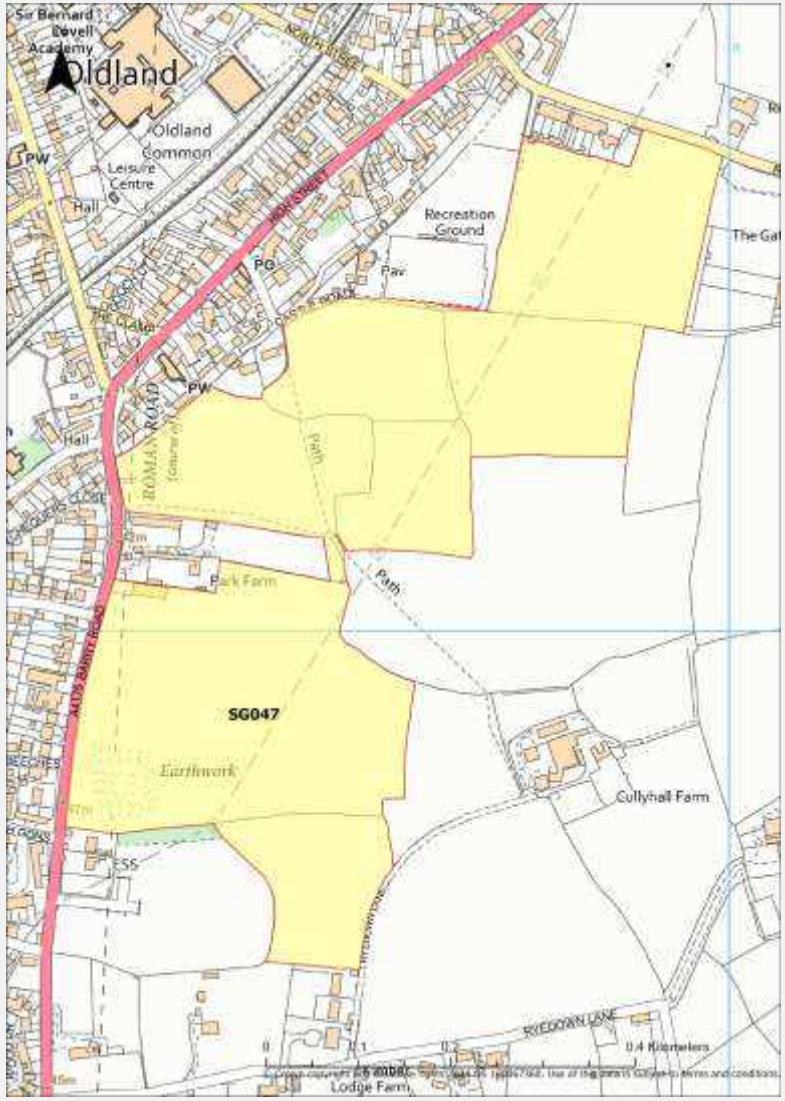
Site Reference:	SG046
Site Name:	Land adjoining and to the rear of 65-67 Cleeve Hill
Gross Site Area (Ha):	0.492127
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has full planning permission and has been fully built out.
Availability:	No - not available
Availability Conclusion:	No - Not Available: Planning Application PK17/5056/F approved 22 June 2018. Residential Land Survey indicates that development has commenced. Development has been fully built out.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the availability assessment, the site is considered unachievable. Planning permission has been granted and site has been built out.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

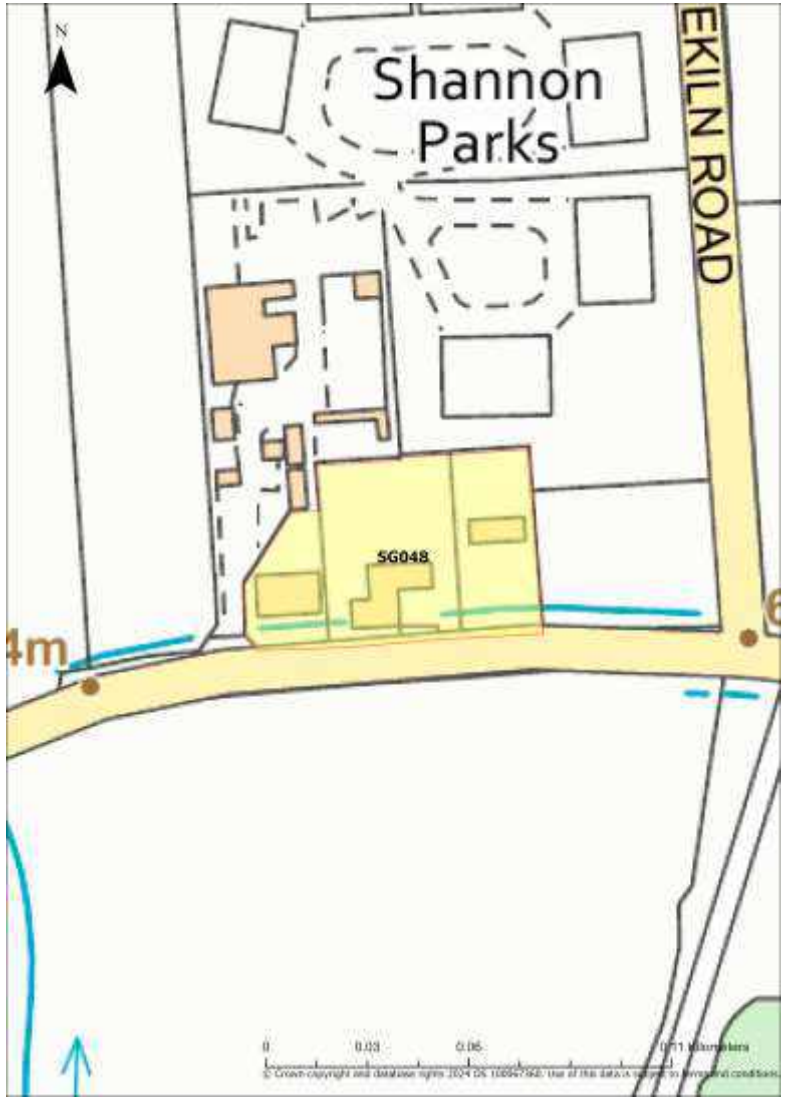
Site Reference:	SG047
Site Name:	Land to the rear of Park Farm, Barry Road, Oldland Common
Gross Site Area (Ha):	25.169516
Proposed Use:	Residential, Community, Local Retail and Employment
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is affected by constraints including an overhead powerline and heritage, archaeological and landscape constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (99.99%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner an and developer, the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	350



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

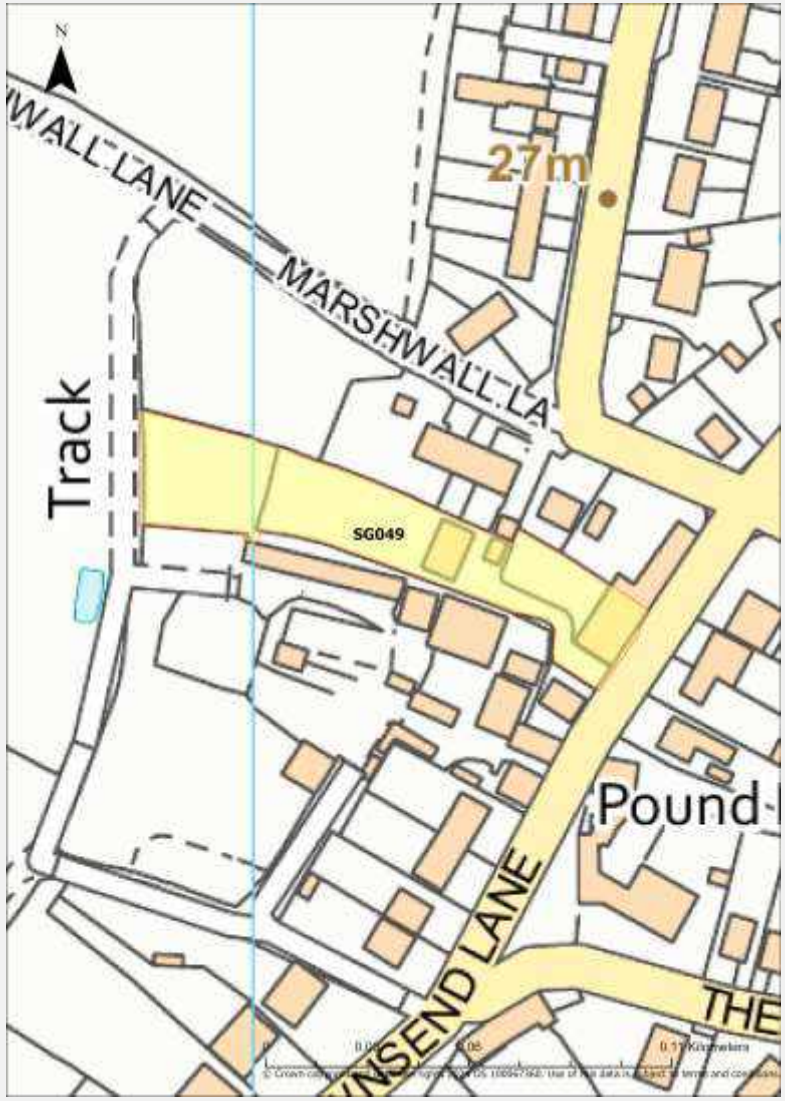
Site Reference:	SG048
Site Name:	Leechpool Dairy Farm, Tanhouse Lane, Rangeworthy, BS37 7Q
Gross Site Area (Ha):	0.356294
Proposed Use:	Any use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable - part of the site has planning permission and is being built out. The remainder of the site without planning permission is unlikely to deliver more than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable - less than 5 dwellings. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG049
Site Name:	4 Townsend Lane, Almondsbury, BS32 4DY
Gross Site Area (Ha):	0.32391
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	No - Potentially Unsuitable: Site promoted for under 5 dwellings
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	No - Unachievable: Site promoted for under 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG050
Site Name:	Harvey Shopfitters Ltd, Warehouse & Premise adjacent to 19 C
Gross Site Area (Ha):	0.654036
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including SNCI and Priority Habitat (19.71%) and the site area has been reduced to mitigate impacts on these constraints. The site has potentially contaminated land (94.37%). The site is located in the Green Belt (99.32%).
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information the site has a willing landowner however it is currently in active use (specialist shopfitters) and it is unclear what will happen to the existing use.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information, the site has been assessed as availability uncertain and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

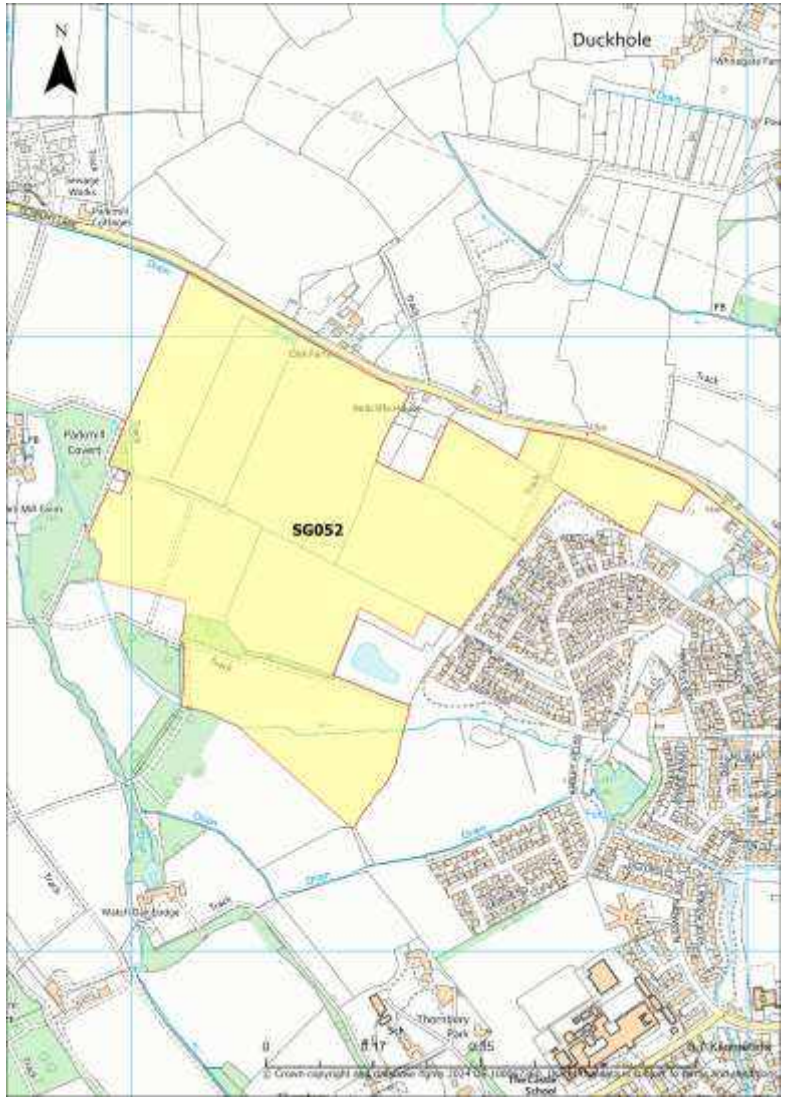
Site Reference:	SG051
Site Name:	Land at Brewery Hill, Upton Cheyney, Bristol, BS30 6LY
Gross Site Area (Ha):	0.557688
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is entirely within Upton Cheyney Conservation Area and will harm its character and appearance. It will also impact the setting of numerous Listed Buildings. No mitigation/avoidance is possible. It is in an AONB (100%)
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

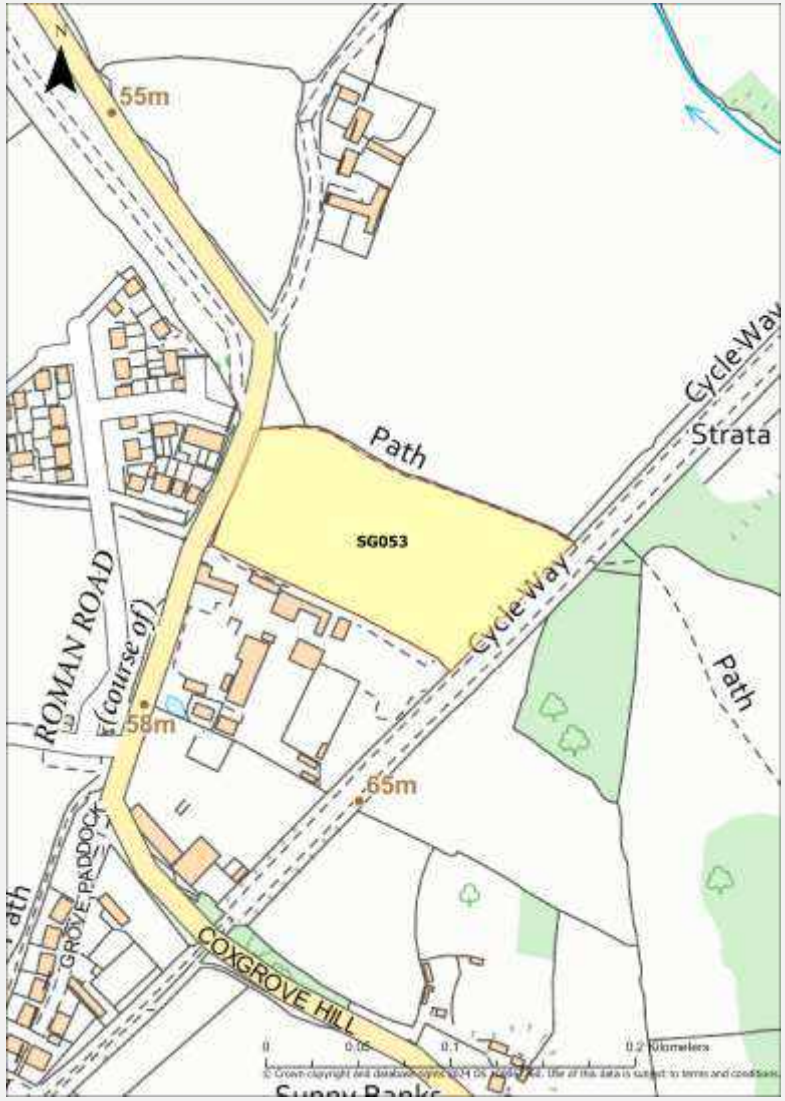
Site Reference:	SG052
Site Name:	Land at North West Thornbury
Gross Site Area (Ha):	36.055146
Proposed Use:	Residential, Sports/Leisure, Retail
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including heritage constraints and proximity to SNCI and Ancient Woodland however outline planning permission for 595 dwellings was granted on appeal in Feb 2023 (PT18/6450/O).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners and developers. Outline planning permission was granted on appeal in Feb 2023 for 595 dwellings, primary school, retail and community hub (PT18/6450/O).
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	595



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG053
Site Name:	Land north and east of Lyde Green Road, Emersons Green
Gross Site Area (Ha):	1.361392
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is has constraints including being adjacent to an SNCI and Common Land, and being within 250m of Grade II and II* listed buildings however it is considered likely that these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing developer and landowner and is not in active use. The site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	60



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

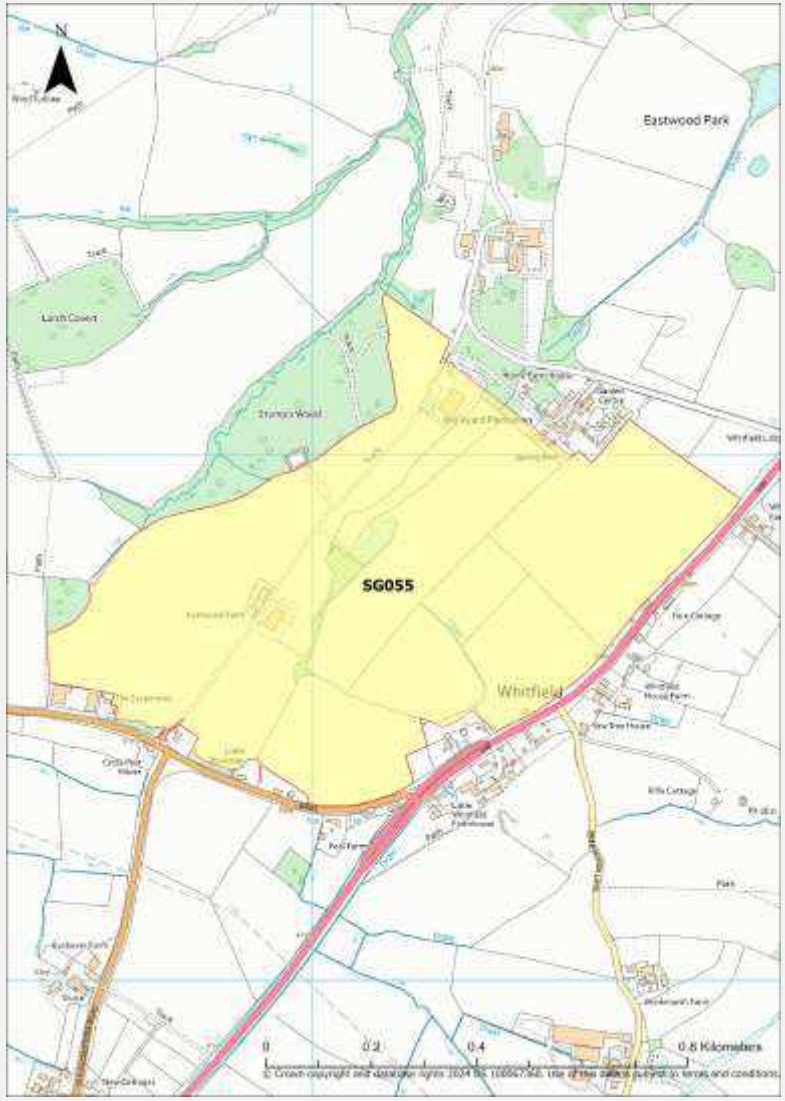
Site Reference:	SG054
Site Name:	Crossways Business Park, Crossways Lane, Thornbury
Gross Site Area (Ha):	0.451842
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, the site is in active use, and it is unclear if it is available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information, availability is uncertain therefore the site is not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

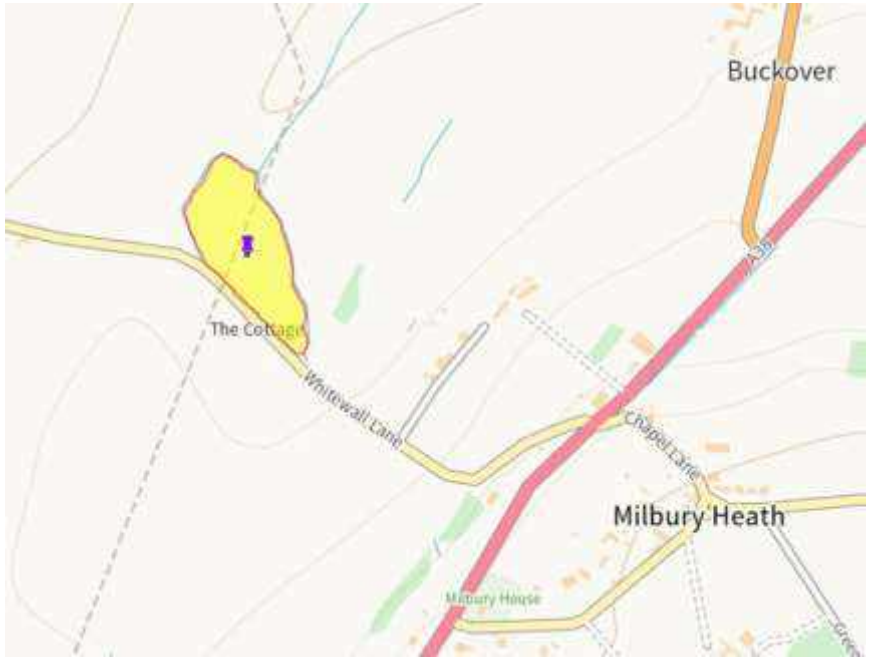
Site Reference:	SG055
Site Name:	Land alongside the B4061 (Old Gloucester Road) and the A38 a
Gross Site Area (Ha):	61.219765
Proposed Use:	Mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including BMV agricultural land (100%), SNCI within site (0.05%), SSSI within 250m buffer, SNCI and Ancient Woodland within 15m buffer however these could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use, and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board. The site is intended to form an extension to Buckover Garden Village and therefore delivery is dependent on this.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	1220



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG056
Site Name:	Lansdown House, Whitewall Lane, Thornbury
Gross Site Area (Ha):	1.906387
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including landscape harm (VIH), potential harm to local transport network and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

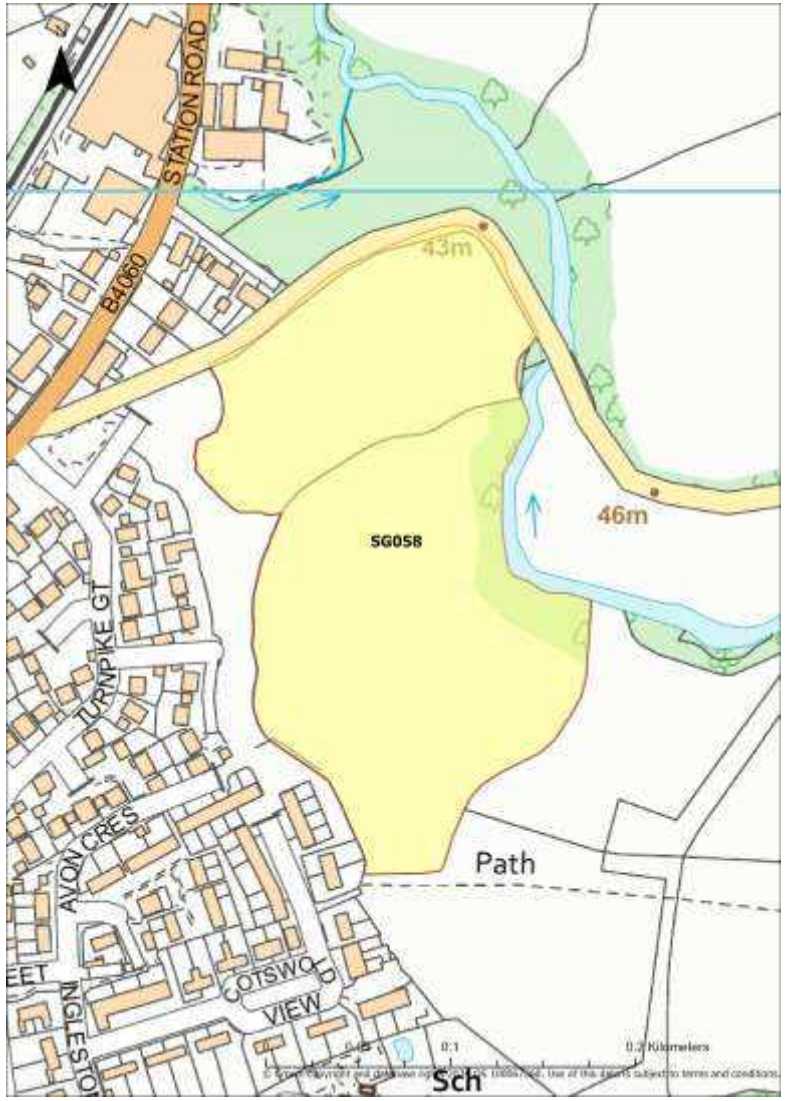
Site Reference:	SG057
Site Name:	Land at Bristol Road, Cromhall
Gross Site Area (Ha):	2.571583
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including approx 63% of the site being at High Risk of Groundwater Flooding and potential archaeology constraints however it is considered likely these could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner who is also a developer. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact its viability.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	27



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG058
Site Name:	Land off Chase Lane, Wickwar
Gross Site Area (Ha):	4.690254
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as potentially unsuitable due to landscape constraints. Site is located on visually exposed land being a visually important hillside and forming part of the valley landform with 20m fall in level. No mitigation/avoidance is possible
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

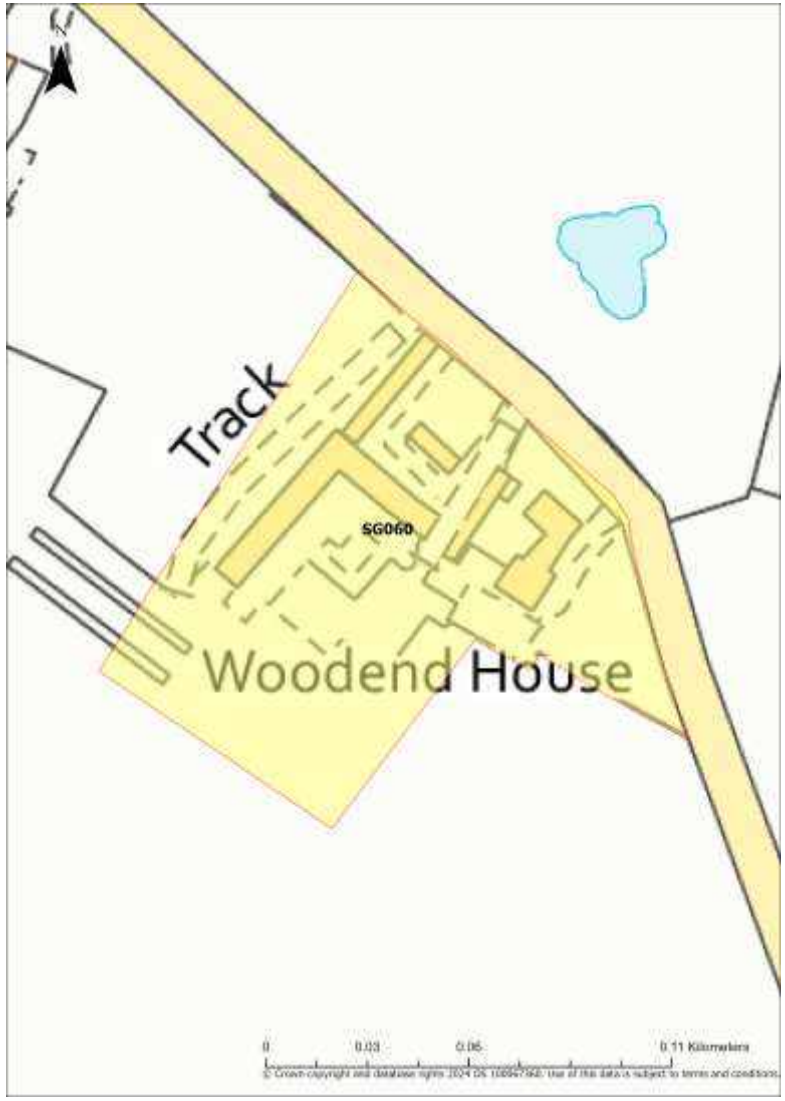
Site Reference:	SG059
Site Name:	Land to rear of Ducie Close, Cromhall, GL12 8AH
Gross Site Area (Ha):	0.537442
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including potential archaeology constraints and being in close proximity to a number of locally listed buildings however it is considered likely that any impacts could be avoided/mitigated. The site is 100% BMV agricultural land.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	19



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG060
Site Name:	Woodend Farm, Woodend Lane, Cromhall
Gross Site Area (Ha):	1.18143
Proposed Use:	Employment B1
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as potentially unsuitable as it is being promoted for less than 500sqm of employment floorspace.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. (Site being promoted for less than 500sqm employment floorspace).
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable. (Site being promoted for less than 500sqm employment floorspace).
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity: Employment Class E, 350m2 E(g) office

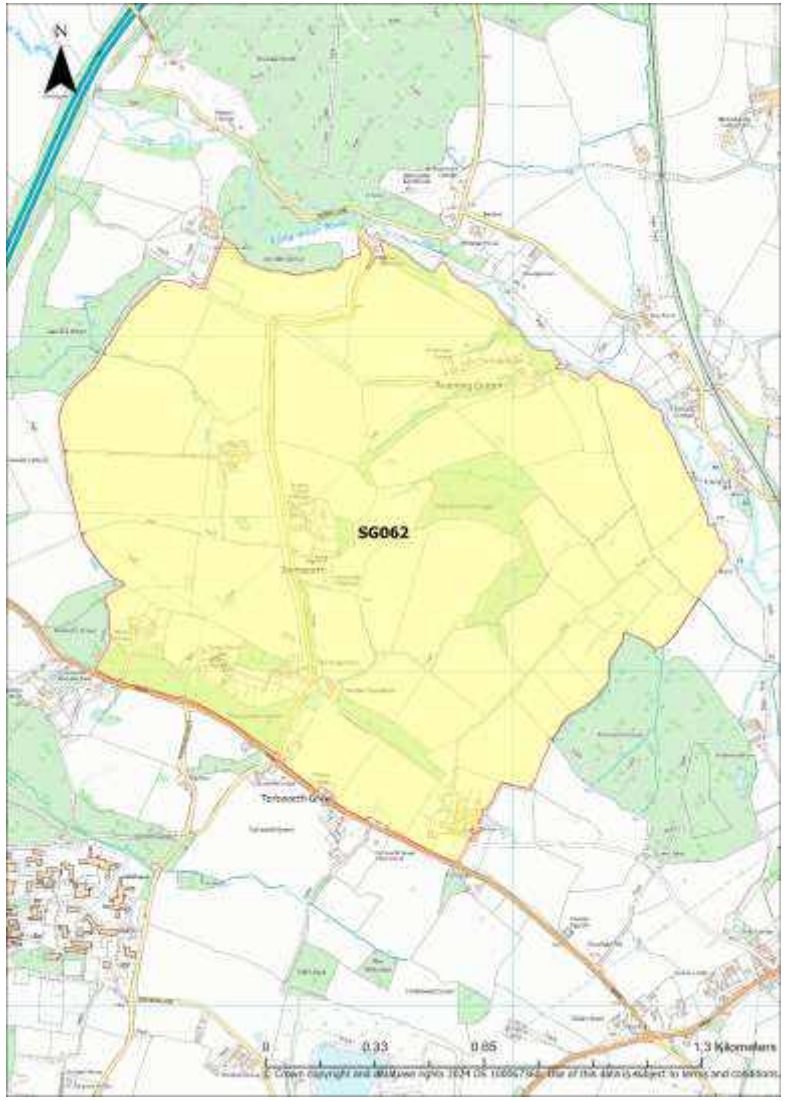
Site Reference:	SG061
Site Name:	Land near Old Gloucester Road, Alveston
Gross Site Area (Ha):	0.993831
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including vehicular and pedestrian access and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as potentially unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

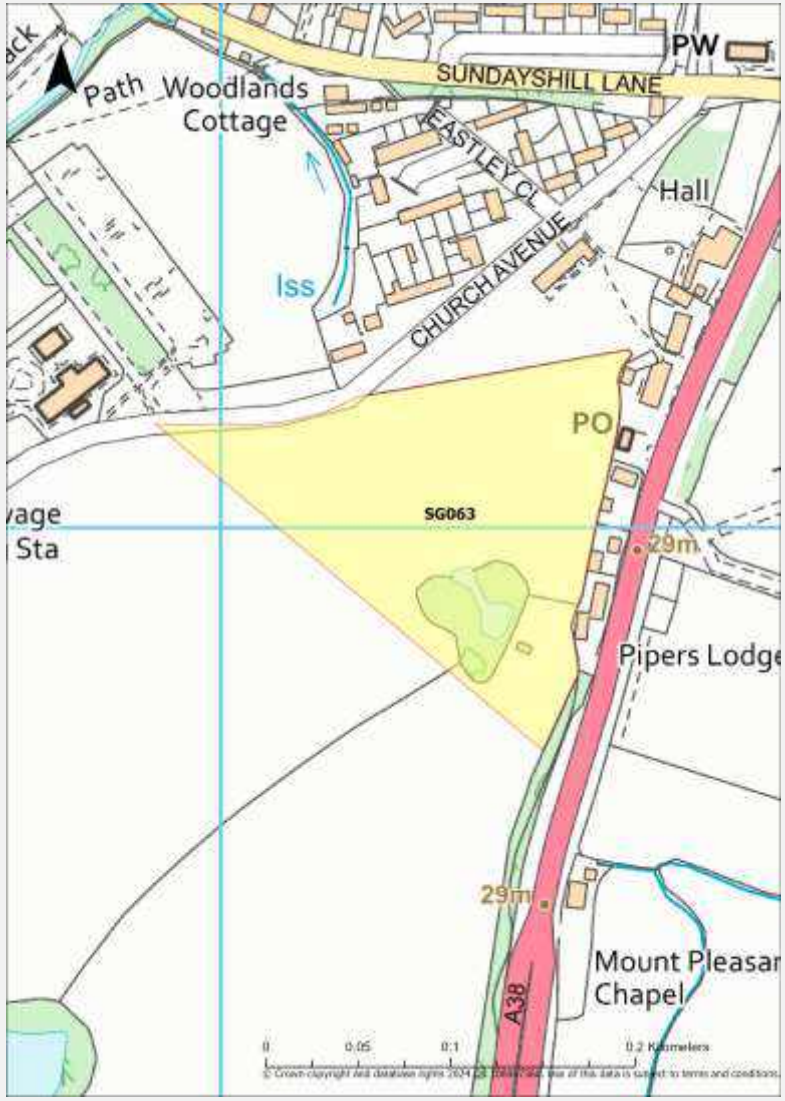
Site Reference:	SG062
Site Name:	Tortworth Garden Village
Gross Site Area (Ha):	235.672607
Proposed Use:	Residential, Employment, Other
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including Grade II* and Grade II listed buildings, Grade II* Registered Park and Garden, SNCI, significant archaeology potential and Transport issues and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has a number of active uses and although the promoter states these could form part of masterplan for the site there is no further evidence submitted. Site promoted by a developer with no legal interest.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available evidence, the site has potential abnormal costs that could be resolved. Limited evidence of developer.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG063
Site Name:	Land adjacent to Falfield Village, Eastwood Park, Falfield
Gross Site Area (Ha):	2.676959
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including being entirely within Grade II Eastwood Park Local Historic Park and Garden, harm to the setting of heritage and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	41



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG064
Site Name:	Land adjacent to The Firs, Crossways Lane, Thornbury
Gross Site Area (Ha):	0.628208
Proposed Use:	Residential & Other
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is affected by 16.8% TPO overlap, however it is considered likely that these could be avoided.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners, it is not in active use and there are unlikely to be any legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	5



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

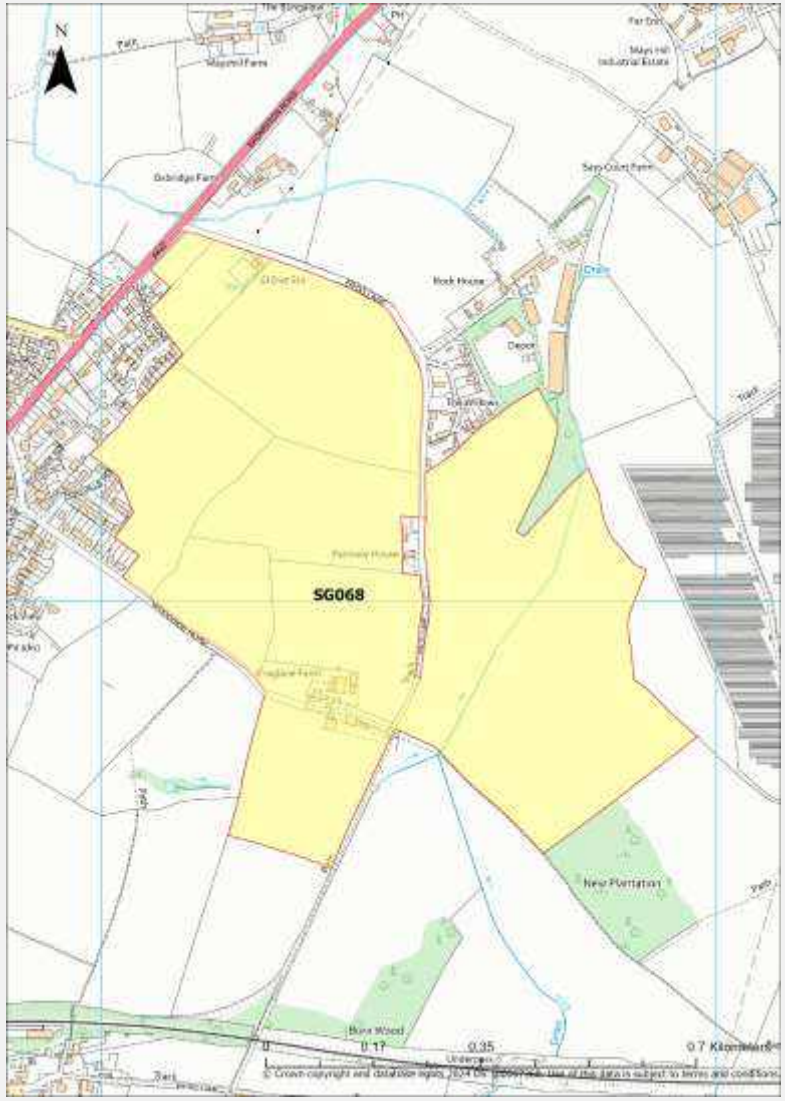
Site Reference:	SG065
Site Name:	Land at Barnhill, Chipping Sodbury
Gross Site Area (Ha):	9.026029
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 61% RIGS, potential contamination however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, part of the site is in active use and there is evidence these uses are likely to cease, the site has clear ownership, there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board, there are viability issues identified however further information is required to determine if these can be addressed
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	131



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG068
Site Name:	Land East of Coalpit Heath
Gross Site Area (Ha):	54.947889
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including potential archaeological constraints, BMV agricultural land (77.58%) and an SNCI within 15m of the site, however it is considered likely these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	1317



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG070
Site Name:	Land east of Abson Road, Pucklechurch
Gross Site Area (Ha):	1.76134
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has potential archaeological and heritage constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site as a willing landowner and is not in active use. The site has clear ownership (according to CfS submission) and there is unlikely to be legal constraints/ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site / there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	60



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

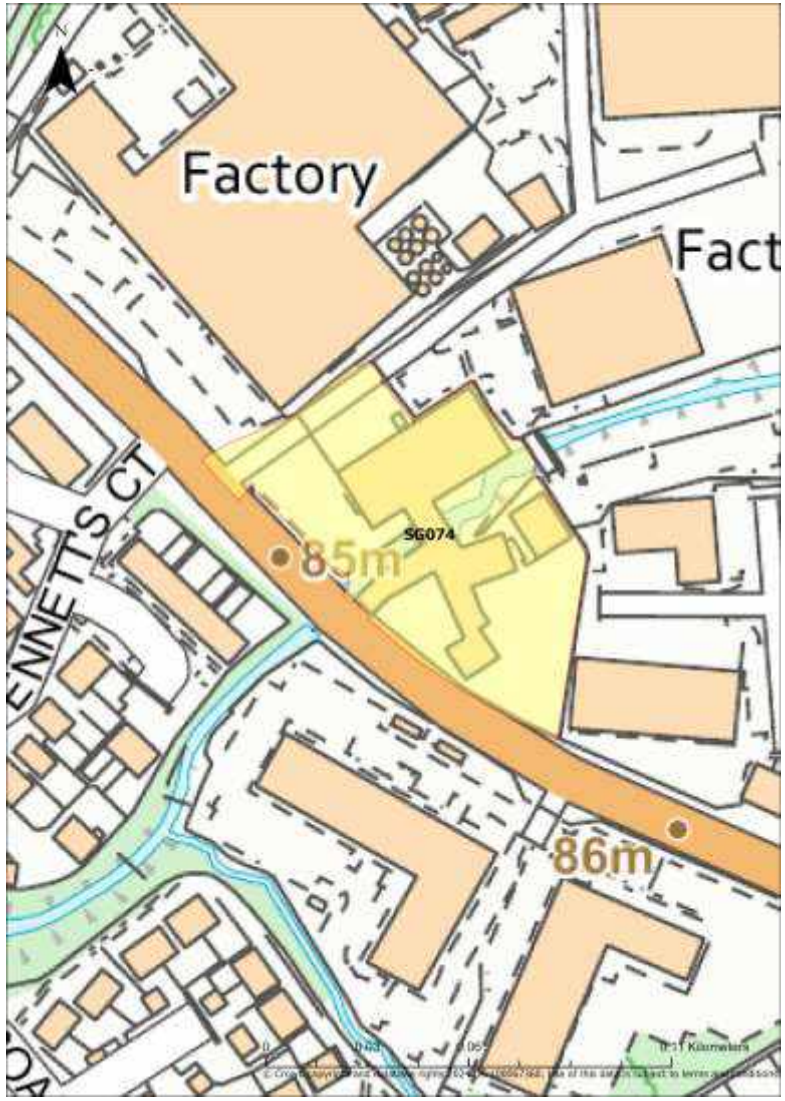
Site Reference:	SG072
Site Name:	Fishers Farm, Hallen
Gross Site Area (Ha):	9.880786
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it has 98.37% Priority Habitat. It is considered that no mitigation / avoidance is possible. The site is also 99.84% contaminated land. The site lies wholly within the Green Belt.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unachievable given that it is unsuitable for development.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

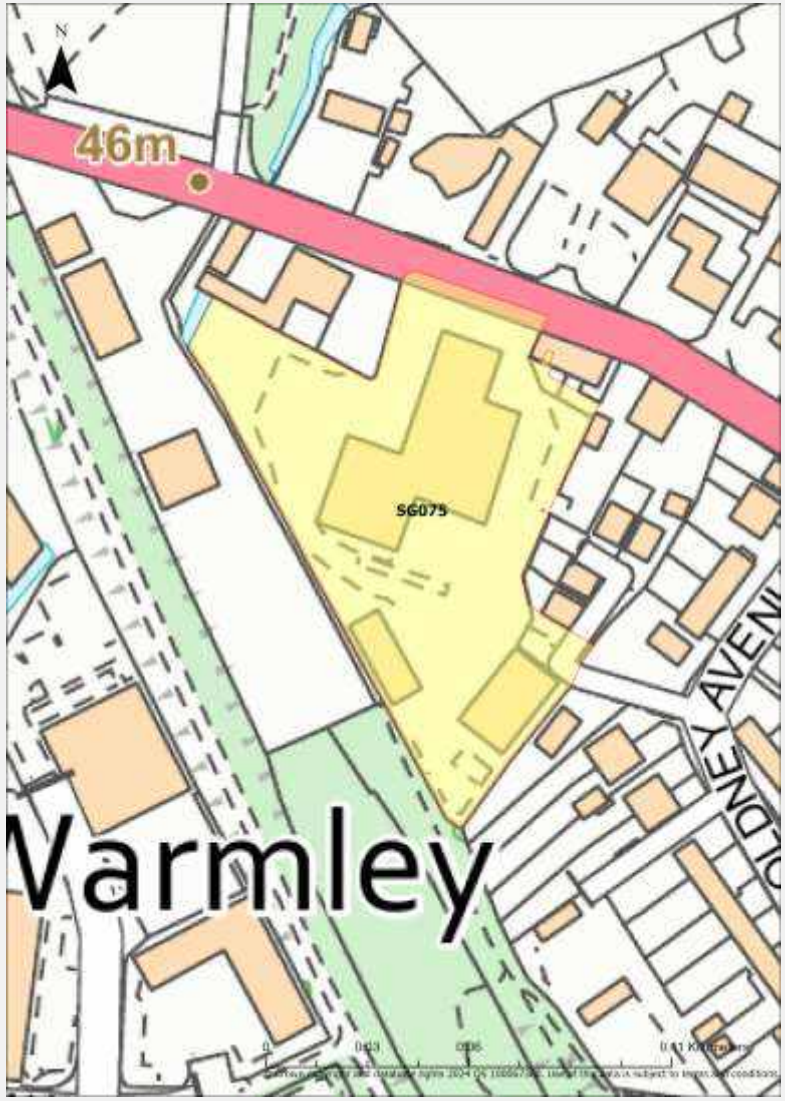
Site Reference:	SG074
Site Name:	Land and buildings at Bowling Hill, Chipping Sodbury
Gross Site Area (Ha):	0.540399
Proposed Use:	Residential, Employment
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is subject to major constraints (53% Flood Zone 3b) as well as Grade II listed building within the site and an SNCI. Site located in wider CS12 safeguarded employment area. It is considered that no avoidance/mitigation is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and unavailable and is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

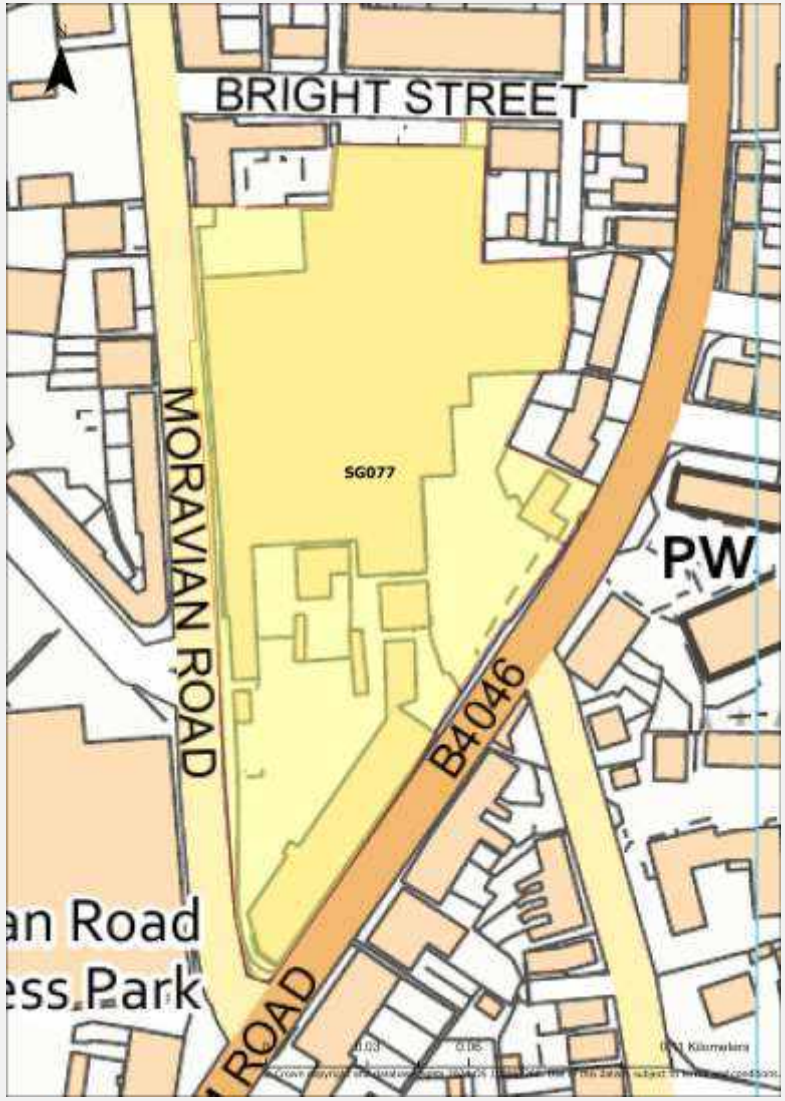
Site Reference:	SG075
Site Name:	Land and buildings at London Road, Warmley
Gross Site Area (Ha):	0.871964
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is brownfield land. The site is subject to some constraints being within an AQMA and including an area of Flood Zone 2 (7.93%) however it is considered likely that these constraints can be avoided/mitigated.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

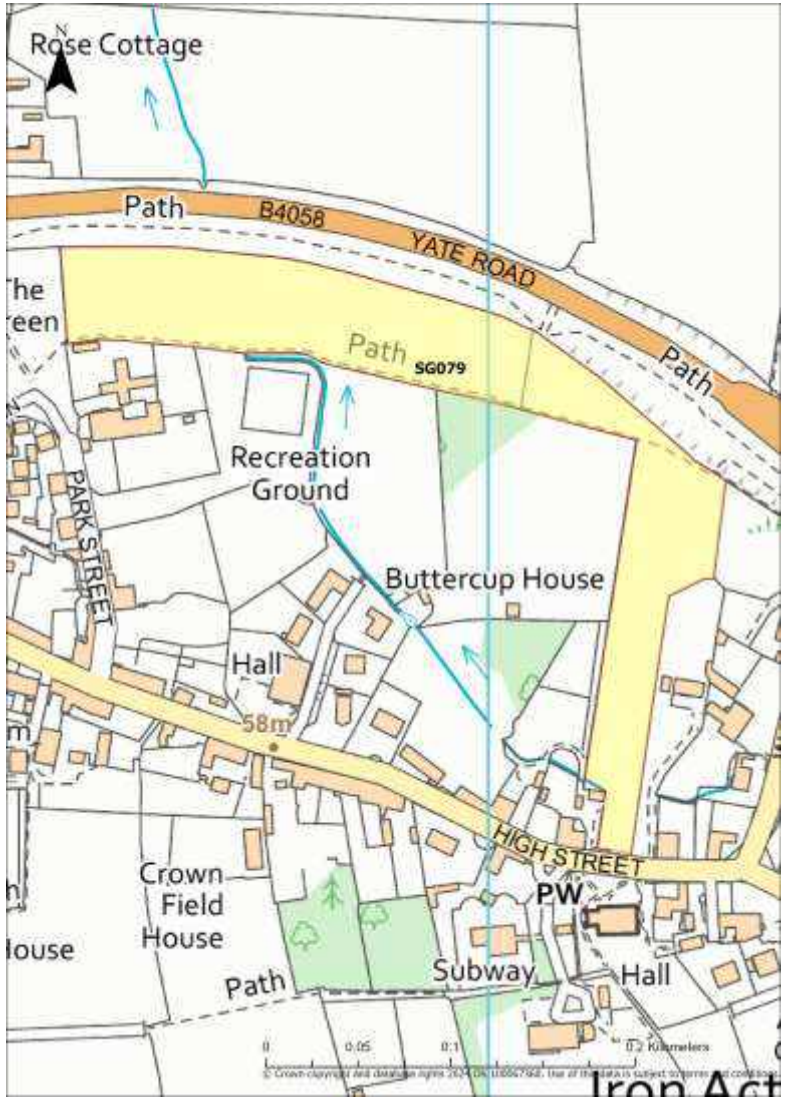
Site Reference:	SG077
Site Name:	Lucus Works, Kingswood
Gross Site Area (Ha):	1.545899
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is brownfield land. Site is subject to constraints including potential contamination (96.78%) however it is considered likely this could be mitigated. The site is in a safeguarded employment area (99.67%) and further investigation is required on this
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowner the site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	100



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Employment Initial Capacity:	Employment (Class E)

Site Reference:	SG079
Site Name:	Land north of High Street, Iron Acton, South Gloucestershire
Gross Site Area (Ha):	2.270398
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including Iron Acton Conservation Area (100%) and the setting of a number of Listed Buildings and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and is therefore unavailable. There is also potential for access issues from the site to the B4059 given that highways owns the intervening land.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and is therefore unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG080
Site Name:	Land at Yew Tree Farm, Morton Street, Thornbury
Gross Site Area (Ha):	2.294073
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to the heritage constraints - it would result in less than substantial harm to two Grade II listed buildings. It is considered that mitigation is not possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

Site Reference:	SG081
Site Name:	Land by Aust Road and Elberton Road, Olveston(3)
Gross Site Area (Ha):	2.376026
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including landscape, heritage (being approx 150m from Olveston Conservation Area) and potential archaeology constraints and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

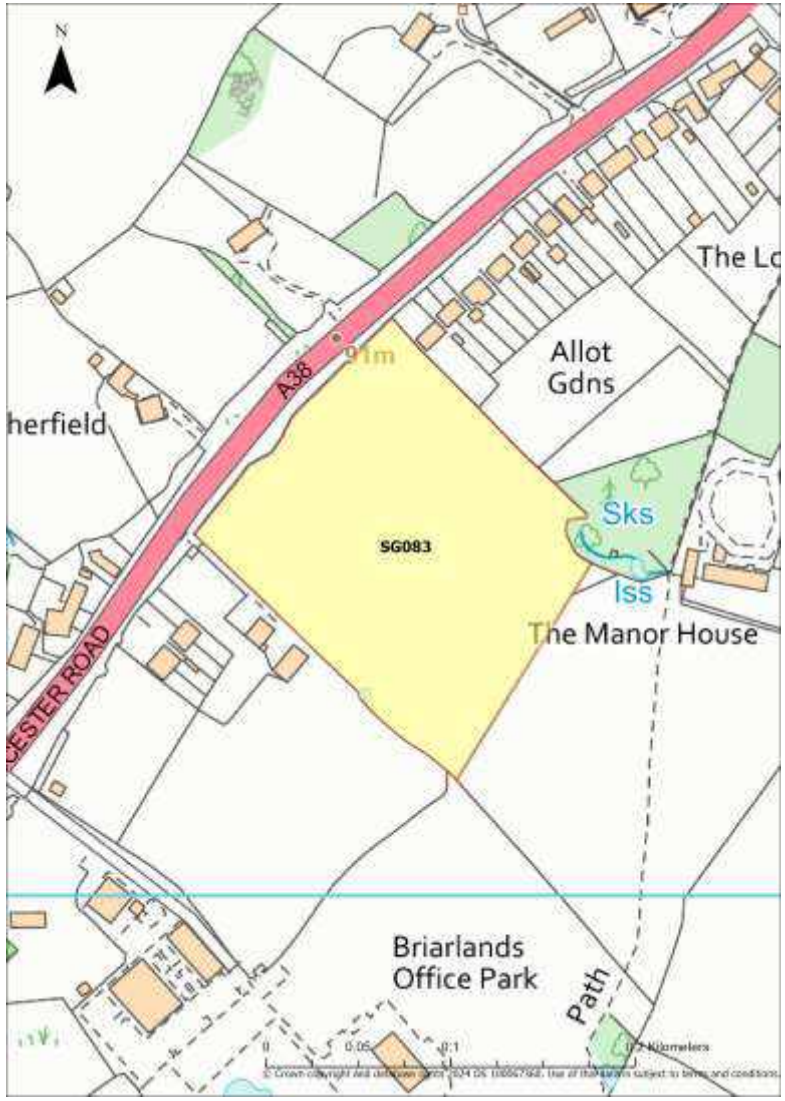
Site Reference:	SG082
Site Name:	Land at Hanham Cricket Club
Gross Site Area (Ha):	2.451549
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as potentially unsuitable as it has existing uses (Hanham Cricket Ground, Tennis Court, Playing Field) - CfS Form states these will be relocated to site SG105 however this site has been assessed as unsuitable in the HELAA.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. The site is in active use as sports pitches and the CfS Form states this would be relocated to an alternative site (SG105) however SG105 has been assessed as unsuitable in the HELAA.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

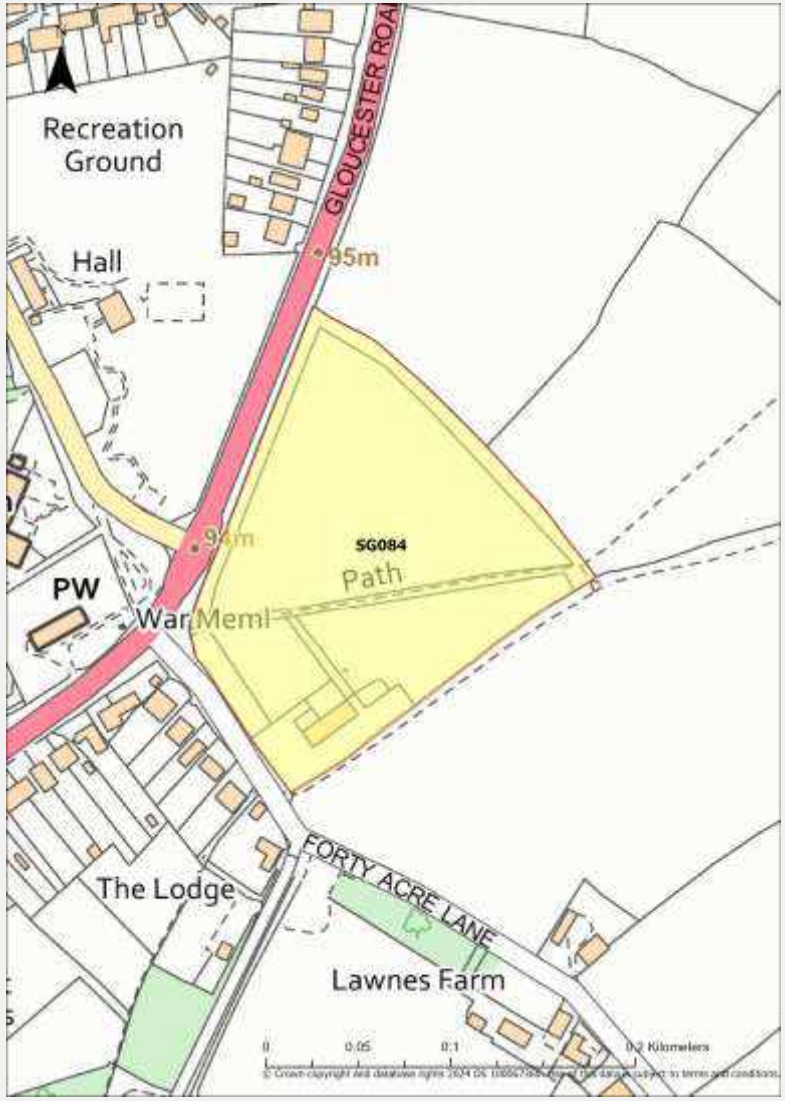
Site Reference:	SG083
Site Name:	Land at Rudgeway
Gross Site Area (Ha):	2.816528
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including being in close proximity to two Grade II listed buildings and potential archaeology constraints. The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be any legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG084
Site Name:	Corner of Forty Acre Lane, Alveston, BS35 3QU
Gross Site Area (Ha):	3.099458
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints (close proximity to Grade II listed buildings), access constraints and potential archaeological constraints. The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based of available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	22



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG086
Site Name:	Land by Aust Road and Elberton Road, Olveston(1)
Gross Site Area (Ha):	3.882746
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including Flood Zone 3a (36.94%) and potential archaeology, landscape and heritage constraints (adjacent to CA), it is considered that these could be avoided/mitigated. Site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be any legal constraints or potential ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	42



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

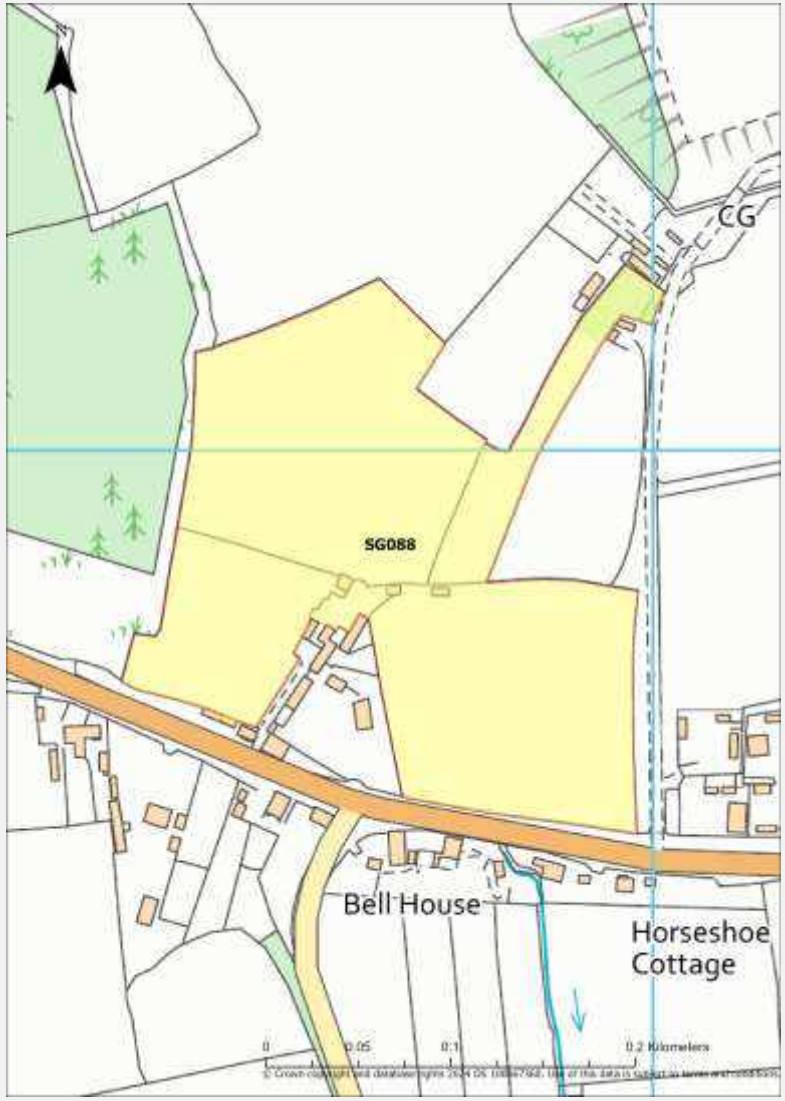
Site Reference:	SG087
Site Name:	Land at, Catherine Hill, Olveston
Gross Site Area (Ha):	4.587886
Proposed Use:	Residential, Office, General Industrial/Warehousing, Sports/Lei
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to heritage and archaeology constraints - it is within Olveston Conservation Area (3.74%) and forms part of the setting of setting of Olveston Court Moat Scheduled Monument. No mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore considered to be unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG088
Site Name:	Land at, Shubbery Farm, Shortwood
Gross Site Area (Ha):	4.85812
Proposed Use:	Residential, Office, General Industrial/Warehousing, Sports/Lei
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The only constraint affecting the site is a Grade II listed building within 250m however it is considered likely that any potential impacts could be mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	145



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG089
Site Name:	Land north of Hackett Lane, Thornbury
Gross Site Area (Ha):	6.879066
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an overhead powerline, electric pole buffer, FZ3a (23.71%), two Grade II listed buildings within 250m, and landscape constraints (visually important hillside) however these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	103



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

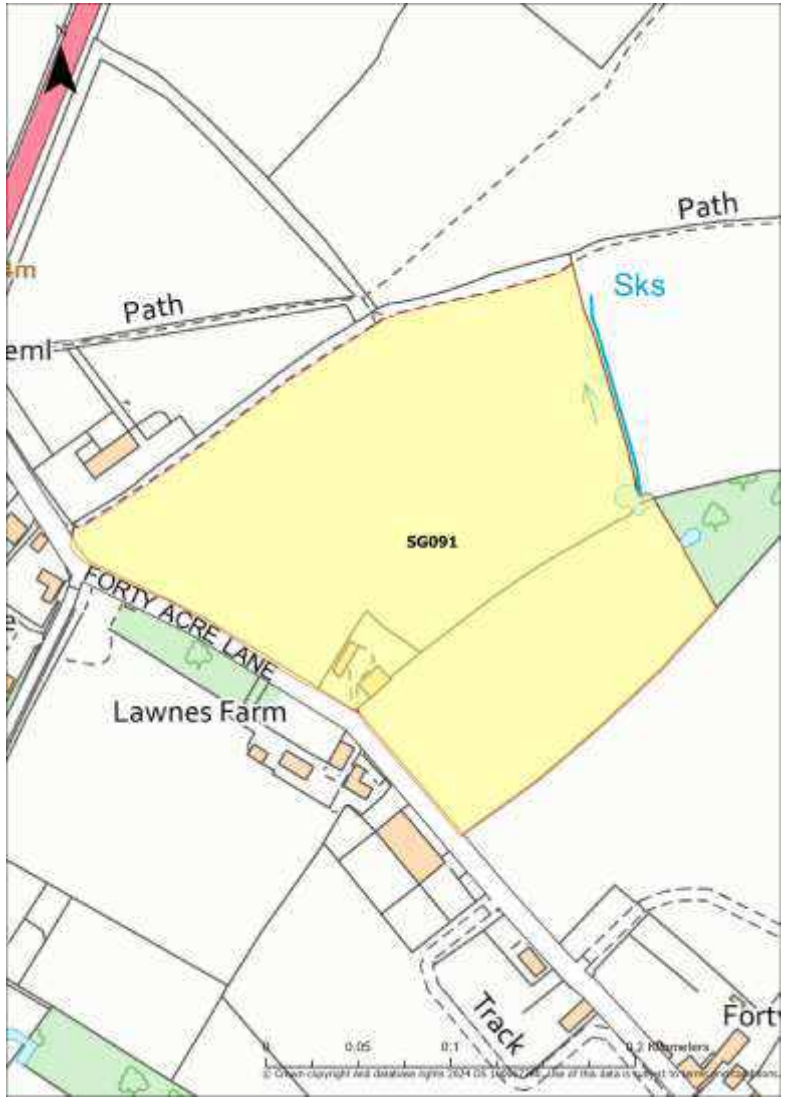
Site Reference:	SG090
Site Name:	Land rear of, Playing Field, Tockington
Gross Site Area (Ha):	5.343064
Proposed Use:	Residential, Office, General Industrial/Warehousing, Sports/Lei
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to access constraints (site is landlocked) and heritage constraints (impact on Grade II listed Tockington Manor School). It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG091
Site Name:	Land North of, Forty Acre Lane, Alveston
Gross Site Area (Ha):	5.657584
Proposed Use:	Residential, Office, General Industrial/Warehousing, Sports/Lei
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including access constraints and heritage constraints (proximity to listed buildings). The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG092
Site Name:	Land to the North of Wotton Road, Charfield
Gross Site Area (Ha):	6.098073
Proposed Use:	Residential, Office, General Industrial/Warehousing, Sports/Lei
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
Availability:	No - not available
Availability Conclusion:	Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
Achievability:	No - unachievable
Achievability Conclusion:	Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

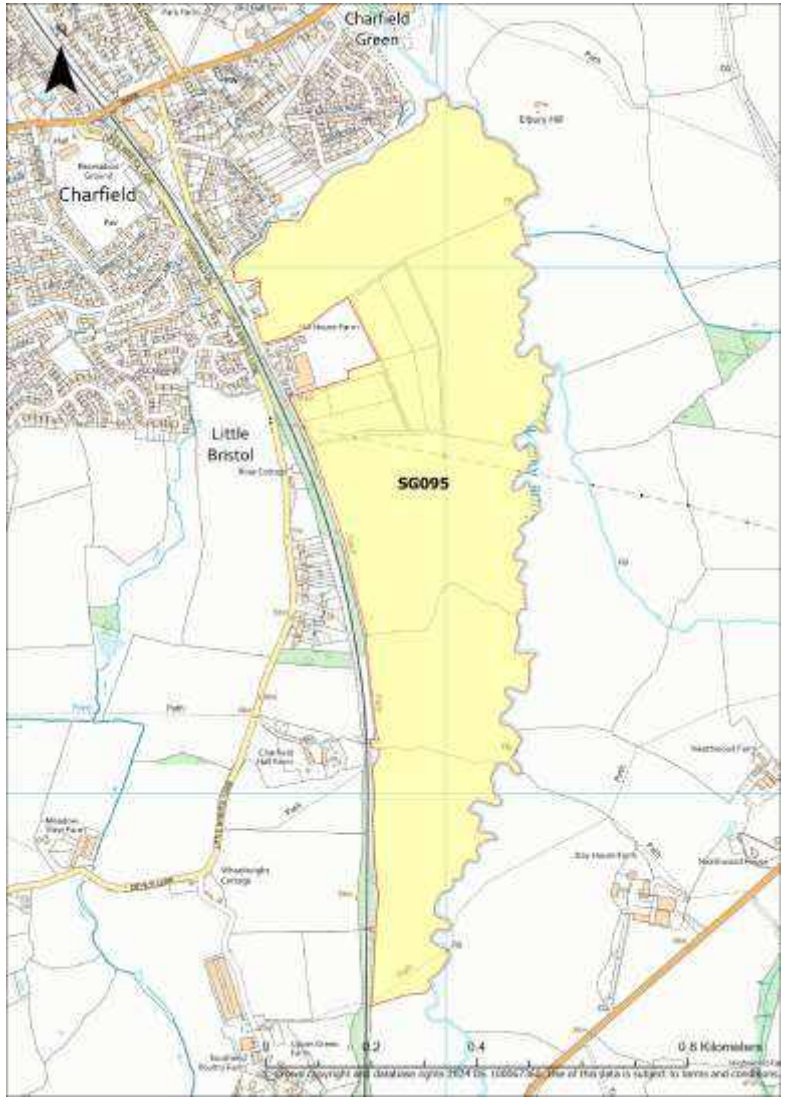
Site Reference:	SG093
Site Name:	Land west of North Road - Engine Common (inc. Football Grou
Gross Site Area (Ha):	5.716424
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including potential contamination and an SNCI immediately adjacent to the site however these have been dealt with through the planning application process.
Availability:	Yes - potentially available
Availability Conclusion:	The site has full planning permission for 118 dwellings, open space, drainage, landscaping and ancillary work (Ref: P19/2575/F) granted in January 2022.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	118



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG095
Site Name:	Land at East Charfield
Gross Site Area (Ha):	51.62507
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints. Due to the scale of the site, the site would need strategic highway considerations and no evidence has been provided by the site promoter on this.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG096
Site Name:	Land at Vattingstone Lane Alveston
Gross Site Area (Ha):	17.488097
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including a Scheduled Monument and the site area has been reduced to mitigate any impacts. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and the site has no issues which are likely to impact its viability.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	100



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

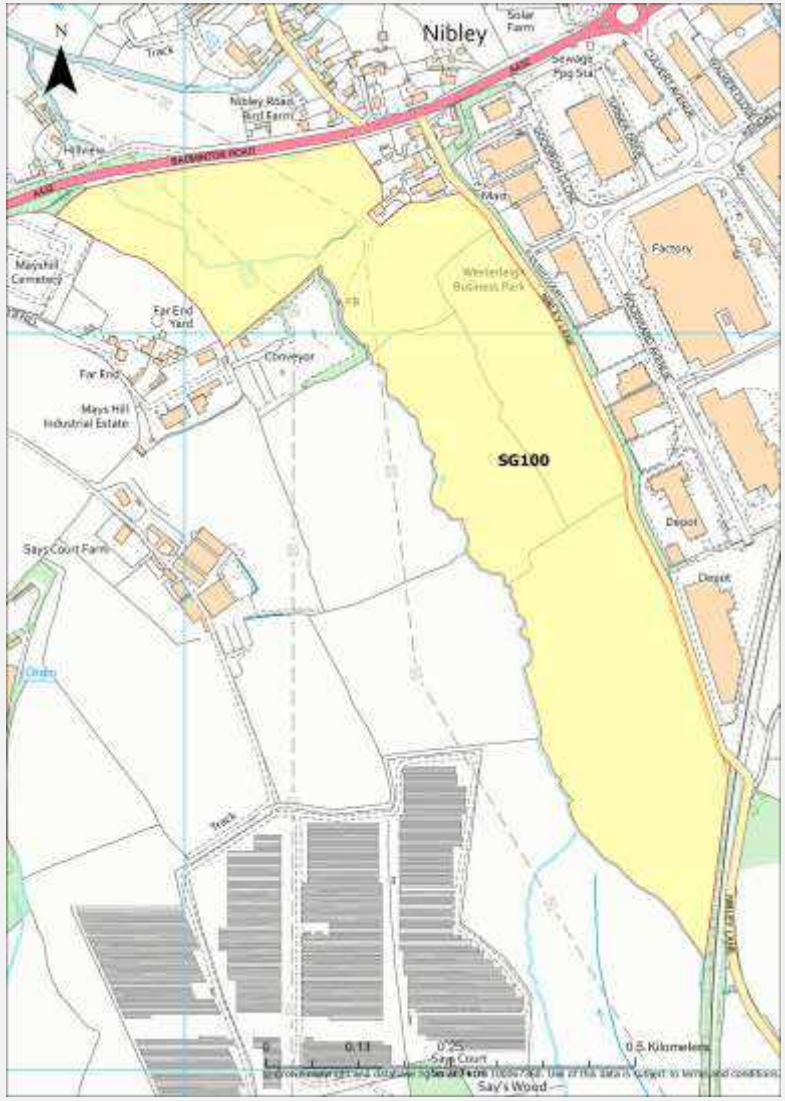
Site Reference:	SG098
Site Name:	Land north of Wotton Road, Charfield
Gross Site Area (Ha):	14.772868
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints however these have been dealt with in the pending planning application on the site (P19/18237/O).
Availability:	Yes - potentially available
Availability Conclusion:	Site is available - The site has a pending planning application (P19/18237/O) validated 13/01/2020.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site. The site has a pending planning application (P19/18237/O) validated 13/01/2020.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	250



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

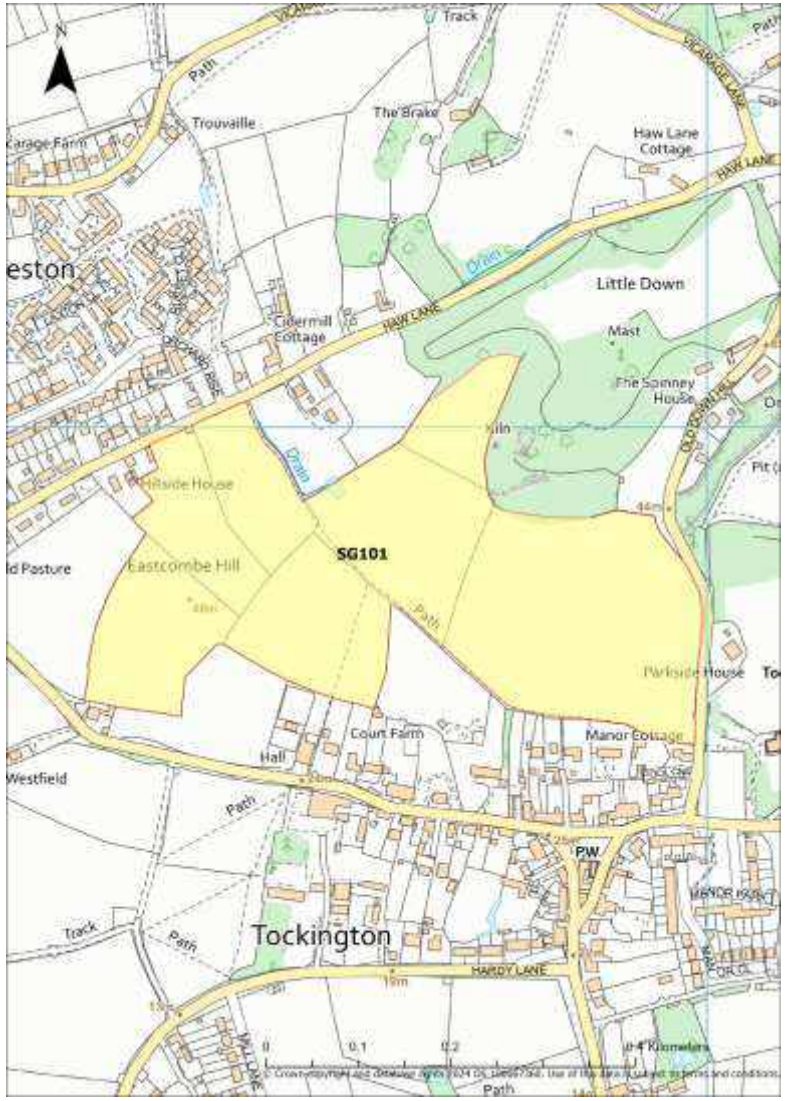
Site Reference:	SG100
Site Name:	Land at Badminton Road, Yate
Gross Site Area (Ha):	28.166142
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including OH powerlines and pole, gas pipeline, SNCI within and adjacent to the site, and archaeological, heritage and landscape constraints however these constraints can be avoided/mitigated. The site is located in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, the site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	650



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

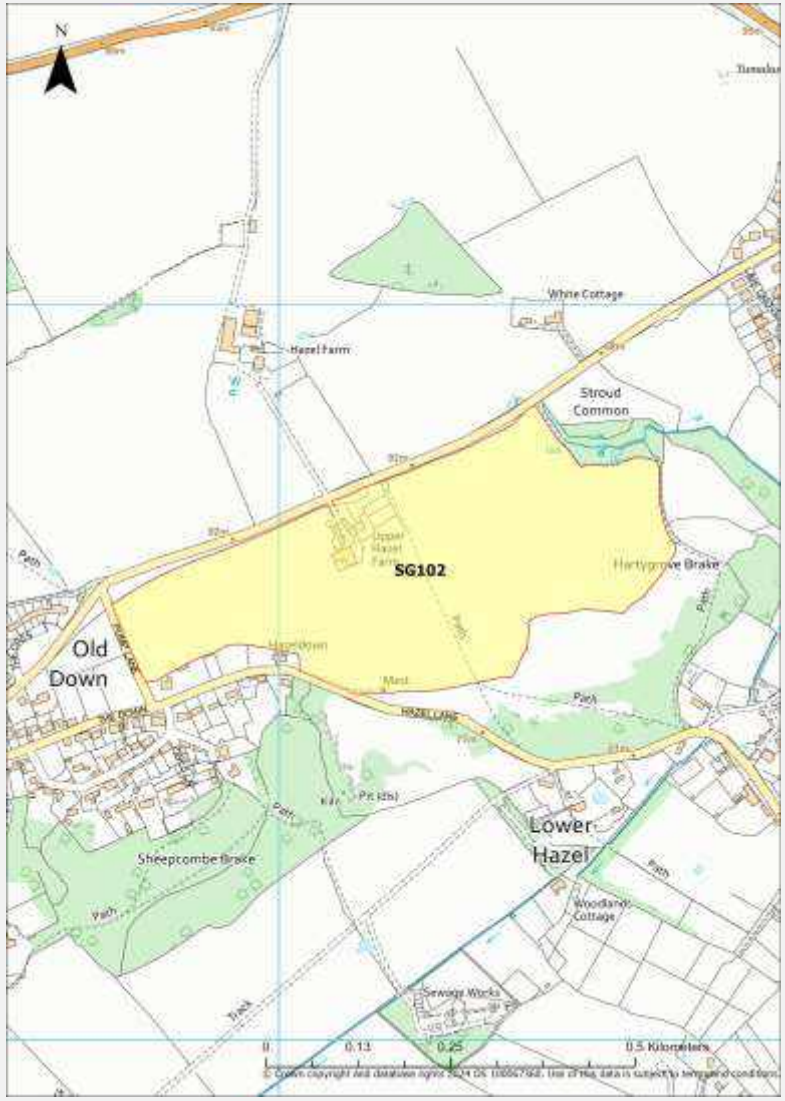
Site Reference:	SG101
Site Name:	Land at Haw Lane, Olveston
Gross Site Area (Ha):	15.500729
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	TThe site is potentially unsuitable as it is affected by constraints including landscape (VIH), access, potential archaeology, and heritage constraints (Olveston CA and Tockington CA) and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and is therefore unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and is therefore unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

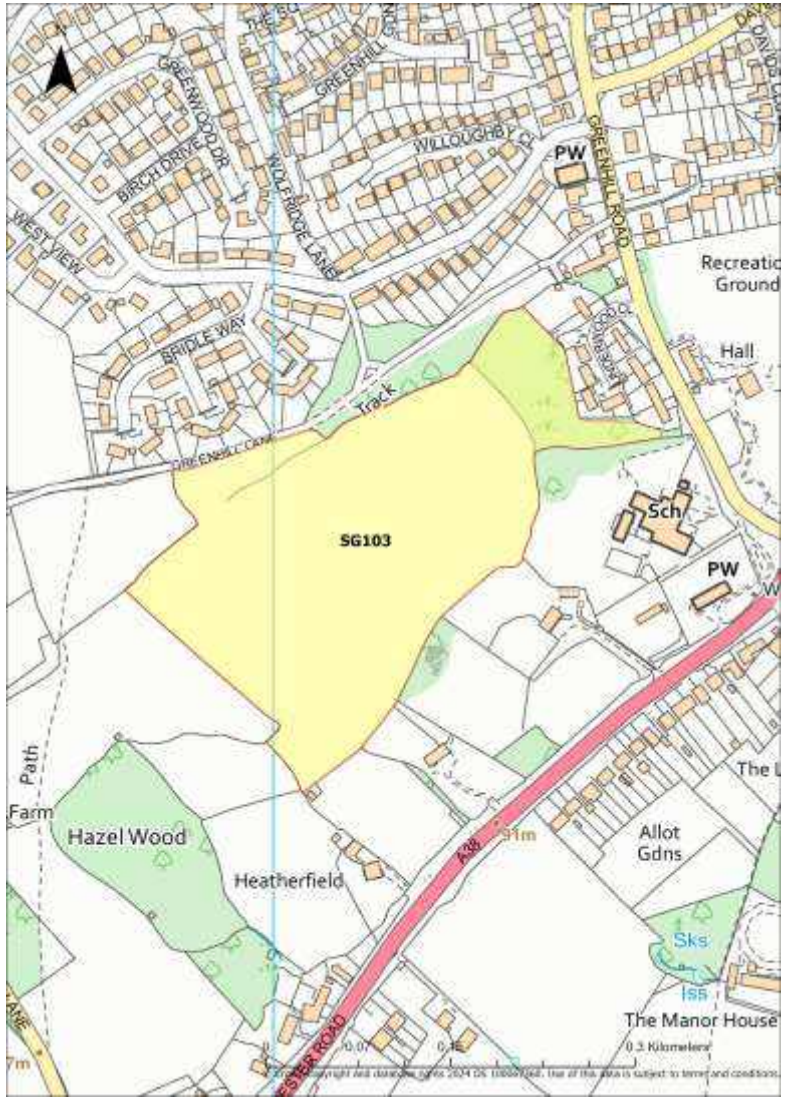
Site Reference:	SG102
Site Name:	Land at Upper Hazel Farm, Strode Common, Alveston
Gross Site Area (Ha):	16.37015
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is affected by constraints including being adjacent to a Scheduled Monument and an SNCI. The net developable area has been reduced to provide mitigation. The site is located within the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or ransom strips. Part of the site is in active use (residential) and this will be retained.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	232



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG103
Site Name:	Glebe Field and Wood
Gross Site Area (Ha):	6.973908
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints. Greenhill Lane would not be able to accommodate the level of development. No evidence provided by site promoter to demonstrate that access could be achieved.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

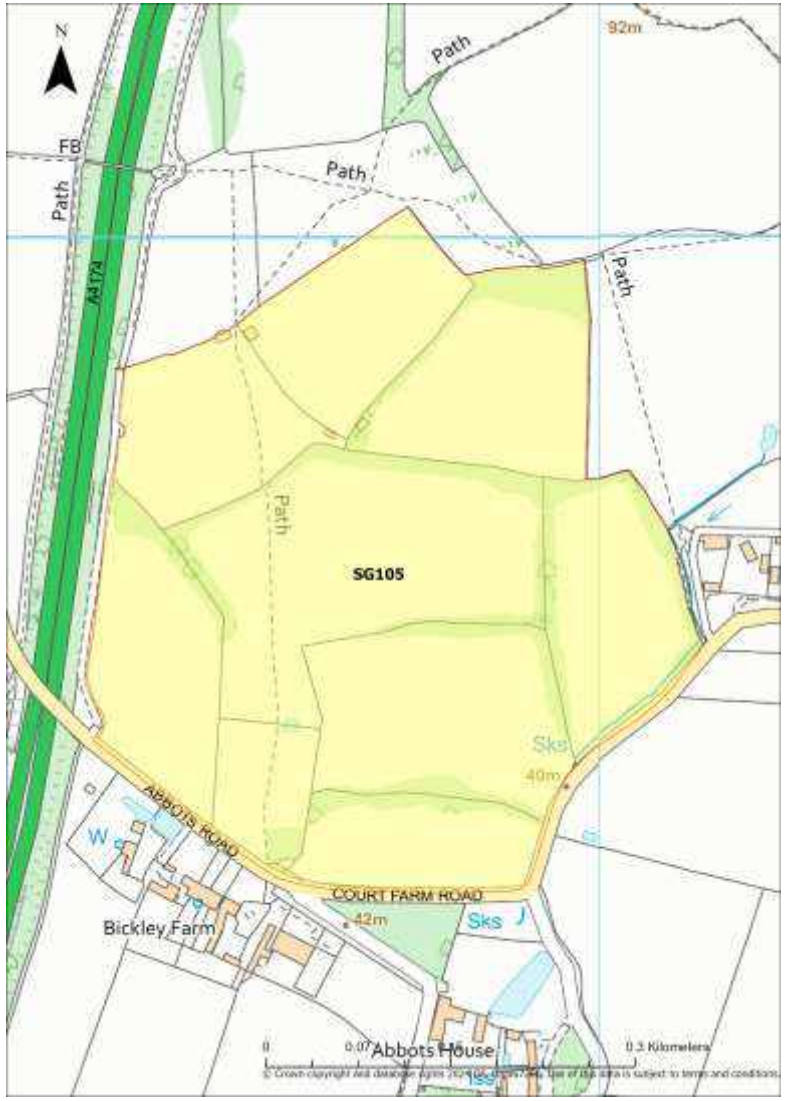
Site Reference:	SG104
Site Name:	Land at Bromley Heath Road, Bromley Heath
Gross Site Area (Ha):	14.443564
Proposed Use:	Employment
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including 9.23% SNCI, 8.97% Priority Habitat, proximity to Hambrook Conservation Area, archaeological constraints however it is considered likely these constraints could be avoided/mitigated. The site is 96.97% in the GB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and it is unlikely that there are any legal issues or potential for ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

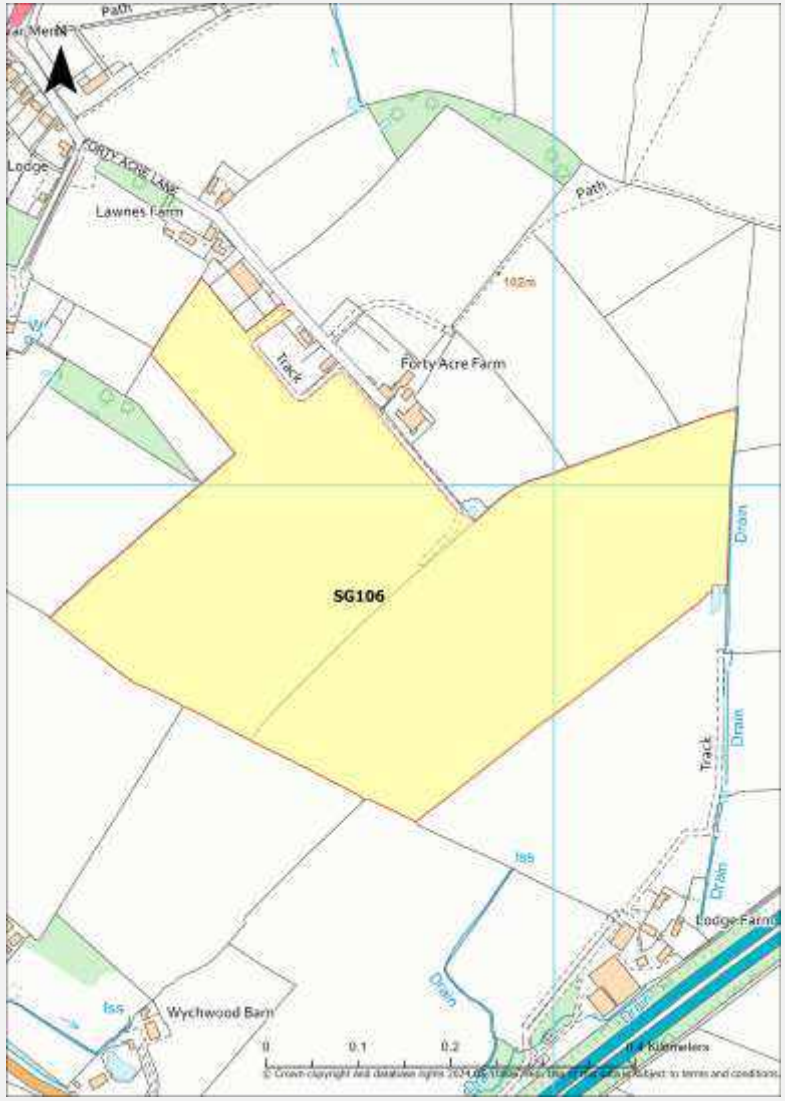
Site Reference:	SG105
Site Name:	Land to the north of Abbots Road/Court Farm Road
Gross Site Area (Ha):	19.600807
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including being within Hanham Abbots Conservation Area (58.89%), an SNCI on site (21.75%), 11 listed buildings within 250m and archaeological constraints and it is considered that no mitigation or avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information, the site is not considered achievable as it is unsuitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG106
Site Name:	Land South of, Forty Acre Lane, Alveston
Gross Site Area (Ha):	21.211856
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to access constraints. The access proposed by the site promoter would not be able to accommodate the proposed scale of development. There are no alternative means of access. The site also has heritage constraints.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

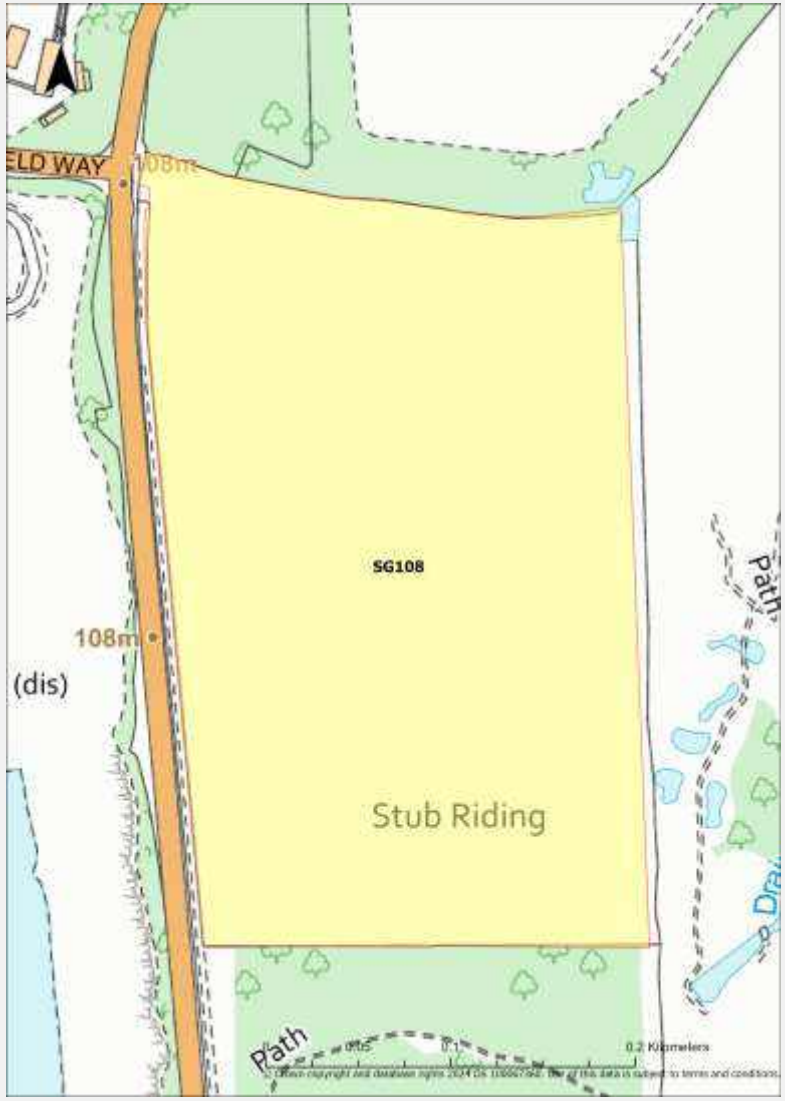
Site Reference:	SG107
Site Name:	Land off Park Road
Gross Site Area (Ha):	4.78079
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including 0.3% TPO overlap and 0.5% potential contamination however it is considered likely that these could either be avoided or impact mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site is considered to the suitable and achievable and based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	89



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

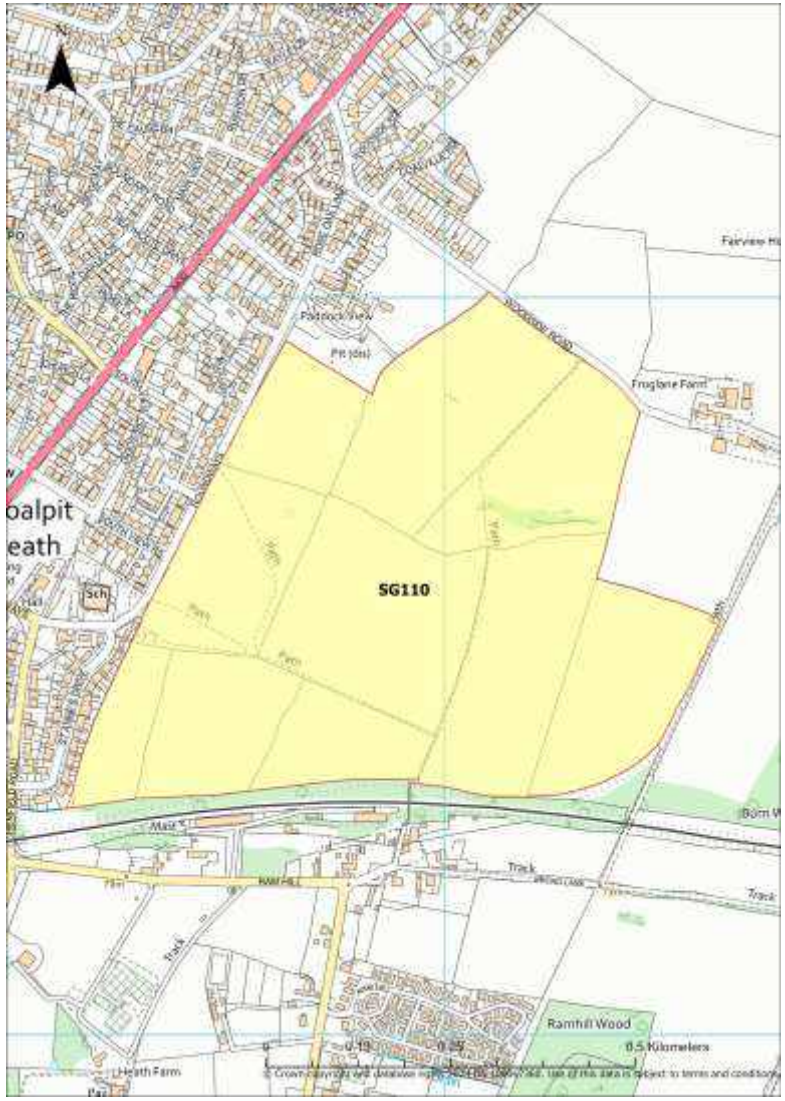
Site Reference:	SG108
Site Name:	The Ridings, Wickwar Road, Chipping Sodbury
Gross Site Area (Ha):	10.286684
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including heritage, landscape however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site hs a willing landowner, the site is not in active use, the site has clear ownership, there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	207



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG110
Site Name:	Land at Roundways Coalpit Heath
Gross Site Area (Ha):	38.942064
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including potential archaeological constraints, 0.03% within an SNCI, 0.05% TPO, however it is considered that these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner/developer and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	971



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG111
Site Name:	Land east and west of Westerleigh Road
Gross Site Area (Ha):	8.057592
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an overhead powerline and poles, a gas pipeline, Grade II listed buildings within 250m and FZ3a (10%) however it is considered likely these constraints could be avoided/mitigated. The site is located in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	100



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	32000m2 (B2, B8)

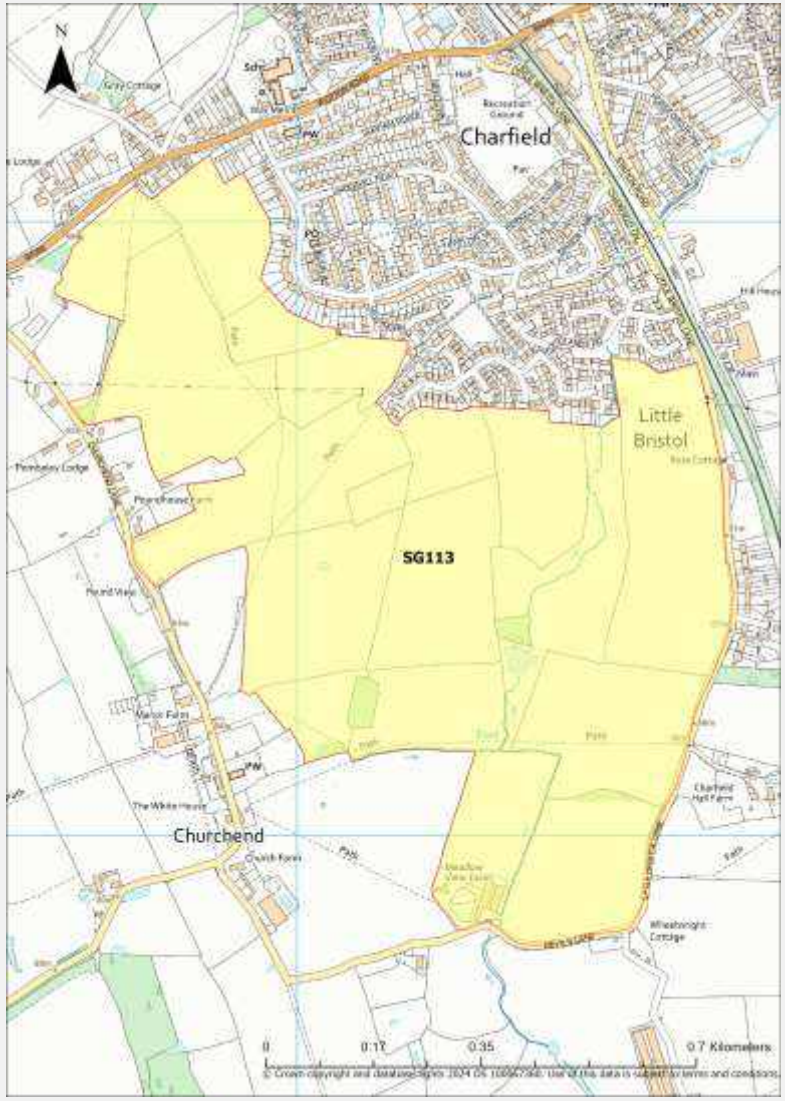
Site Reference:	SG112
Site Name:	Land east of Chipping Soddbury
Gross Site Area (Ha):	33.685384
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as development would result in substantial harm as outlined in NPPF paragraph 201 on Park Farm Grade II listed building and less than substantial harm on a number of other listed buildings. No mitigation/avoidance possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as potentially unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

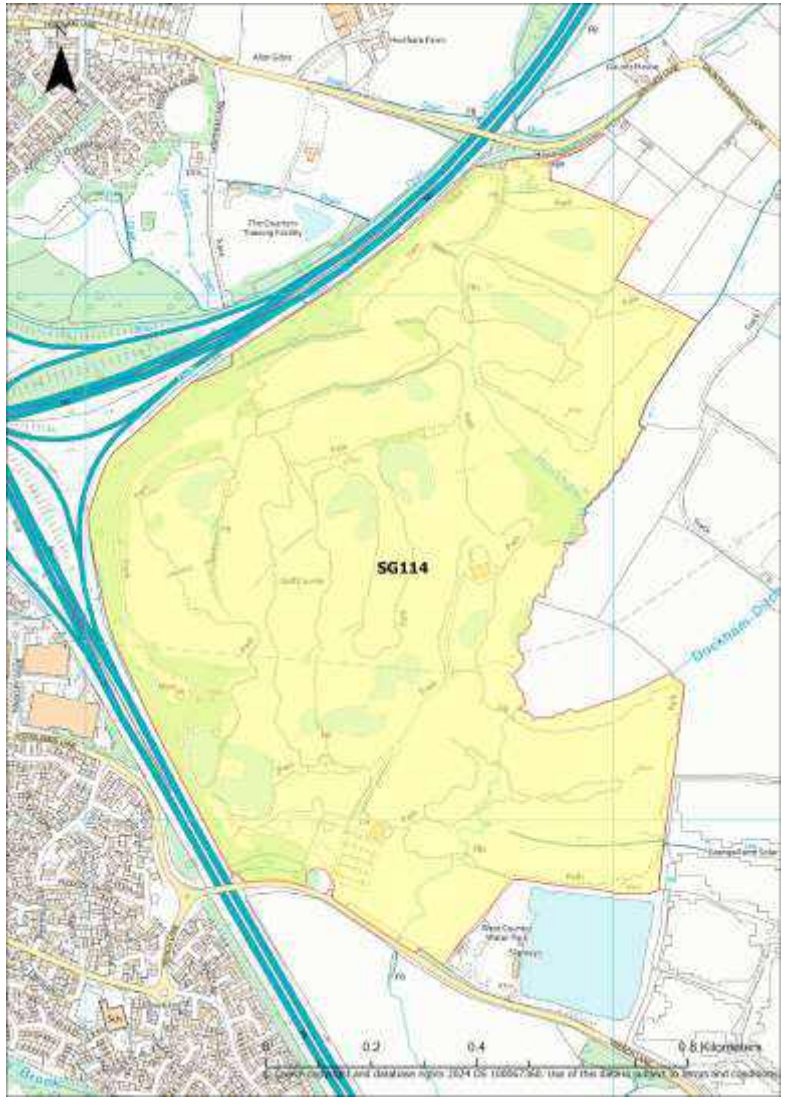
Site Reference:	SG113
Site Name:	Land to the south of Charfield
Gross Site Area (Ha):	70.043092
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints however these have been dealt with in the pending planning application covering the northern section of the site P19/2452/O.
Availability:	Yes - potentially available
Availability Conclusion:	Site is available - Northern section of the site is the subject of a pending outline planning application P19/2452/O originally submitted in March 2019 and amended in July 2020.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site. The northern section of the site has a pending outline planning application P19/2452/O originally submitted in March 2019 and amended in July 2020.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	525



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

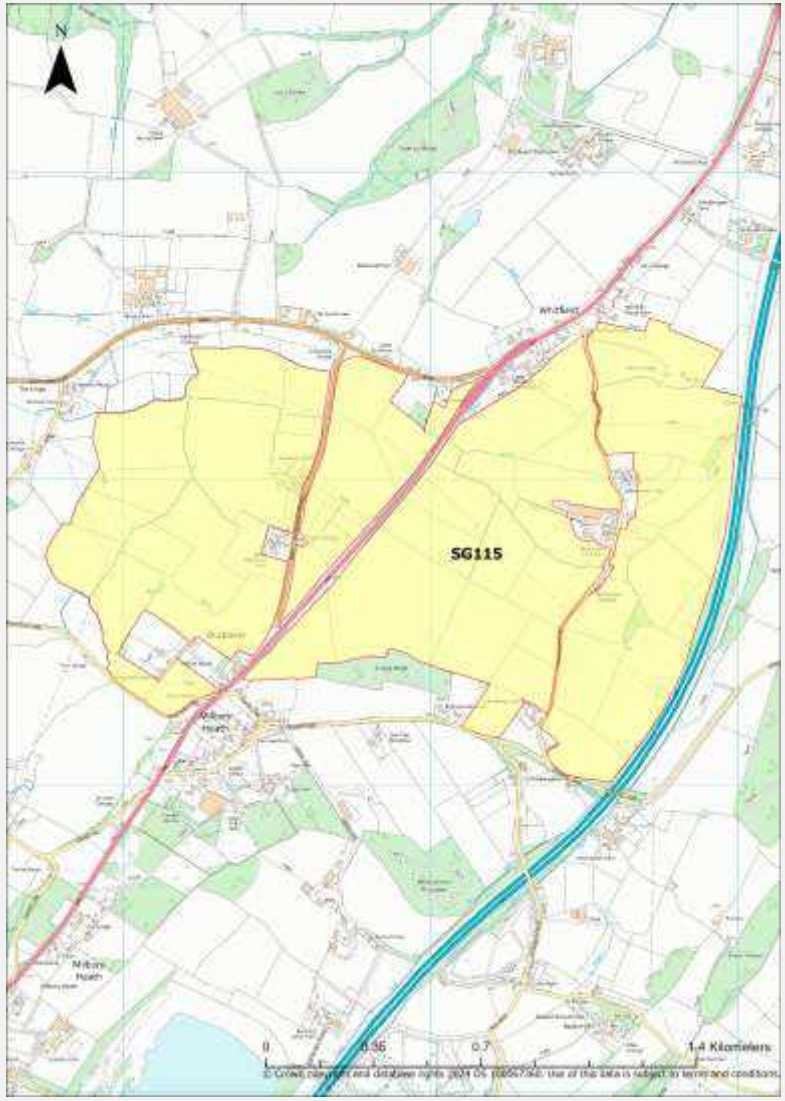
Site Reference:	SG114
Site Name:	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlan
Gross Site Area (Ha):	110.921275
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including FZ3a (5.57%), OH power lines, potential contamination (8.66%), and potential archaeological and heritage constraints however it is considered likely these could be avoided/mitigated. The site is located in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	1900



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

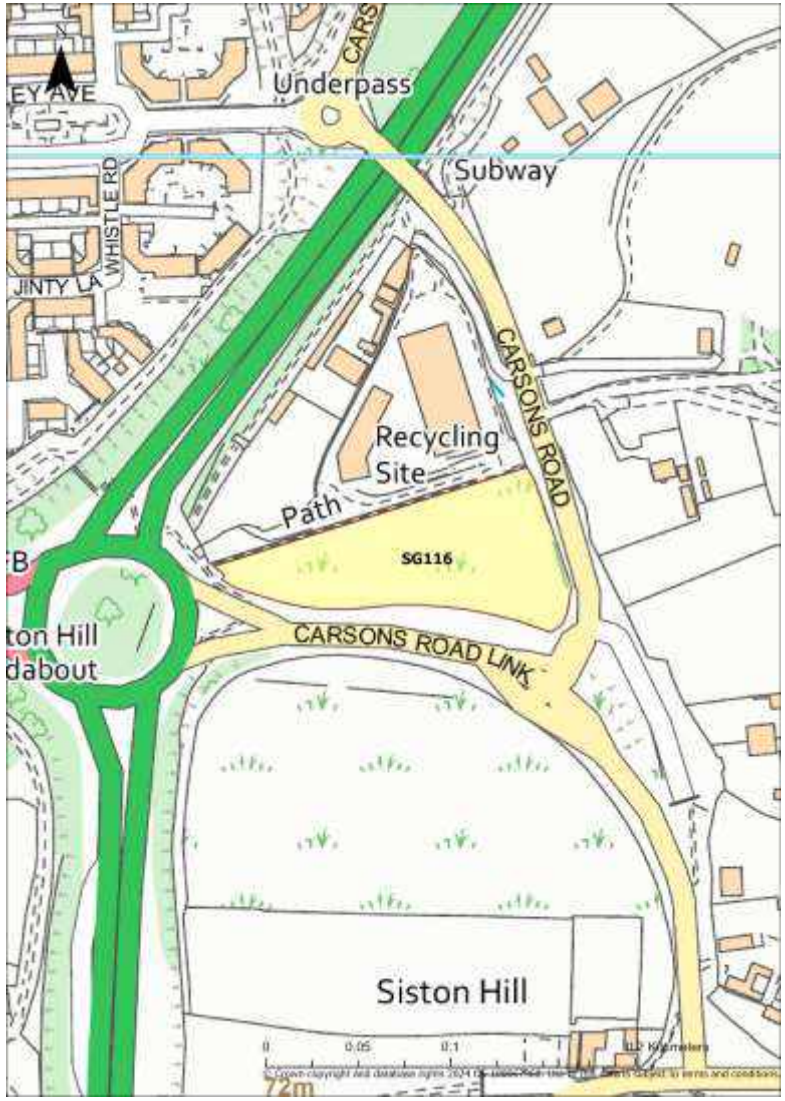
Site Reference:	SG115
Site Name:	Buckover Garden Village
Gross Site Area (Ha):	205.219174
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including overhead powerlines, surface water flooding (0.62%), Grade 2 listed buildings onsite/within 250m, BMV agri land (13.4%), SSSI within 250m, SNCI/Ancient Woodland within 15m - these could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it is not in active use and there is unlikely to be potential legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site. It is noted that a scheme for improvement of J14 M5 is required.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	3000



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity: Flexible E Class

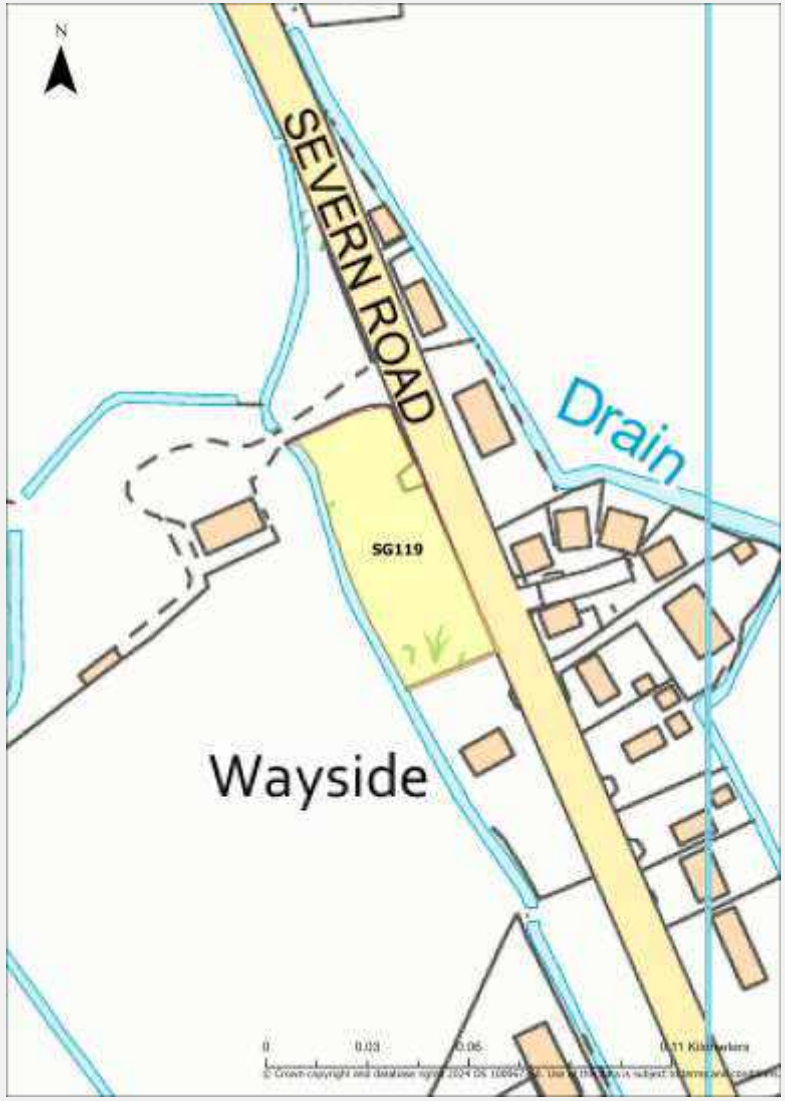
Site Reference:	SG116
Site Name:	Land of the west side of Carsons Road Warmley
Gross Site Area (Ha):	0.945363
Proposed Use:	Vehicle Depot
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has surface water flooding (3.62%) and no other constraints. The site is proposed for a waste collection vehicle depot. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has clear ownership and is not in active use. There are unlikely to be legal constraints or ransom strips. The site is owned by the Council.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

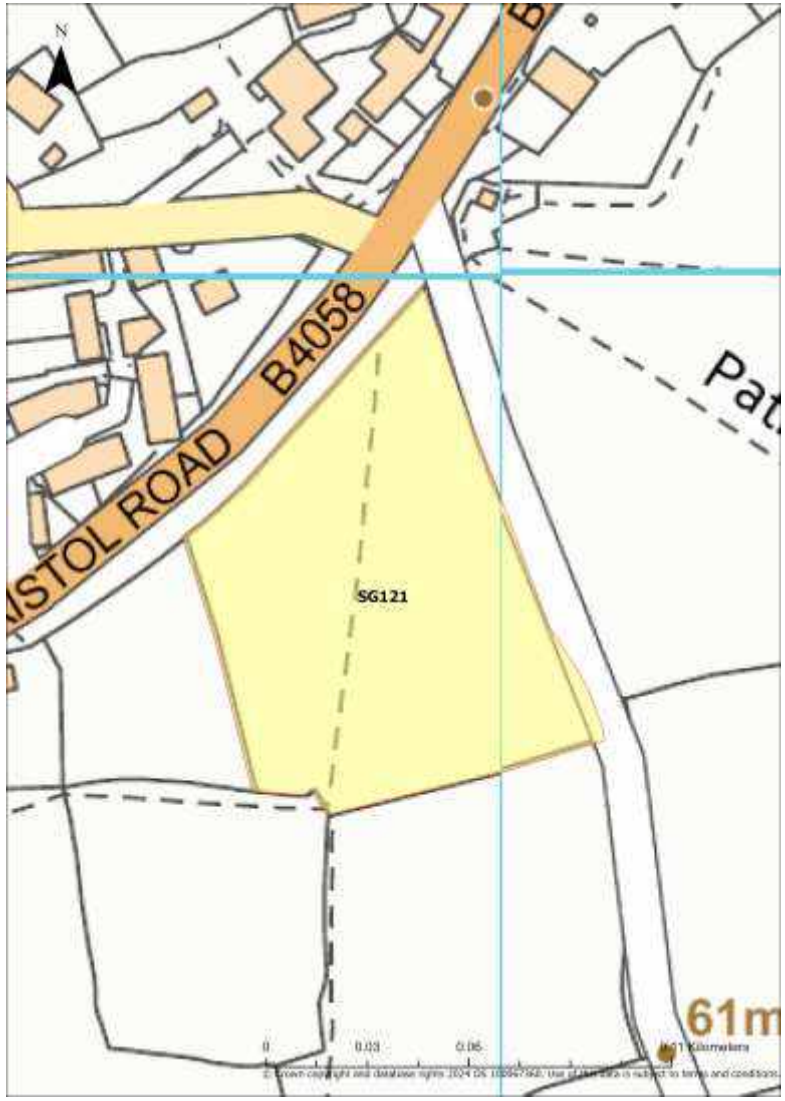
Site Reference:	SG119
Site Name:	Land at, Hallen Field, Severn Road, Hallen
Gross Site Area (Ha):	0.206387
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is almost entirely within Flood Zone 3a (99.92%) and would therefore need to pass both the sequential and exception test. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG121
Site Name:	Land at, Cromhall, South Gloucestershire
Gross Site Area (Ha):	0.931478
Proposed Use:	Residential, Employment, Retail, Other
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including heritage (proximity to listed buildings) and landscape constraints and approximately 61% of the site being at risk of Groundwater Flooding however it is considered that these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is vacant and is being promoted by a single, willing landowner. There are unlikely to be legal/access constraints or potential for ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board but no developer. There are viability issues identified in terms of access, however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	22



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG122
Site Name:	Glebe land, Falfield,
Gross Site Area (Ha):	0.858846
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to access constraints. The site does not extend to the A38. The promoter states that access could be provided from the development to the west (via third party land) however no evidence of an agreement on this.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

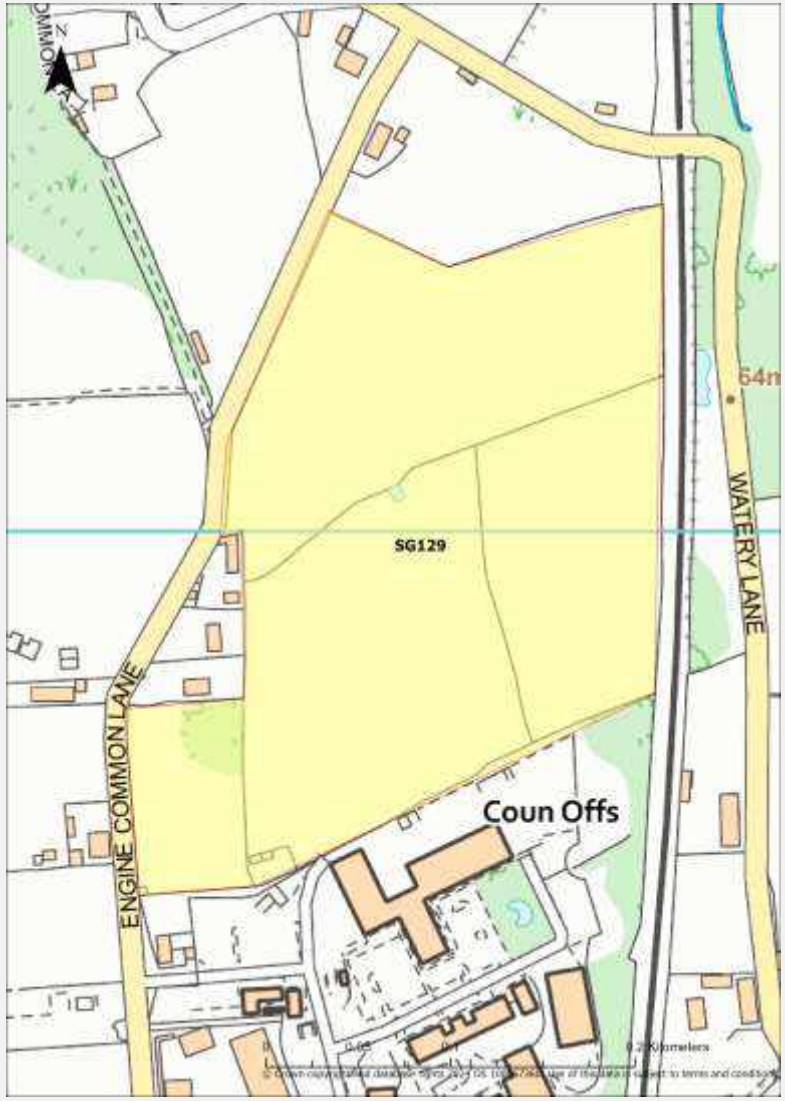
Site Reference:	SG126
Site Name:	Land to the south of Park Street, Hawkesbury Upton, Nr Badmi
Gross Site Area (Ha):	1.400208
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being entirely within an AONB, partly within Hawkesbury Upton CA and containing potentially contaminated land however these issues have been considered as part of the planning permission for 21 dwellings (P19/4513/RM).
Availability:	Yes - potentially available
Availability Conclusion:	The site has full detailed planning permission and a signed S106 for 21 dwellings with associated works (P19/4513/RM). This was granted in November 2019 and the S106 was updated in December 2020.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	21



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

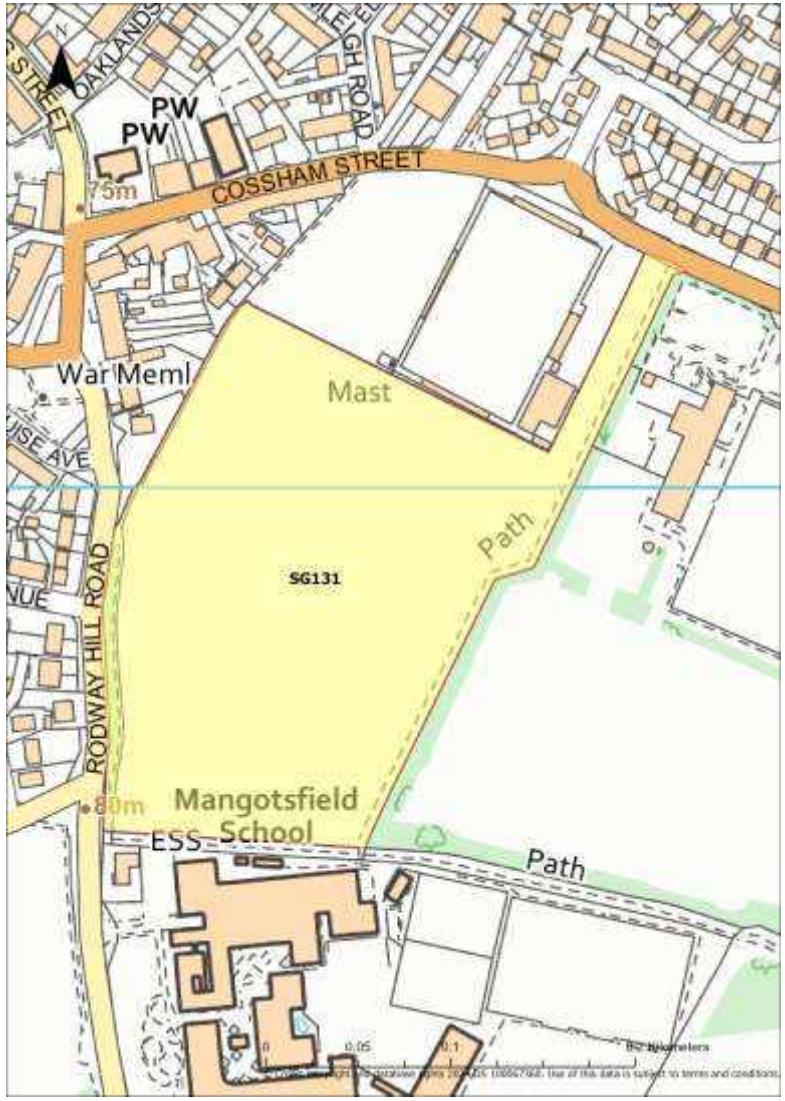
Site Reference:	SG129
Site Name:	Land off, Engine Common Lane, Yate
Gross Site Area (Ha):	7.280356
Proposed Use:	Residential, Employment
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including access, flooding, contamination and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG131
Site Name:	Land at, Cossham Street, Mangotsfield
Gross Site Area (Ha):	5.220834
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including heritage constraints (Grade II listed buildings within 250m) and being within the SNCI 15m buffer however it is considered these constraints could be avoided/mitigated. Site is located in the Green Belt (99.97%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based in best available information the site has a developer of board and no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	195



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

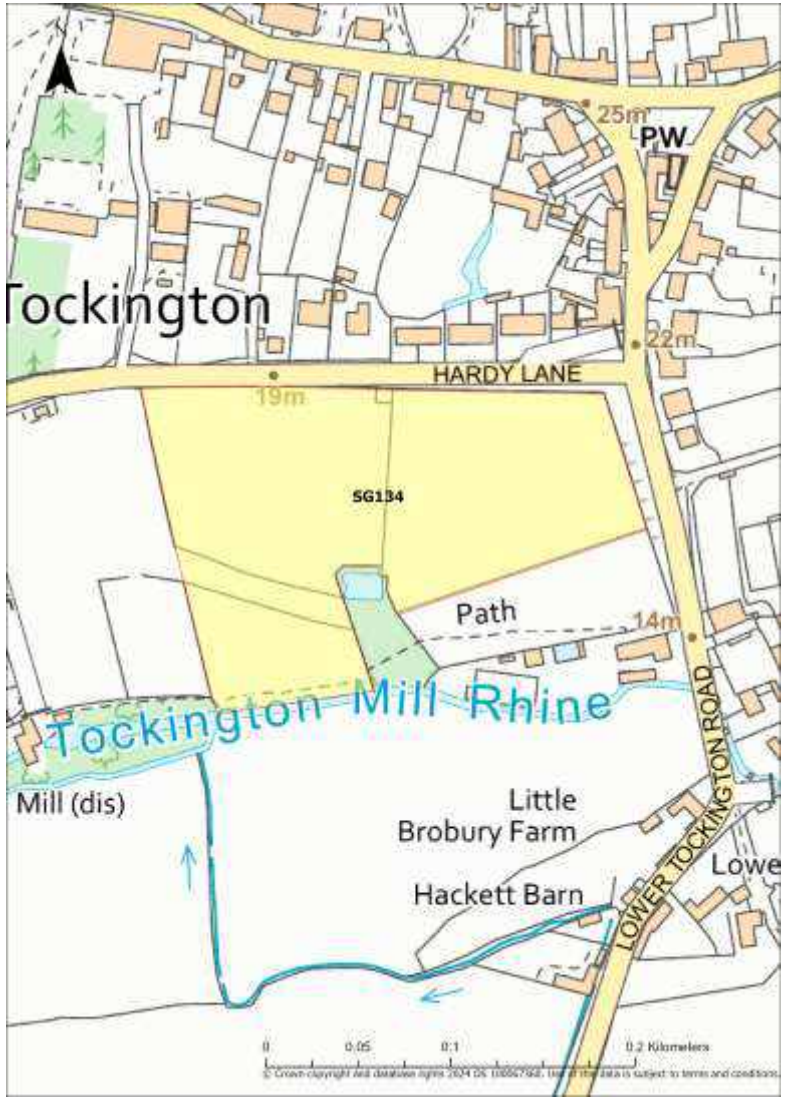
Site Reference:	SG133
Site Name:	Land adjoining Elm Tree Cottage, Hardy Lane, Tockington
Gross Site Area (Ha):	0.364331
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being in close proximity to Tockington CA and listed buildings, and potential archaeology constraints however it is considered likely these could be avoided/mitigated. The site is located wholly within the Green Belt.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

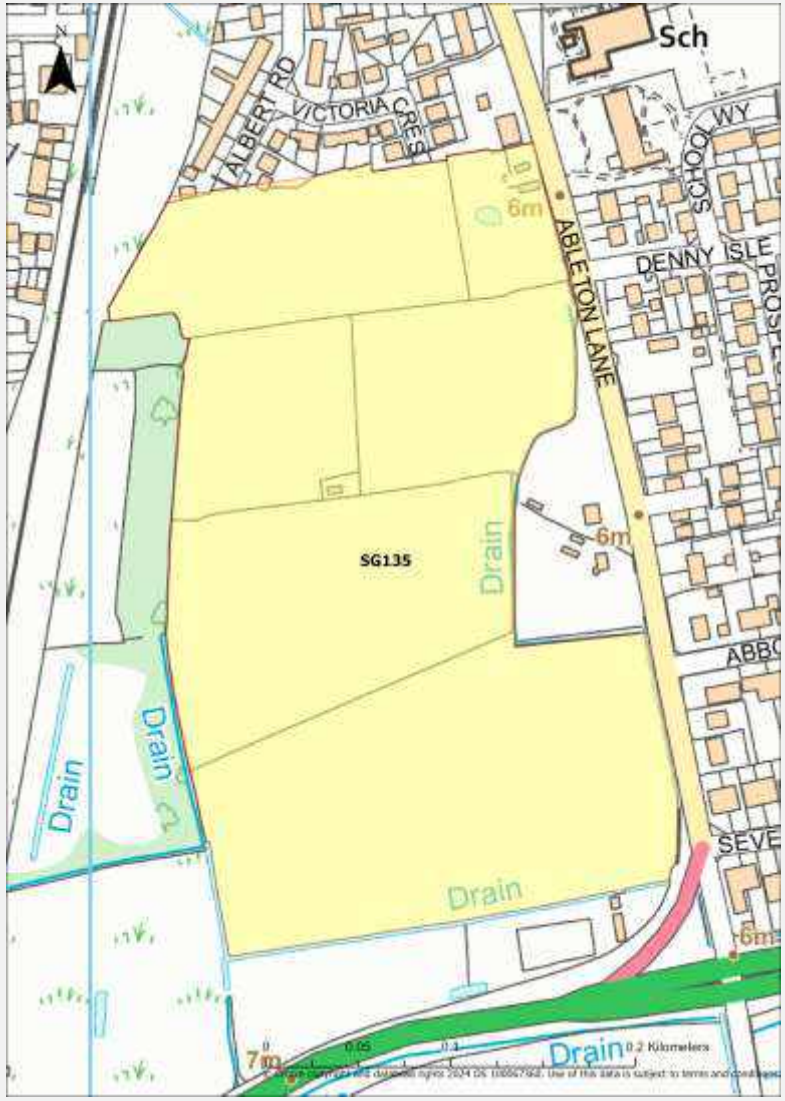
Site Reference:	SG134
Site Name:	Land to the South of Hardy Lane and West of Lower Tockingto
Gross Site Area (Ha):	3.135338
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including its close proximity to Listed Buildings and Tockington Conservation Area and potential archaeology constraints. The site area has been reduced to mitigate any impacts. The site is within the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	22



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG135
Site Name:	Land to the west of, Ableton Lane, Severn Beach
Gross Site Area (Ha):	9.163996
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as over half of the site (approx 5.8ha) overlaps with SSSI, SAC, RAMSAR and SPA buffer, and the whole site is Priority Habitat and in Flood Zone 3a. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG136
Site Name:	Land at, Bank Road, Pilning
Gross Site Area (Ha):	0.691982
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as 99.93% of the site is within Flood Zone 3a and 99.99% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

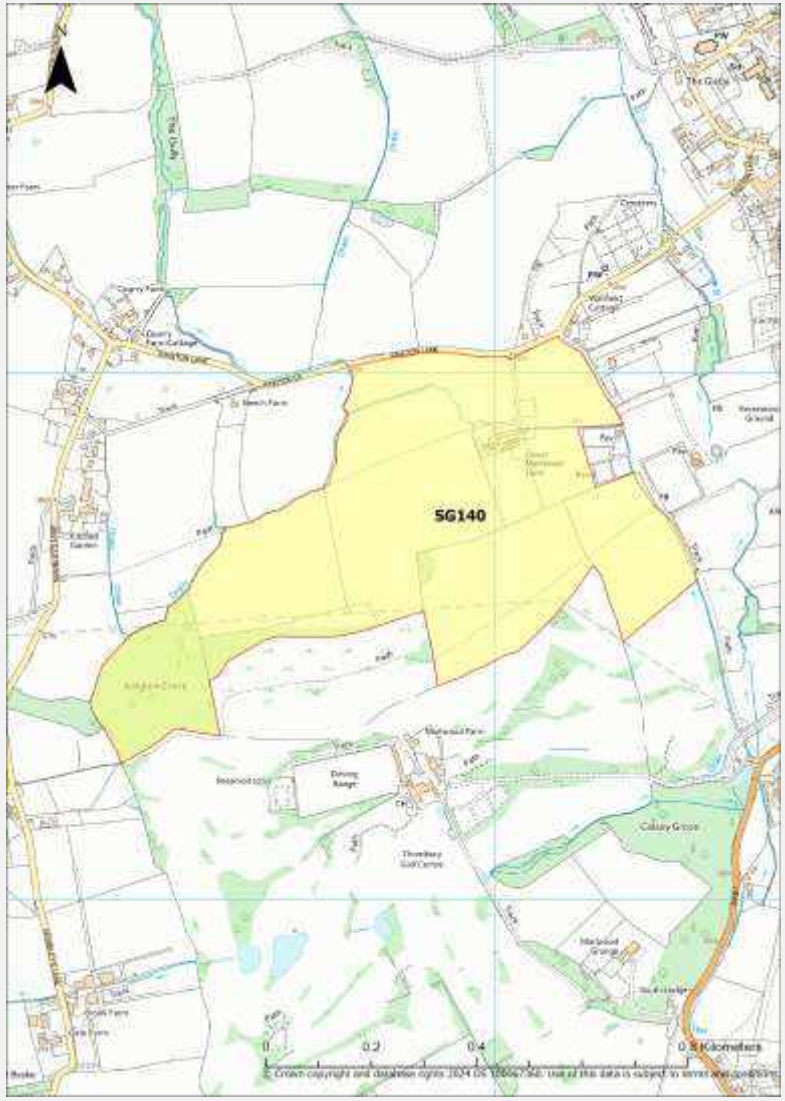
Site Reference:	SG139
Site Name:	Land between, Brins Close, Field Farm Close and Hunts Ground
Gross Site Area (Ha):	0.969825
Proposed Use:	Residential, Employment, Retail
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from being 100% BMV agricultural land and 68.81% of the site is at risk of ground water flooding.
Availability:	No - not available
Availability Conclusion:	Based on best available information the site has potential legal constraints/ransom strip which is unlikely to be resolved.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG140
Site Name:	Lower Marlwood Farm, Kington Lane, Thornbury
Gross Site Area (Ha):	41.15398
Proposed Use:	Residential, Employment, Retail
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to the heritage constraints - it would result in less than substantial harm to the setting of adjacent Thornbury Conservation Area and a Grade I listed building. It is considered that mitigation is not possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

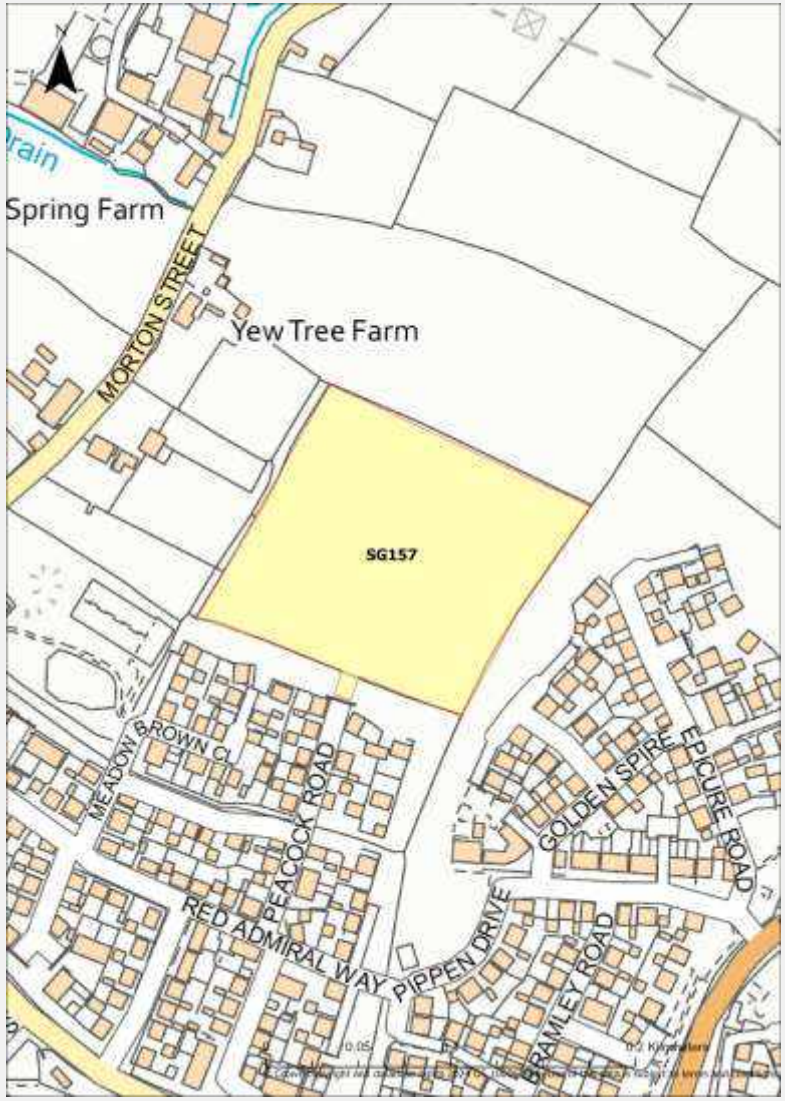
Site Reference:	SG150
Site Name:	Jarrocks Estate, Westerleigh Road, Westerleigh
Gross Site Area (Ha):	2.149024
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is partly brownfield. Site has heritage constraints (being adjacent to a Grade II listed building & in close proximity to other listed buildings). Site has full planning permission for 8 dwellings (P22/02179/RM). Site is in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing developer and landowners and is not in active use. The site has full planning permission for 8 dwellings (P22/02179/RM) granted in Dec 2022.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	8



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG157
Site Name:	Land at, Post Farm, Thornbury
Gross Site Area (Ha):	2.114709
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to the heritage constraints - it would result in less than substantial harm to two Grade II listed buildings. It is considered that mitigation is not possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

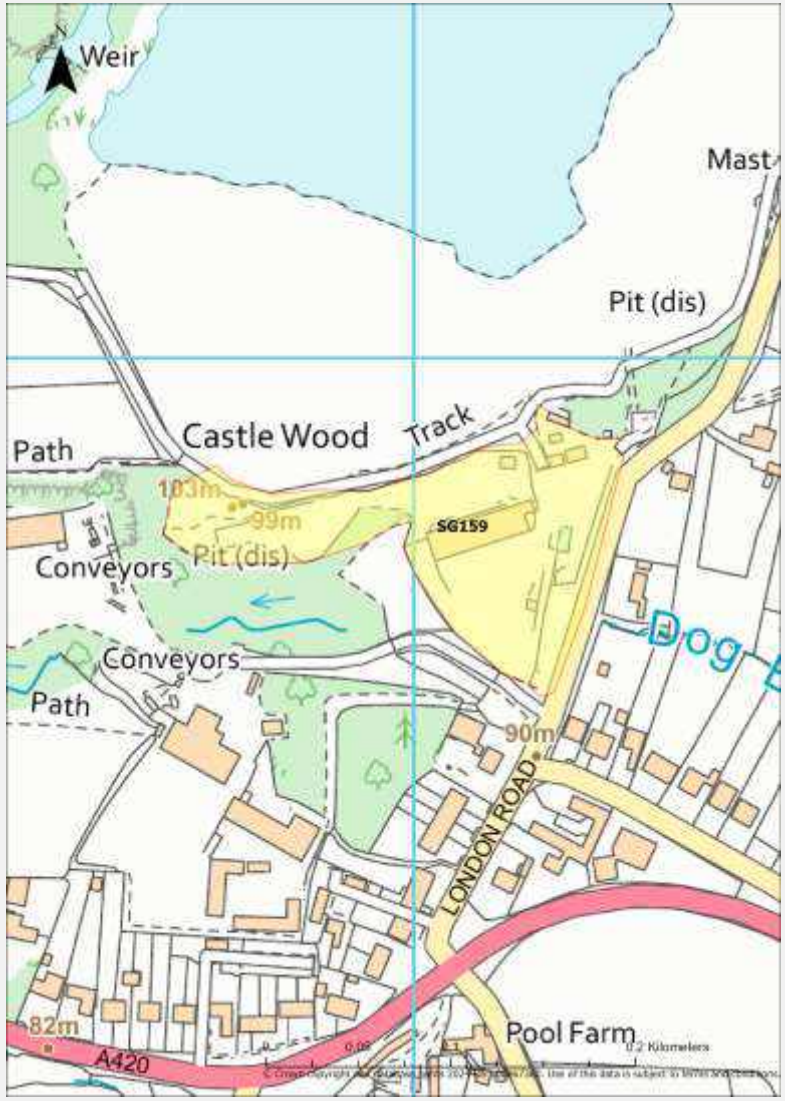
Site Reference:	SG158
Site Name:	Land adjacent, Westways, Wotton Road, Rangeworthy
Gross Site Area (Ha):	0.647581
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including being in close proximity to the Grade II Listed Rose and Crown Pub and the site is at moderate risk of Ground water flooding (99.92%) however it is considered likely that these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	The site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG159
Site Name:	Land at, Wick Quarry, Wick
Gross Site Area (Ha):	1.62835
Proposed Use:	Residential, Employment
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site includes Wick Quarry RIGS (44.95%) which has been excluded from the site area. It also includes potential contamination (76.65%) however it is considered likely this could be mitigated. The site is located wholly within the Green Belt.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	The site has a willing landowner who would act as the developer. There are unlikely to be legal constraints or ransom strips. However, the site is in active use, and it is unknown if this can be resolved.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the landowner of the site has indicated that they would act as the developer. There are viability issues identified (including the potential for contaminated land within the site) however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	25



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG163
Site Name:	Land to the rear of, Burma House and Bella Vista, Westerleigh
Gross Site Area (Ha):	1.118874
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any major constraints. Site is 100% in the Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	The site is in single landownership, however there are 2 no. existing residential dwellings on site. Unknown if Bella Vista would be retained. Burma House may require demolition to create an access.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

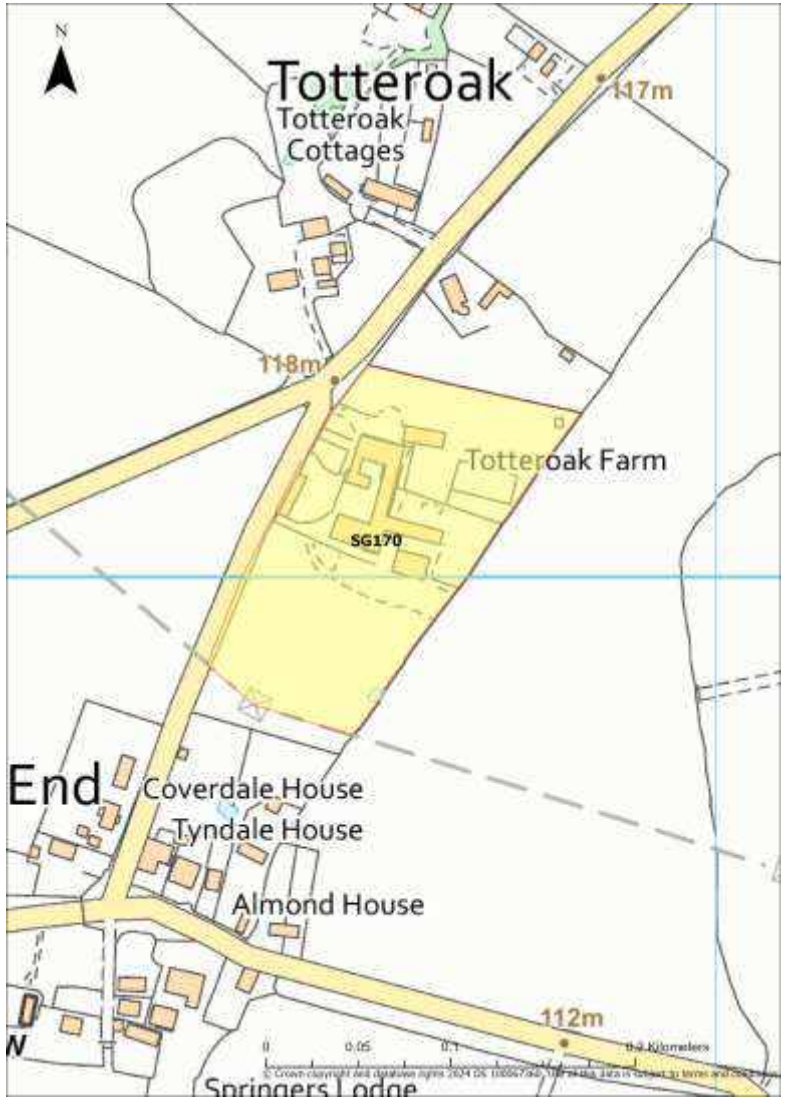
Site Reference:	SG169
Site Name:	Rowley Fields, Watery Lane
Gross Site Area (Ha):	0.336649
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Potentially unsuitable: The site is affected by constraints including the presence of FZ3b (41.64%). The area not within FZ3b falls within FZ3a (19.62%). The remaining area would fall below the site size threshold.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site is not achievable as the site is unsuitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG170
Site Name:	Land at, Totteroak Farm, Little Sodbury
Gross Site Area (Ha):	2.097852
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site is not achievable as the site is unsuitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG171
Site Name:	Land to the East of, Kings Square, Bitton
Gross Site Area (Ha):	1.719948
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is entirely within Bitton Conservation Area and development would cause demonstratable harm. It also includes an SNCI (6%) - excluding the SNCI plus 30m buffer would reduce the site area to an unviable thin strip.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

Site Reference:	SG172
Site Name:	Land to the Rear of, London Road, Wick
Gross Site Area (Ha):	0.13823
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is identified as being at risk of surface water flooding (86%) (30yr, 100yr & 1000yr)) however it is considered likely this could be mitigated. The site is located wholly within the Green Belt and AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners who would act as the developers. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a developer on board. There are viability issues identified (i.e. the demolition of an existing building on site) however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	5



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

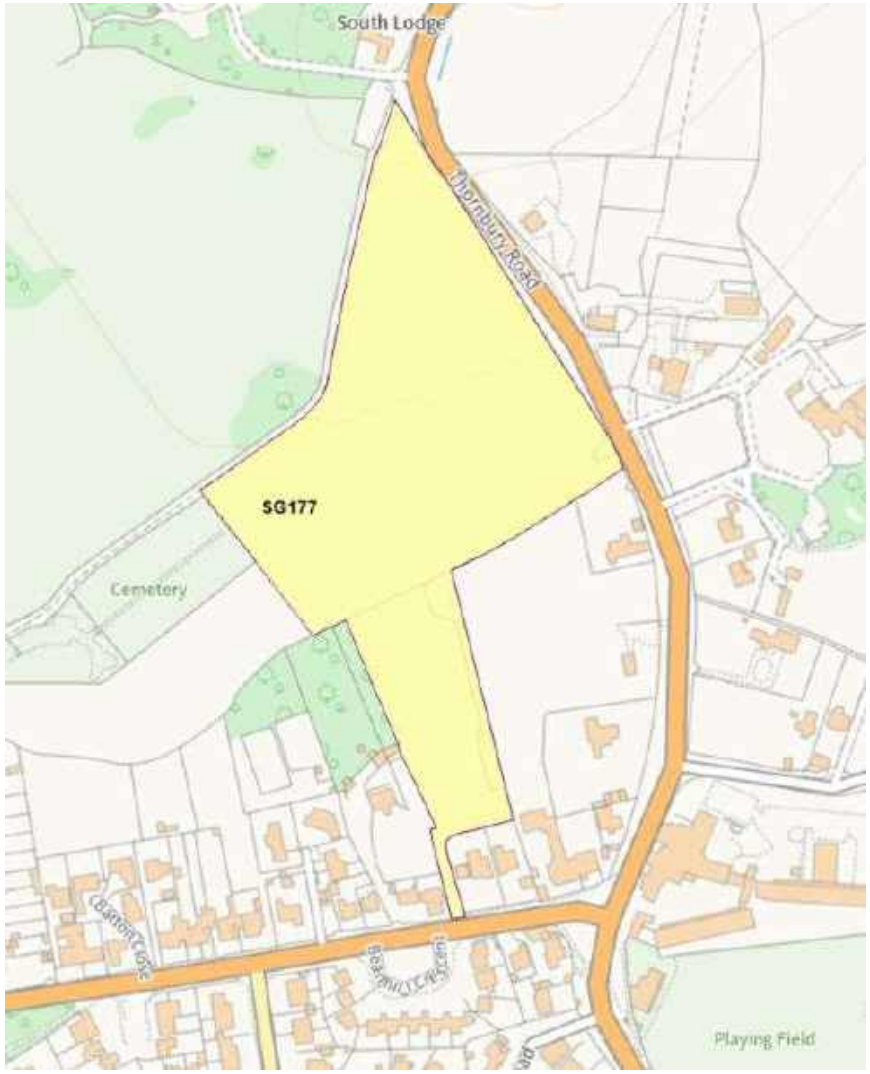
Site Reference:	SG174
Site Name:	Land at Old Hundred House, Tormarton
Gross Site Area (Ha):	2.131157
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints proximity to Grade II* Registered Park and Garden and Grade I and II LBs and the site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	The site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	11



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

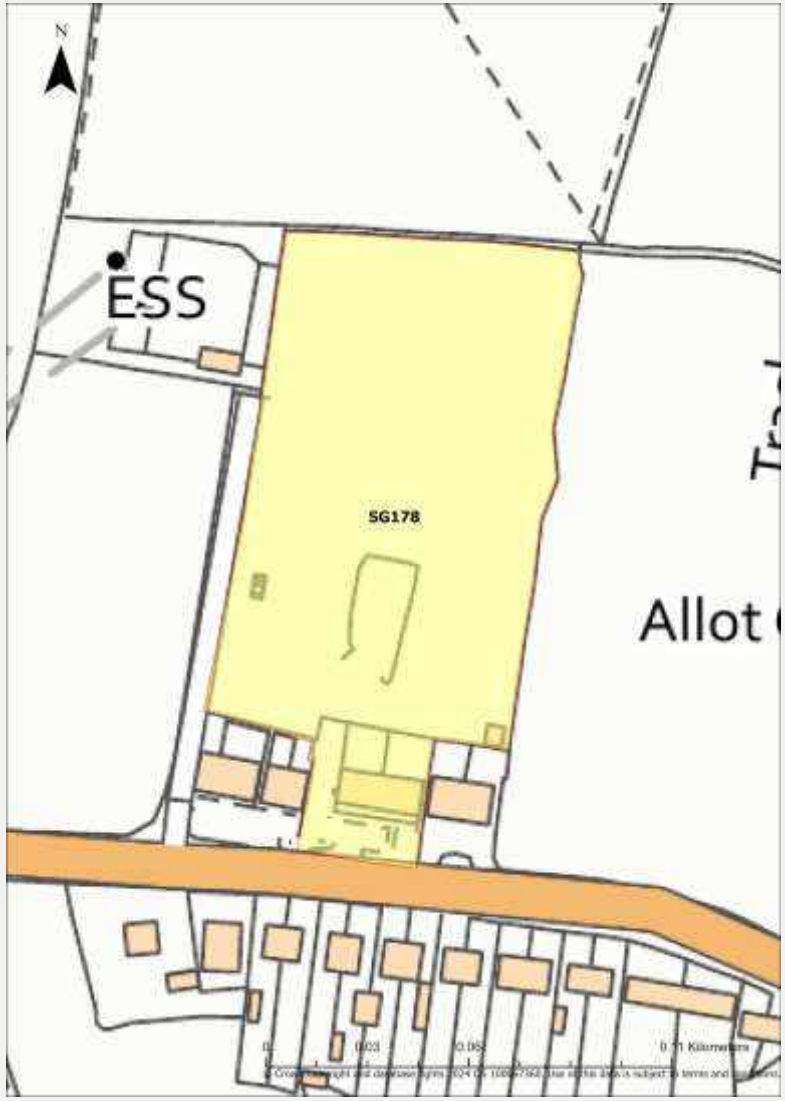
Site Reference:	SG177
Site Name:	Land off, Alveston Hill, Thornbury
Gross Site Area (Ha):	2.779355
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has potential archaeology, landscape (topography) and heritage constraints (middle distance views of the CA) however it is considered likely these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	60



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG178
Site Name:	Land off, Beacon Lane, Winterbourne
Gross Site Area (Ha):	1.216988
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to access, landscape and heritage constraints. Application PT17/1715/F for 2 dwellings was refused and dismissed at appeal on the basis of harm to the character and appearance of the area and encroachment.
Availability:	No - not available
Availability Conclusion:	Given suitability assessment the site has been assessed as unavailable. Application PT17/1715/F for 2 dwellings was refused and dismissed at appeal on the basis of encroachment on the countryside and harm to the character and appearance of the area.
Achievability:	No - unachievable
Achievability Conclusion:	Based on suitability conclusion site is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

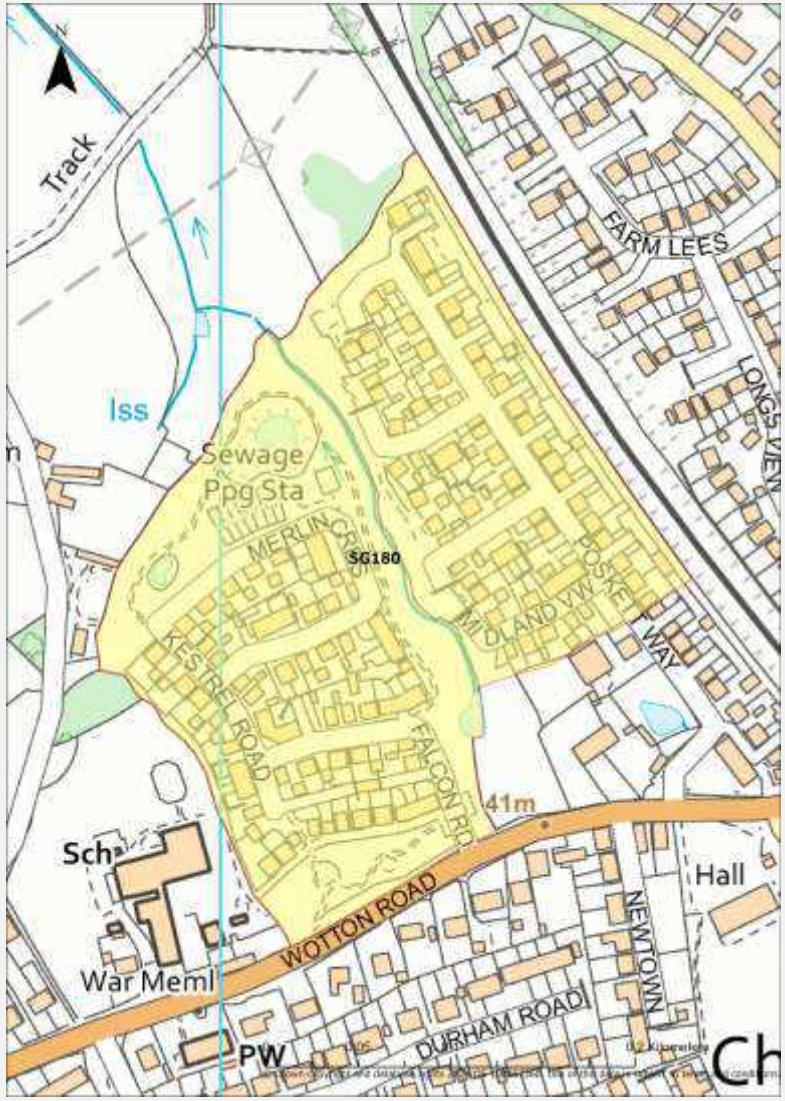
Site Reference:	SG179
Site Name:	Land adjacent, The Bungalow, Cutts Heath
Gross Site Area (Ha):	0.210558
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is partly brownfield and is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner. Part of the site is in active use and there is evidence these uses are likely to cease. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	7



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

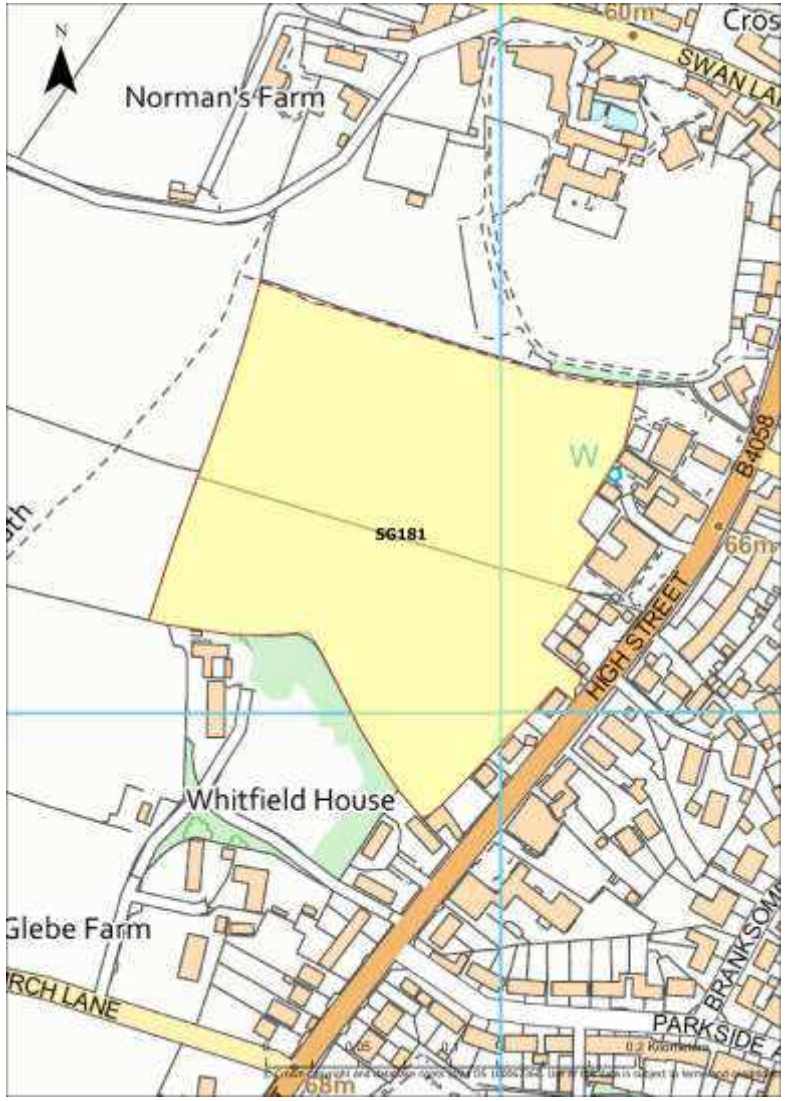
Site Reference:	SG180
Site Name:	Land at, Wotton Road, Charfield
Gross Site Area (Ha):	6.890178
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Western section of site is built out. Eastern section of site is the same as SG092 - Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
Availability:	No - not available
Availability Conclusion:	Not available - Western section of site is built out. Eastern section of site is the same as SG092 - Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
Achievability:	No - unachievable
Achievability Conclusion:	Western section of site is built out. Eastern section of site is the same as SG092 - Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG181
Site Name:	Site W3, Land off, Bristol Road
Gross Site Area (Ha):	4.348869
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints including proximity to Church Lane Conservation Area, a Local Historic Park & Garden and listed buildings. The site area has been reduced to reflect these constraints. The site is in the GB (99%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is owned by a single, willing landowner. It is currently vacant and there is unlikely to be any access/legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site does not have a developer on board. There are no obvious viability issues identified.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	91



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG182
Site Name:	Site W2, Land off, Bristol Road
Gross Site Area (Ha):	4.388057
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape, potential archaeology and it is at moderate risk of groundwater flooding (99.92%) however it is considered likely these constraints could be mitigated. The site is located within the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is owned by a single landowner who supports proposals for the site. It is vacant and there is unlikely to be any access/legal constraints and/or potential for ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has not got a developer on board or funding secured but there are no obvious issues likely to affect the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	131



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG183
Site Name:	Site W1, Land off, Bristol Road
Gross Site Area (Ha):	2.658378
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including oil pipeline buffer (31%) and moderate risk from ground water flooding (99.92%) however these constraints could be avoided/mitigated. The site is in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	The site has a willing landowner. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a promoter on board. There are viability issues identified (i.e. the likely need to demolish buildings on site) however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	67



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

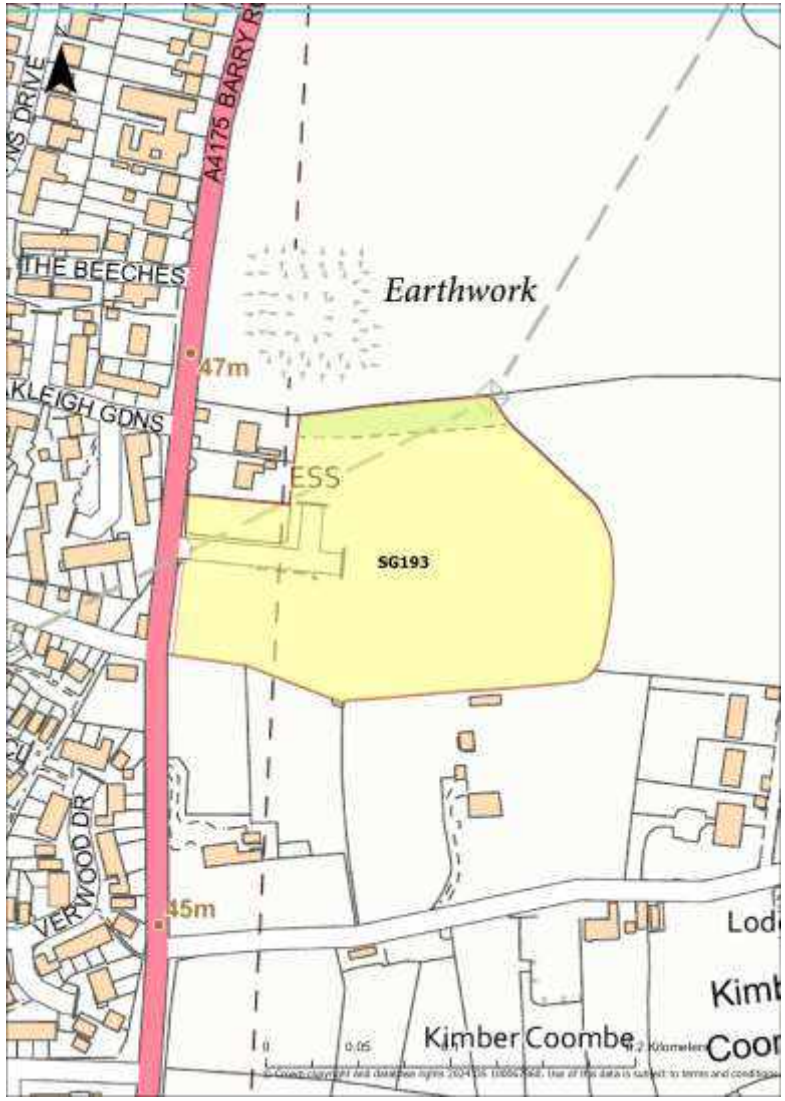
Site Reference:	SG189
Site Name:	Land adjacent, Church Farm, Acton Turville
Gross Site Area (Ha):	0.461251
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is entirely within Acton Turville Conservation Area and forms part of the setting for several listed buildings. It is considered that no mitigation/avoidance is possible. Site is entirely within the GB and AONB.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable and therefore is considered unavailable. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable and unavailable and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

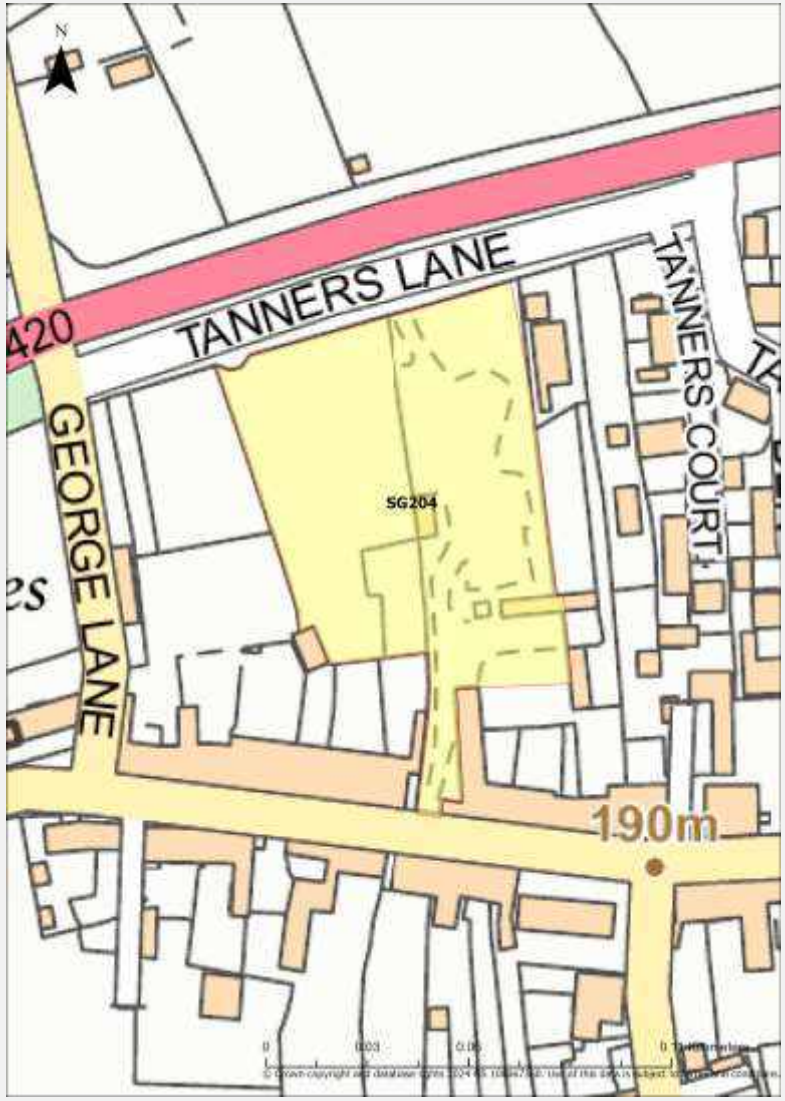
Site Reference:	SG193
Site Name:	Jarretts Nurseries, Barry Road, Oldland Common
Gross Site Area (Ha):	2.99636
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including potentially contaminated land (99.93), overhead powerlines and archaeological constraints however it is considered likely that these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based of best available information the site has a willing landowner. Site has hybrid planning permission for retail/café and 6 supported living dwellings (full) and 50 dwellings (outline) (P21/05366/F).
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site. However the majority of the site is potentially located on contaminated land which may impact the abnormal costs.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	56



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG204
Site Name:	Land off, Tanners Lane, Marshfield
Gross Site Area (Ha):	0.76235
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being entirely within Marshfield Conservation Area and forming part of the setting of a number of Listed Buildings however it is considered likely that these could be mitigated. The site is within an AONB (100%).
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

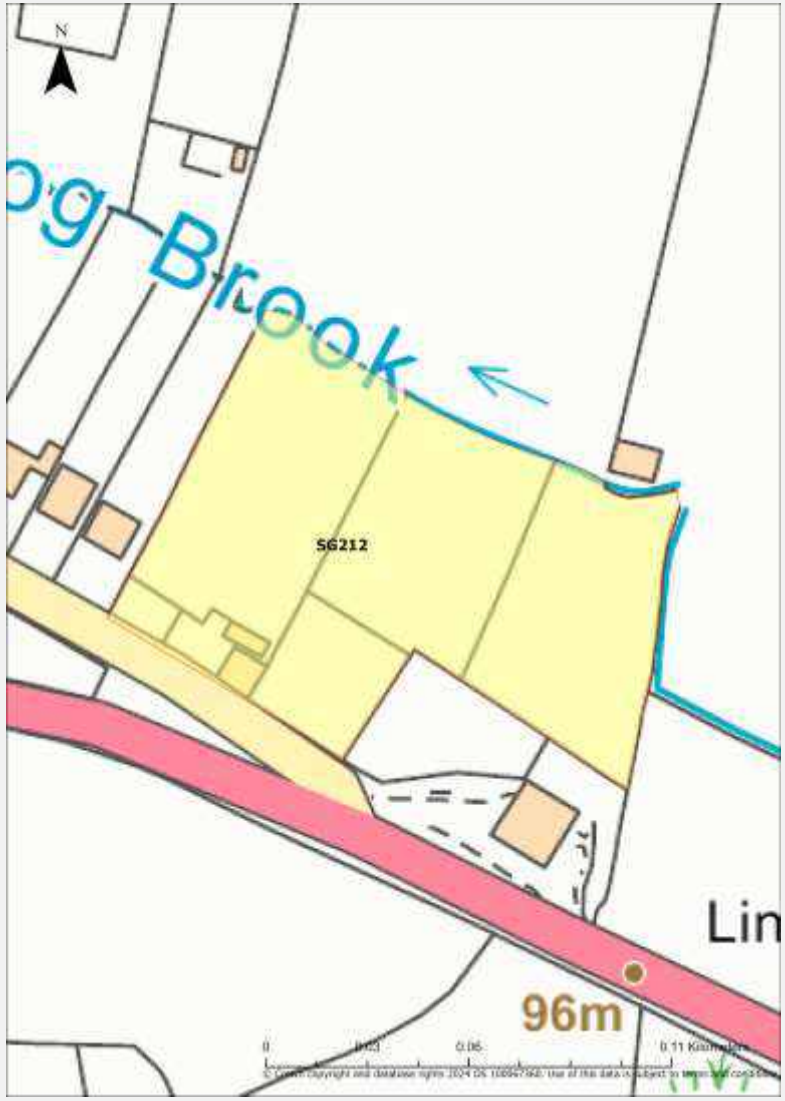
Site Reference:	SG209
Site Name:	Land at, Shortwood
Gross Site Area (Ha):	13.581156
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has potential archaeological constraints and is immediately adjacent to an SNCI, however it is considered likely these constraints could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on available information, the site has a developer on board and had no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	280



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

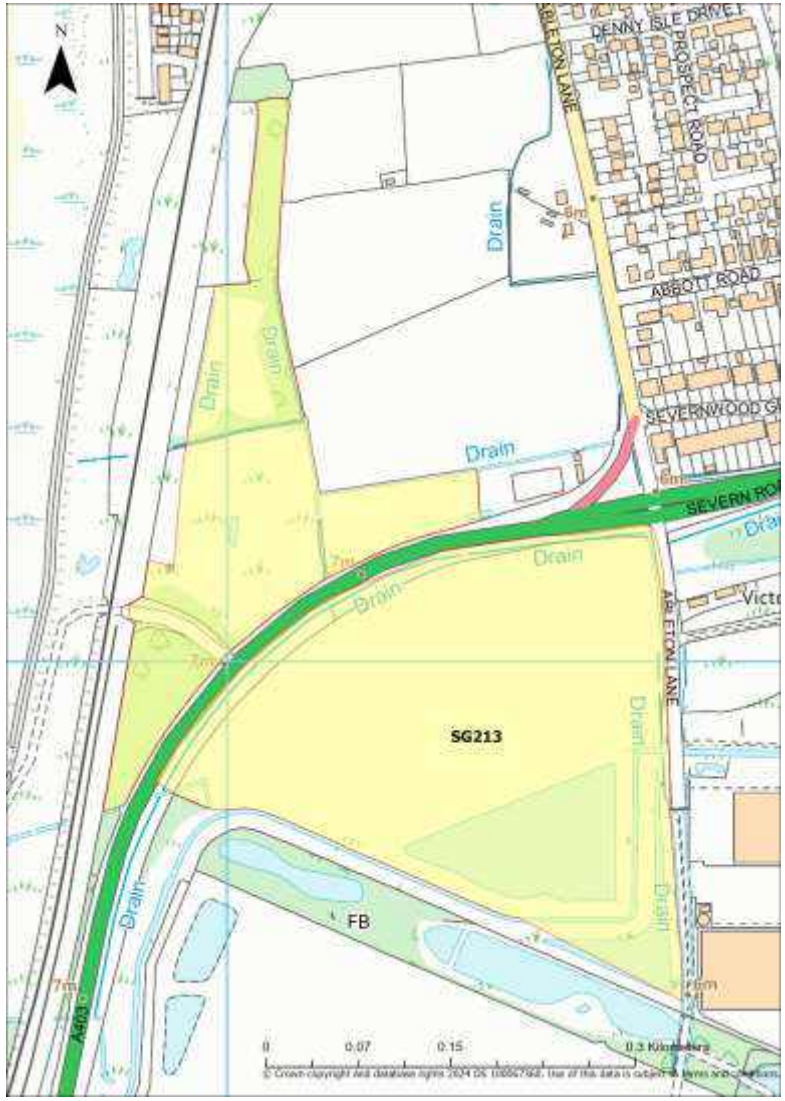
Site Reference:	SG212
Site Name:	Land north of, London Road, Wick
Gross Site Area (Ha):	1.122519
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape constraints and risk of surface water flooding (21%) (30yr, 100yr & 1000yr) however it is considered likely that these could be mitigated. The site is located wholly within the Green Belt and an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and is in single ownership. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	30



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG213
Site Name:	Land at Severn Road, Severn Beach
Gross Site Area (Ha):	14.438238
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including 100% in Flood Zone 3a and almost entirely within buffer zone of SAC, SSSI, Ramsar and SPA - with over 50% of site priority habitat. Therefore considered unsuitable with no mitigation/avoidance possible.
Availability:	No - not available
Availability Conclusion:	Site assessed as unsuitable therefore it is not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	Site concluded as unachievable because it is unsuitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG227
Site Name:	East of, Green Lane, Marshfield
Gross Site Area (Ha):	1.265534
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to heritage constraints (site is entirely within Marshfield Conservation Area and in close proximity to Grade II* and Grade II listed buildings). Site is also located in an AONB (100%) and in Green Belt (99.8%).
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site is considered unsuitable and is therefore assessed as unachievable
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG228
Site Name:	Land off, Wotton Road, Rangeworthy
Gross Site Area (Ha):	8.026473
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including OH powerline and poles, proximity to an SNCI and the Grade II listed Rose and Crown pub, and moderate risk of ground water flooding (62%) however it is likely that these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear ownership. There are unlikely to be any legal constraints or ransom strips. The site overlaps with SG886 which relates to the same landowner.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	90



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

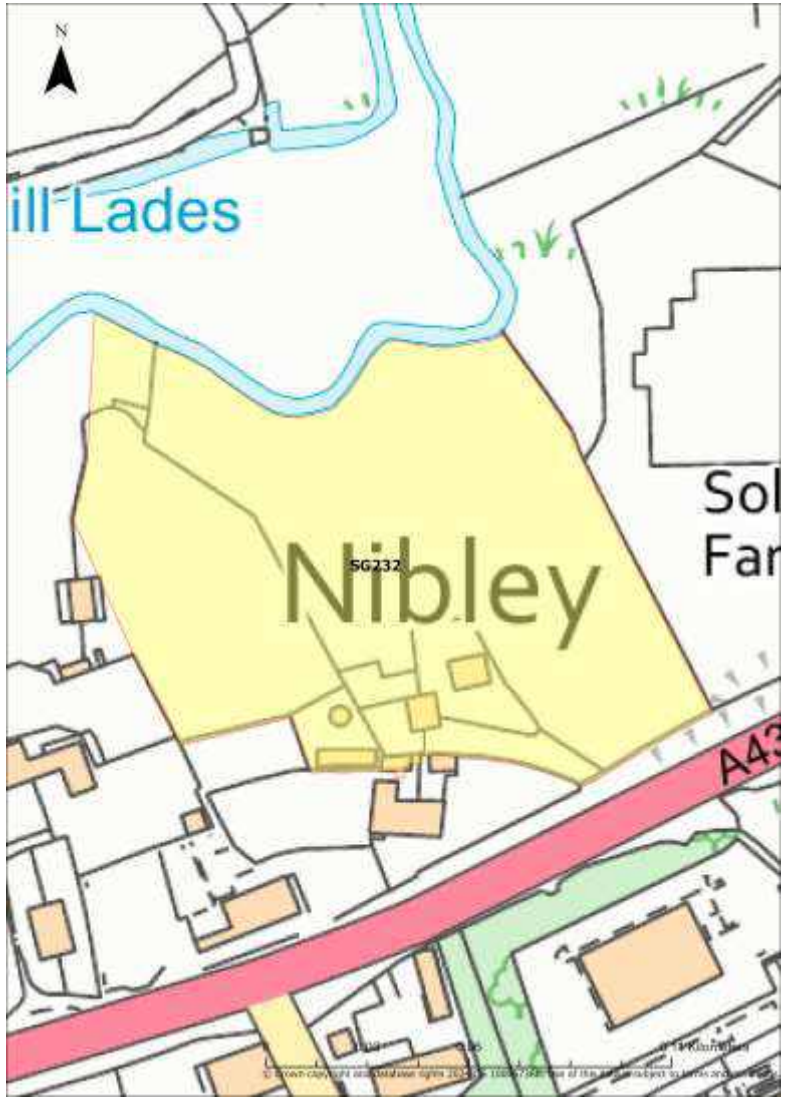
Site Reference:	SG230
Site Name:	Land at, Townsend Lane, Almondsbury
Gross Site Area (Ha):	7.569704
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 9.91% within Lower Almondsbury Conservation Area, harm to setting of listed buildings and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG232
Site Name:	Land adjacent 375, Badminton Road, Yate
Gross Site Area (Ha):	1.498874
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	e is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG235
Site Name:	Land at, Bennetts Barn, Tormarton
Gross Site Area (Ha):	0.974612
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to heritage constraints (it is entirely within Tormarton CA, it contains a Grade II LB and is adjacent to Grade I and II LBs). No mitigation/avoidance is possible. The site is entirely within an AONB.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as not suitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability assessment and the availability assessment the site is considered to be unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG242
Site Name:	Land off, Perrinpit Road, and Bristol Road
Gross Site Area (Ha):	2.973839
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is currently landlocked. There is a farm access track from Perrinpit Road which connects to the site however this could not accommodate the development. CfS submission has not demonstrated that access is achievable
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

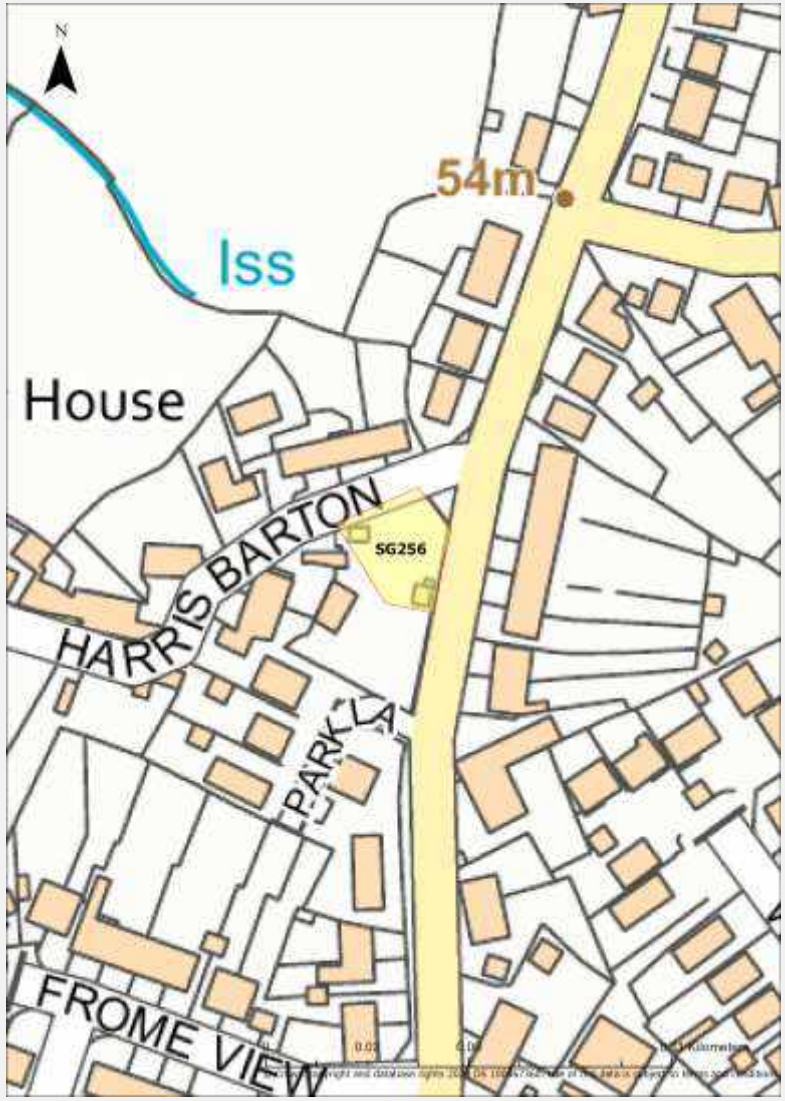
Site Reference:	SG246
Site Name:	Pitt Farm
Gross Site Area (Ha):	6.904115
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being adjacent to Marshfield Conservation Area, however it is considered likely that any impacts could be mitigated. The site is within the Green Belt (99.95%) and entirely within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and there are unlikely to be any legal constraints or potential ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

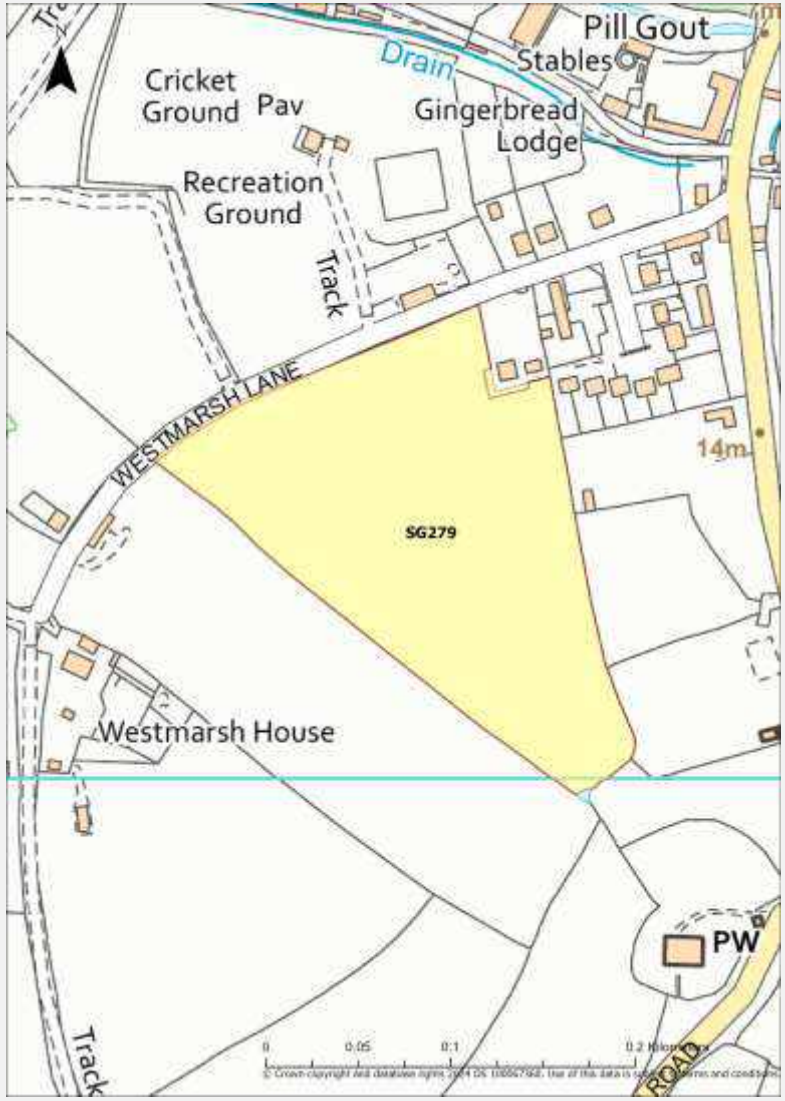
Site Reference:	SG256
Site Name:	West of Park Lane, Frampton Cotterell
Gross Site Area (Ha):	0.064683
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	No - Not available: Site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

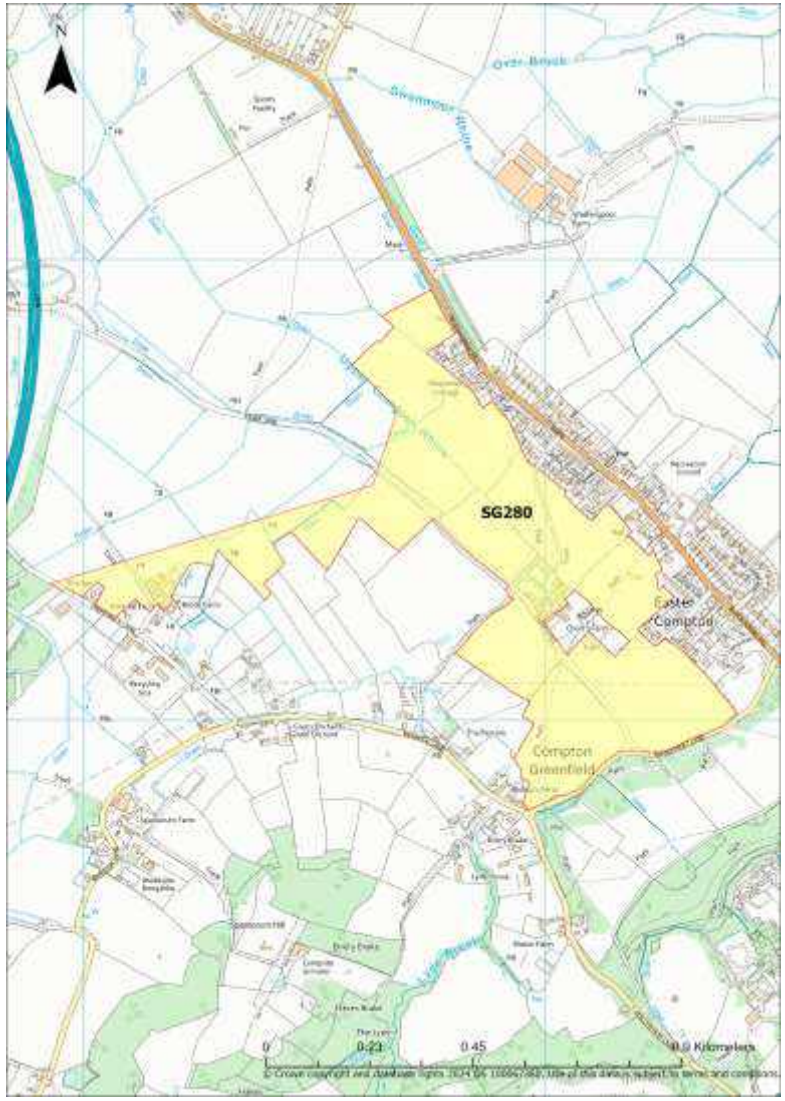
Site Reference:	SG279
Site Name:	Westmarsh Lane, Oldbury on Severn,
Gross Site Area (Ha):	3.371537
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to the combination of heritage constraints to the south (Grade II* listed building approx 90m away) and Flood Zone 3a (10.55%) to the north of the site. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

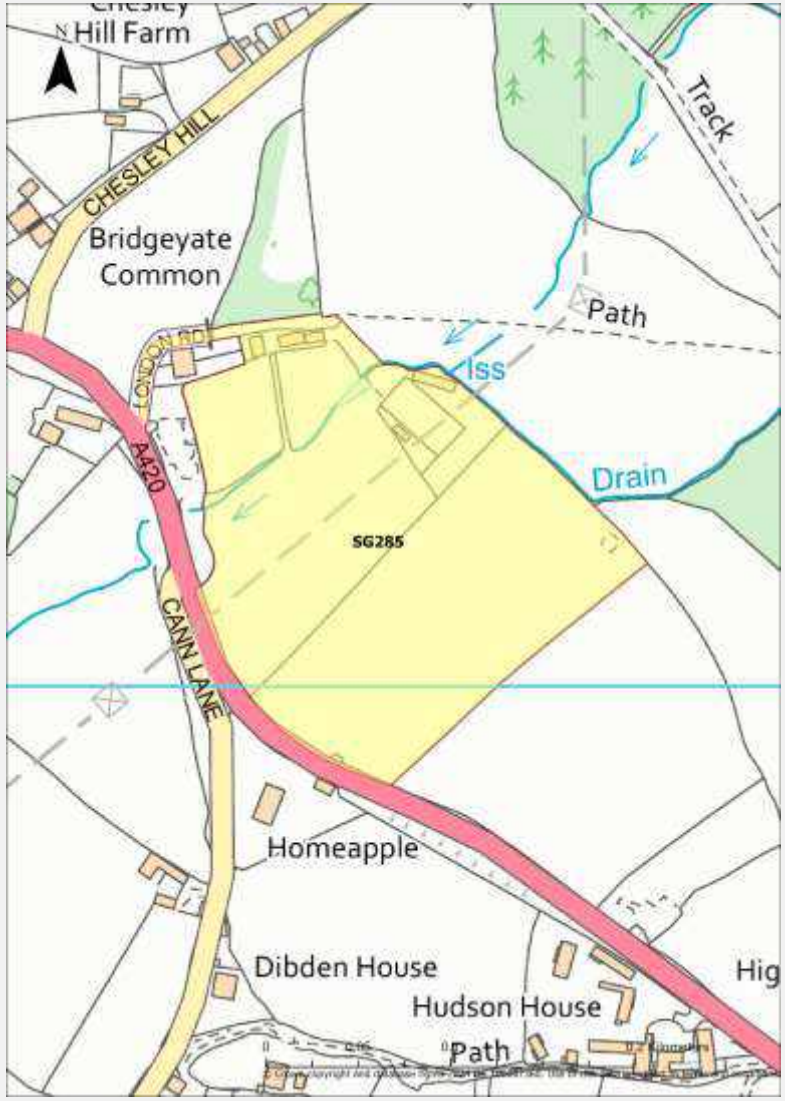
Site Reference:	SG280
Site Name:	Land south of the B4055, Easter Compton
Gross Site Area (Ha):	39.460255
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including listed buildings, potential archaeology, oil pipeline (20%), overhead powerline, SNCI (2.1%), and Priority Habitat (15%) and the site area has been reduced to reflect these constraints. The site is 97.92% GB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, the site has clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	160



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

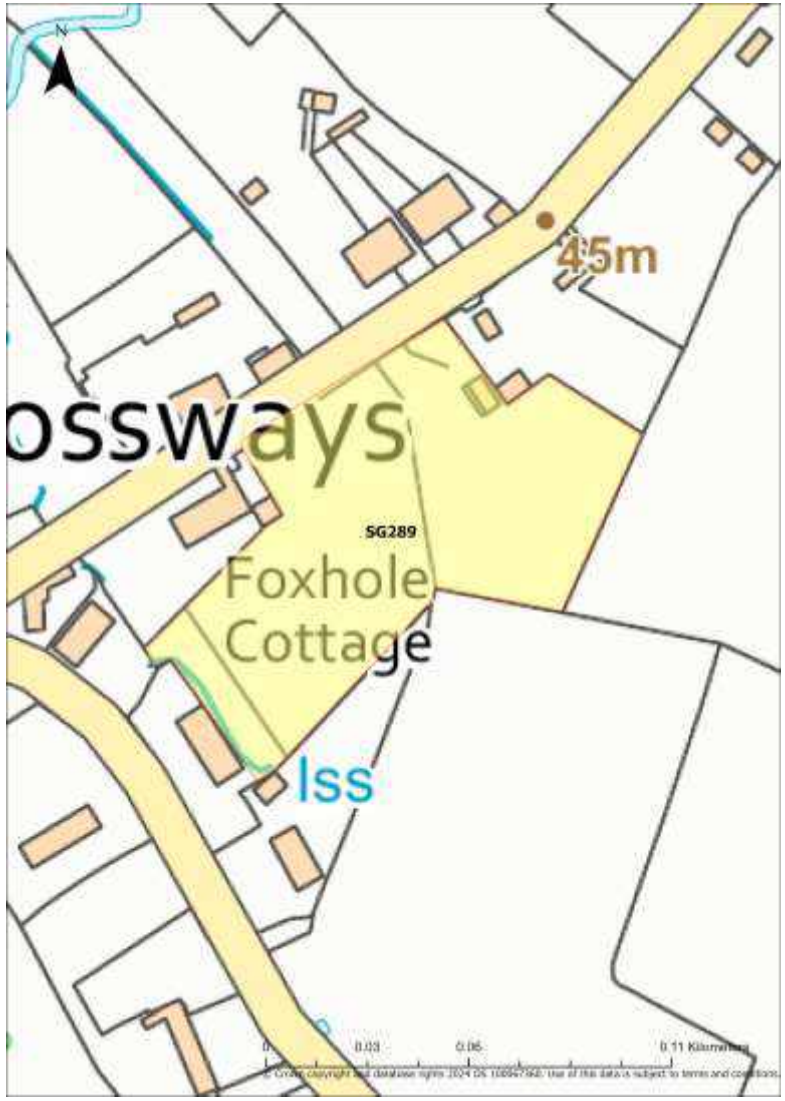
Site Reference:	SG285
Site Name:	Homeapple Hill, South of Bridgeyate Common
Gross Site Area (Ha):	3.964904
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including FZ3a (25.81%), an overhead powerline, and being in close proximity to an SNCI and Grade II listed building and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG289
Site Name:	Land adjacent to The Fosse, Crossways Lane, Thornbury
Gross Site Area (Ha):	0.789805
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 97% BMV agricultural land, landscape harm (VIH), potential harmful impact on local network capacity and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

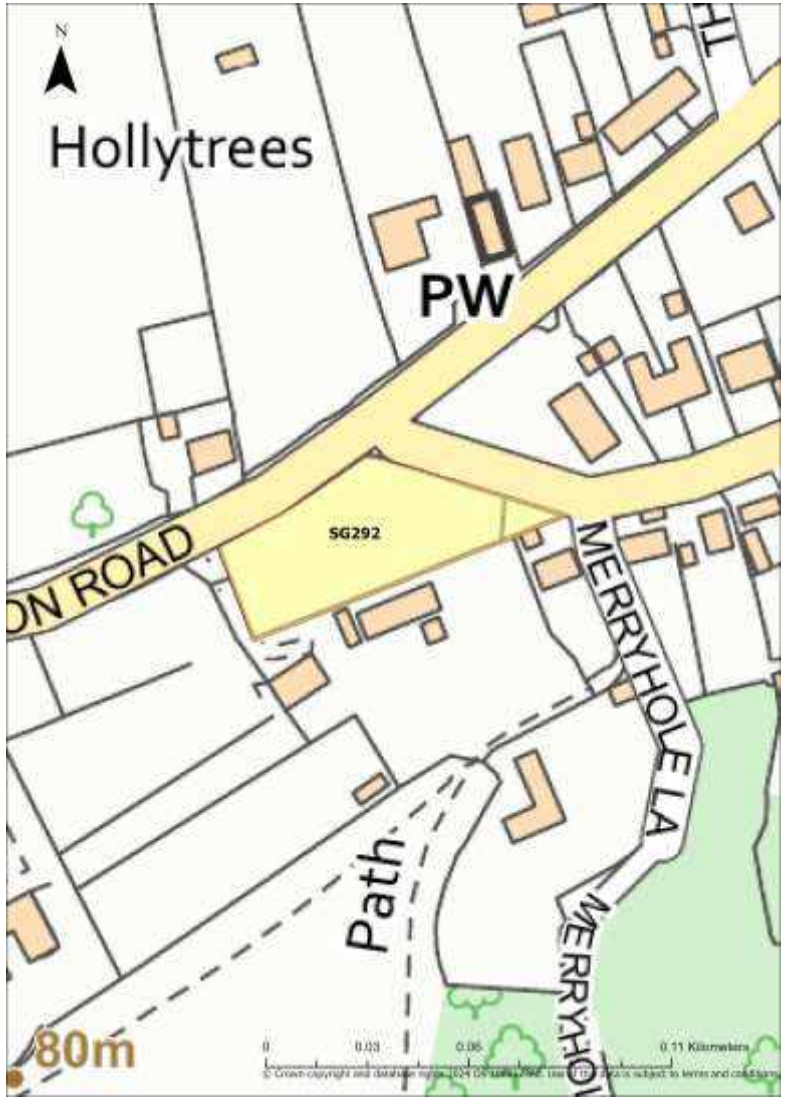
Site Reference:	SG291
Site Name:	Land adjoining 92 Wotton Road, Charfield
Gross Site Area (Ha):	6.187433
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has planning permission and is fully built out.
Availability:	No - not available
Availability Conclusion:	Not available - site has planning permission and is fully built out.
Achievability:	No - unachievable
Achievability Conclusion:	Site has planning permission and is fully built out.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG292
Site Name:	Land at Alveston Road, Old Down
Gross Site Area (Ha):	0.227278
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is located wholly within the Green Belt and a small part of the site (0.15%) is affected by groundwater flooding. It is not affected by any other constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site is in single ownership and there is clear evidence of this. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Best on best available information, the site has a promoter on board. The site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	8



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

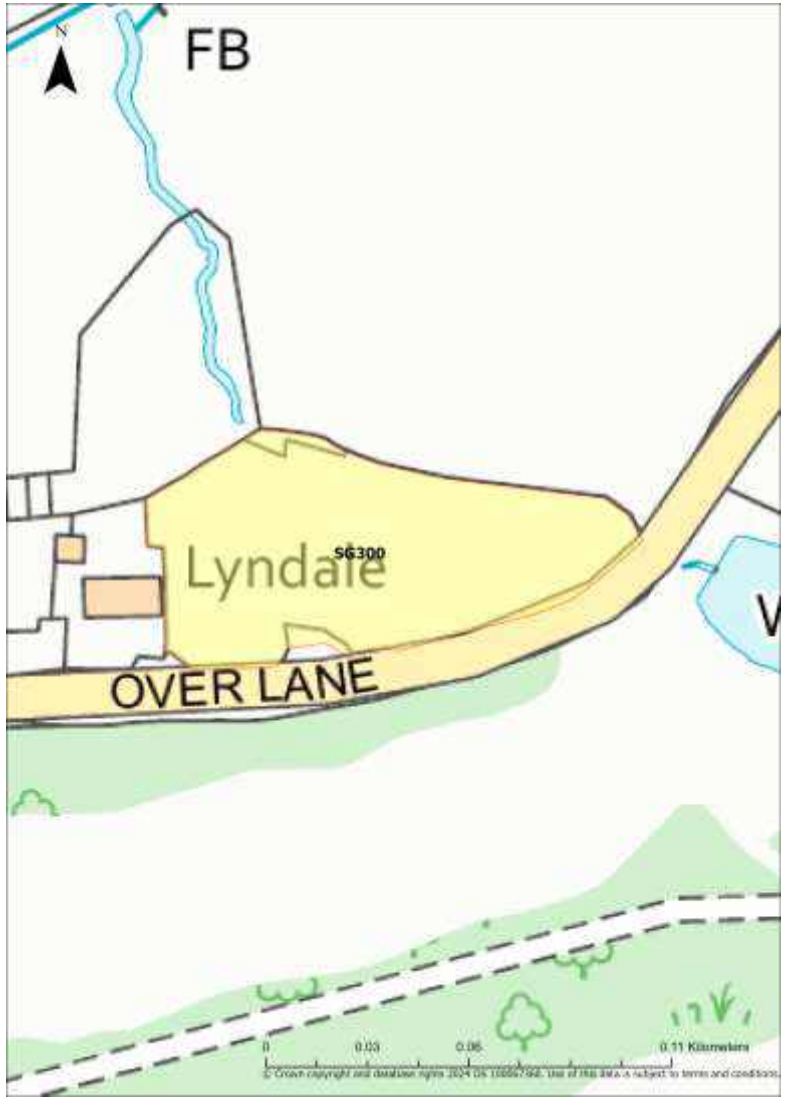
Site Reference:	SG295
Site Name:	Cloisters Road, Winterbourne, BS36 1LL
Gross Site Area (Ha):	6.619609
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including potential archaeology, landscape and access constraints however it is considered likely these could be avoided/mitigated. Net developable area has been reduced due to access constraints. The site is in the GB (99.91%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	75



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG300
Site Name:	Tall Trees, Almondsbury
Gross Site Area (Ha):	0.582835
Proposed Use:	Office, Sports/Leisure
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including landscape constraints and potential impacts on heritage setting however it is considered likely that these could be avoided / mitigated.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG304
Site Name:	Hill Farm, Westerleigh Hill, Westerleigh
Gross Site Area (Ha):	0.854333
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including landscape constraints (topography) and heritage constraints (being adjacent to Grade II Hill Farmhouse) however it is considered likely that these could be mitigated. The site is located wholly within the Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	9



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

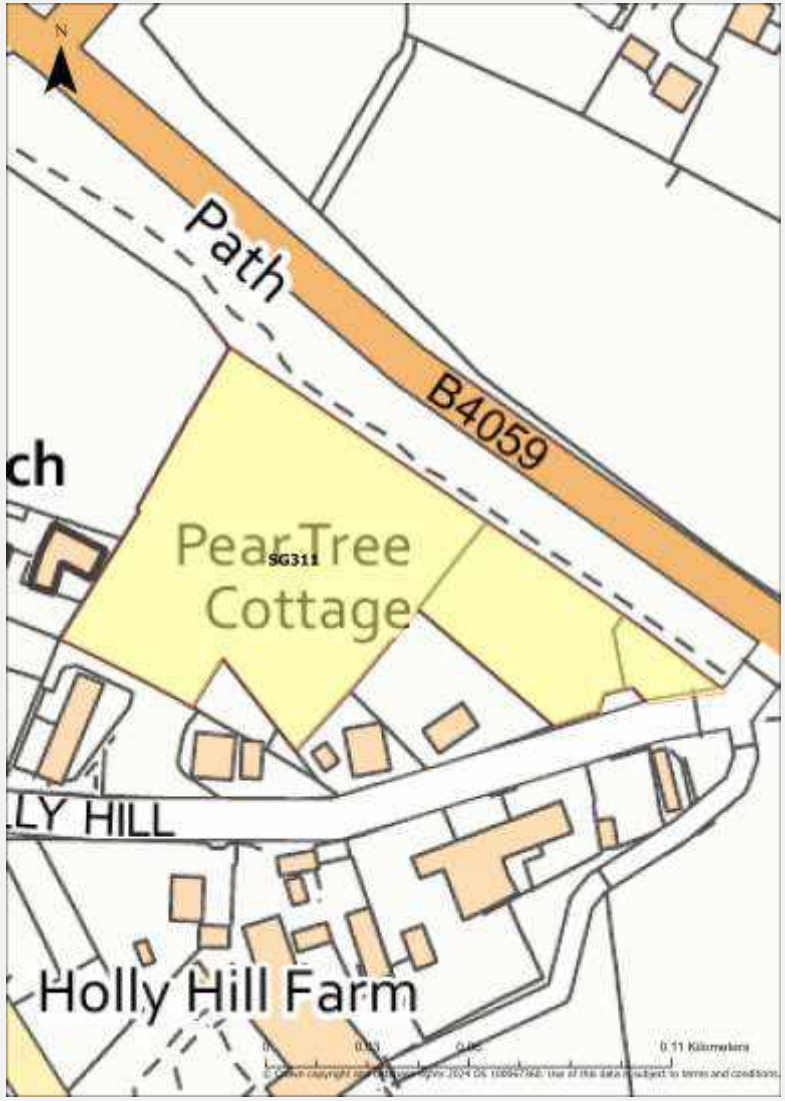
Site Reference:	SG310
Site Name:	Land at Holly Hill Farm, Iron Acton
Gross Site Area (Ha):	3.216064
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints (proximity to Iron Acton CA and a number of listed buildings) and moderate risk of groundwater flooding (99%) and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner part of the site is in active use and there is evidence these uses are likely to cease the site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	23



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

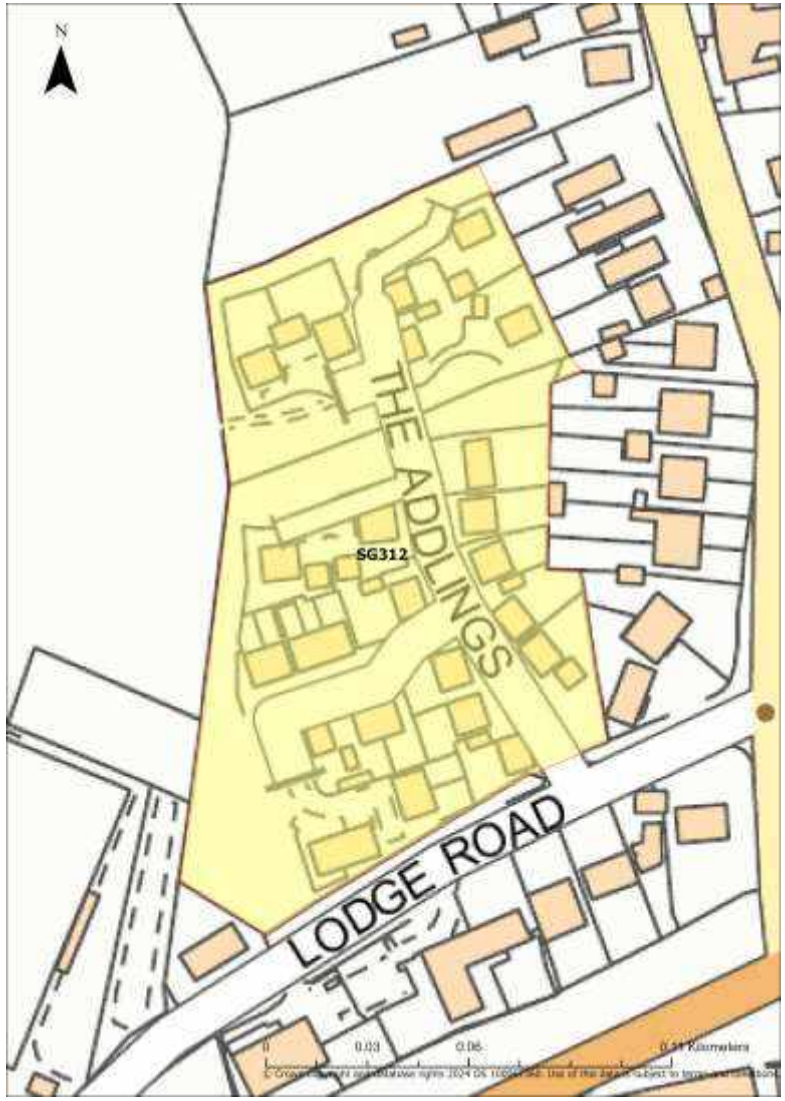
Site Reference:	SG311
Site Name:	Land at Holly Hill Lane, Iron Acton, BS37 9XZ
Gross Site Area (Ha):	0.850562
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to heritage constraints (due to the impact on the setting of Iron Acton Conservation Area). It is considered that this could not be avoided/mitigated.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

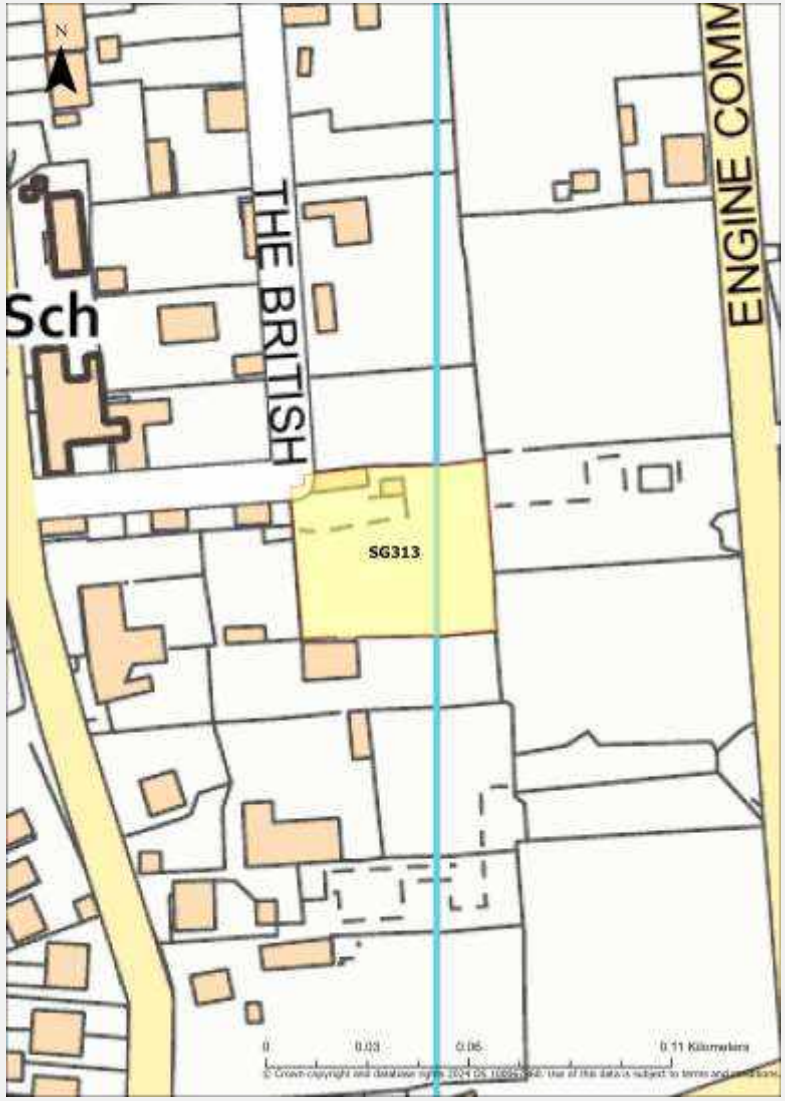
Site Reference:	SG312
Site Name:	Land Behind 189 - 207 North Road Yate
Gross Site Area (Ha):	1.649699
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from potential contamination (1.79%) and TPOs (1.23%) however it is considered likely these could be avoided or impacts mitigated.
Availability:	No - not available
Availability Conclusion:	he site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG313
Site Name:	Paddock off the British, off North Road Yate
Gross Site Area (Ha):	0.24141
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints as the site is landlocked.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

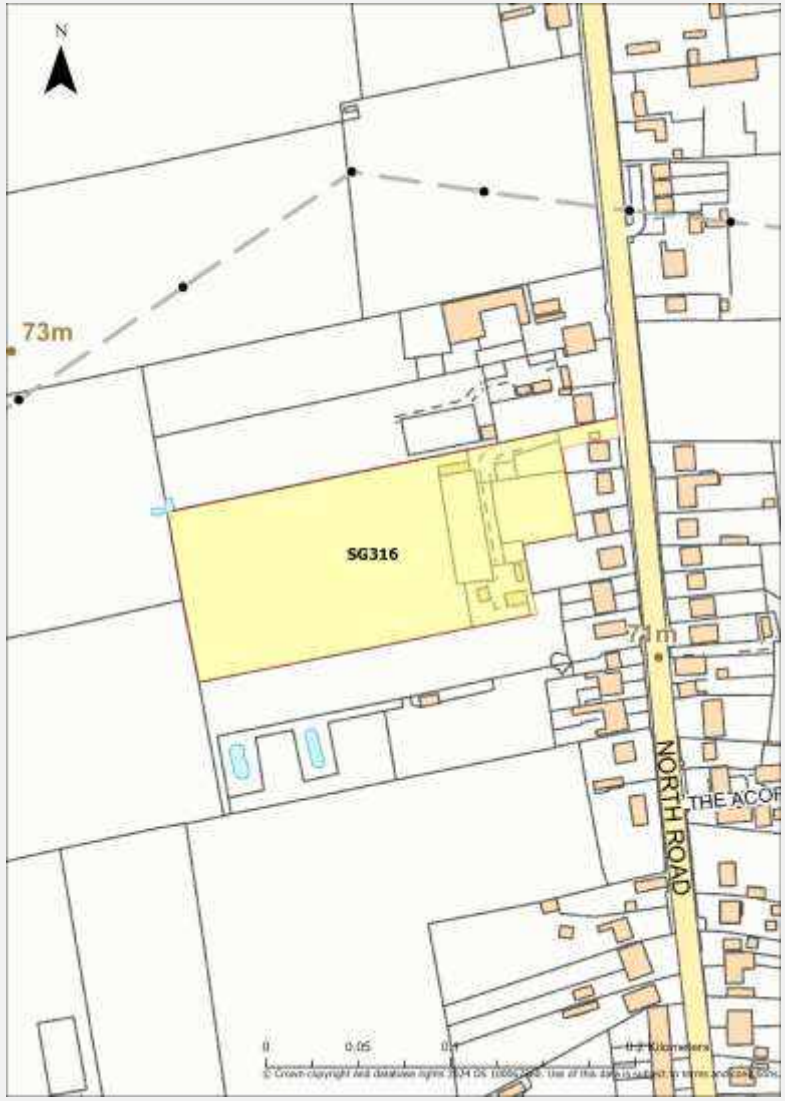
Site Reference:	SG315
Site Name:	Land Off Station Road Iron Acton
Gross Site Area (Ha):	1.05768
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including its close proximity to Iron Acton Conservation Area and landscape constraints (LNRN and strategic ecological network). It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is considered to be unsuitable for development and therefore based on the suitability assessment is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG316
Site Name:	Rear of 359 North Road, Yate
Gross Site Area (Ha):	1.965969
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including suitable vehicular and non-vehicular access and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

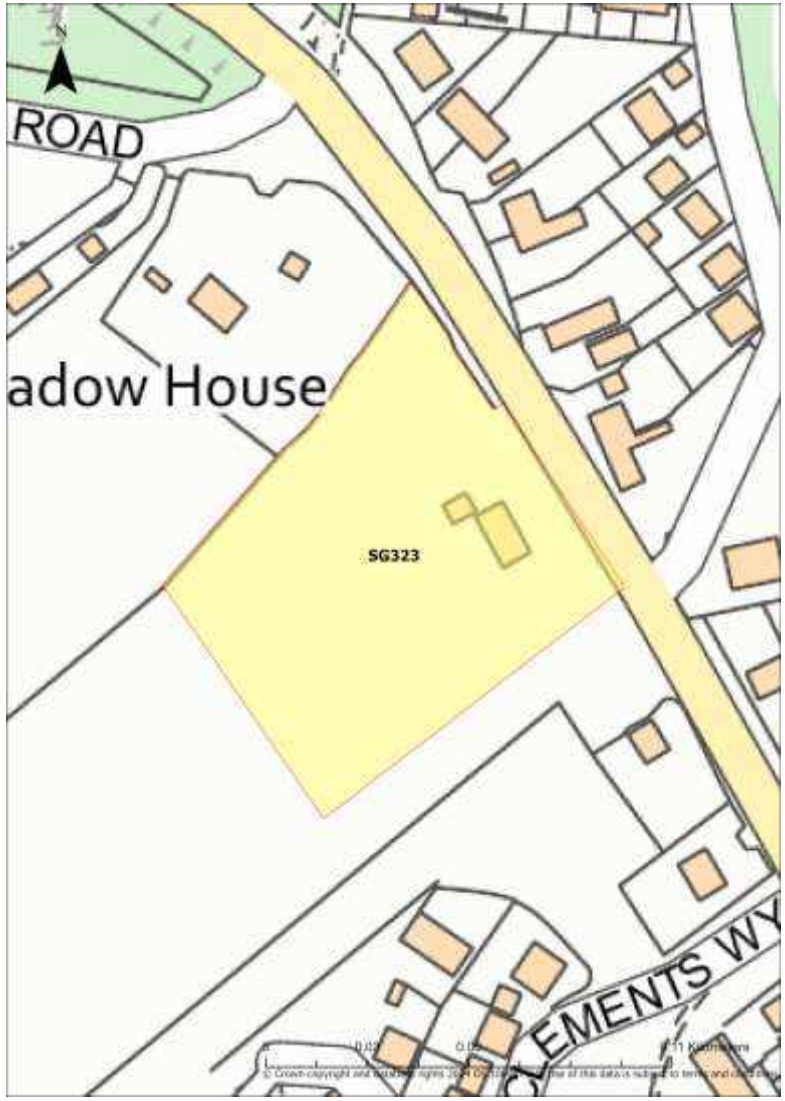
Site Reference:	SG320
Site Name:	Abbots Way, Gloucester Rd, Almondsbury
Gross Site Area (Ha):	0.277972
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from being 100% BMV agricultural land. It is located wholly within the Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG323
Site Name:	Stable Folly, Stowell Hill Road, Tytherington
Gross Site Area (Ha):	0.900252
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has landscape constraints (visually important hillside), heritage constraints (close proximity to Grade II LB and Tytherington CA) and potential archaeology constraints however it is considered likely these constraints can be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership, and there are unlikely to be any legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	26



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG327
Site Name:	Land at the Paddock Site
Gross Site Area (Ha):	3.944629
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including harm to the setting of Acton turville Conservation Area and it is considered that no mitigation / avoidance is possible. The site is entirely within an AONB.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG328
Site Name:	Land to the East of Badminotn Road, North of Lockington Road
Gross Site Area (Ha):	4.426831
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including archaeology constraints and being adjacent to Acton Turville Conservation Area and in close proximity to numerous listed buildings. The site area has been reduced to mitigate any impacts. The site is entirely within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s), the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	24



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

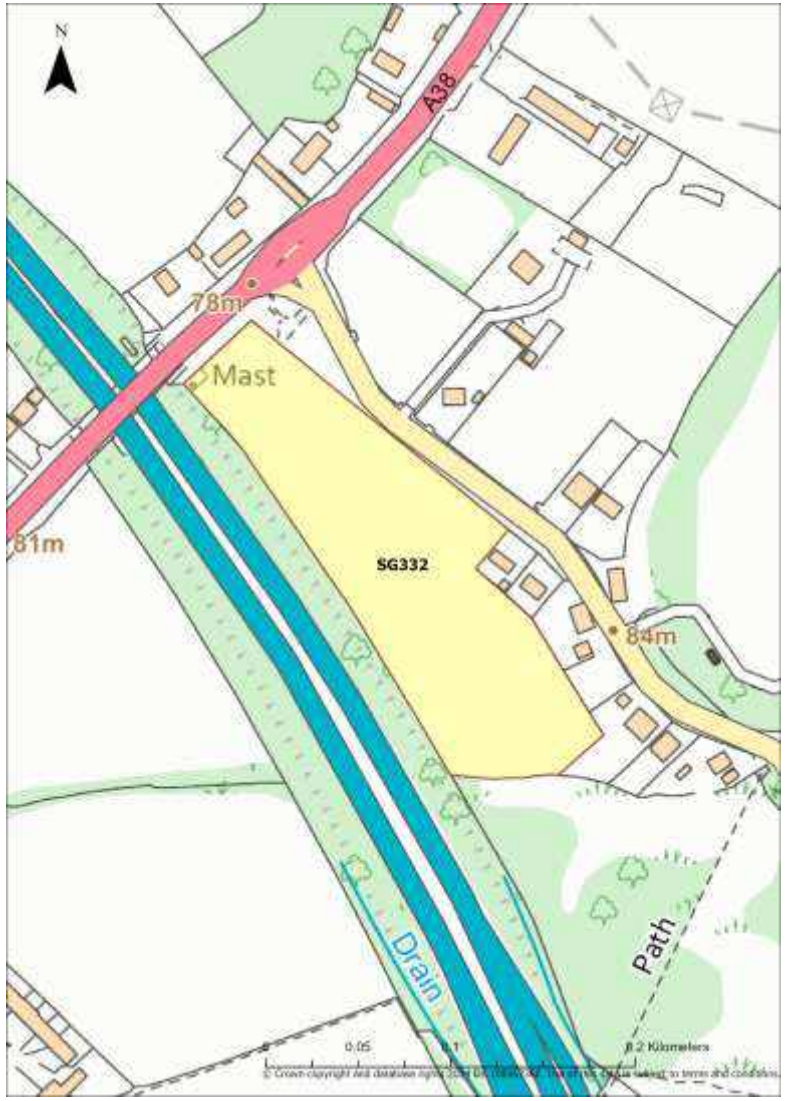
Site Reference:	SG330
Site Name:	Land at Over Lane, Almondsbury, BS32 4BT
Gross Site Area (Ha):	0.555733
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including being adjacent to the Local Historic Park and Garden Knole Park and approx 75m from Cattybrook Brickpit SSSI however it is considered likely that these could be mitigated. The site is located within the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board. There no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	20



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

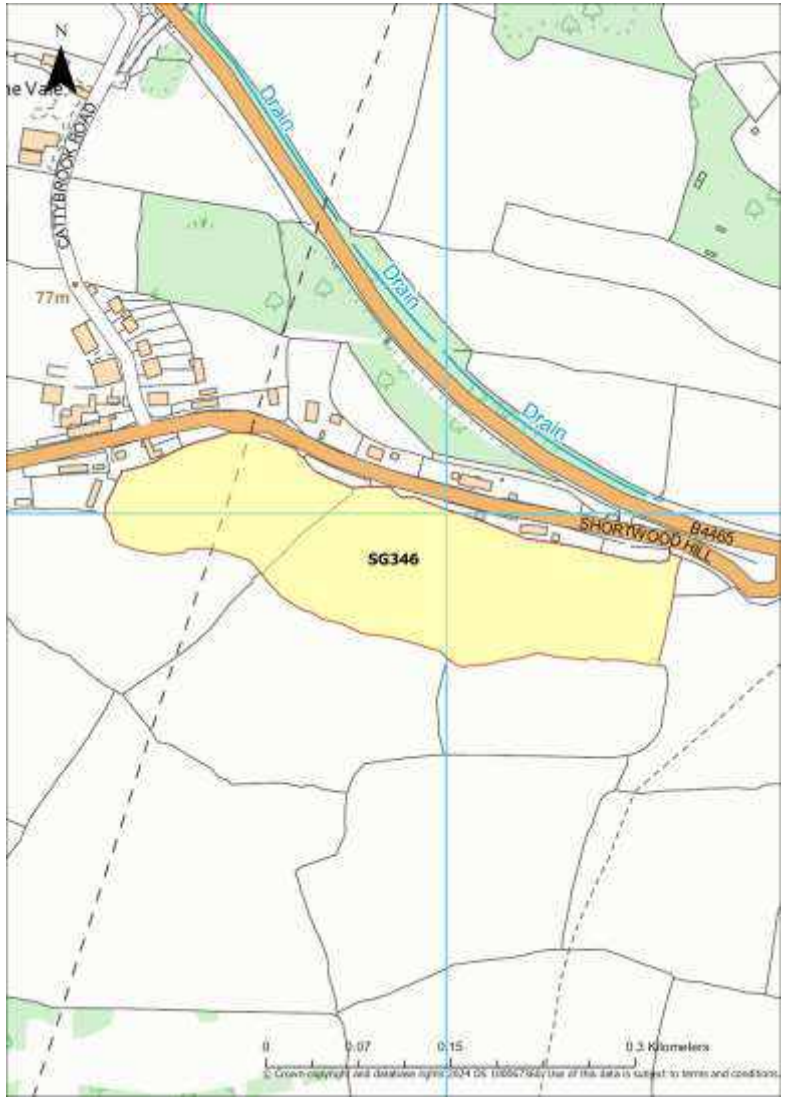
Site Reference:	SG332
Site Name:	Land at Hortham Lane, Almondsbury, BS32 4JH
Gross Site Area (Ha):	2.104221
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints (other than 100% BMV). The site is located within the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site as a willing landowner and is not in active use. The site has clear ownership (according to CfS submission) and there is unlikely to be legal constraints/ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	63



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

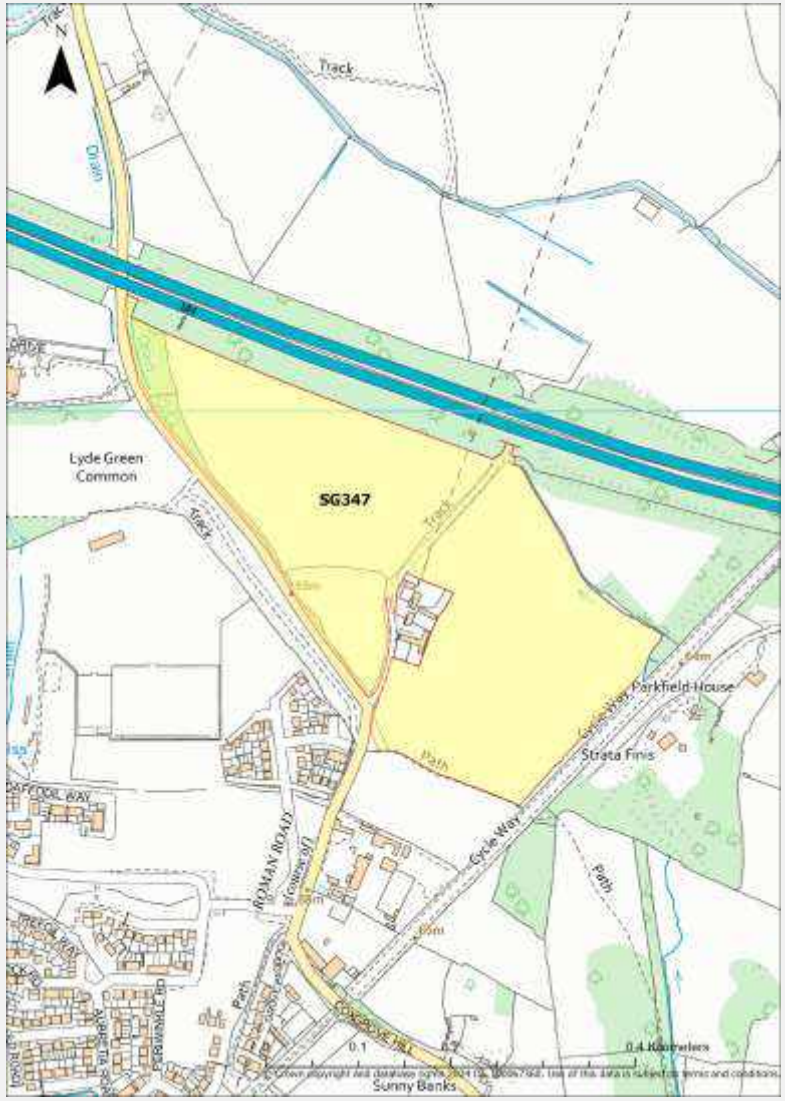
Site Reference:	SG346
Site Name:	Land south of Shortwood Hill, Mangotsfield, BS16 9PF
Gross Site Area (Ha):	4.573333
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is affected by landscape, archaeology and heritage constraints and the net developable area has been reduced to ensure impacts are mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG347
Site Name:	Land Adjacent Lyde Green Farm, Emersons Green
Gross Site Area (Ha):	12.835354
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including potential contamination (80%), safeguarded employment site (31.29%), three listed building (Grade II* and II), and being adjacent to an SNCI and Common Land. The site area has been reduced to reflect these constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) and the site is not in active use. The site has clear ownership. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board. The site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	393



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG348
Site Name:	Land Adjacent to Tormarton
Gross Site Area (Ha):	2.699459
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is adjacent to an SNCI, and is adjacent to Tormarton CA, and in close proximity to numerous locally listed & listed buildings. The site area has been reduced to reflect these constraints. Site is entirely within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing developer and landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter and developer on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	23



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

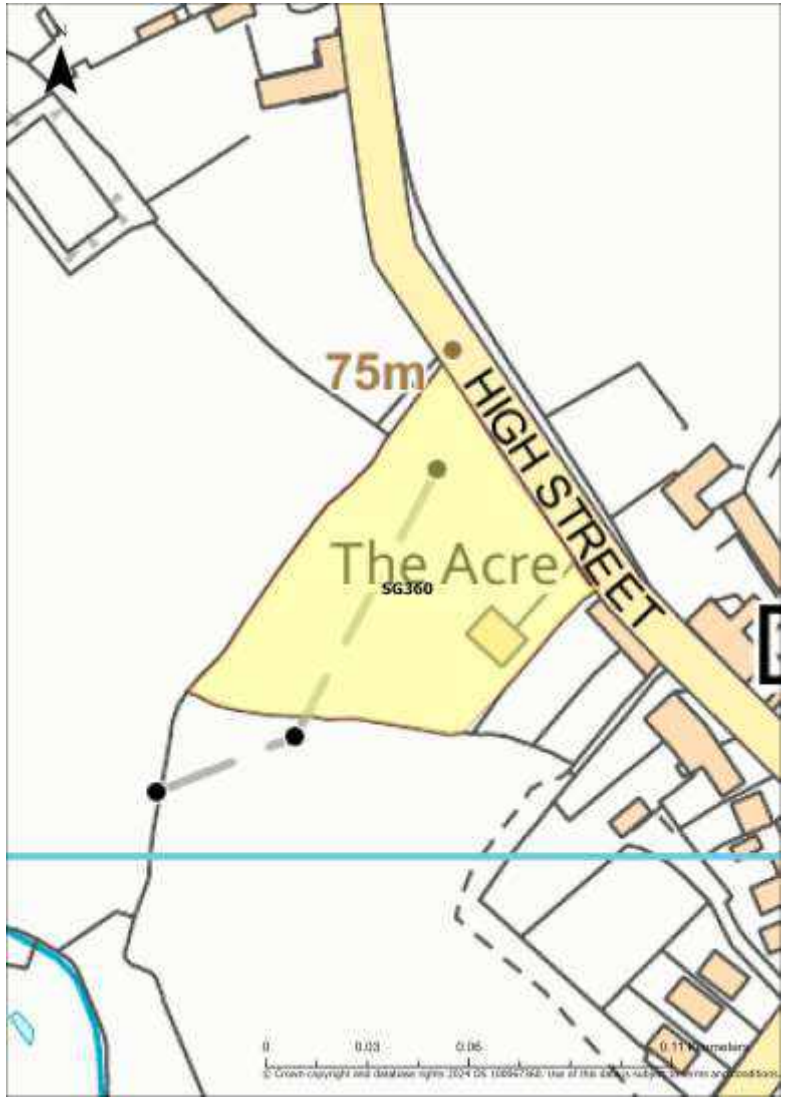
Site Reference:	SG350
Site Name:	Land opposite The Fosse, Crossways Lane, Thornbury, BS35 3U
Gross Site Area (Ha):	3.190709
Proposed Use:	Residential, Office
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 8% within FZ3a, 1.89% within FZ2, landscape harm (VIH), potential harmful impact on local network capacity and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

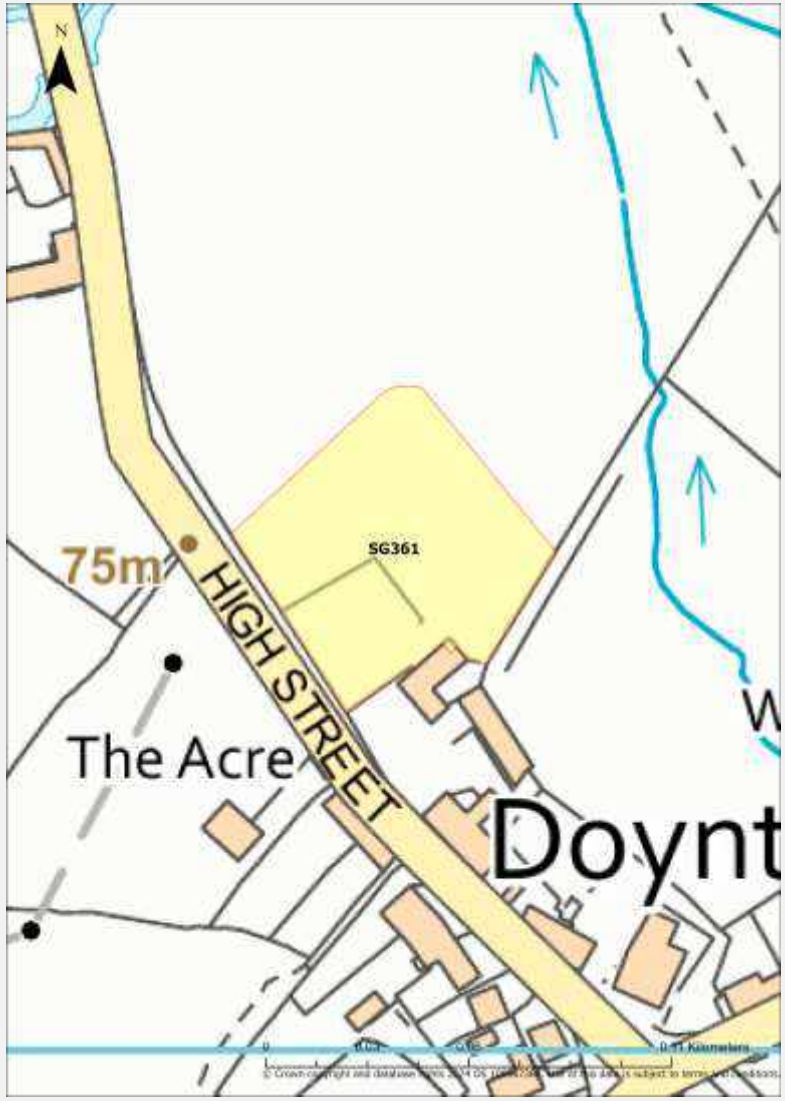
Site Reference:	SG360
Site Name:	Land off High Street, Doynton next to Three Horseshoes
Gross Site Area (Ha):	0.566374
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to the heritage constraints - impact on Doynton Conservation Area (site is 39.22% within the CA) and numerous listed buildings (Grade II and II*). It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

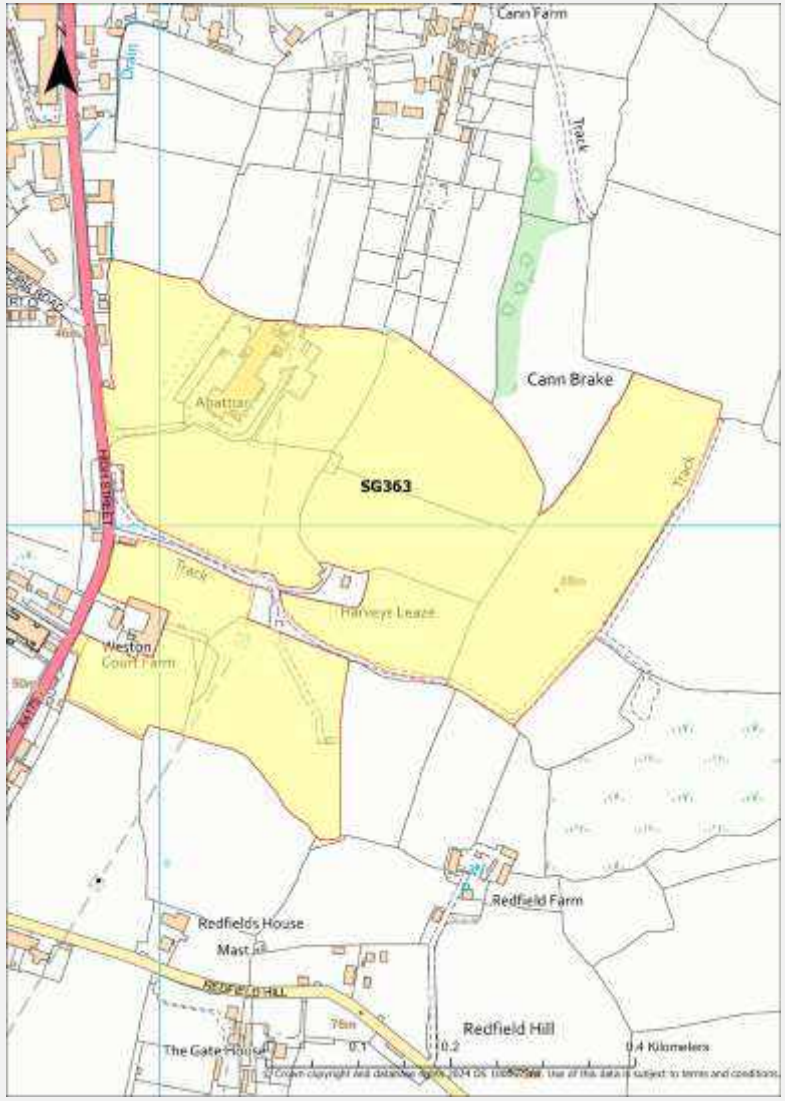
Site Reference:	SG361
Site Name:	Land off High Street, Doynton Between The Acre & Brook Hous
Gross Site Area (Ha):	0.440975
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is not directly connected to the road and the promoter has not confirmed that access could be achieved without third party land. The site is 100% within Doynton Conservation Area. No mitigation/avoidance possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

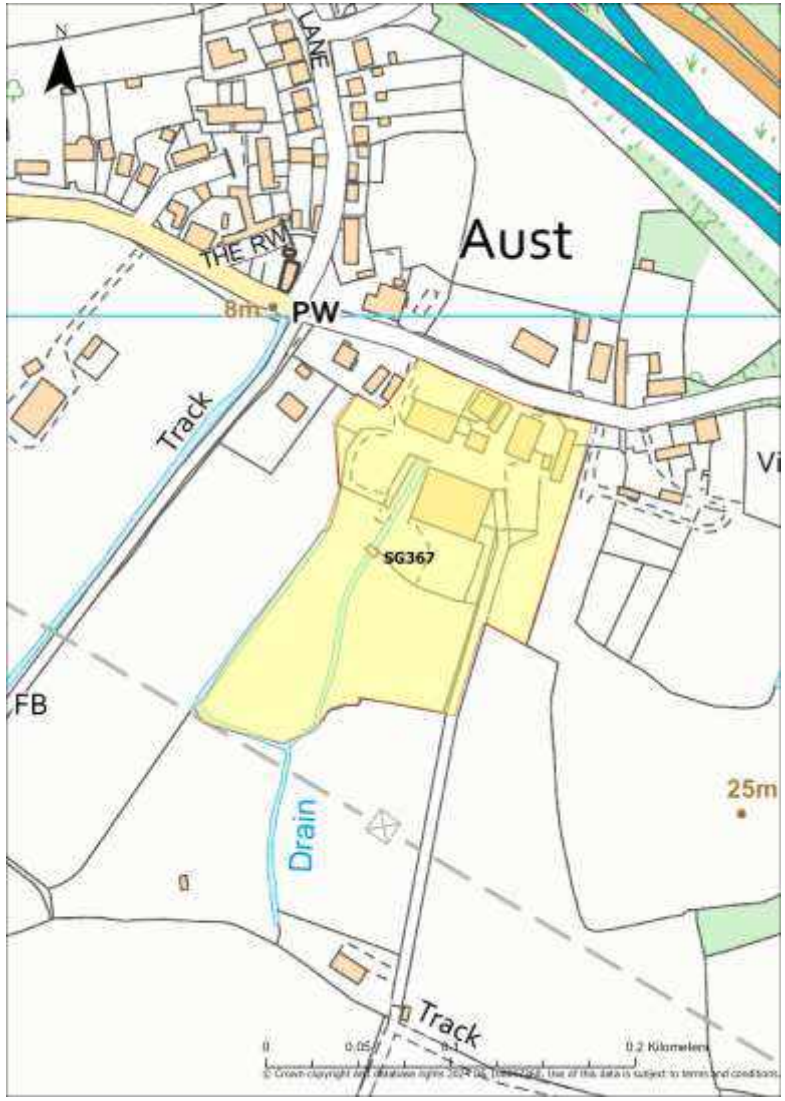
Site Reference:	SG363
Site Name:	Land off the High Street, Oldland Common
Gross Site Area (Ha):	22.589576
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including 4.77% potential contamination, three Grade 2 listed buildings on site, landscape constraints, an OH power line, and SNCI within 15m buffer however it is considered these could be avoided/mitigated. The site is in the GB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner part of the site is in active use and there is evidence these uses are likely to cease the site has clear ownership there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	225



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

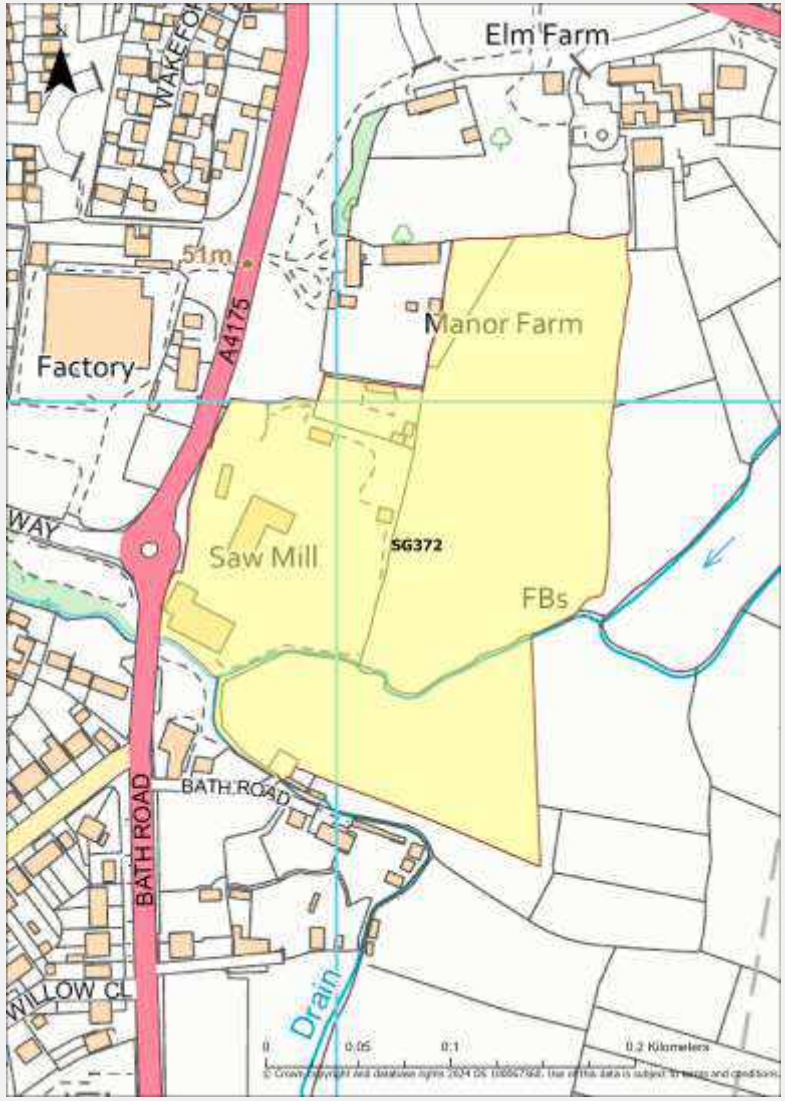
Site Reference:	SG367
Site Name:	Villa Farm, Aust, BS35 4AX
Gross Site Area (Ha):	2.40376
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including Flood Zone 3, Flood Zone 2 and is in close proximity to a number of Grade II listed buildings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	TThe site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG372
Site Name:	The Sawmiils, Bath Road, Bridge Yate
Gross Site Area (Ha):	5.391051
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is partly brownfield and has constraints including FZ3a (36.45%), Common Land (1.76%), heritage constraints (proximity to locally listed buildings), and proximity to an SNCI however these constraints could be avoided/mitigated. Site is in GB (100%).
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear ownership. The site is in active use and this would need to be relocated as outlined by the promoter. Availability is therefore uncertain at this stage.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as availability uncertain and it is therefore unachievable.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	110



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG380
Site Name:	Land off Bristol Road
Gross Site Area (Ha):	1.724143
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints (proximity to a Grade II listed building) and the entire site moderate risk of groundwater flooding however it is considered likely these constraints can be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, the site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	60



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

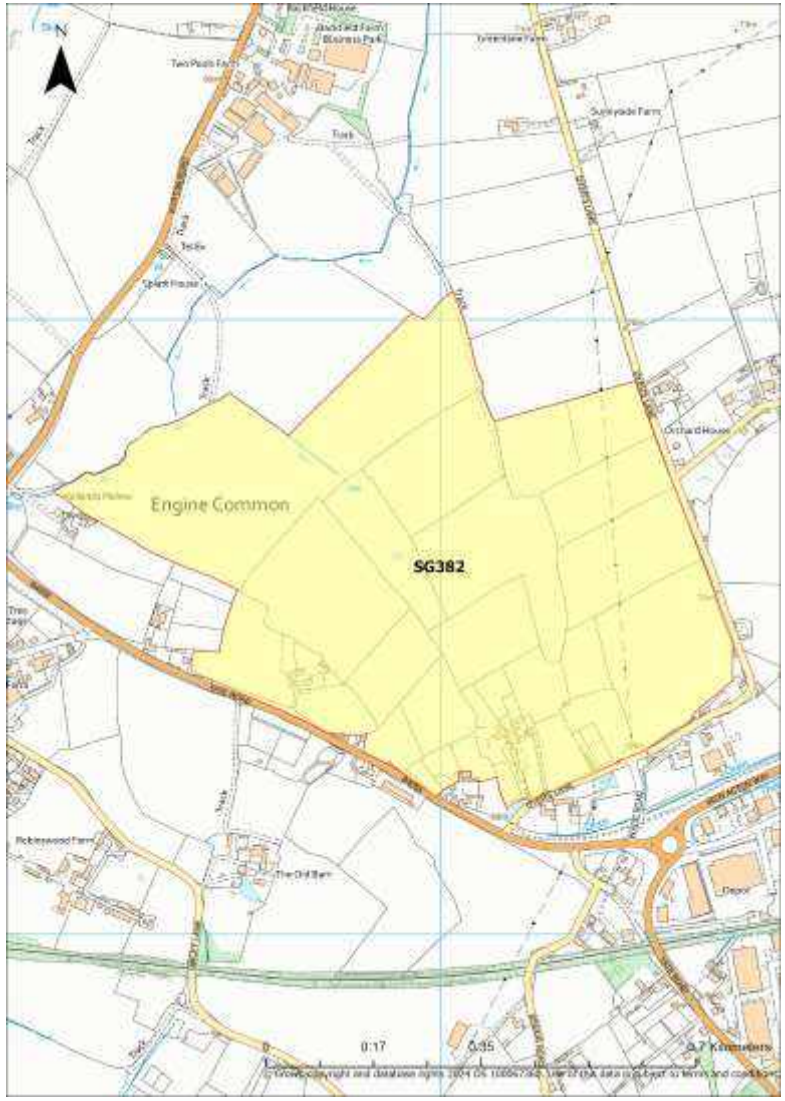
Site Reference:	SG381
Site Name:	Land at Fieldgrove Lane, Bath Road, Bitton
Gross Site Area (Ha):	3.520985
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape, heritage and archaeology constraints however it is considered likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

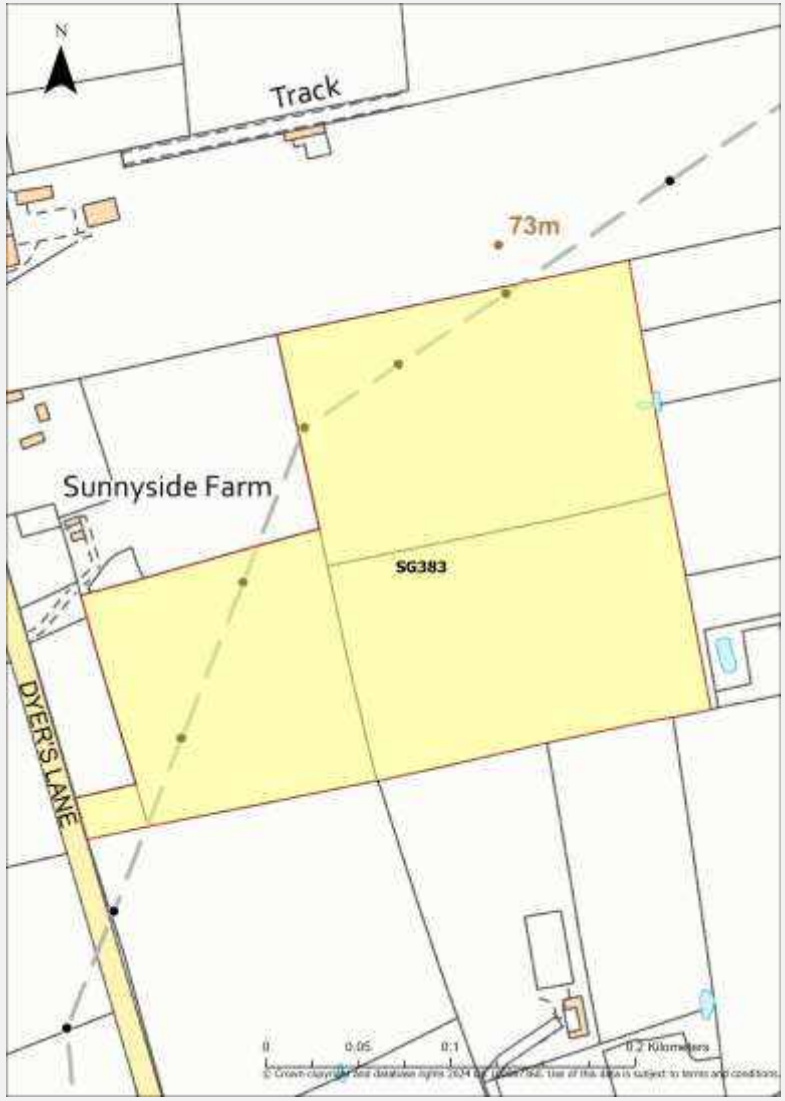
Site Reference:	SG382
Site Name:	Land at Pool Lodge Farm, Dyers Lane, Iron Acton
Gross Site Area (Ha):	51.056528
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including an overhead power line and landscape, heritage and archaeological constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners and a developer, it is not in active use and there are unlikely to be legal constraint or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	350



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

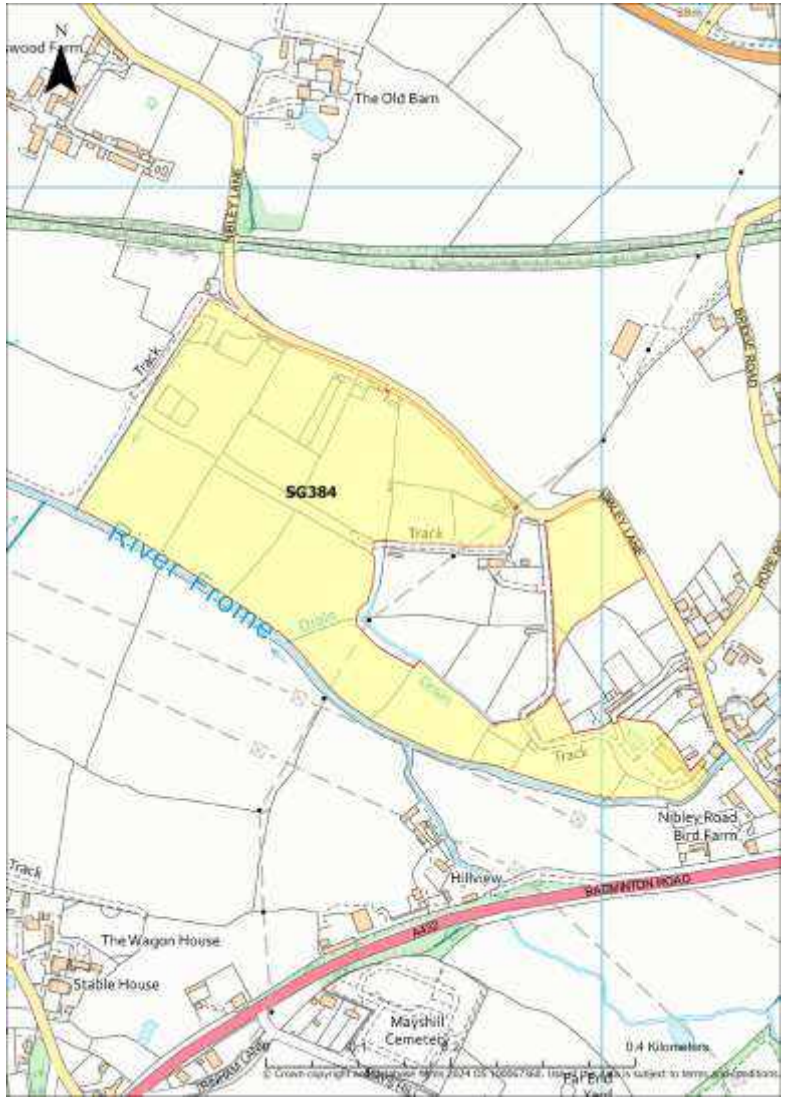
Site Reference:	SG383
Site Name:	Land at Dyers Lane, Iron Acton
Gross Site Area (Ha):	7.178814
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including vehicular and non-vehicular access and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG384
Site Name:	Land at Frome Mill Farm, Nibley Lane, Nibley
Gross Site Area (Ha):	13.539144
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including access constraints and FZ2 (6.72%) and 3a (8.13%) and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

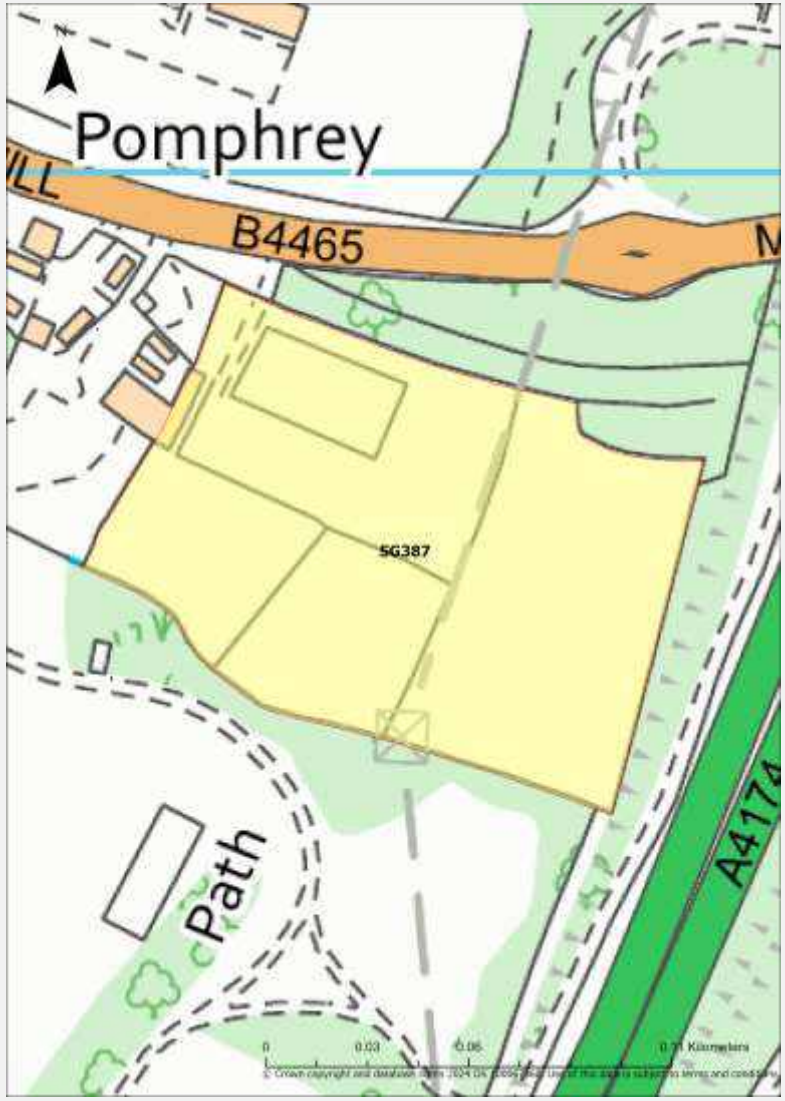
Site Reference:	SG386
Site Name:	Land at Short Hill Road, Westerleigh
Gross Site Area (Ha):	0.402813
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to access (landlocked) - the existing single lane track is inadequate & 3rd party land would be required to achieve suitable access. The site promoter states they are in the process of contacting the adjacent landowner.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. Third party land would be required to provide access - there is no evidence this could be achieved.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

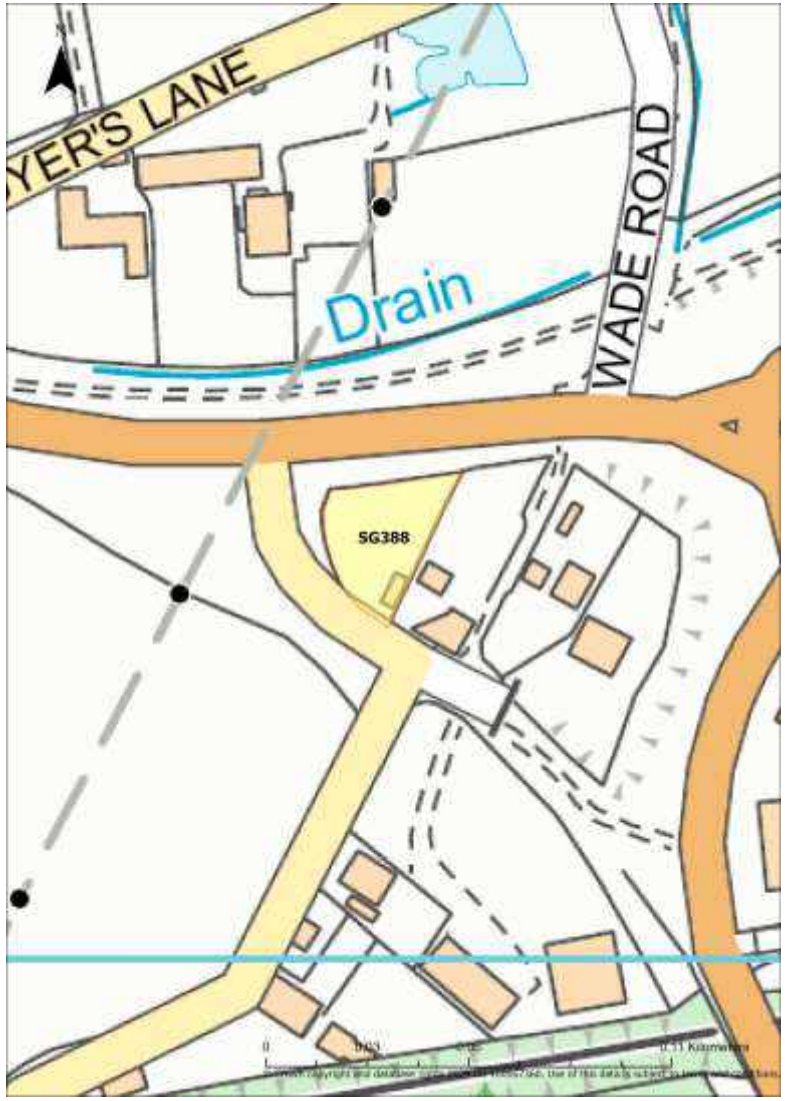
Site Reference:	SG387
Site Name:	Land at Shortwood
Gross Site Area (Ha):	1.425883
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has potential archaeological constraints and there is an overhead power line running through it however it is considered likely this constraints could be avoided or mitigated. The site is located in the Green Belt (100%),
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	65



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

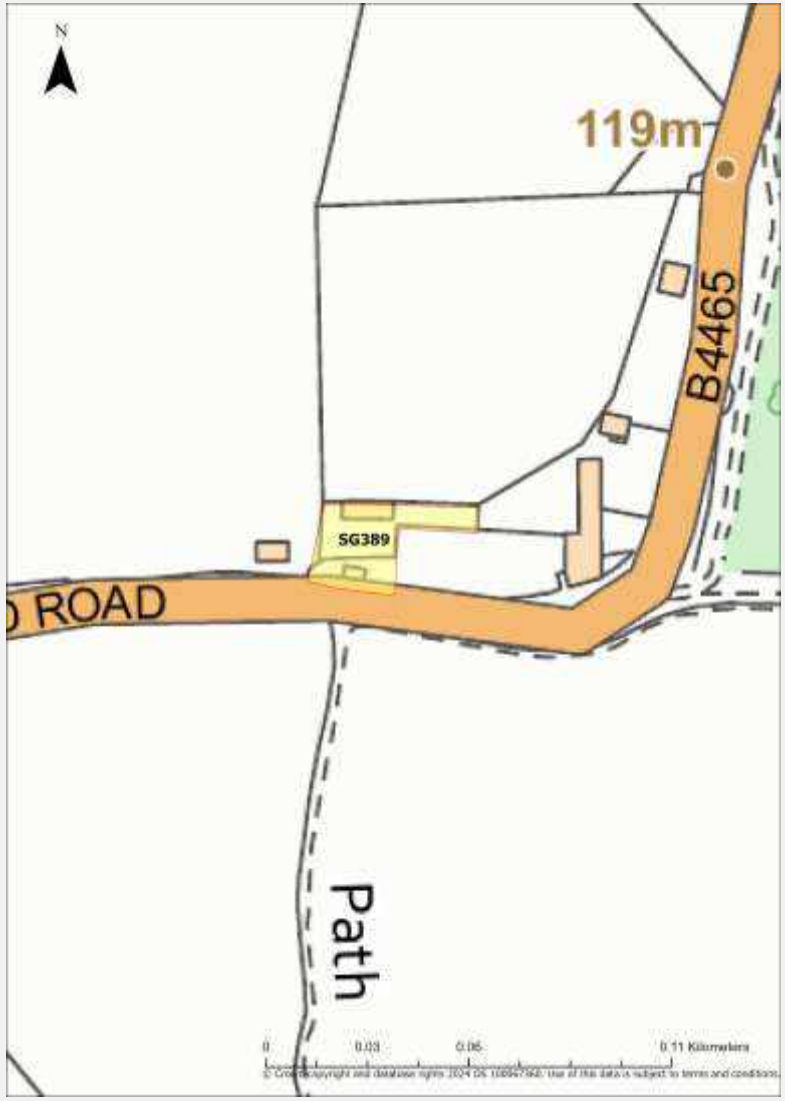
Site Reference:	SG388
Site Name:	Land at Yate Road, Iron Acton
Gross Site Area (Ha):	0.091312
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	ite has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for less than 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	No - Unachievable: Site promoted for less than 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

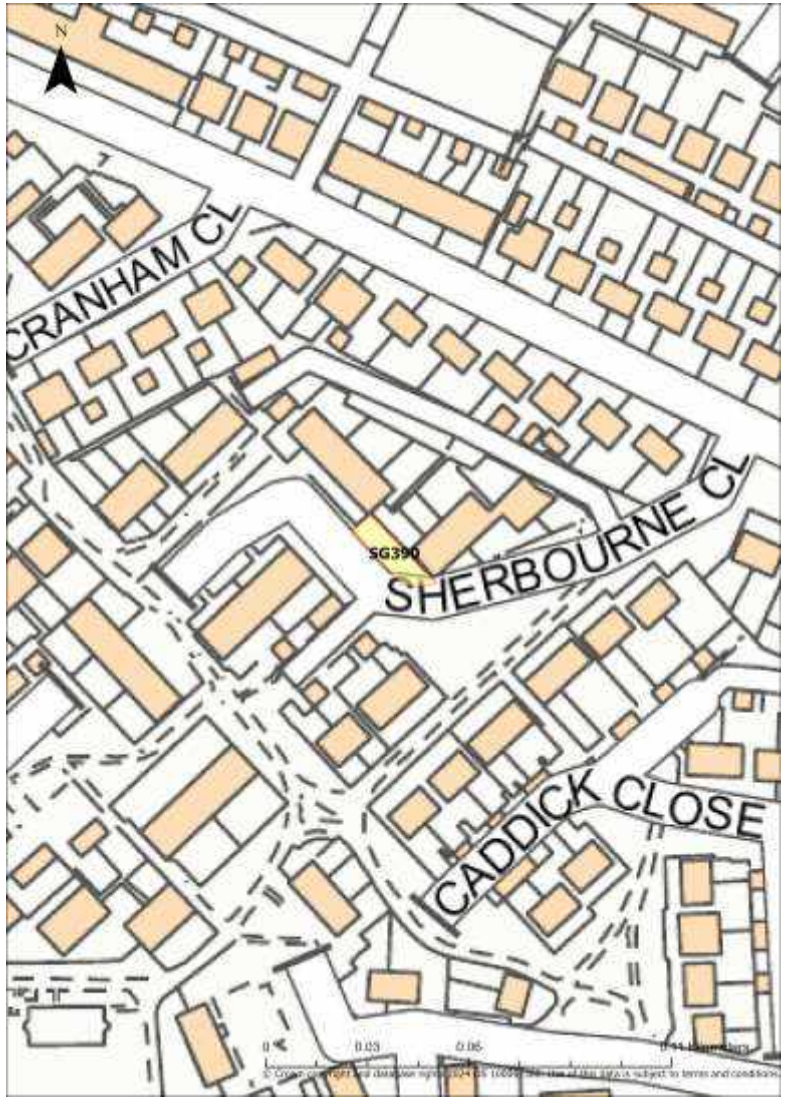
Site Reference:	SG389
Site Name:	Land at April OCttage, 180 Shortwoood Road, Pucklechurch
Gross Site Area (Ha):	0.065893
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable as it is below the site size threshold. It is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site is unsuitable as it is below the size threshold. It is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG390
Site Name:	Land Adjacent to 6 Sherbourne Close, Kingswood
Gross Site Area (Ha):	0.016973
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site promoted for less than 5 dwellings and therefore is considered to be unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Site promoted for less than 5 dwellings and does not meet HELAA assessment requirements on that basis. Therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG391
Site Name:	Land Adjacent to Severn View, 80 Gloucester Road, Rudgeway
Gross Site Area (Ha):	0.140634
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	No - Not available: Site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	No - Unachievable: Site promoted for under 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG392
Site Name:	Land at Field 1 Old Rectory, High Street, Iron Acton
Gross Site Area (Ha):	0.689691
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to access constraints (site is landlocked) and heritage constraints (proximity to Iron Acton CA and several Listed Buildings). It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

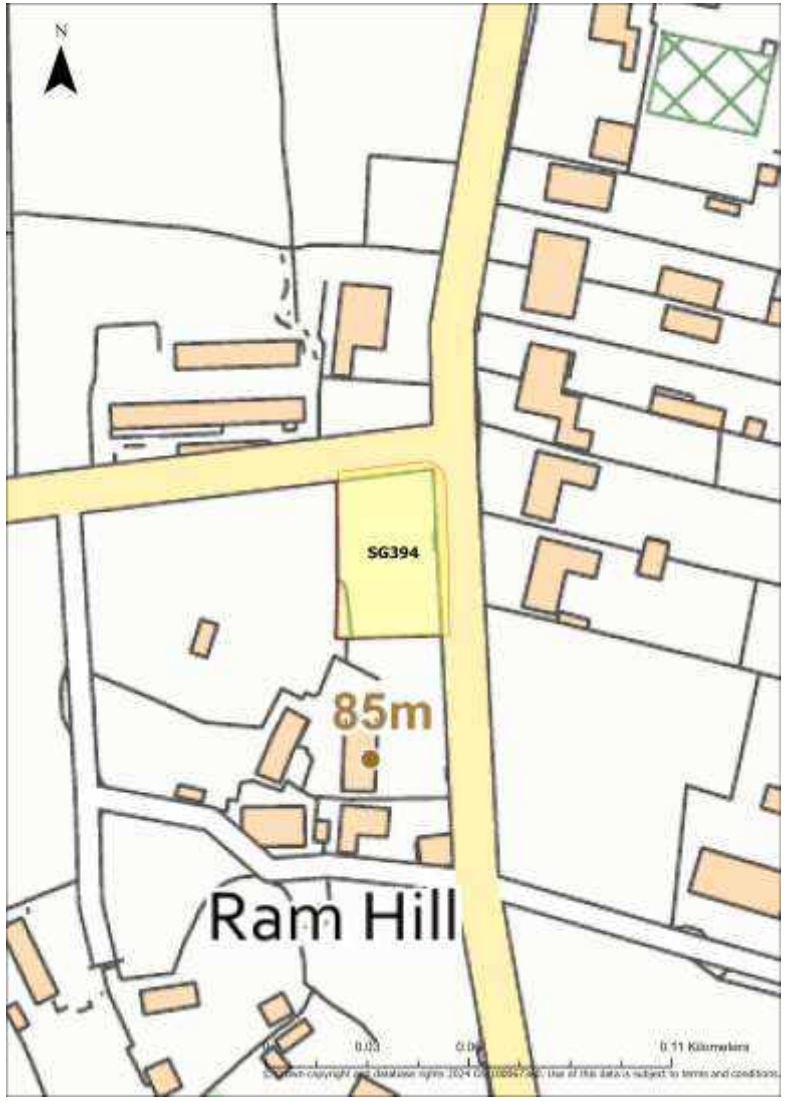
Site Reference:	SG393
Site Name:	Land at Field 2 Old Rectory, High Street, Iron Acton
Gross Site Area (Ha):	2.65574
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to access constraints (site is landlocked and the promoter has not demonstrated that access could be achieved) and heritage constraints (proximity to CA and LBs). It is considered that no mitigation/avoidance is possible
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

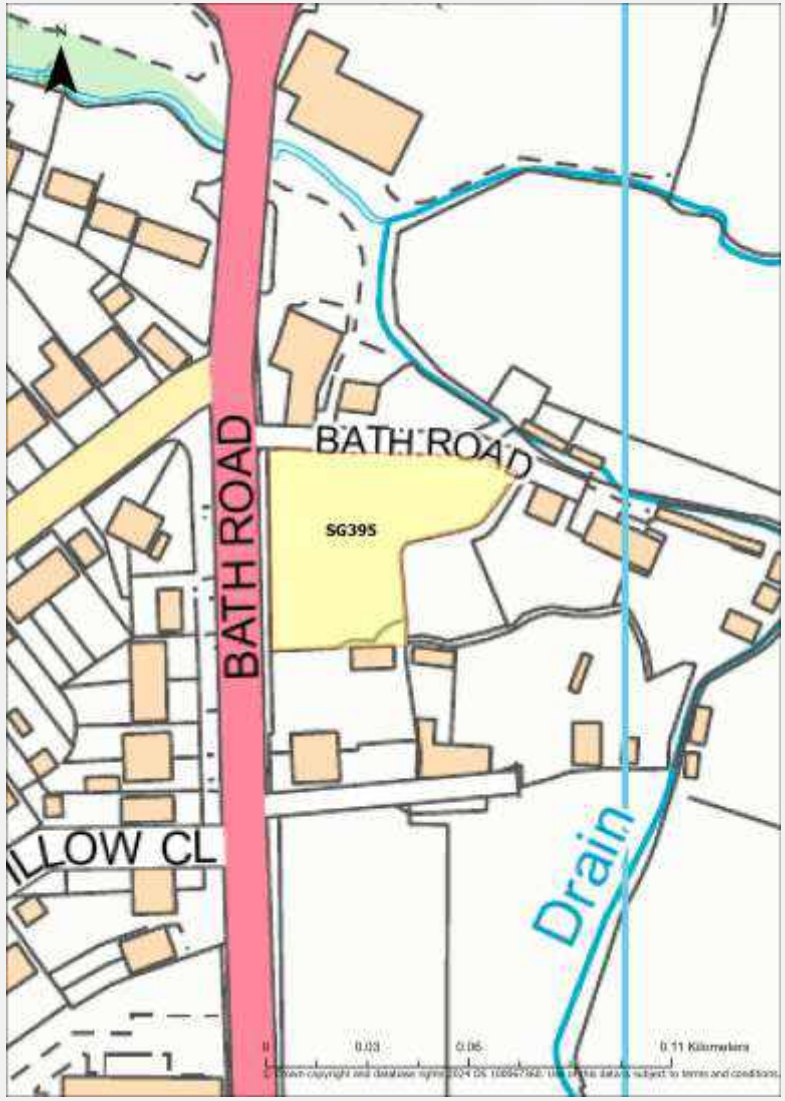
Site Reference:	SG394
Site Name:	Land on the West Side of Ram HIll, Coalpit Heath
Gross Site Area (Ha):	0.136805
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not subject to any constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site does not have a promoter/developer on board. The site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	5



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG395
Site Name:	Land South of the Hollybush Inn, Bath Road, Bridgeyate
Gross Site Area (Ha):	0.249351
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site promoted for under 5 dwellings. Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	No - Unavailable: site promoted for under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	No - Unachievable: Site promoted for under 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

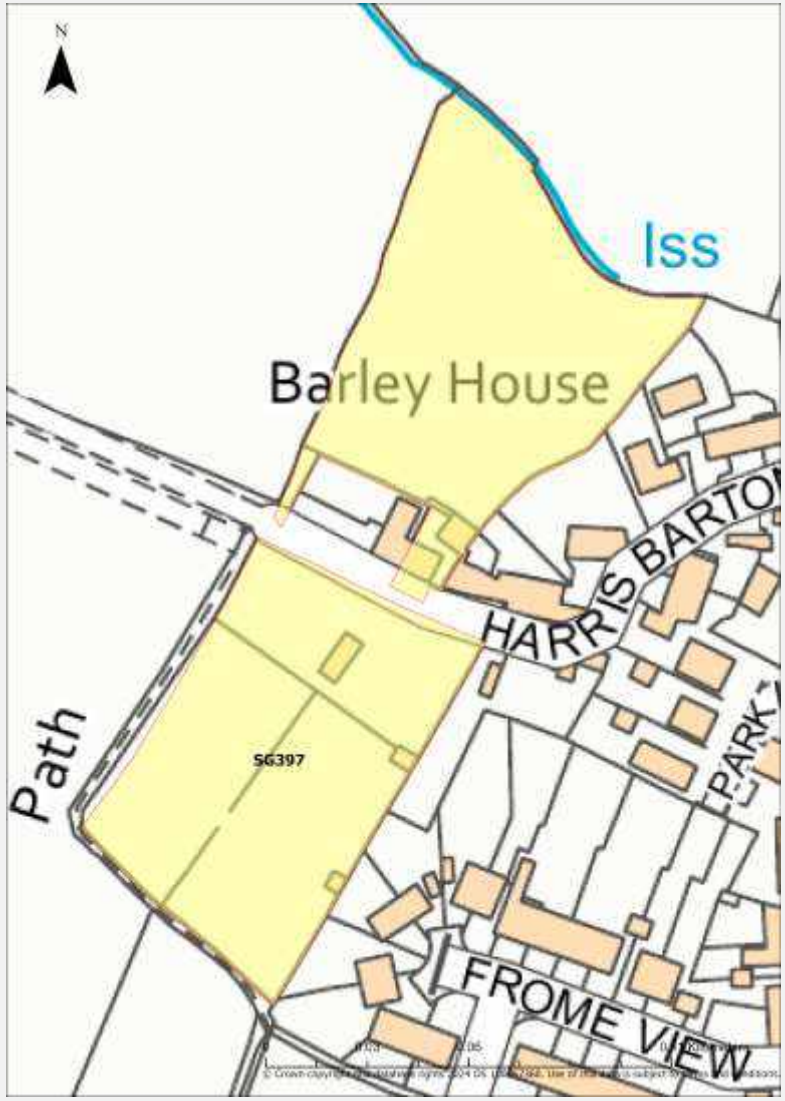
Site Reference:	SG396
Site Name:	Land between Wotton Road and Chruch Lane, Rangeworthy
Gross Site Area (Ha):	1.12916
Proposed Use:	Residential, Office, Sports/Leisure, Retail. Other
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The eastern half of the site has planning permission for 13 dwellings. The western half of the site is potentially unsuitable due to the heritage constraints (being in close proximity to Grade II* listed buildings). No mitigation/avoidance is possible.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner. The eastern half of the site has outline planning permission for 13 dwellings, office and retail (P20/06928/O) granted in May 2022.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	13



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

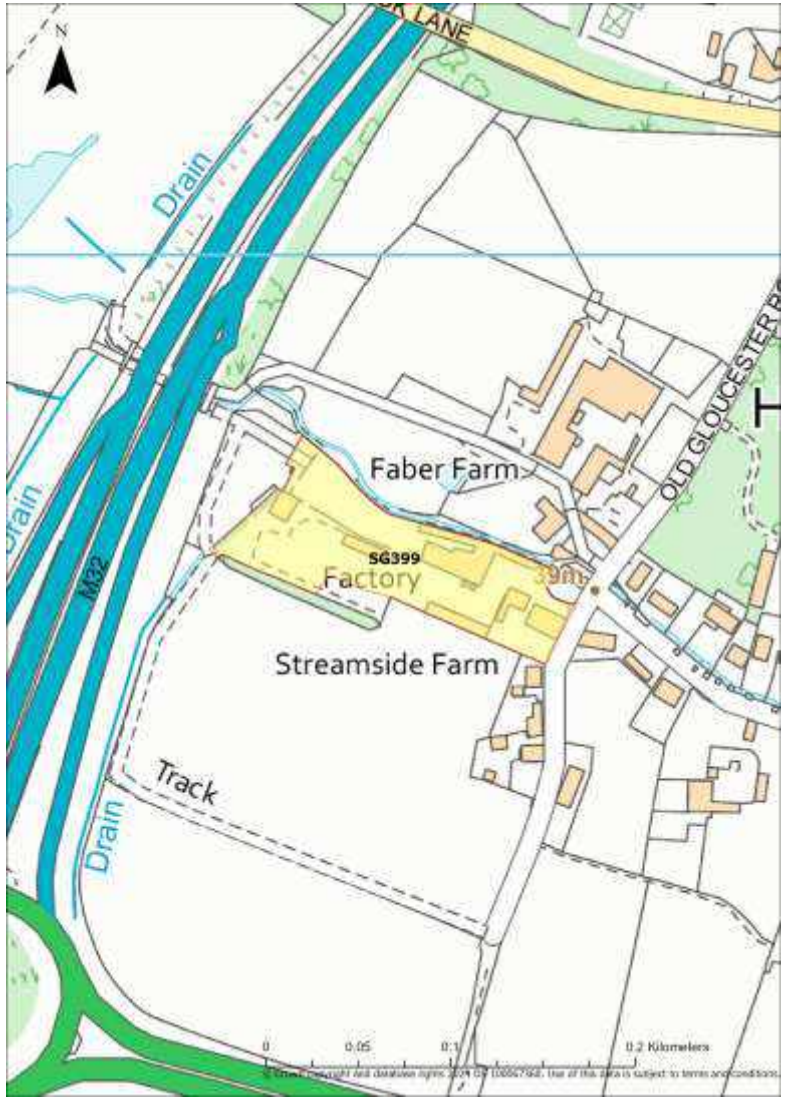
Site Reference:	SG397
Site Name:	Land at 4 Harris Barton, Frampton Cotterell
Gross Site Area (Ha):	1.379579
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	This site has landscape and heritage constraints specifically the Frome Valley landform should be protected. The site is located in the Green Belt (99.99%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	5



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG399
Site Name:	Land at Hambrook Business Park, The Stream, Hambrook
Gross Site Area (Ha):	0.927309
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is within Hambrook CA (100%) and includes a Grade II Listed building however due to it being a brownfield site, the heritage constraints can be mitigated. The site includes FZ3a (50.63%) and the site area has been reduced. Site is 100% GB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, it has clear ownership and there are unlikely to be any legal constraints or potential ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

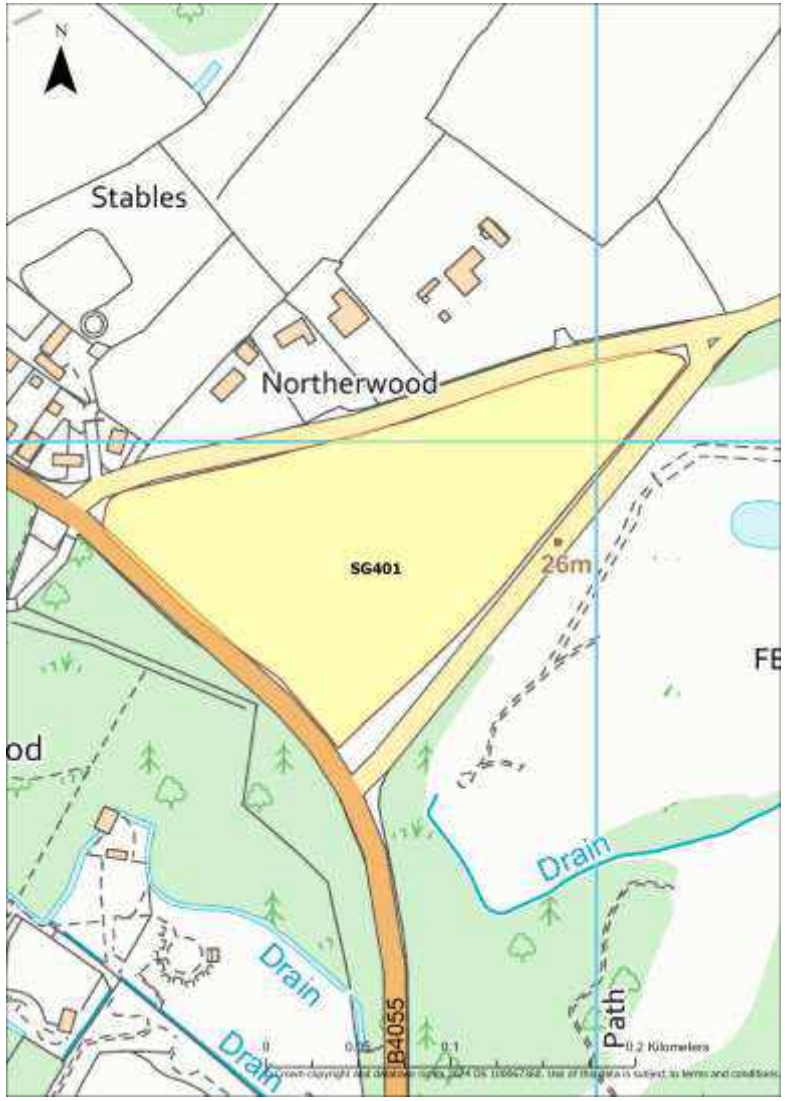
Site Reference:	SG400
Site Name:	Land to the South of Minerva, 15 Gloucester Road, Rudgeway
Gross Site Area (Ha):	1.48876
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including majority Priority Habitat, landscape, potential ecology, and potential archaeology constraints and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site is considered unachievable given that it is unsuitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG401
Site Name:	Land Between Over Lane and the B4055, Easter Compton
Gross Site Area (Ha):	2.98282
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is in close proximity to an SNCI however it is considered likely that any impacts could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

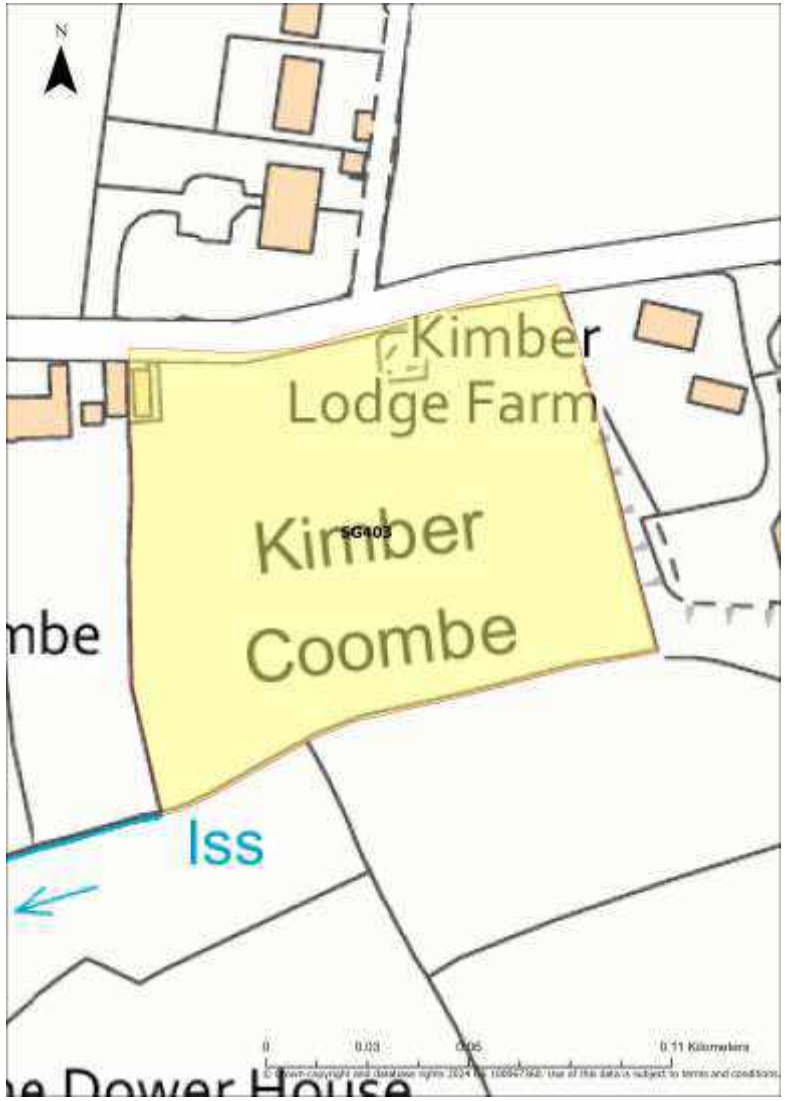
Site Reference:	SG402
Site Name:	Land at New Farm, 215 Bristol Road, Frampton Cotterell
Gross Site Area (Ha):	1.587533
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is partly brownfield and it is not affected by any constraints although 69.80% of the site is BMV agricultural land. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	57



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG403
Site Name:	Land at Ryedown Lane, Bitton
Gross Site Area (Ha):	1.421201
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site is located in the Green Belt (100%).
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG404
Site Name:	Land at 9 Engine Common Lane, Yate
Gross Site Area (Ha):	0.47181
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including access potential contamination, archaeology and SNCI buffer and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board, there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG405
Site Name:	Land at Pool Farm, Whitfield, Wotton Under Edge
Gross Site Area (Ha):	1.510257
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The only constraint on the site is BMV agricultural land (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be potential legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	68



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

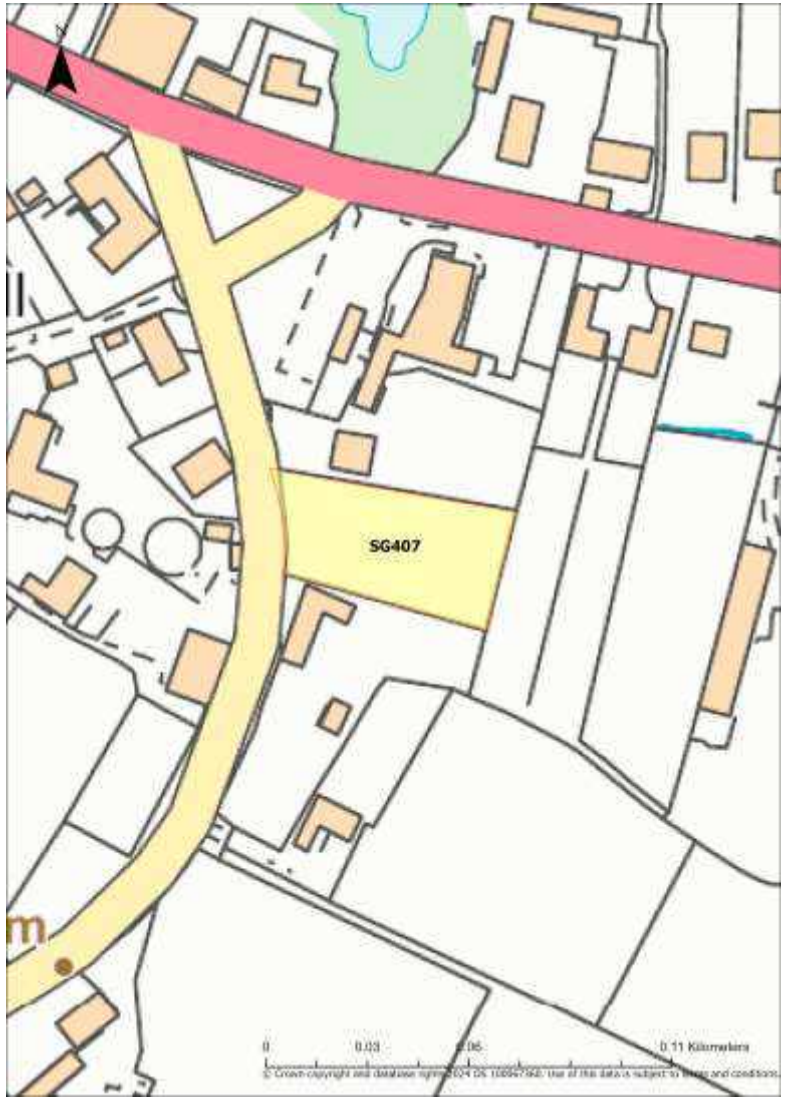
Site Reference:	SG406
Site Name:	Land at Woodhouse Eaves
Gross Site Area (Ha):	0.176249
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is partially developed. It is considered unsuitable in HELAA terms as the remaining site area would not be able to accommodate more than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability assessment the site is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG407
Site Name:	Land Adjacent to The Homestead, Manor Road, Wick
Gross Site Area (Ha):	0.186981
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as unsuitable as the site area has been reduced to protect setting of heritage assets and likely to deliver less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	No - Not available: Site assessed and is liekly to deliver under 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	No - Unachievable: Site assessed and is liekly to deliver under 5 dwellings
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	3



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

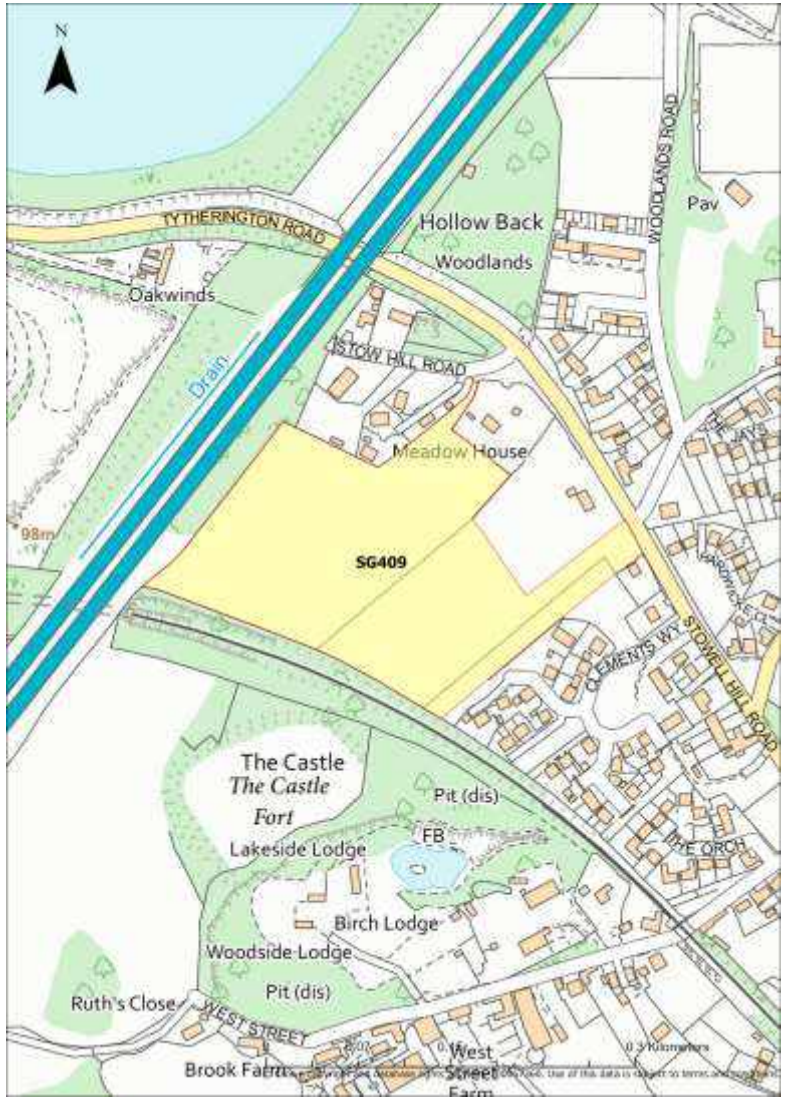
Site Reference:	SG408
Site Name:	Land East of Trinity Lane, Chipping Sodbury
Gross Site Area (Ha):	4.617218
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including surface water, adjacent SNCI, proximity to SSSI and ecology however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has full detailed planning permission (P20/12395/F) and a signed S106 with clear evidence of delivery the site has willing developer and landowner, the site is not in active use.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board the site has no obvious issues which are likely to impact the viability of the site .
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	90



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG409
Site Name:	Land to the west of Stowell Hill Road, Tytherington
Gross Site Area (Ha):	4.78345
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has landscape constraints (visually important hillside), heritage constraints (being adjacent to a Grade II LB and Tytherington CA) and potential archaeology constraints however it is considered likely these constraints can be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	71



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG410
Site Name:	Land at 2 Peters Cottages, Sodbury Road, Wickwar
Gross Site Area (Ha):	0.175581
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability assessment the site is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG411
Site Name:	Land at The Worthys, Bradley Stoke
Gross Site Area (Ha):	0.342644
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site is considered unachievable given that it is unsuitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	15



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

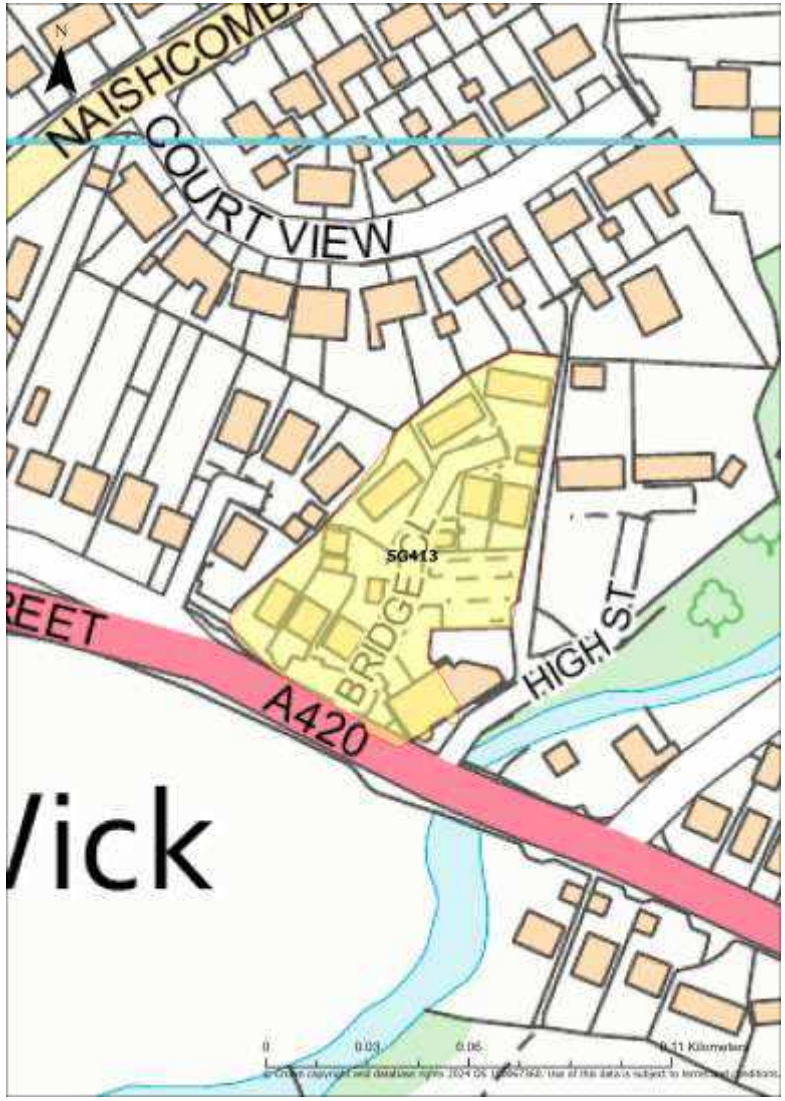
Site Reference:	SG412
Site Name:	Land at Grove Farm, Coxgrove HIll, Pucklechurch
Gross Site Area (Ha):	0.468505
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is not subject to any constraints however it has been recently developed for residential development and therefore would be unsuitable.
Availability:	No - not available
Availability Conclusion:	Planning Application PK18/4150/F approved on site and built out therefore site is unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Planning Application PK18/4150/F approved on site and built out, therefore site has been assessed as unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

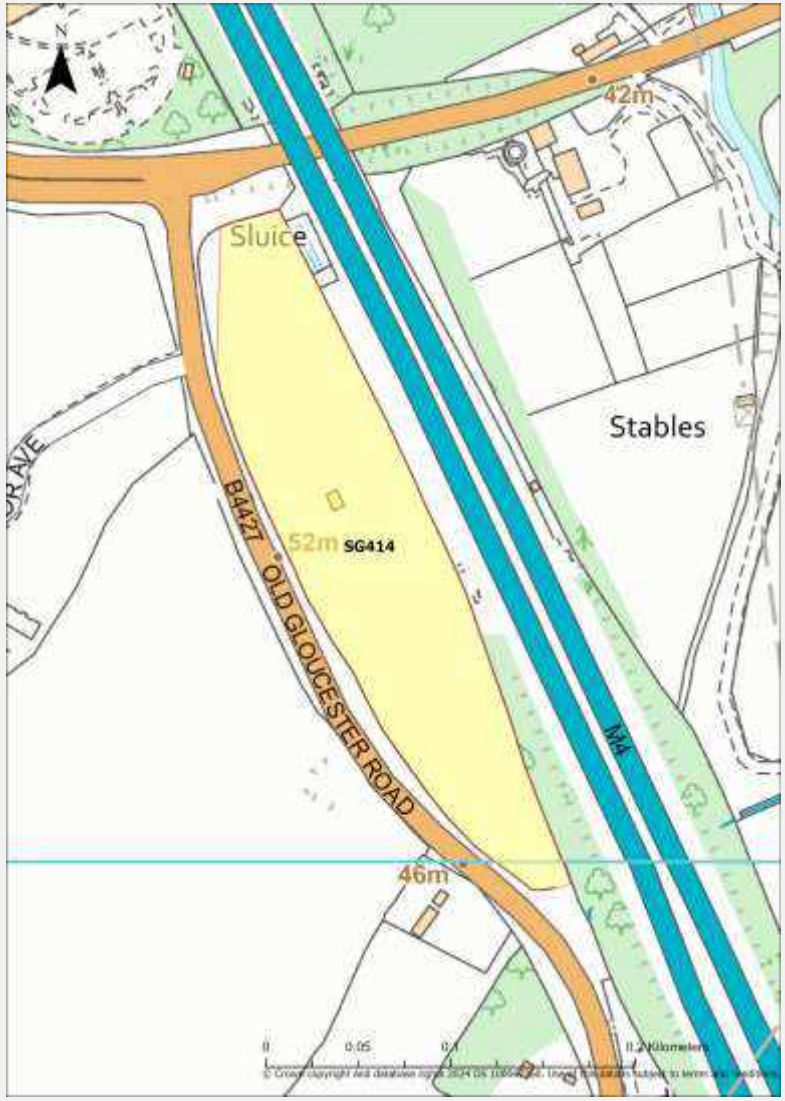
Site Reference:	SG413
Site Name:	Land at the Carpenters Arms, 10 Church Road, Wick
Gross Site Area (Ha):	0.485276
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has planning permission and is currently being built out - P21/00712/F for 5 dwellings and P19/7800/F for 3 dwellings plus subdivision of existing pub into a dwelling and pub.
Availability:	Yes - potentially available
Availability Conclusion:	The site has full planning permission and with clear evidence of delivery. (P21/00712/F for 5 dwellings and P19/7800/F for 3 dwellings plus subdivision of existing pub into a dwelling and pub).
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a developer on board. The site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	9



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG414
Site Name:	Land on the North East Side of Old Gloucster Road, Hambrook
Gross Site Area (Ha):	2.536255
Proposed Use:	Residential, Office, Sports/Leisure, Retail. Other
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has very few constraints apart from 100% BMV agricultural land. The site is adjacent to the M4 motorway however this can be mitigated. The site has a pending planning application for 30 dwellings (P22/04211/F).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site as a willing lanowner and developer and is not in active use. The site has a pending planning application for 30 dwellings (P22/04211/F) - validated July 2022.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	30



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

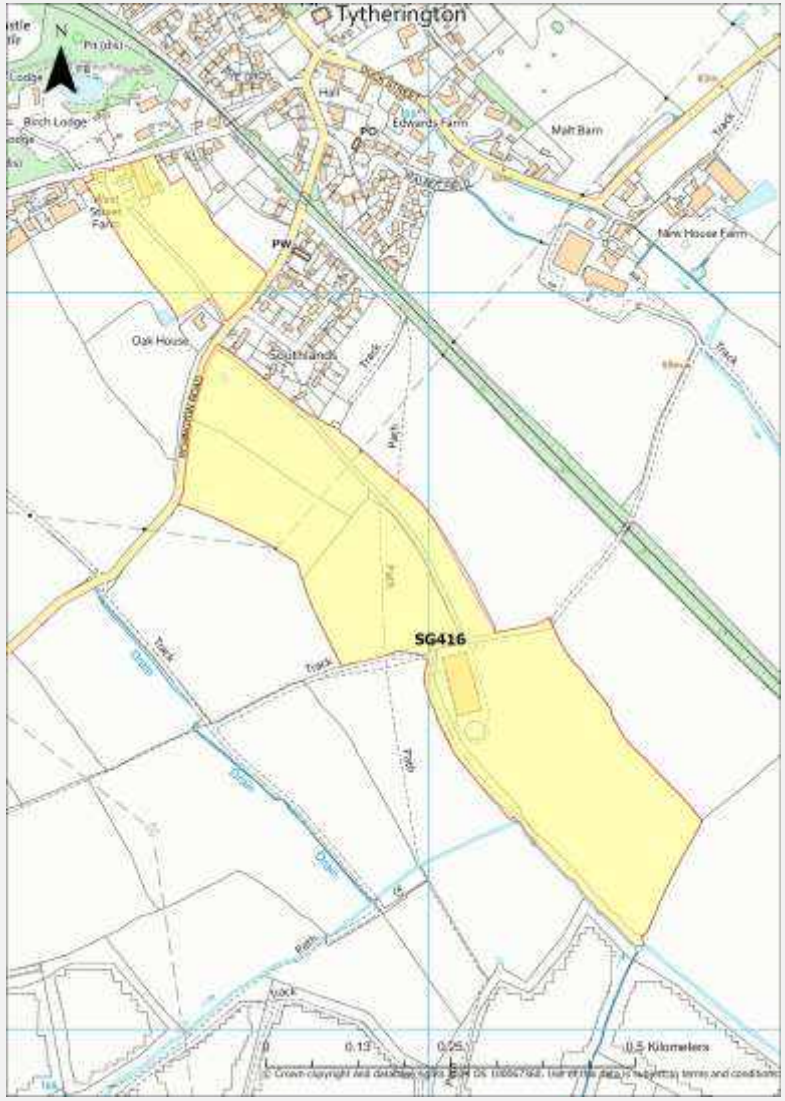
Site Reference:	SG415
Site Name:	Land on the North West Side of Gloucester Road, Almondsbury
Gross Site Area (Ha):	0.763087
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has landscape constraints (straddles visually important hillside) and heritage constraints (being in close proximity to locally listed buildings) however it is considered likely these constraints can be mitigated. Site is within the Green Belt (100%)
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. Therefore the site is assessed as not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	11



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

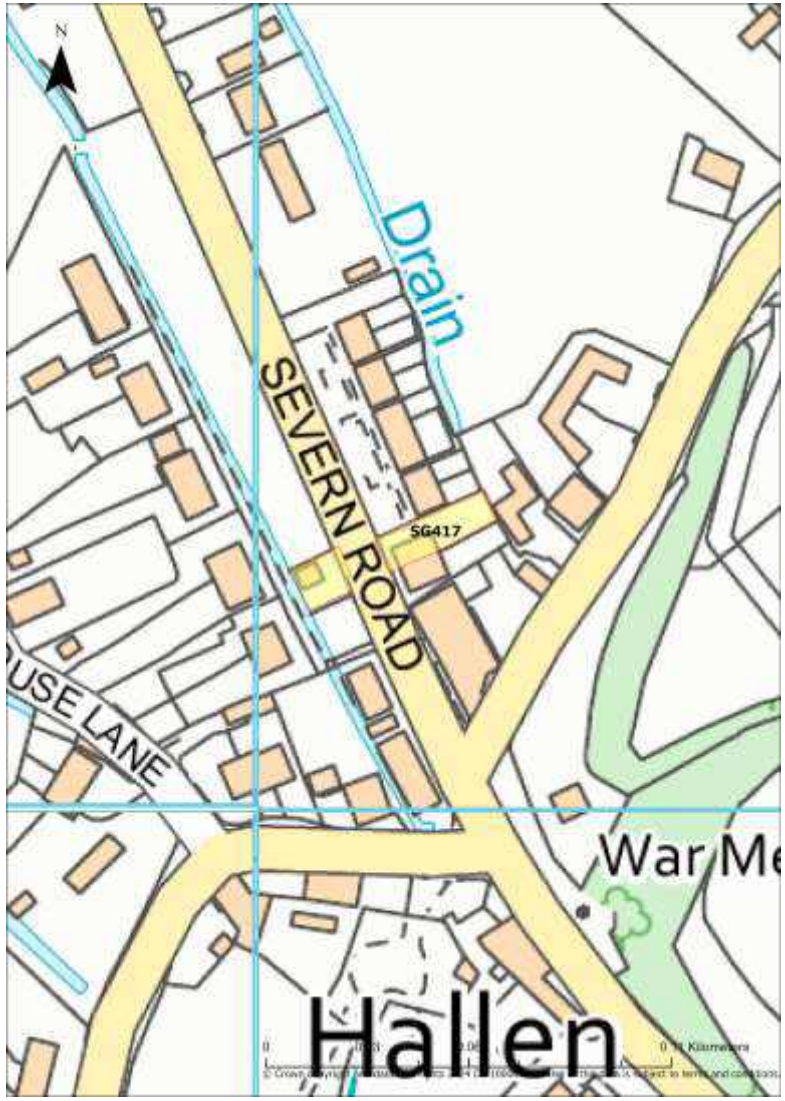
Site Reference:	SG416
Site Name:	Land at West Street Farm, West Street, Tytherington
Gross Site Area (Ha):	19.527782
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable - site is affected by constraints including access, flood risk, ecology, heritage, archaeology, priority habitat 41%, and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG417
Site Name:	Land on the West Side of Severndale, Severn Road, Hallen
Gross Site Area (Ha):	0.049645
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	No - Potentially Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for less than 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

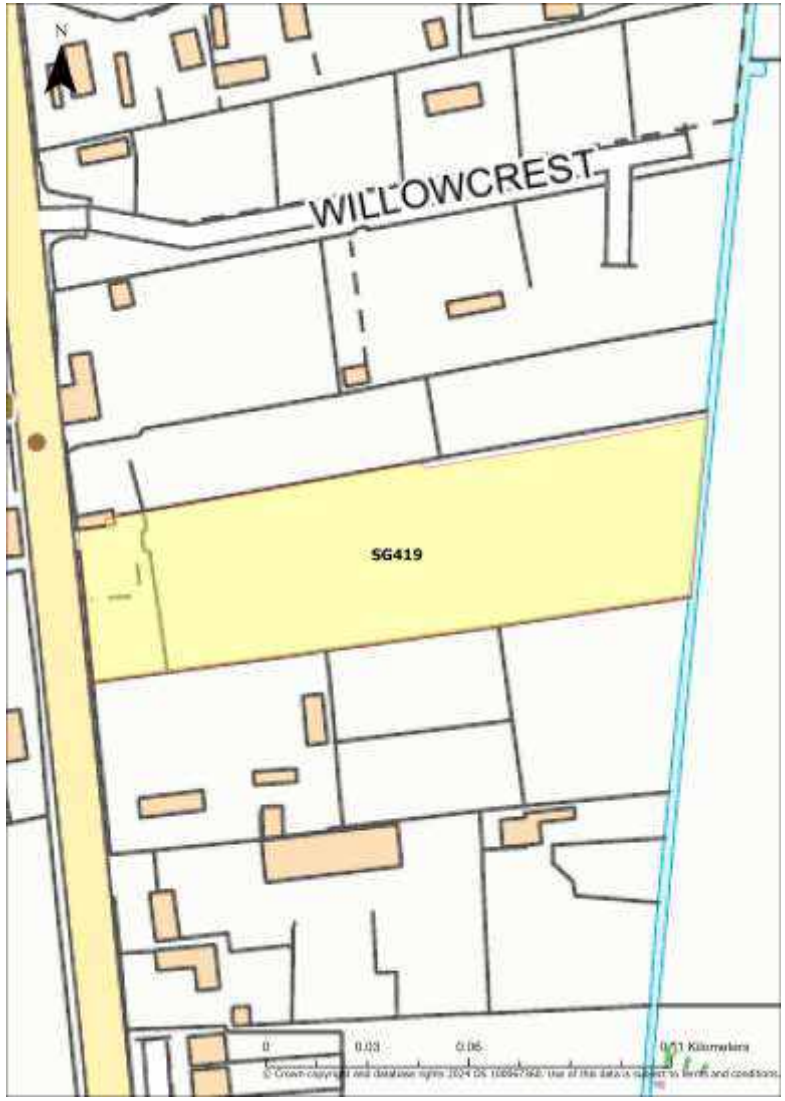
Site Reference:	SG418
Site Name:	Land at Straight Mile, Gloucster Road, Rudgeway
Gross Site Area (Ha):	0.264957
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has potential access constraints and approx 41% of the site is at risk of surface water flooding however it is likely these constraints can be mitigated. The site is located entirely within the Green Belt.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, the site has a willing landowner. The site does not have a direct road access. The promoter has suggested a solution (via Straight Mile Cottage - within their ownership) however this is not within the site boundary.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as availability uncertain and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG419
Site Name:	Land at 404 North Road, Yate
Gross Site Area (Ha):	0.769149
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has potential archaeology constraints however it is considered likely this could be avoided or impacts mitigated. The site also has 100% TPO polygon coverage however further investigation is required to confirm TPOs on site.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	28



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

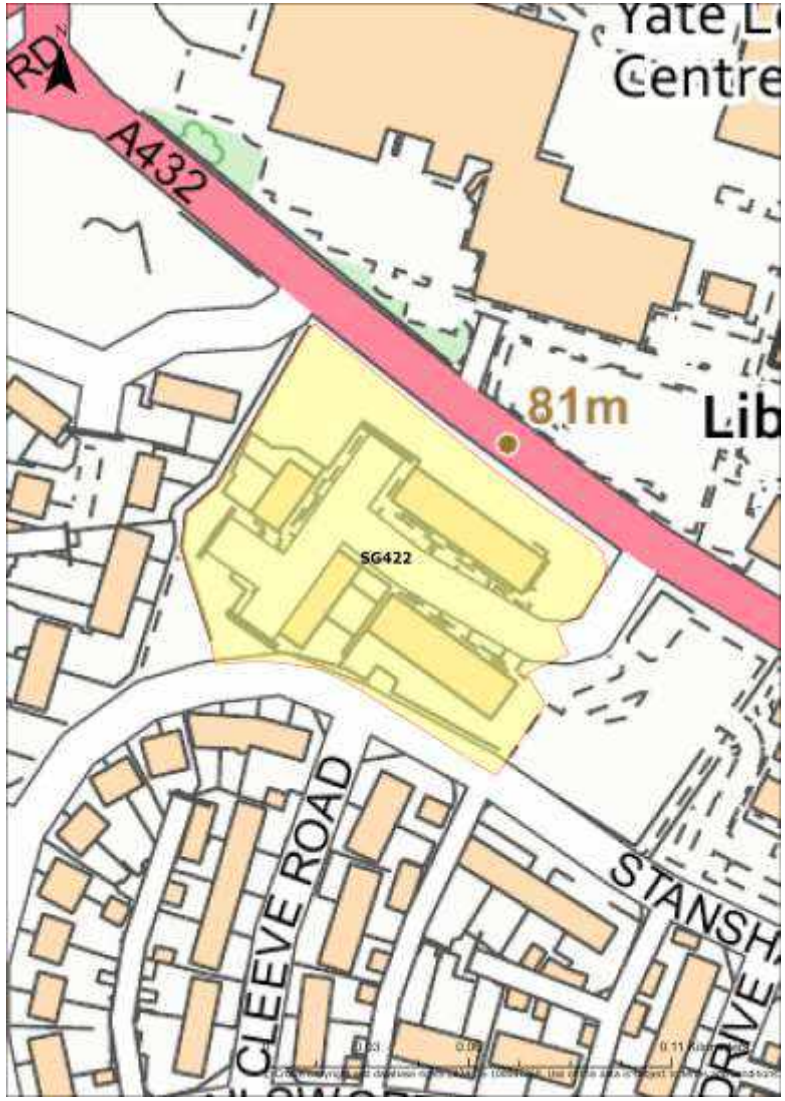
Site Reference:	SG421
Site Name:	Land at Washingpool Lodge, Main Road, Easter Compton
Gross Site Area (Ha):	0.308591
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is considered to be potentially unsuitable given it is 99.93% within Flood Zone 3a and would therefore need to pass both the sequential and exception test. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

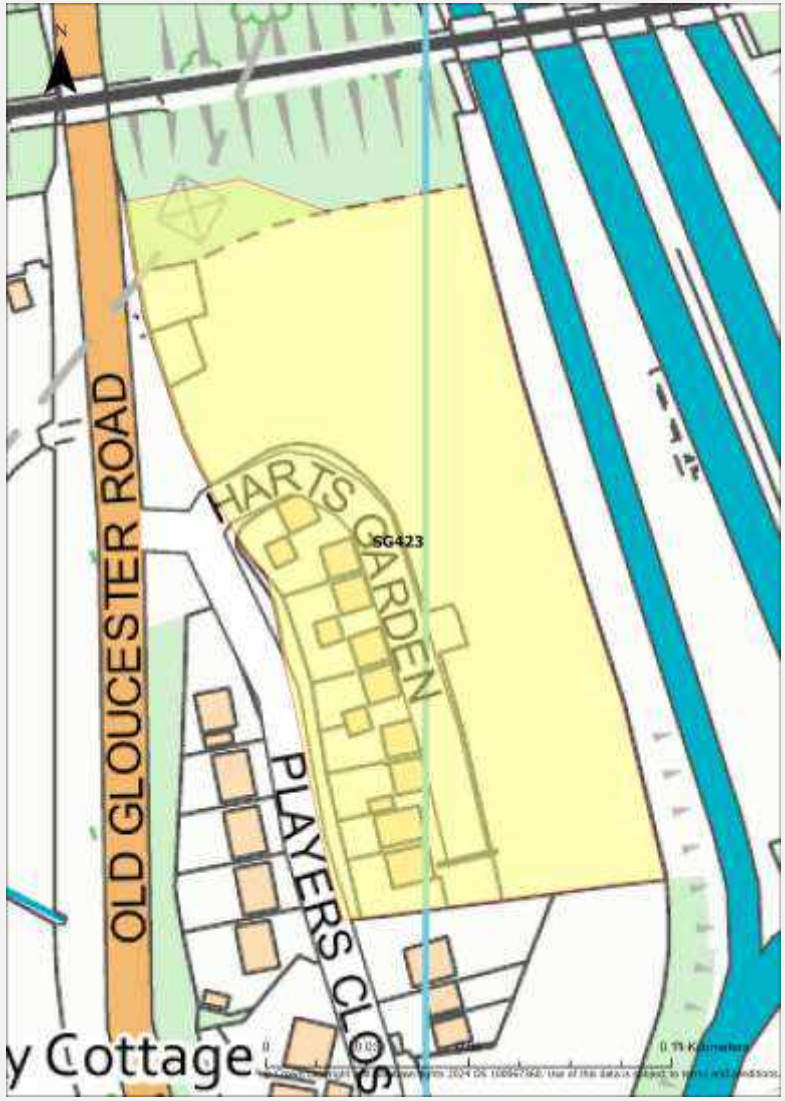
Site Reference:	SG422
Site Name:	Land at North Avon Magistrates Court, Kennedy Way, Yate
Gross Site Area (Ha):	0.774121
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is already developed for residential development as per planning Application P19/15929/RM
Availability:	No - not available
Availability Conclusion:	Planning Application P19/15929/RM for 45 dwellings is nearly fully built out, the site is therefore unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Planning Application P19/15929/RM is nearly fully built out, the site is therefore unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG423
Site Name:	Land at Players Lane, Hambrook
Gross Site Area (Ha):	1.759165
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including the M4 along the eastern boundary and the railway line along the northern boundary. The western section of the site has full planning permission for 9 dwellings (19/7772/F).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and the western part of the site has full detailed planning permission (19/7772/F) and a signed S106 for 9 dwellings.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	9



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

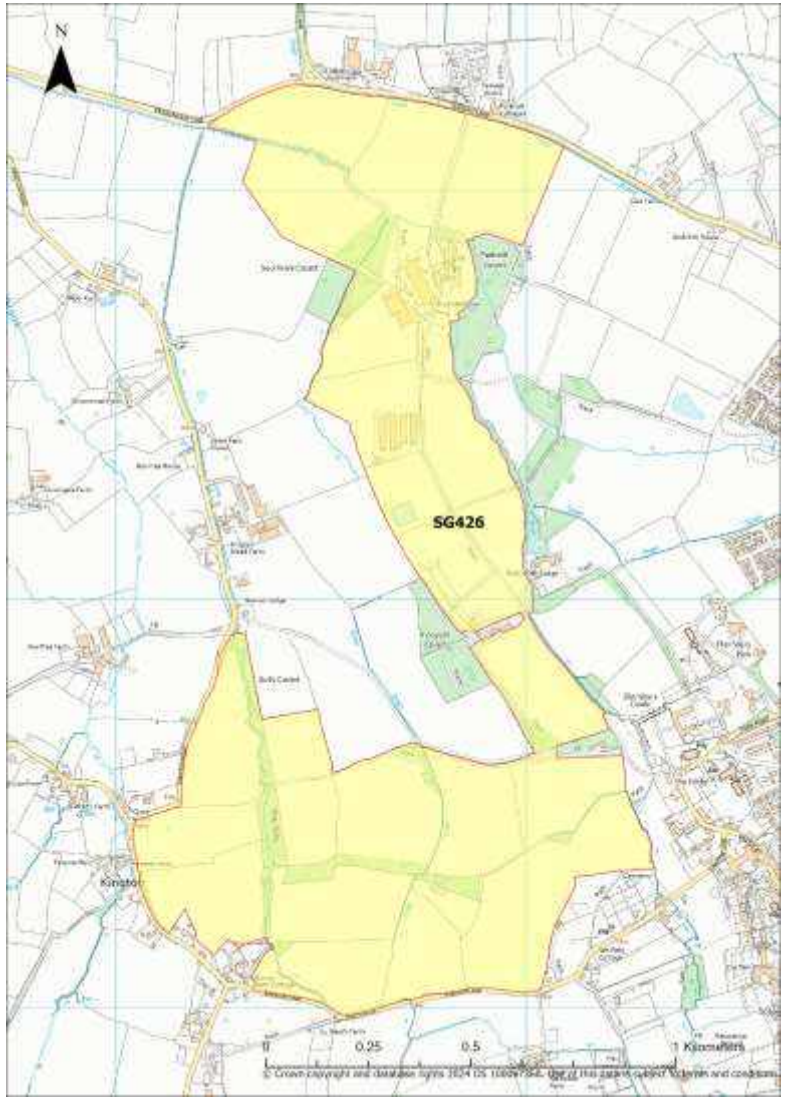
Site Reference:	SG425
Site Name:	Land on the North Side of Shaymoor Lane, Lyde Green
Gross Site Area (Ha):	7.548834
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is nearly entirely covered by an SNCI (99.33%) and Priority Habitat (98.58%). It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on the suitability assessment the site is considered to be unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability assessment the site is considered to be unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

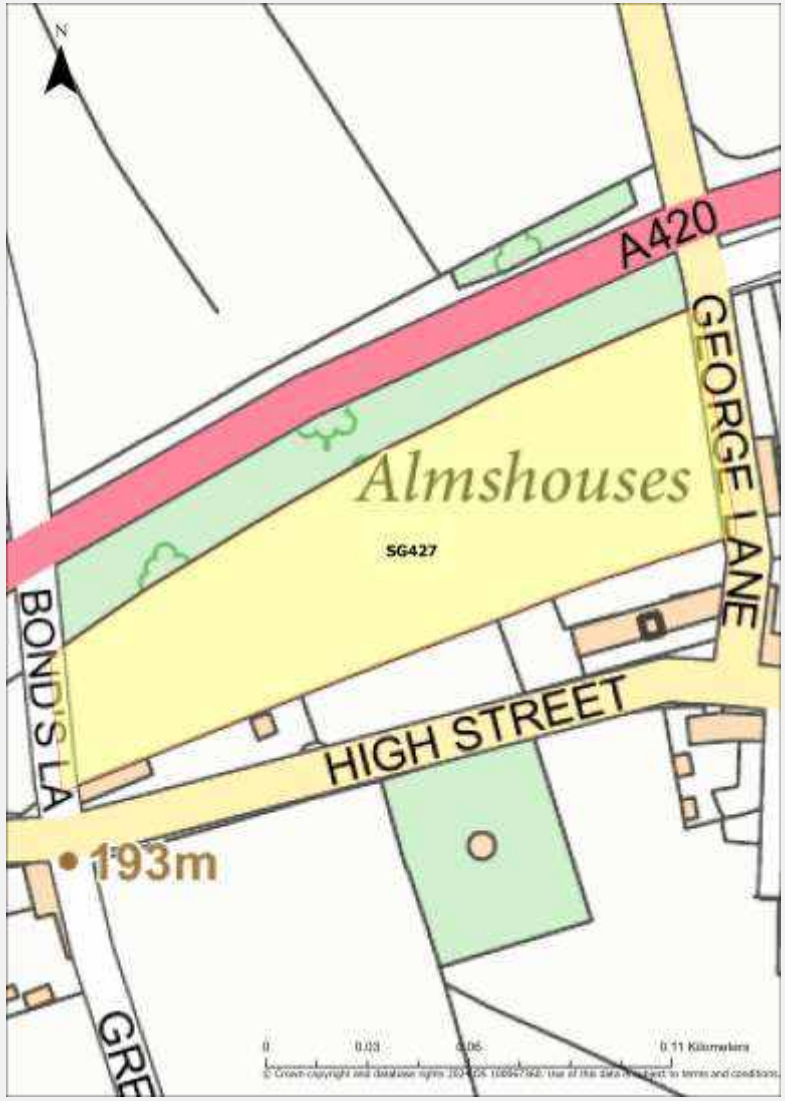
Site Reference:	SG426
Site Name:	Land at Park Mill Farm and Quarry Farm, Thornbury
Gross Site Area (Ha):	124.192823
Proposed Use:	Residential and Office
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable, substantial harm Grade I listed building, less than substantial harm to other Grade I listed buildings and their setting, harmful impact on setting of Conservation Area. It is considered that mitigation is not possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

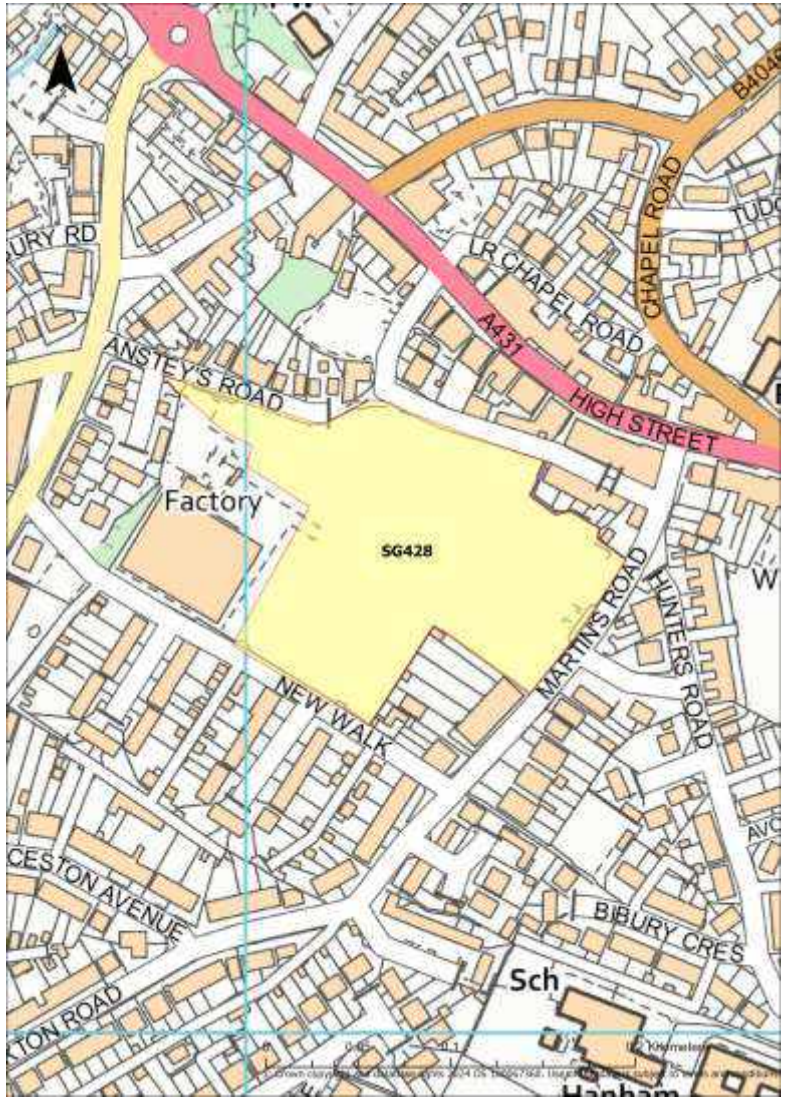
Site Reference:	SG427
Site Name:	Land to the Rear of Almshouses, Marshfield
Gross Site Area (Ha):	1.002407
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to heritage constraints (site is entirely within Marshfield Conservation Area and in close proximity to Grade II* and Grade II listed buildings). Site is also located in an AONB (100%).
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore considered to be unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

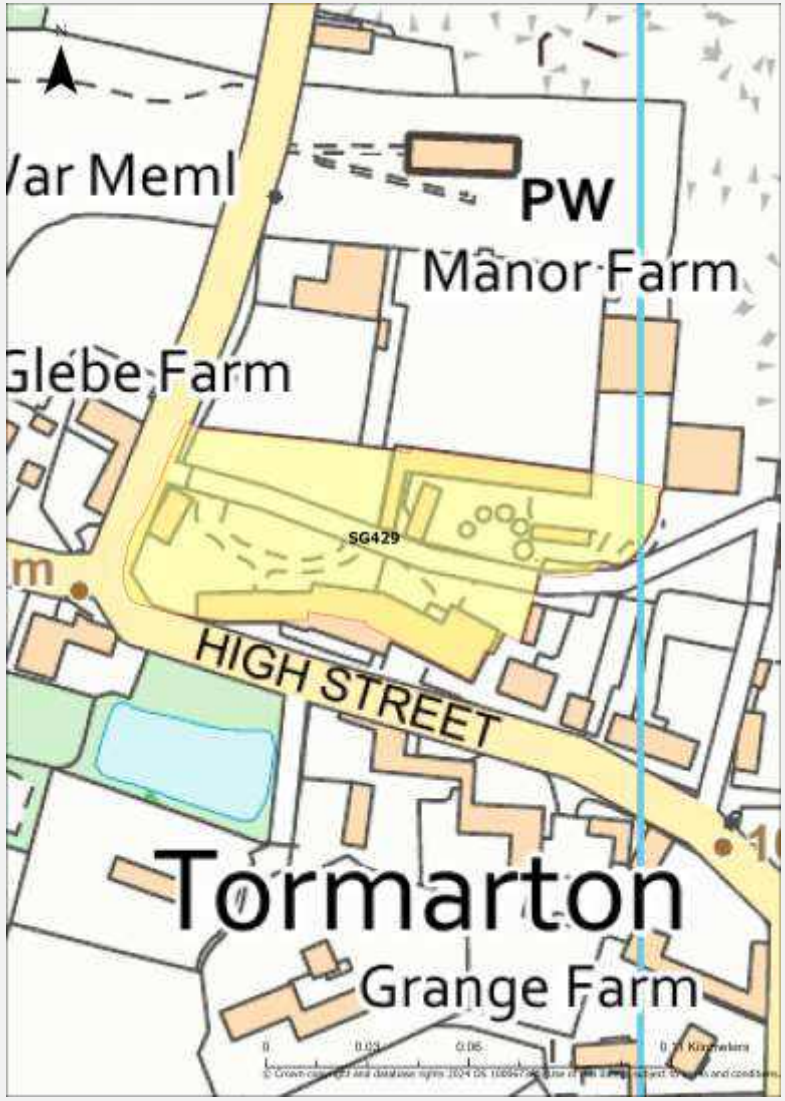
Site Reference:	SG428
Site Name:	Land at former Kleeneze Site, Ansteys Road, Hanham
Gross Site Area (Ha):	2.367442
Proposed Use:	Residential, Office
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including potential contamination (97%) however it is considered likely this could be mitigated. The site is a safeguarded employment site (97%) and further investigation will be required on this as it proposed for mixed use.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has been acquired by a single, willing landowner. It is a vacant site. There are unlikely to be any access/legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter and developer on board. There are some issues that may impact the viability of the site (e.g. potential contaminated land). Call for Sites states that initial viability testing has been carried out by the developer but further evidence is required.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	200



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

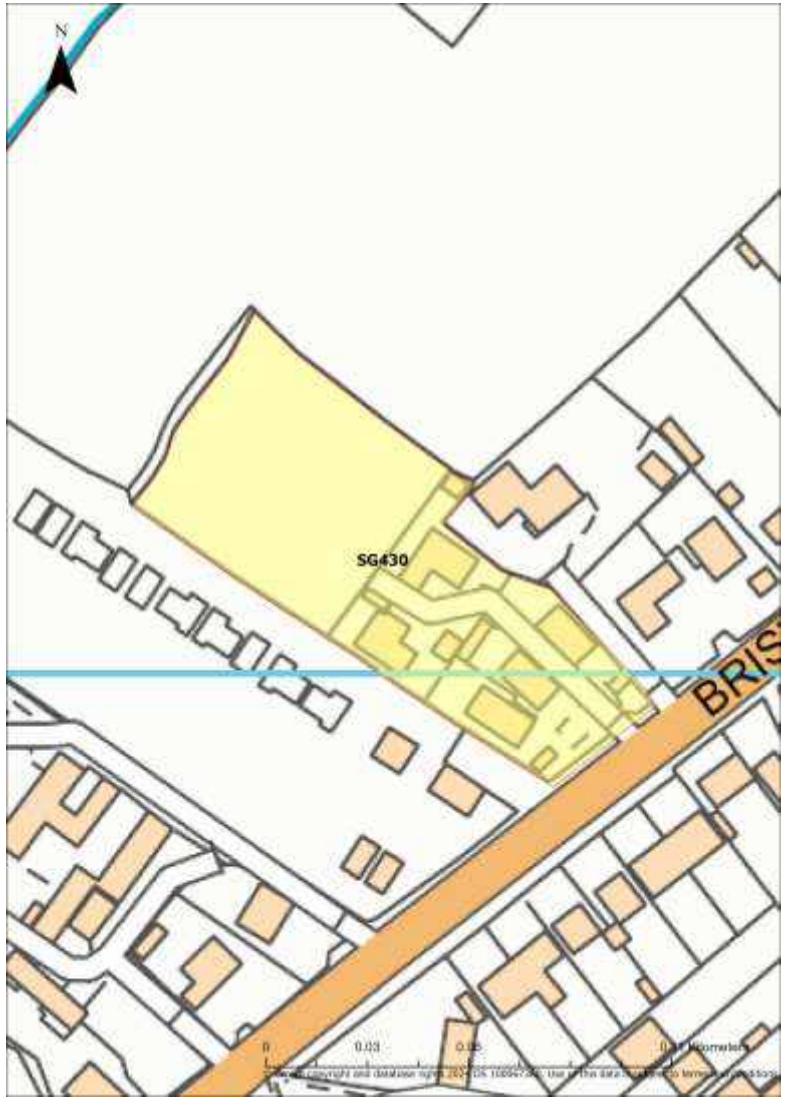
Site Reference:	SG429
Site Name:	Land at Manor Farm, Tormarton
Gross Site Area (Ha):	0.618912
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to heritage constraints (it is entirely within Tormarton CA, it contains a Grade II LB and is adjacent to Grade I and II LBs). No mitigation/avoidance is possible. The site is entirely within an AONB.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

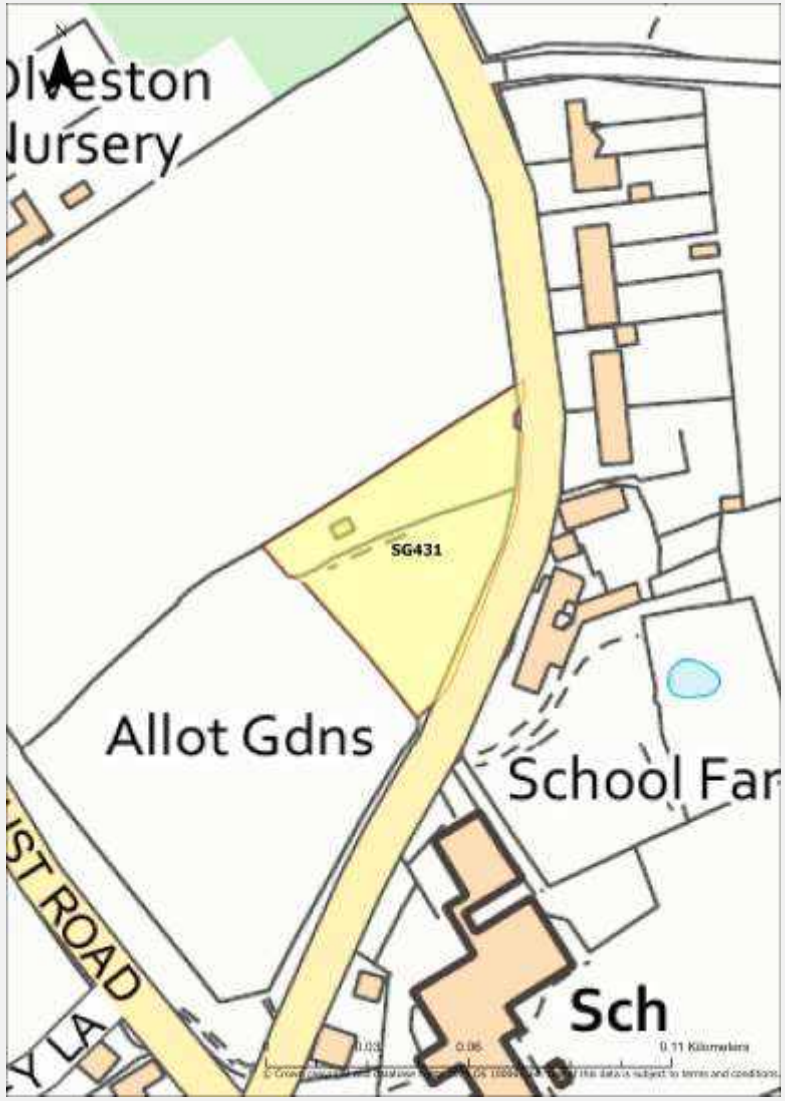
Site Reference:	SG430
Site Name:	Land at Bristol Road, Frampton Cotterell
Gross Site Area (Ha):	0.721328
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from 97.84% BMV agricultural land. The site is located in the Green Belt (100%). Part of the site is already developed for housing (40%) and only the remaining 60% of the site is being considered.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as not available and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	15



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

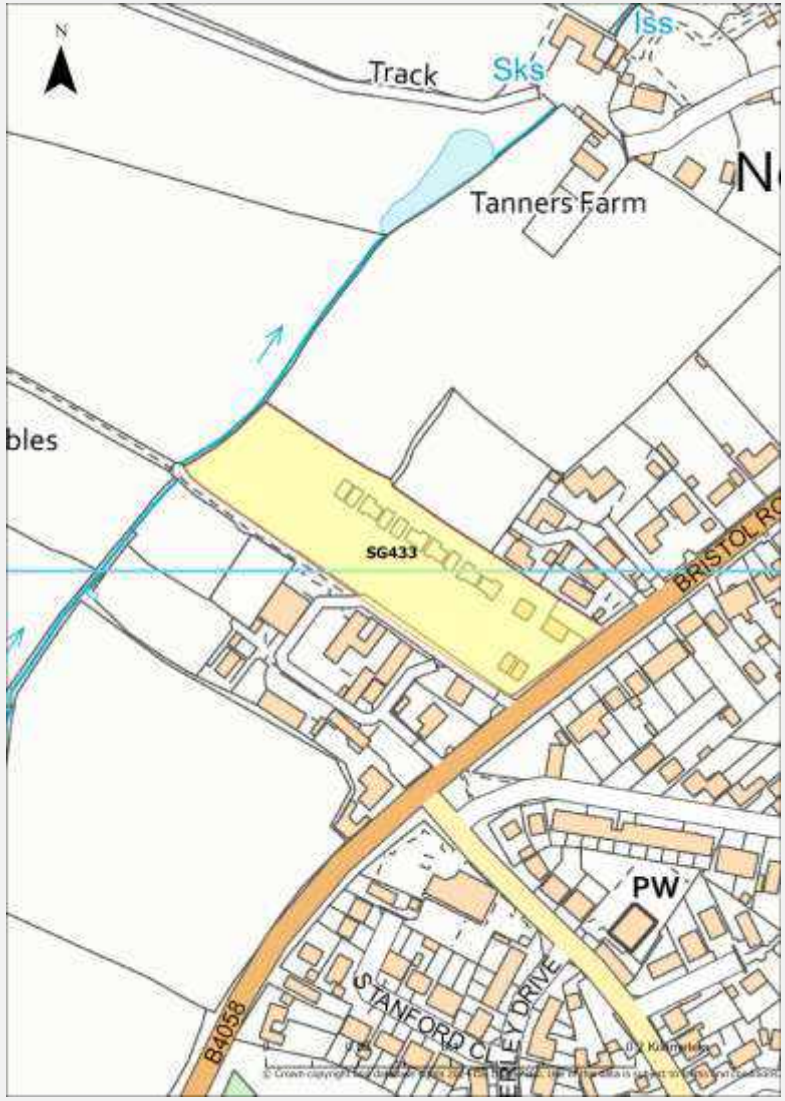
Site Reference:	SG431
Site Name:	Land at School Garden Nursery, Elberton Road, Olveston
Gross Site Area (Ha):	0.310455
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable - Site has planning permission for 2 self build dwellings (P20/18701/F) - as this is below the HELAA site size threshold of 5 or more dwellings, site is unsuitable.
Availability:	No - not available
Availability Conclusion:	Site has planning permission for 2 self build dwellings - granted April 2021 (P20/18701/F) - as this is below the HELAA site size threshold of 5 or more dwellings, the site has been assessed as not available in HELAA terms.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

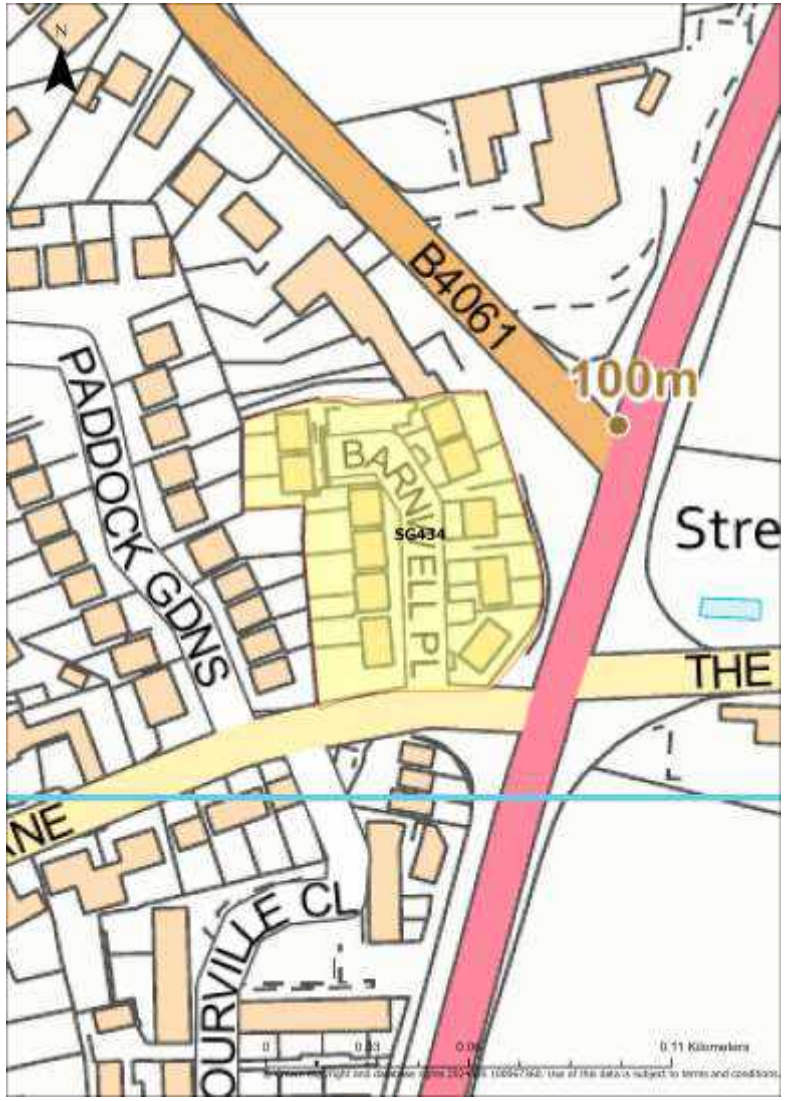
Site Reference:	SG433
Site Name:	Land at Ben's Tiles and Reclamation Ltd, 119 Bristol Road, Fra
Gross Site Area (Ha):	1.283792
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has 98.73% potential contamination however it is considered likely this could be mitigated. The site is located in the Green Belt (100%). There is a pending planning application on the site for erection of 25 dwellings (P22/00161/F).
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, there are no issues which are likely to impact the viability of the site.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

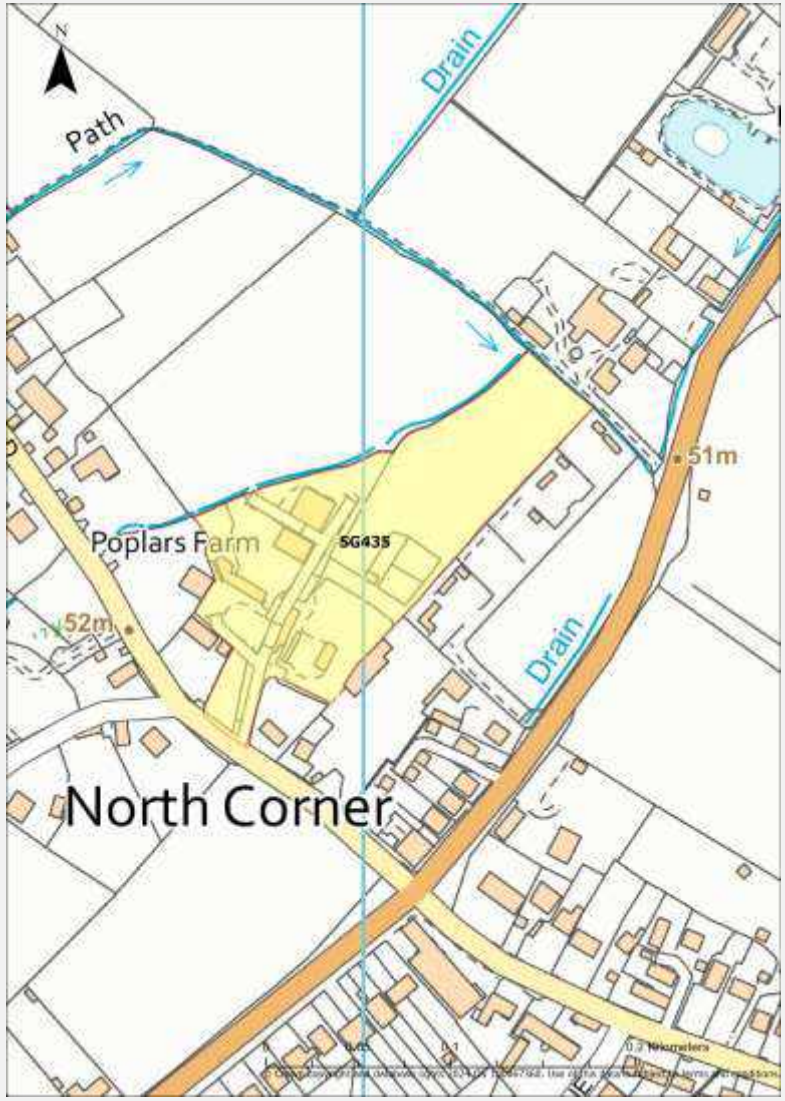
Site Reference:	SG434
Site Name:	Land at Alveston Hotel, Davids Lane, Alveston
Gross Site Area (Ha):	0.509187
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. It lies wholly within the Green Belt and benefits from planning permission for the development of 22 dwellings (P20/23871/F).
Availability:	Yes - potentially available
Availability Conclusion:	The site has full detailed planning permission for 22 dwellings (P20/23871/F) and a signed S106 with clear evidence of delivery.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board. The site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	22



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

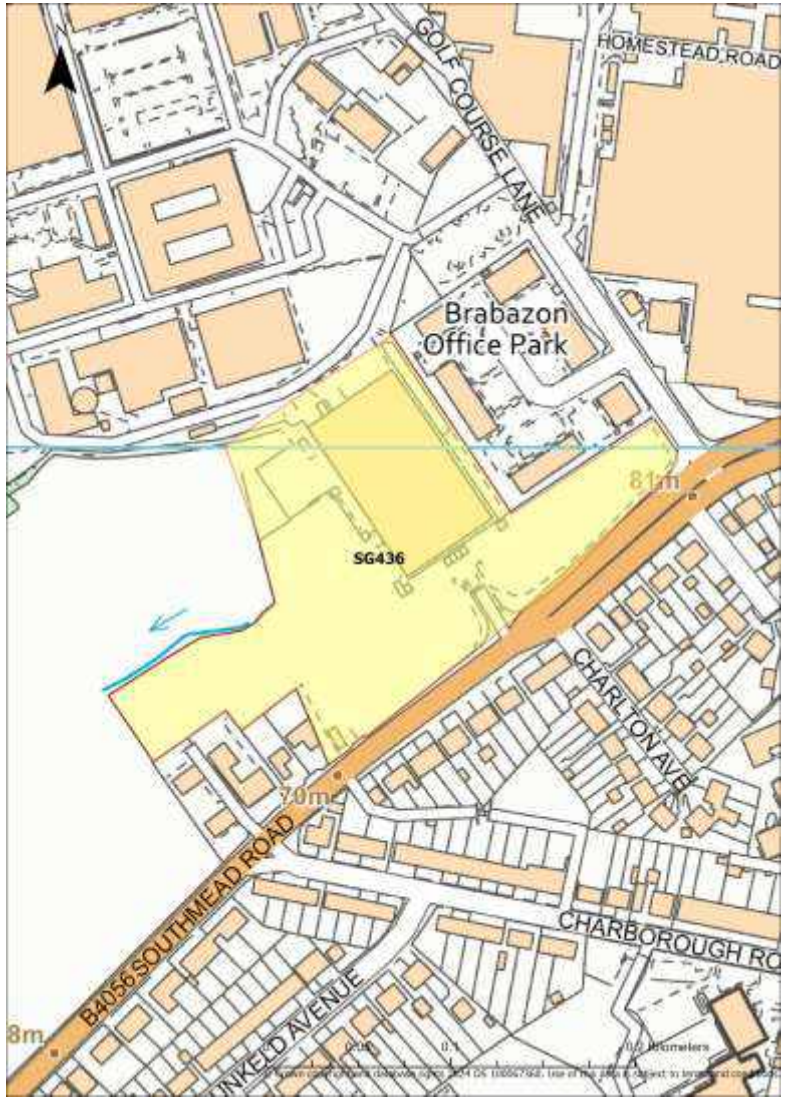
Site Reference:	SG435
Site Name:	Land North of Perrinpit Road, Frampton Cotterell
Gross Site Area (Ha):	1.846471
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is partly brownfield and is affected by very few constraints. The site is located in the Green Belt (100%)
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as availability uncertain and it is therefore not achievable at this stage.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	66



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG436
Site Name:	Land at Filton 20 Business Park, Golf Course Lane
Gross Site Area (Ha):	7.221696
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. The site has constraints including existing uses to be retained, it is a safeguarded employment site (98.14%) and it has potential contamination (76.3%) however it is considered likely these constraints could be mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner however the site is in active use as a business park. However, the site promoter states Those elements of the site which are in active use could be condensed, refurbished and rationalised within five years.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	350



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

Site Reference:	SG437
Site Name:	Land to the NOrth of the Railway Line, Winterbourne
Gross Site Area (Ha):	6.354189
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including the adjacent railway line and landscape constraints including the site's topography and visual exposure. The site is located in the Green Belt (99.94%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing developer and landowner. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board. The site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	70



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

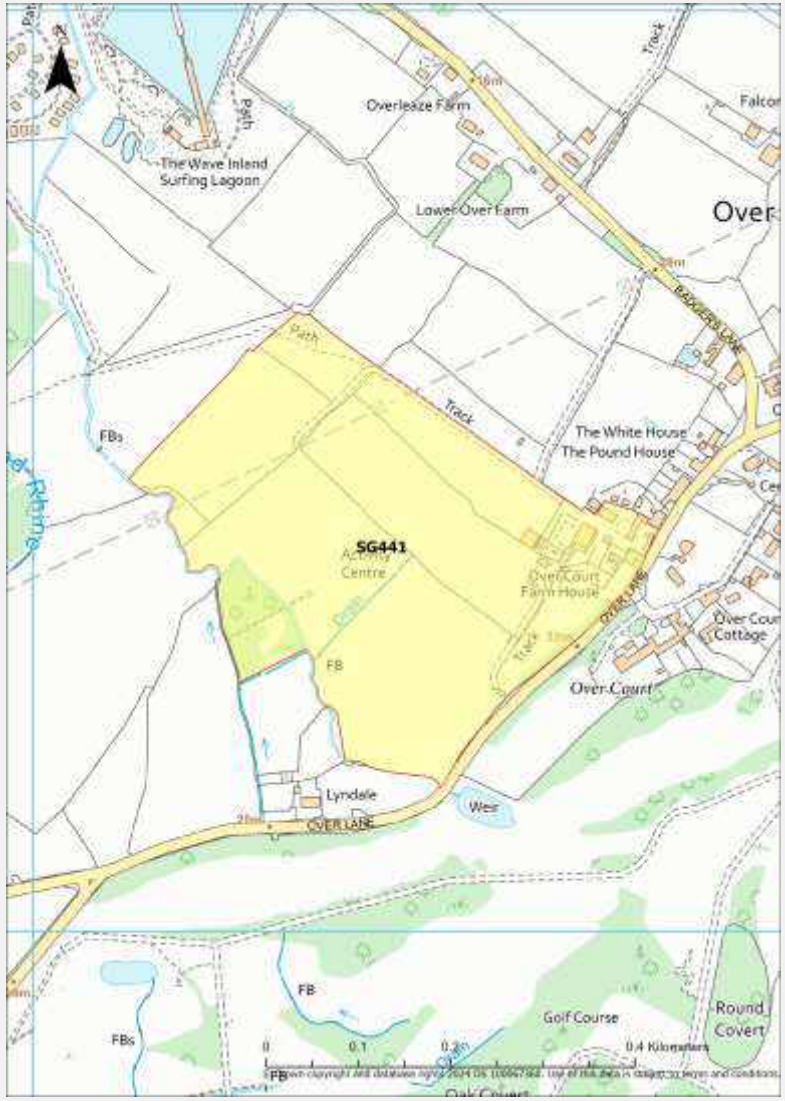
Site Reference:	SG438
Site Name:	Land at Iron Acton, Near Bristol Road (B4058)
Gross Site Area (Ha):	7.2221
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to heritage constraints (in particular the impact on the setting of Iron Acton Conservation Area). It is considered that no mitigation or avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG441
Site Name:	Land at Over Court Farmhouse and Outbuildings (Over Court B
Gross Site Area (Ha):	15.133721
Proposed Use:	Office, Sports/Leisure
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including potential heritage setting harm and archaeology however it is considered likely that these could be avoided / mitigated.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG442
Site Name:	Land at Jupiter Road, Patchway
Gross Site Area (Ha):	1.127356
Proposed Use:	Residential, Office
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints although it is a safeguarded employment site (100%). The entire site has planning permission for construction of new business park - 5 buildings (Class B1) and central hub (Class B1/D2) (P20/00556/F).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner. Planning permission P20/00556/F approved in July 2020 for construction of new business park - 5 buildings (Class B1) and central hub (Class B1/D2). Development has not yet commenced.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

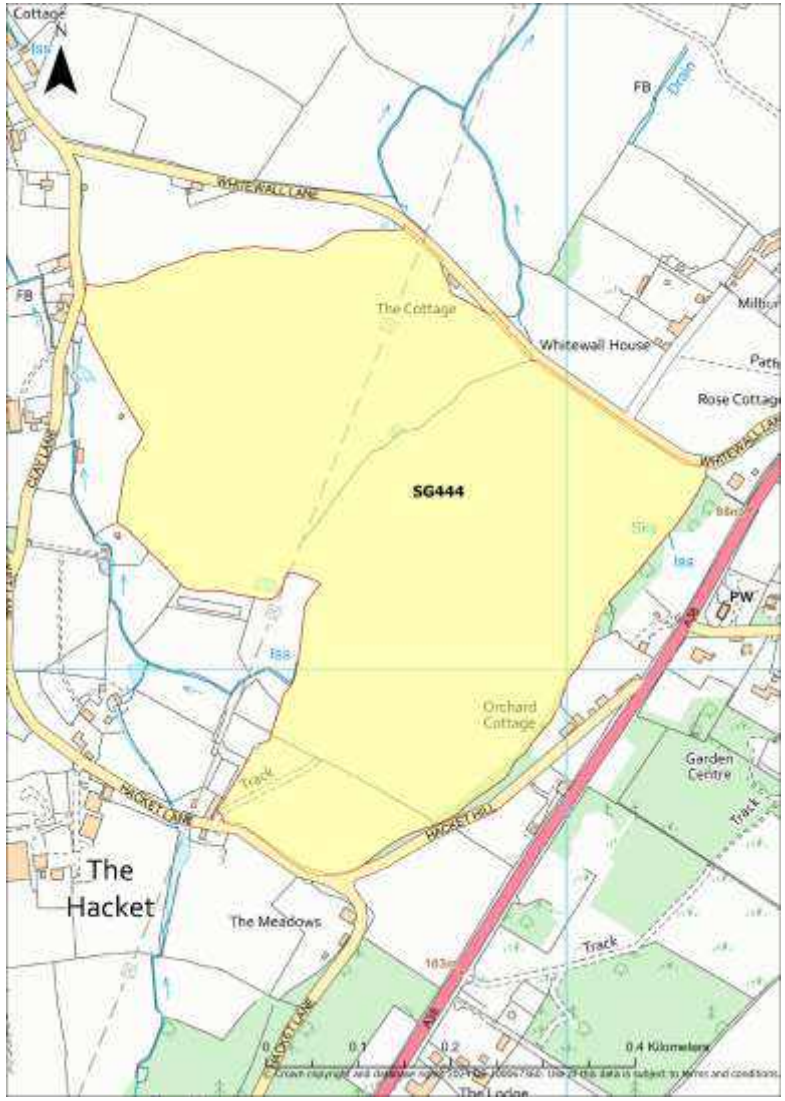
Site Reference:	SG443
Site Name:	Land at the Rose and Crown, Wotton, Rangeworthy
Gross Site Area (Ha):	0.11843
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for less than 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

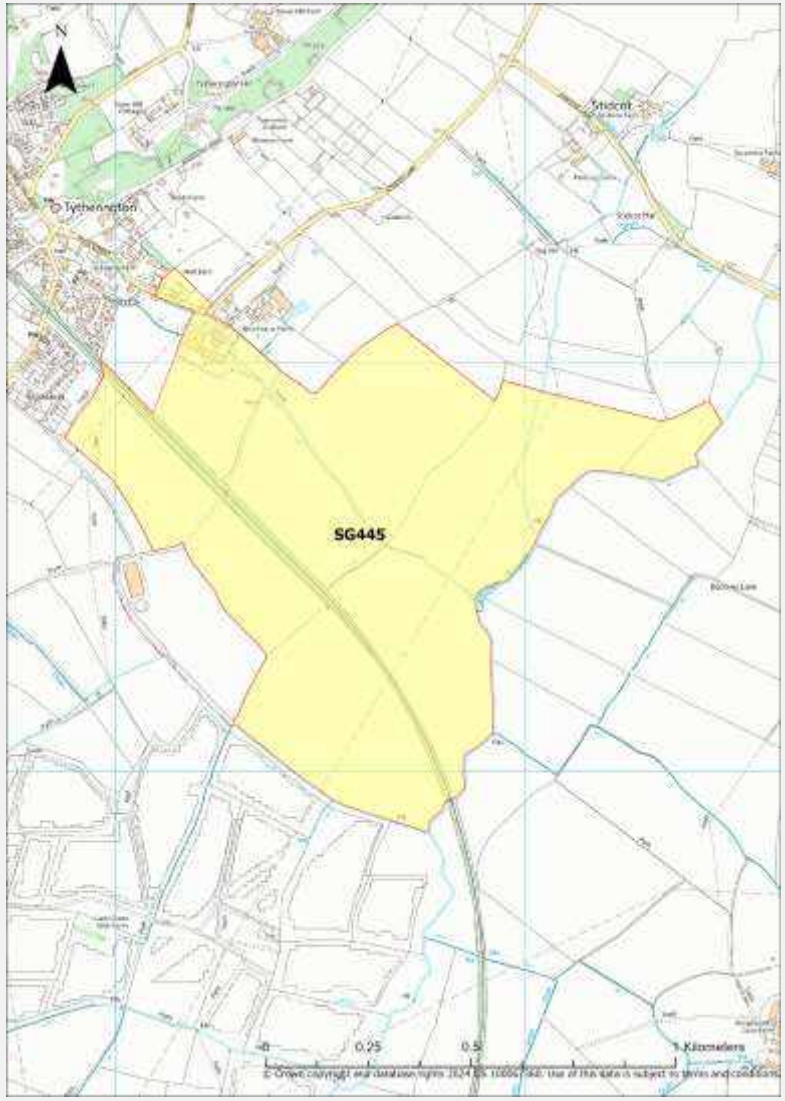
Site Reference:	SG444
Site Name:	Land at Thornbury
Gross Site Area (Ha):	27.031977
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including landscape harm (VIH), potential harm to local transport network and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

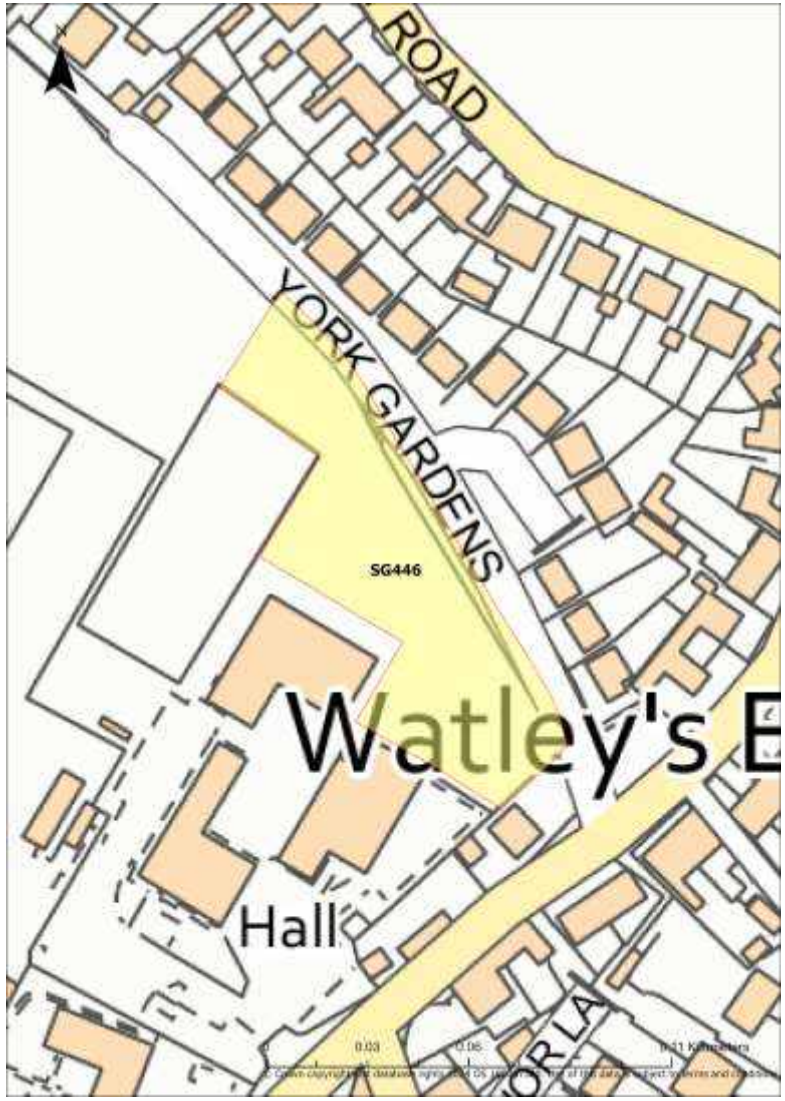
Site Reference:	SG445
Site Name:	Land at Tytherington
Gross Site Area (Ha):	93.129101
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints. Due to the scale of the site, the site would need strategic highway considerations and no evidence has been provided by the site promoter on this.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG446
Site Name:	Land at York Gardens, Winterbourne
Gross Site Area (Ha):	0.491785
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from approx 35.51% of the site being at risk of surface water flooding and approx 80.88% being at moderate risk of ground water flooding. The site is entirely within the Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners, clear ownership, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	20



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG447
Site Name:	Land at Springwater Farm, Brewery HIll, Bitton
Gross Site Area (Ha):	10.989294
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including landscape, Conservation Area (14%) and access and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as not available and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG448
Site Name:	Land at Church Farm, Moorhouse Lane, Hallen
Gross Site Area (Ha):	0.900132
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including FZ2 (49.02%) and surface water flooding (30yr, 100yr & 1000yr) (45%) however it is considered likely that these could be avoided / mitigated. The site is located wholly in the Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear ownership. The site has planning permission for 4 dwellings which have been built out - as such, these have been excluded from the site area.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	26



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

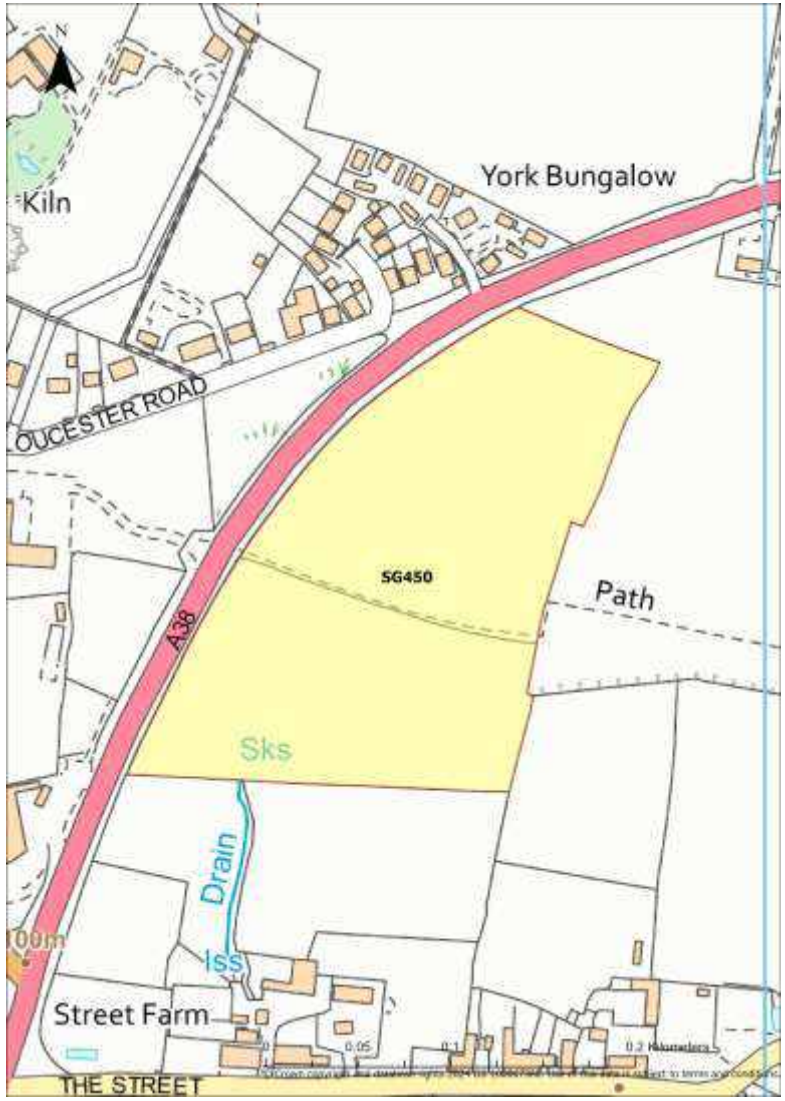
Site Reference:	SG449
Site Name:	Land at Wotton ROad, Rangeworthy
Gross Site Area (Ha):	0.436684
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as development would impact the Grade II listed Rose and Crown pub which is adjacent to the site. It is considered that no mitigation or avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG450
Site Name:	Land Adjacent to A38, Alveston
Gross Site Area (Ha):	4.235863
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as the site forms part of the setting of a number of Listed Buildings and it is unlikely that the harmful impacts on heritage assets could be mitigated.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

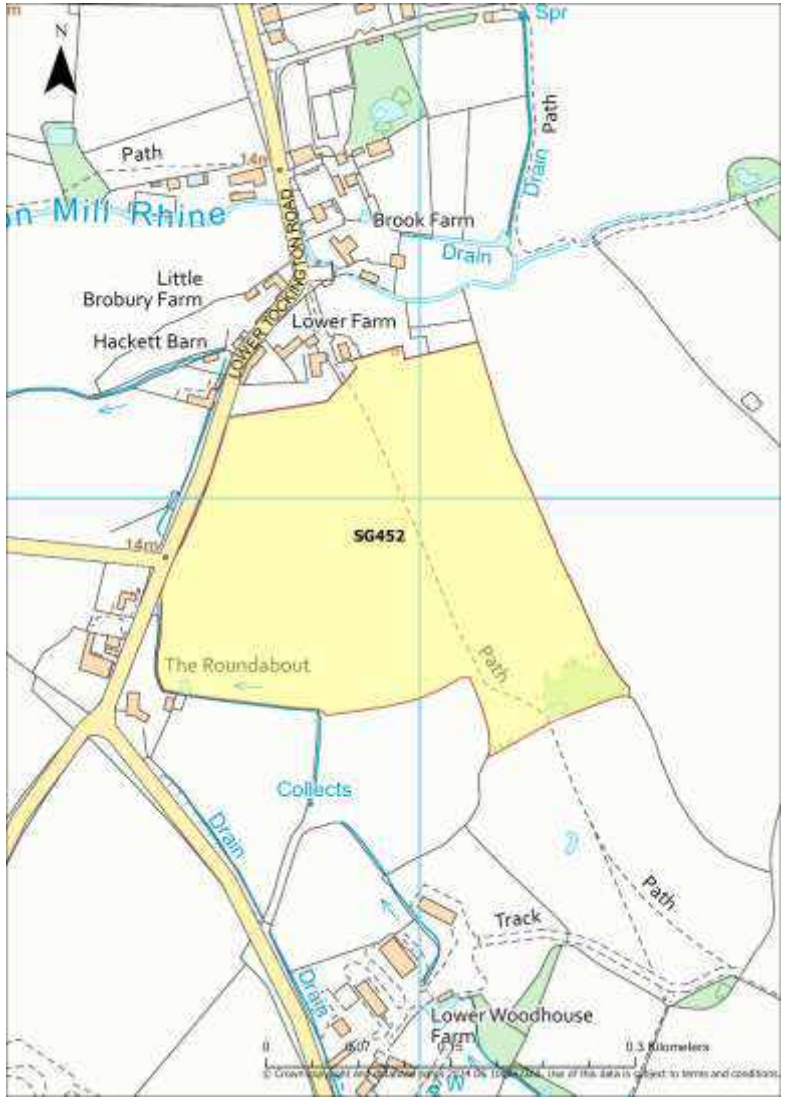
Site Reference:	SG451
Site Name:	Land Rear of Acacia Avenue
Gross Site Area (Ha):	0.387507
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is an SNCI (99.98%) and it has access constraints as it is landlocked and third party land would be required. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on the suitability assessment, the site is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability assessment the site is considered to be unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

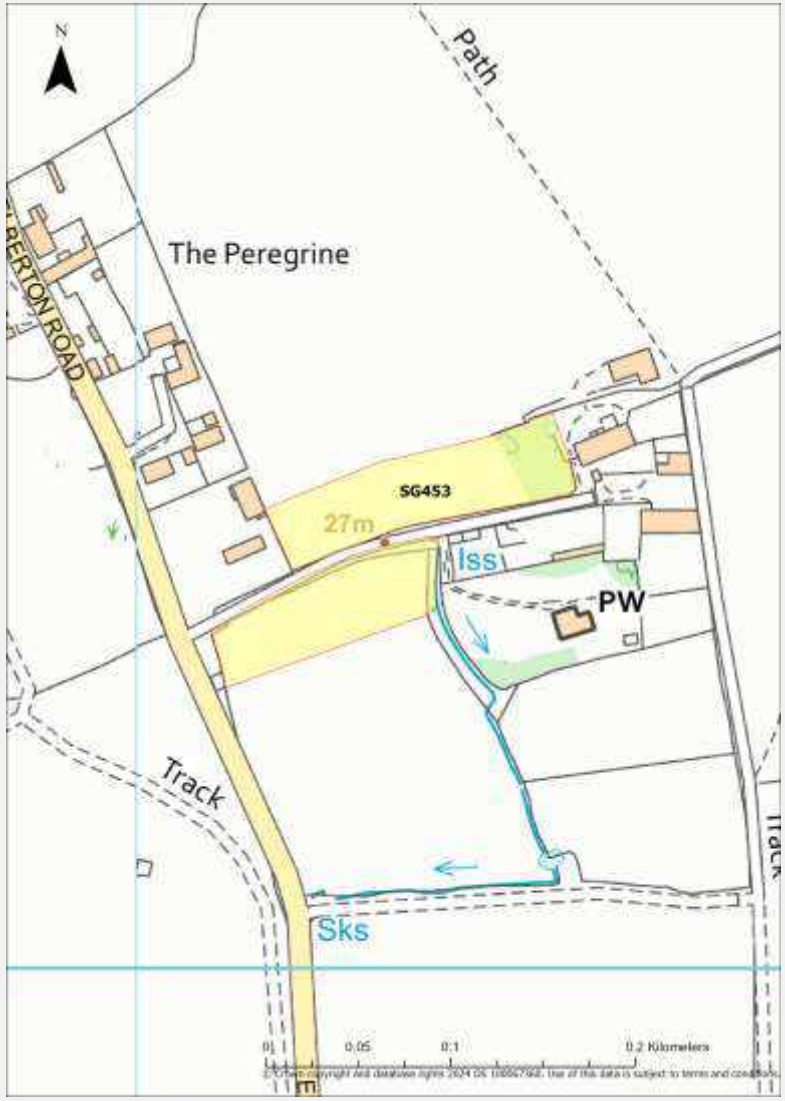
Site Reference:	SG452
Site Name:	Land at Lower Woodhouse Farm, Fernhill, Almondsbury
Gross Site Area (Ha):	8.018476
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is subject to some constraints including a gas pipeline and being adjacent to Tockington Conservation Area however it is considered likely that these constraints could be avoided/mitigated. Site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available evidence there is no site promoter or developer on board and no evidence of funding. The site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	120



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

Site Reference:	SG453
Site Name:	Land at Church Lane, East of Elberton Road, Elberton
Gross Site Area (Ha):	1.148346
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to the impact of development on the setting of St John's Church (Grade II*) and Old Manor and Barn (Grade II). It is considered that no mitigation/avoidance is possible due to the proximity.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG454
Site Name:	Land Adjoining 294 Badminton Road, Coalpit Heath
Gross Site Area (Ha):	0.43469
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including FZ2 (47.43%), FZ3a (42%), surface water flooding (49.94%), and BMV agricultural land (99.42%) however it is considered likely these could be avoided or mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners, it is not in active use and there are unlikely to be legal constraints/ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	12



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG455
Site Name:	Land at Rockland, Dodmore Crossing, Westerleigh
Gross Site Area (Ha):	1.499526
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to access constraints as it is likely that third party land would be required to provide access and the site promoter has not demonstrated that a suitable access could be achieved.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. There are potential access constraints as it is likely that third party land would be required to provide access.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

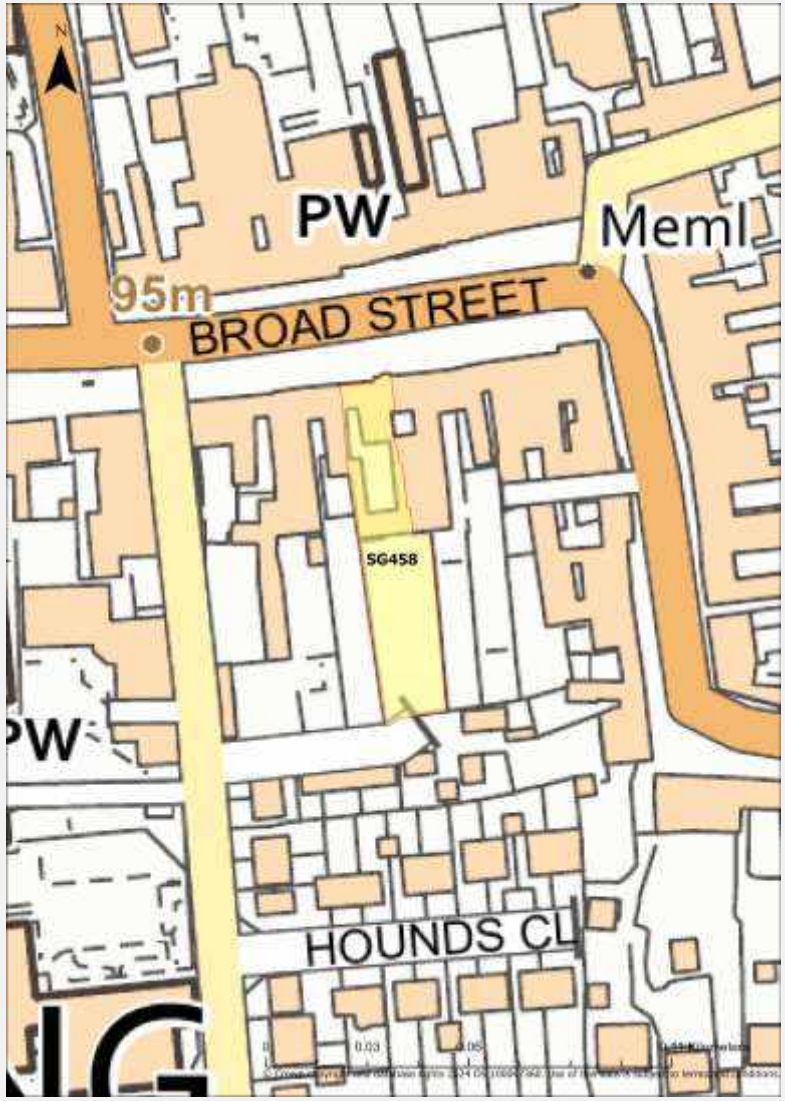
Site Reference:	SG457
Site Name:	Land at Harts Cottage, Gloucester Road, Almondsbury
Gross Site Area (Ha):	0.477102
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	ite has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

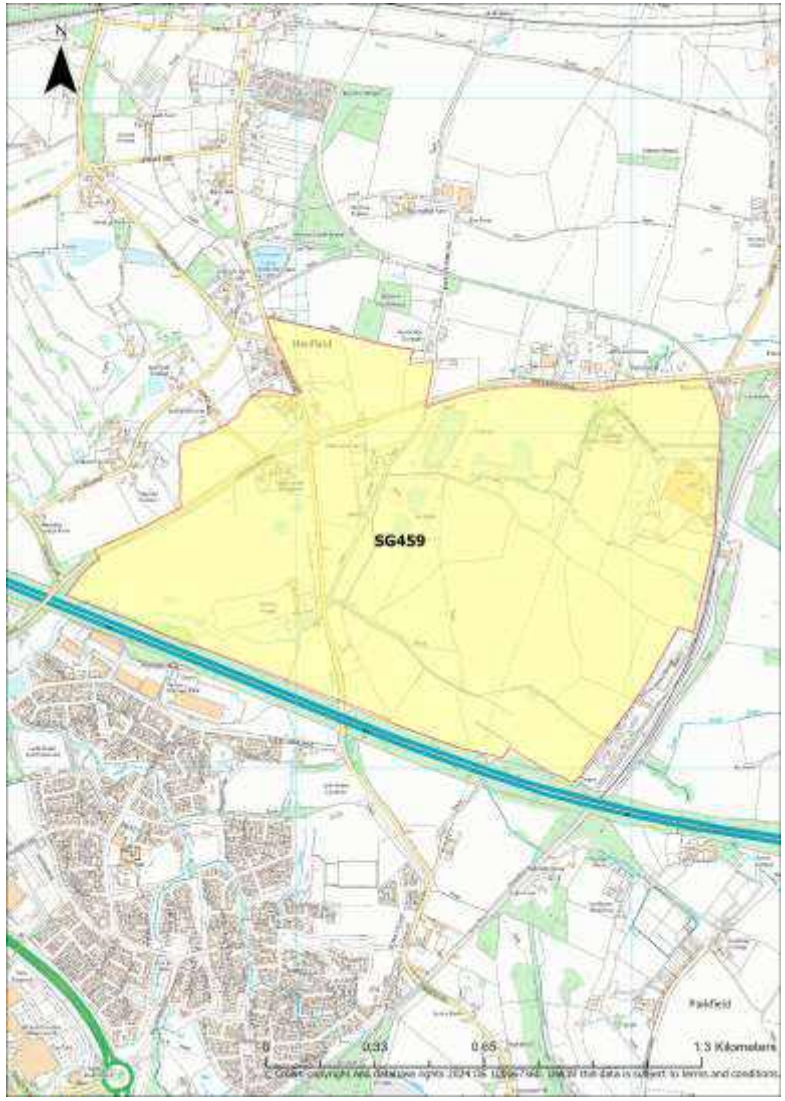
Site Reference:	SG458
Site Name:	Land RO Beaufort Hunt PH, Borad Street, Chipping Sodbury
Gross Site Area (Ha):	0.151562
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable. Site includes a public house which is proposed to be retained. The rear garden is proposed to be developed however this is below the HELAA site size threshold (less than 5 dwellings).
Availability:	No - not available
Availability Conclusion:	Based on the suitability assessment, the site would not be able to accommodate 5 or more dwellings and therefore is assessed as not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability assessment, the site would not be able to accommodate 5 or more dwellings and therefore is assessed as unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

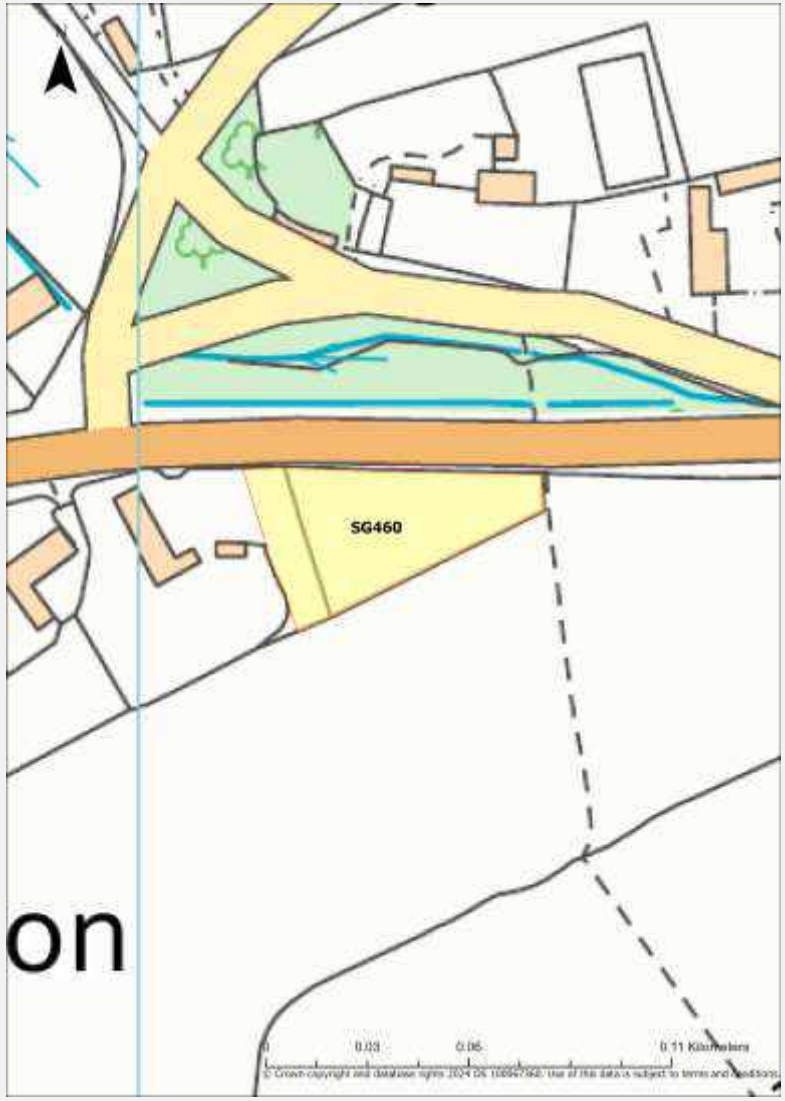
Site Reference:	SG459
Site Name:	Land at Westerleigh
Gross Site Area (Ha):	162.370295
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an OH powerline, two gas pipelines, an oil pipeline (7.38%), HSE Middle (2.03%) and Outer Zones (5.18%), and SNCI immediately adjacent to the site, however these constraints could be avoided/mitigated. Site is in the GB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners and there are unlikely to be legal constraints or ransom strips however existing uses on site may need to be relocated.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	2000



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	16.1ha Employment

Site Reference:	SG460
Site Name:	Land at The Grange, Elberton
Gross Site Area (Ha):	0.219676
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as potentially unsuitable due to access constraints as third party land would be required to provide access onto the B4461. The site promoter has not demonstrated that access could be achieved.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG462
Site Name:	Land at 65 Abbotts Road, Hanham Abbots
Gross Site Area (Ha):	0.382111
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has very few constraints including 100% BMV agricultural land and potential archaeological constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (99.97%).
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

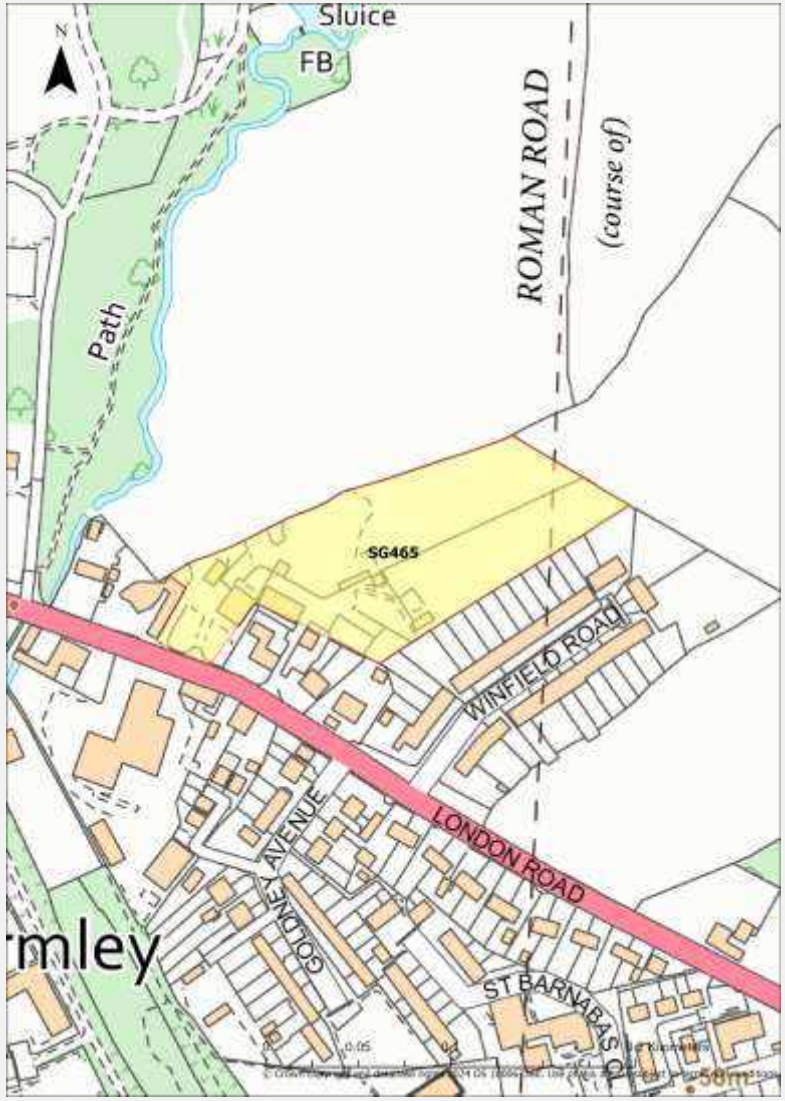
Site Reference:	SG463
Site Name:	Land on the West side of Churchend Lane, Charfield
Gross Site Area (Ha):	1.726388
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to the heritage constraints. Development would result in less than substantial harm to a Grade I listed building in addition to a Grade II listed building. No mitigation or avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

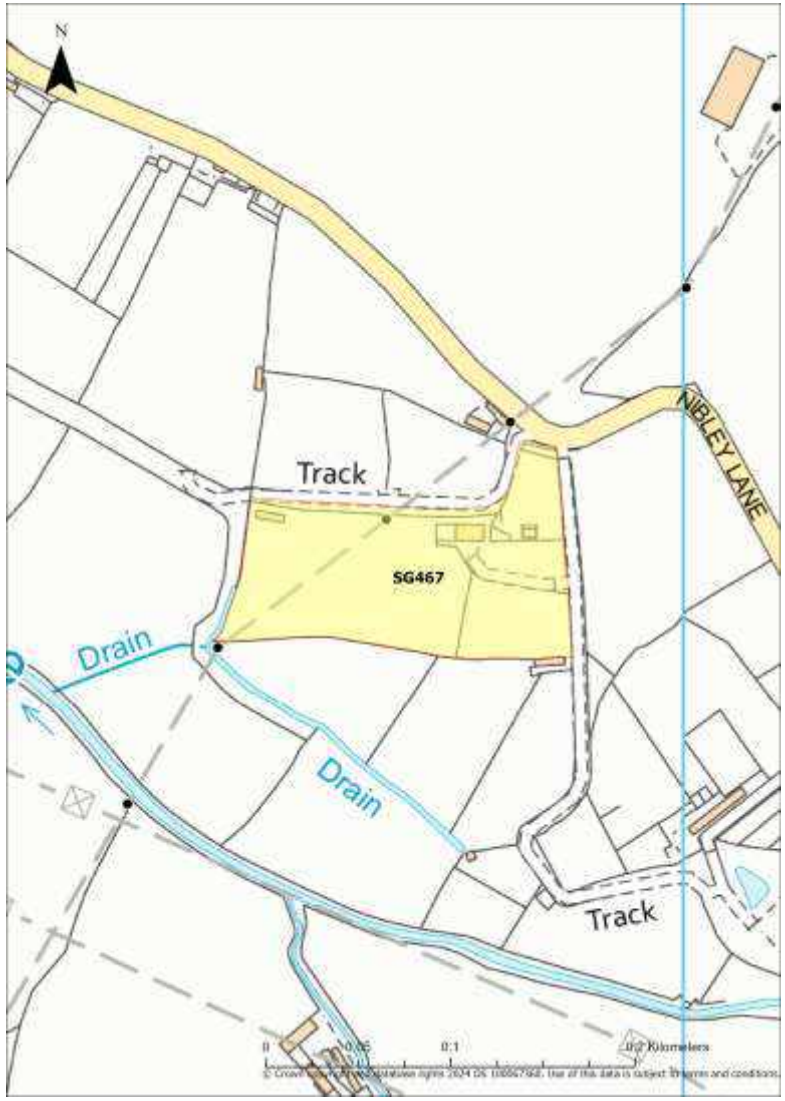
Site Reference:	SG465
Site Name:	15 and 17a, London Road, Warmley
Gross Site Area (Ha):	1.565617
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape, archaeological and heritage constraints and surface water (11.9%) and groundwater (17.68%) flooding however it likely these constraints could be mitigated/avoided. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG467
Site Name:	River View, Land adjacent to Frome Mill Farm
Gross Site Area (Ha):	1.492192
Proposed Use:	Residential, B1 uses, Gypsy and Travellers, Travelling Showpeo
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including FZ2 (11.14%) and 3a (2.85%), an overhead powerline, and landscape constraints however it is considered likely these constraints could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG469
Site Name:	Land West of Yate Road & Stover Road, Yate
Gross Site Area (Ha):	0.603153
Proposed Use:	Residential, Office
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints except for 73% BMV agricultural land. The site is located in the Green Belt (100%).
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

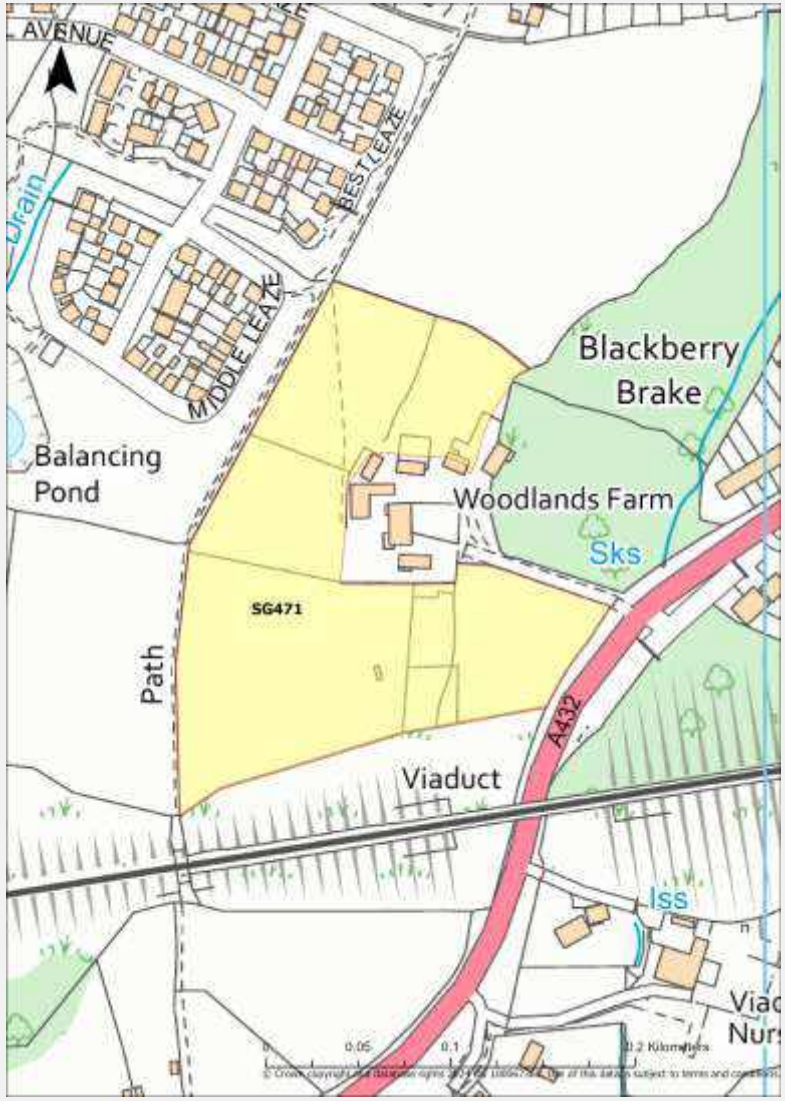
Site Reference:	SG470
Site Name:	Land at Beech Hill Farm, Westerleigh Road, Yate
Gross Site Area (Ha):	14.971073
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including potential archaeological, heritage and landscape, potential contamination (45%), an OH powerline and a gas pipeline however these constraints could be avoided/mitigated. The site is in the Green Belt (99.92%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowners and there are unlikely to be legal constraints or ransom strips. Existing commercial use will need to be relocated.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	150



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

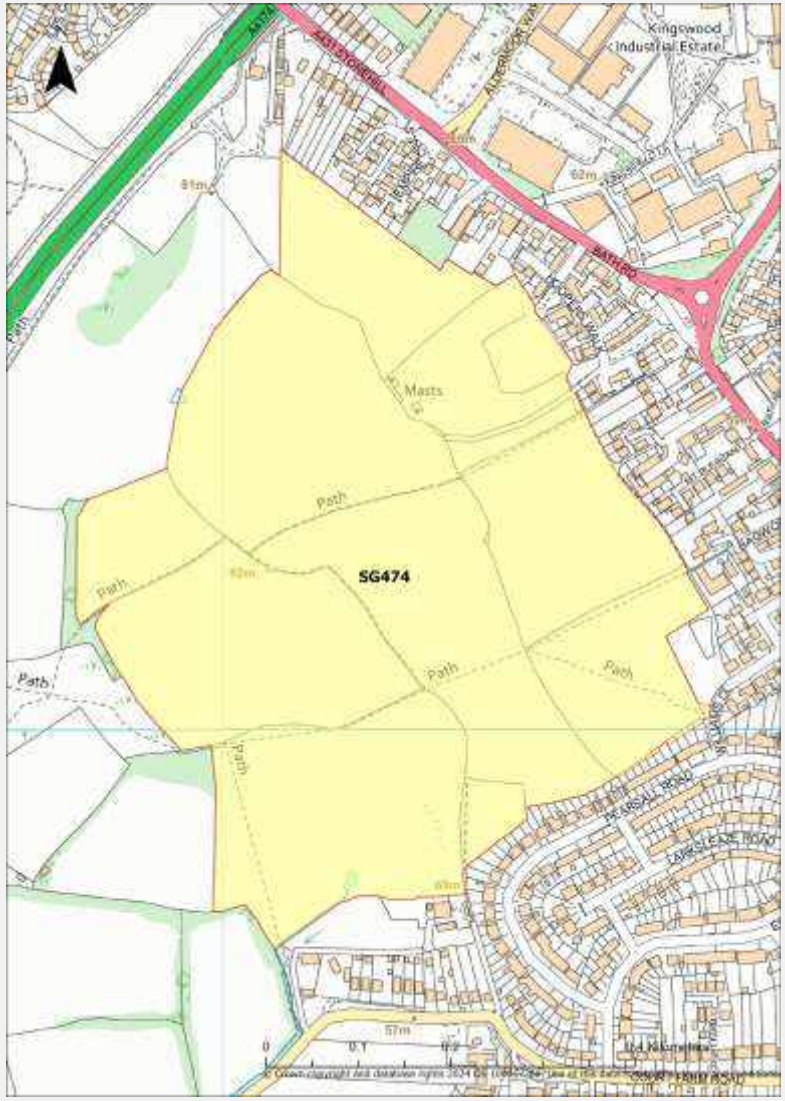
Site Reference:	SG471
Site Name:	Woodlands Farm, 103 Badminton Road, Coalpit Heath
Gross Site Area (Ha):	3.442086
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including contamination (1%), oil pipeline (9.95%), BMV agricultural land (43.52%), and an SNCI and Ancient Woodland within 15m buffer however it is likely these could be avoided/mitigated.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	116



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG474
Site Name:	Land rear of Bath Road
Gross Site Area (Ha):	34.444322
Proposed Use:	Residential, Other
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including SNCI (16.3%), Priority habitat (16.13%), landscape (VIH), heritage, archaeology and access constraints and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

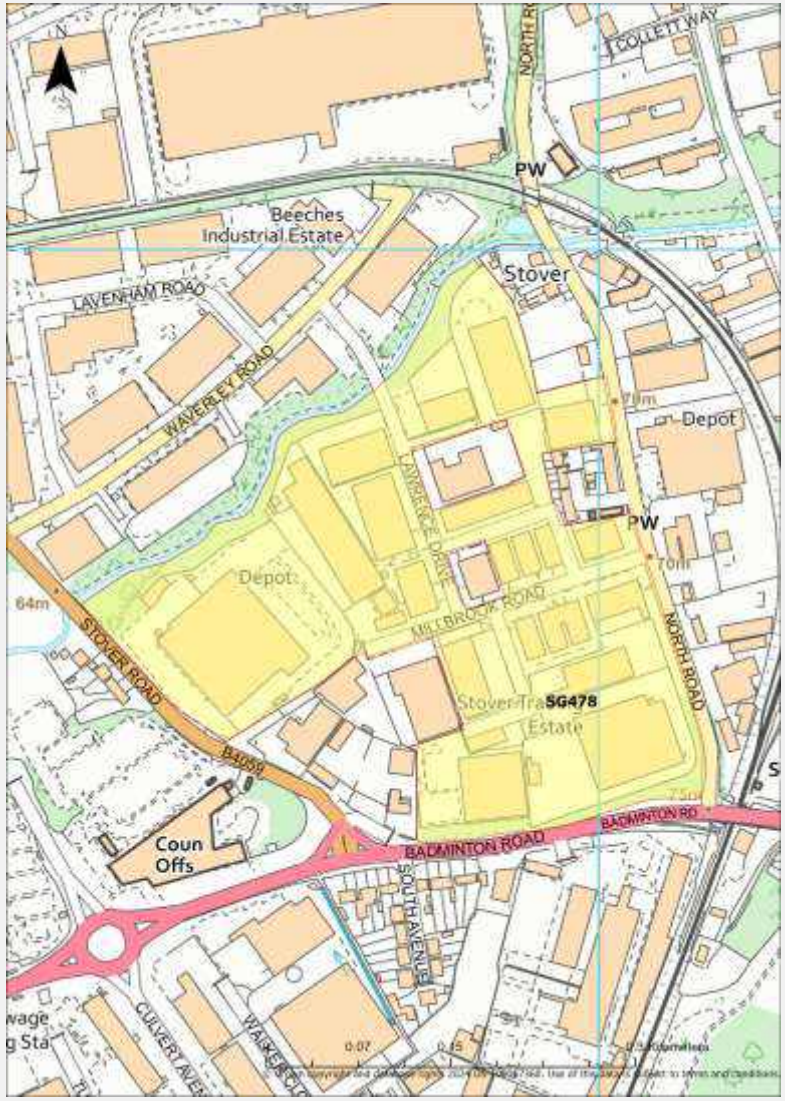
Site Reference:	SG477
Site Name:	Stover Bridge, Nibley Gardens, Bridge Road
Gross Site Area (Ha):	1.540375
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not subject to any constraints apart from being 100% BMV agricultural land. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	12



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

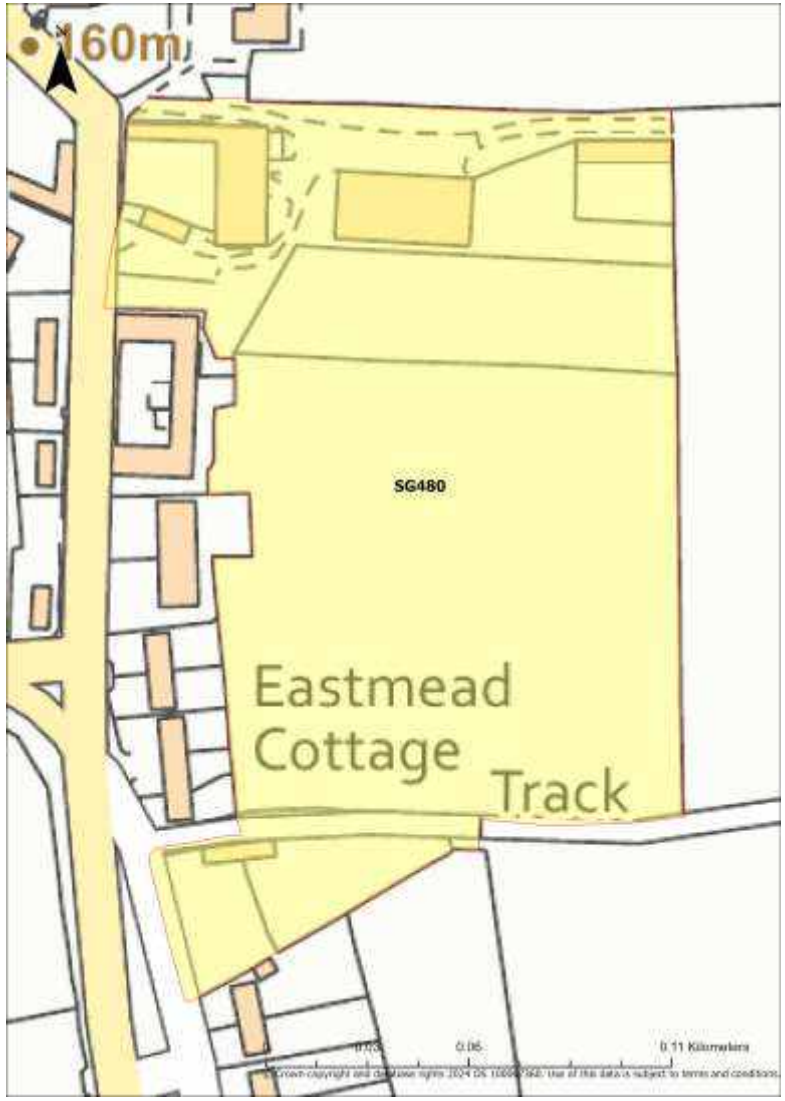
Site Reference:	SG478
Site Name:	Stover Trading Estate
Gross Site Area (Ha):	10.974318
Proposed Use:	Mixed Use, residential, office, retail
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is brownfield land. Site has constraints including being a safeguarded employment site (100%), potential contamination (99.2%), HSE Middle & Outer Zones (71%), and proximity to an SNCI however it is likely these constraints can be mitigated/avoided.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information the site has a willing landowner. The site is in active use as an industrial trading estate and it is unclear what will happen to the existing uses. CfS Form states relocation not required.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as availability uncertain and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

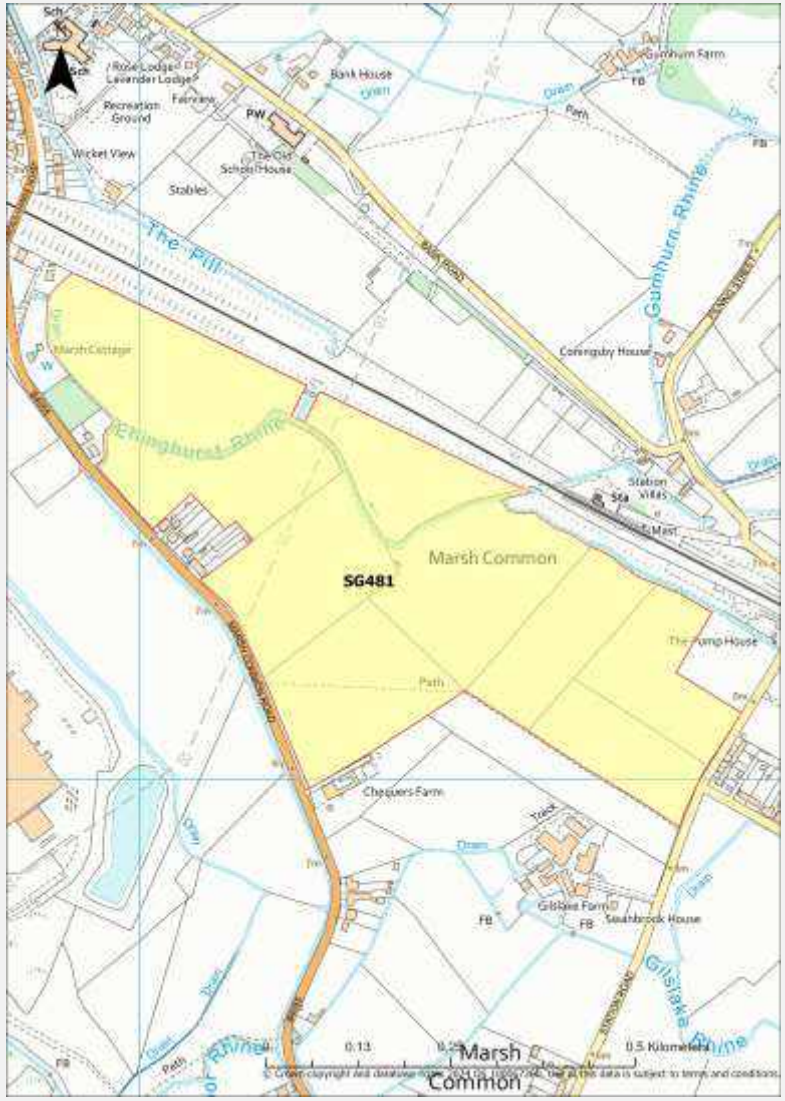
Site Reference:	SG480
Site Name:	Grange Farm, Tormarton
Gross Site Area (Ha):	2.774206
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including being within Tormarton CA (7.91%), potential archaeology constraints and containing five Locally Listed Buildings however the site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing developer and landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter and developer on board. There are viability issues identified (notably the likely need to demolish buildings within the site) however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

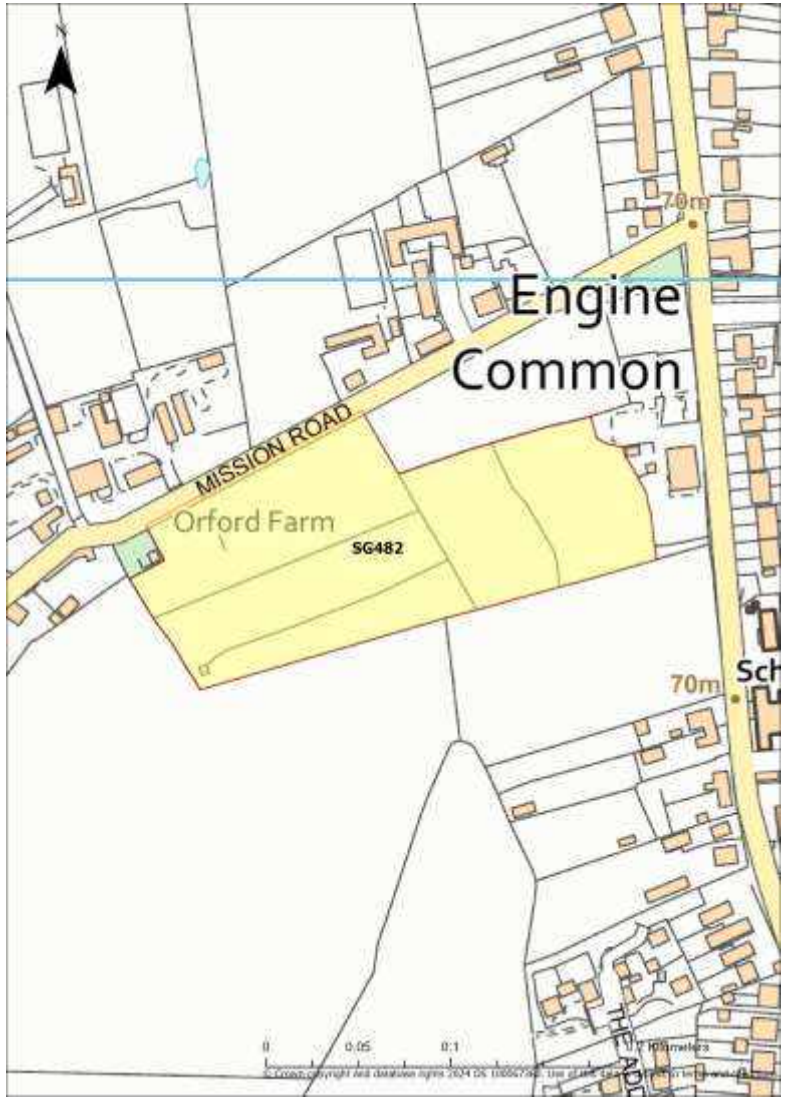
Site Reference:	SG481
Site Name:	Land to the east of the B4055, Pilning Station
Gross Site Area (Ha):	29.150491
Proposed Use:	Employment B1, B2, B8
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 79% Flood Zone 2 and 19% Flood Zone 3, 47% Priority Habitat however it is considered likely that these could be avoided / mitigated as the site is proposed for employment use only.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is not in active use, has clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity: Employment 13.6ha E(g), B2, B8

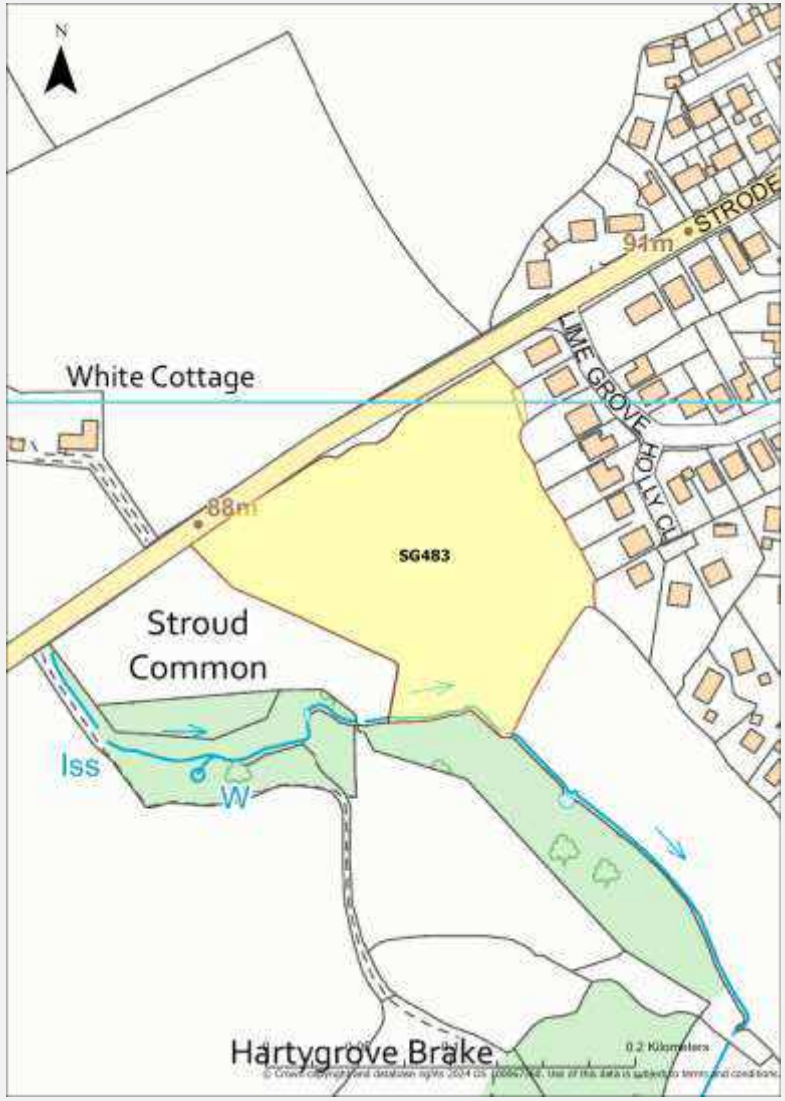
Site Reference:	SG482
Site Name:	Land to West of North Road and South of Mission Road, Engine
Gross Site Area (Ha):	2.555687
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as 63.43% of the site is within an SNCI with the remainder of the SNCI located immediately to the south of the site. It is considered that no mitigation or avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

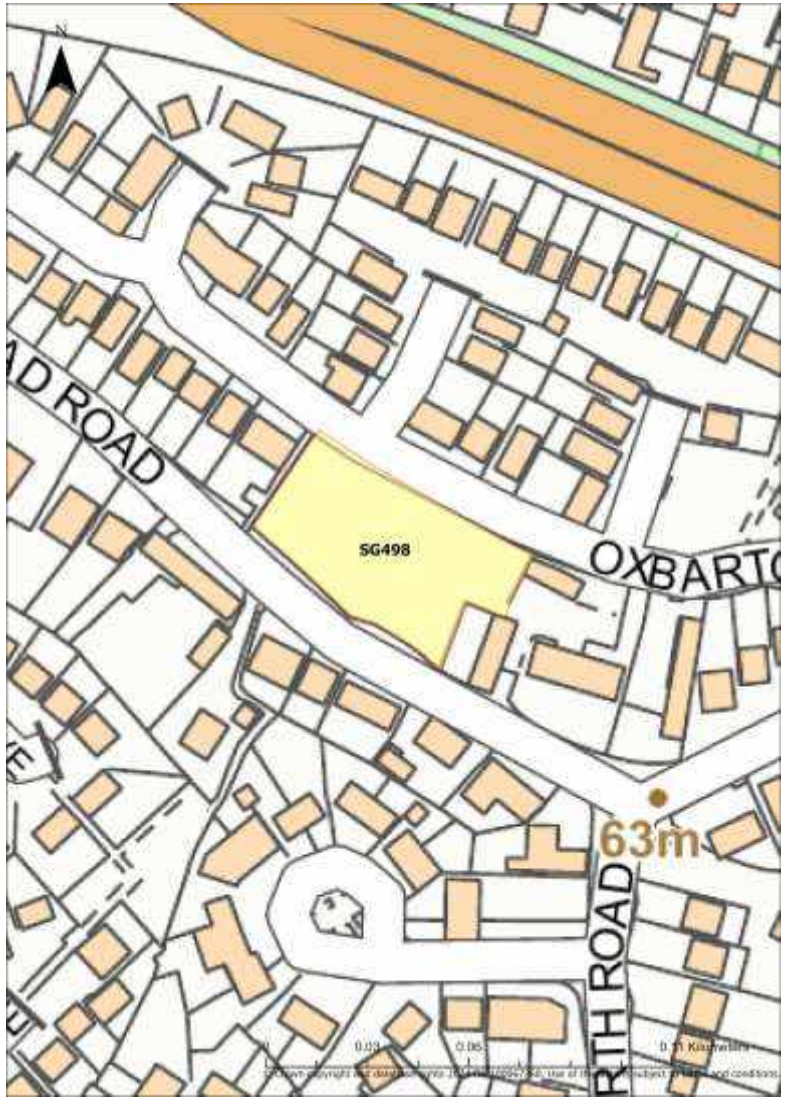
Site Reference:	SG483
Site Name:	Down Road Field
Gross Site Area (Ha):	2.339782
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site is located wholly within the Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner the site is not in active use the site has clear ownership there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	There is no evidence of promoter or developer involvement. However the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	43



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG498
Site Name:	Oxbarton Mead Road
Gross Site Area (Ha):	0.237303
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and the site is not in active use. There are unlikely to be legal constraints or ransom strips. Application P22/03115/F for 6 dwellings currently being determined.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	8



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

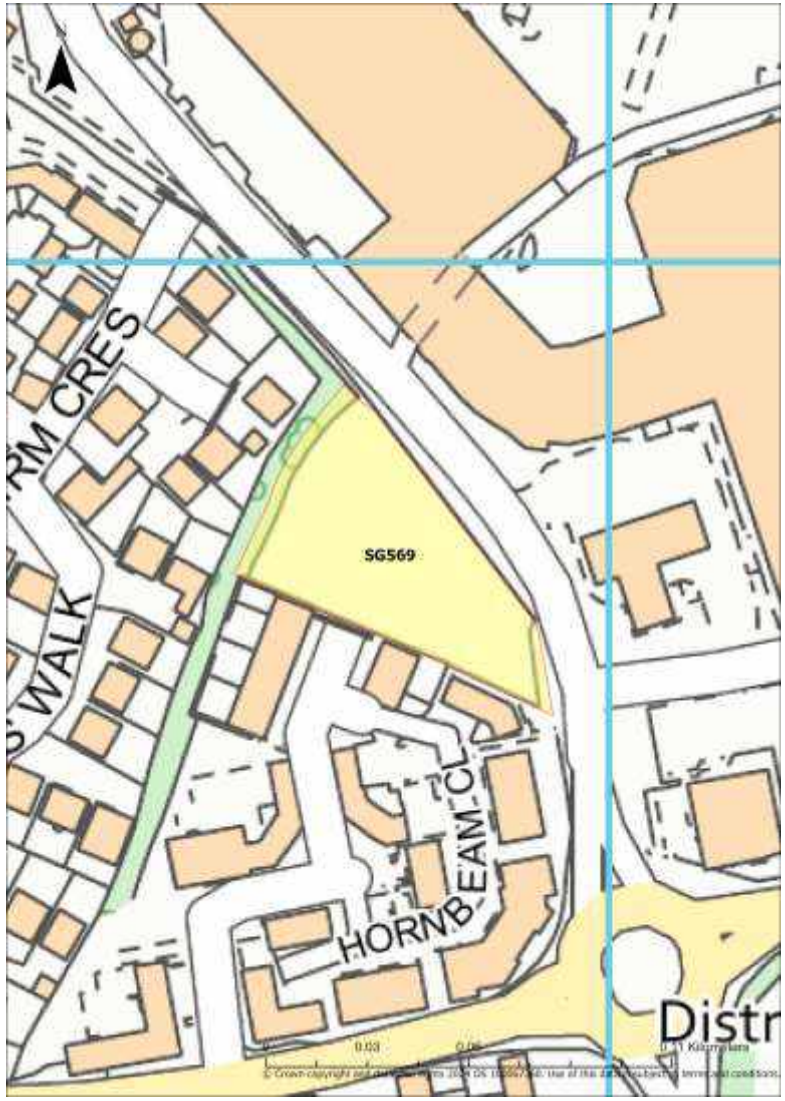
Site Reference:	SG547
Site Name:	Highwood Road Cribbs Causeway
Gross Site Area (Ha):	0.758837
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable - the majority of the site is already developed for transport infrastructure associated with Filton Airfield. The remaining site area would not be suitable to accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available. Site already developed for transport infrastructure associated with Filton Airfield. Remaining site area could not accommodate more than 5 dwellings.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

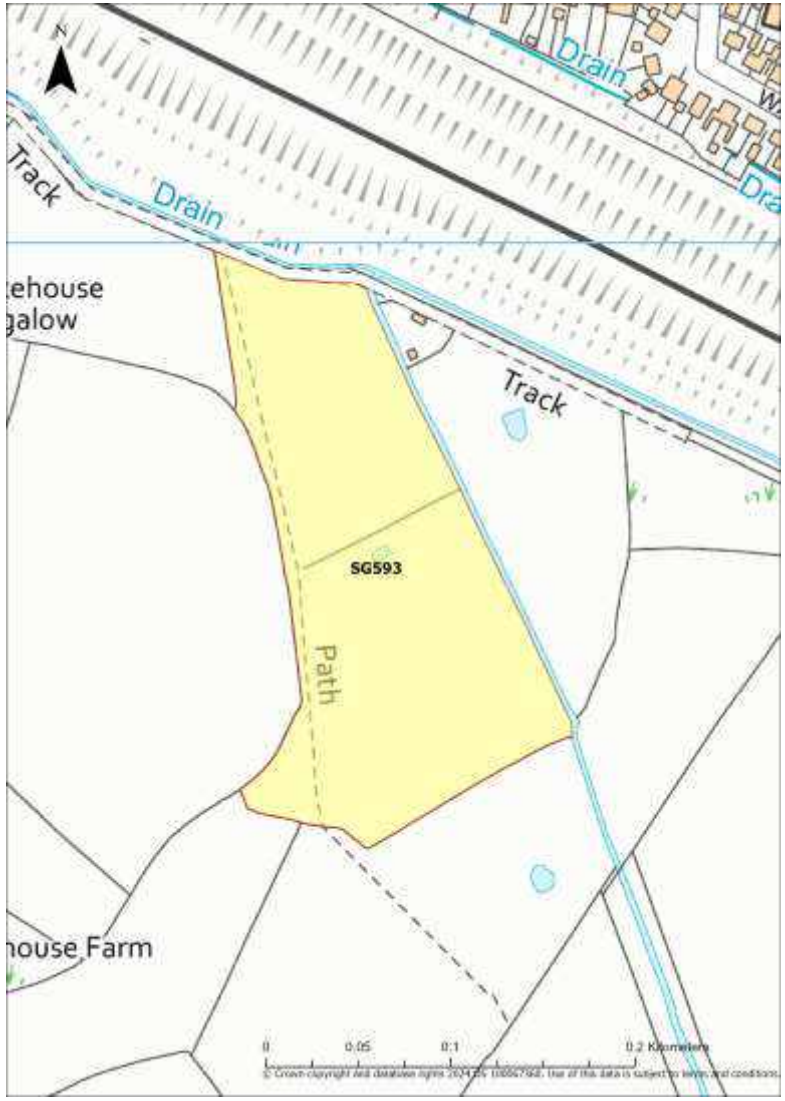
Site Reference:	SG569
Site Name:	Savages Wood Road, Land Off
Gross Site Area (Ha):	0.343738
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site has full detailed planning permission and signed S106 for 21 dwellings (P21/02957).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner. The site has full detailed planning permission and signed S106 for 21 dwellings (P21/02957) granted on 29 June 2022.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board, the site has no obvious issues which are likely to impact the viability of the site .
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	21



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

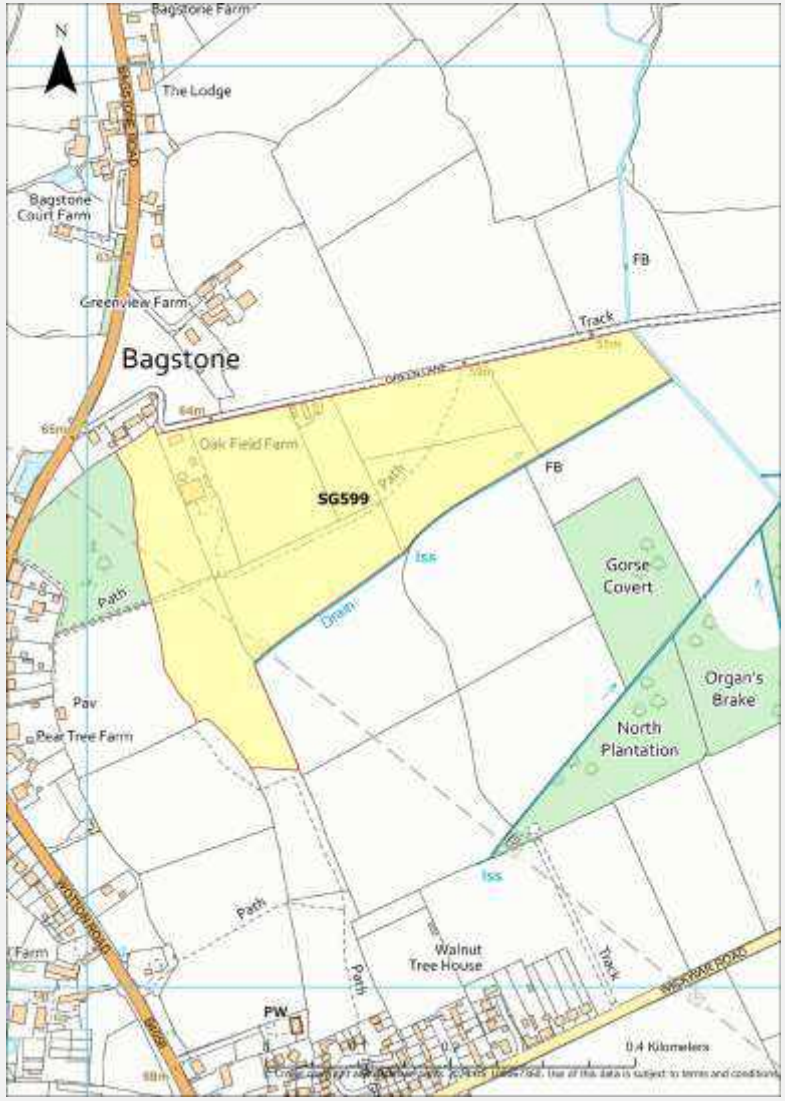
Site Reference:	SG593
Site Name:	Whitehouse Lane
Gross Site Area (Ha):	3.360242
Proposed Use:	B1, B2, B8
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as the entire site is Priority Habitat. It is considered that no mitigation/avoidance is possible. Site is also 99.93% FZ3a however proposed for employment use so only sequential test required, not exception test.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

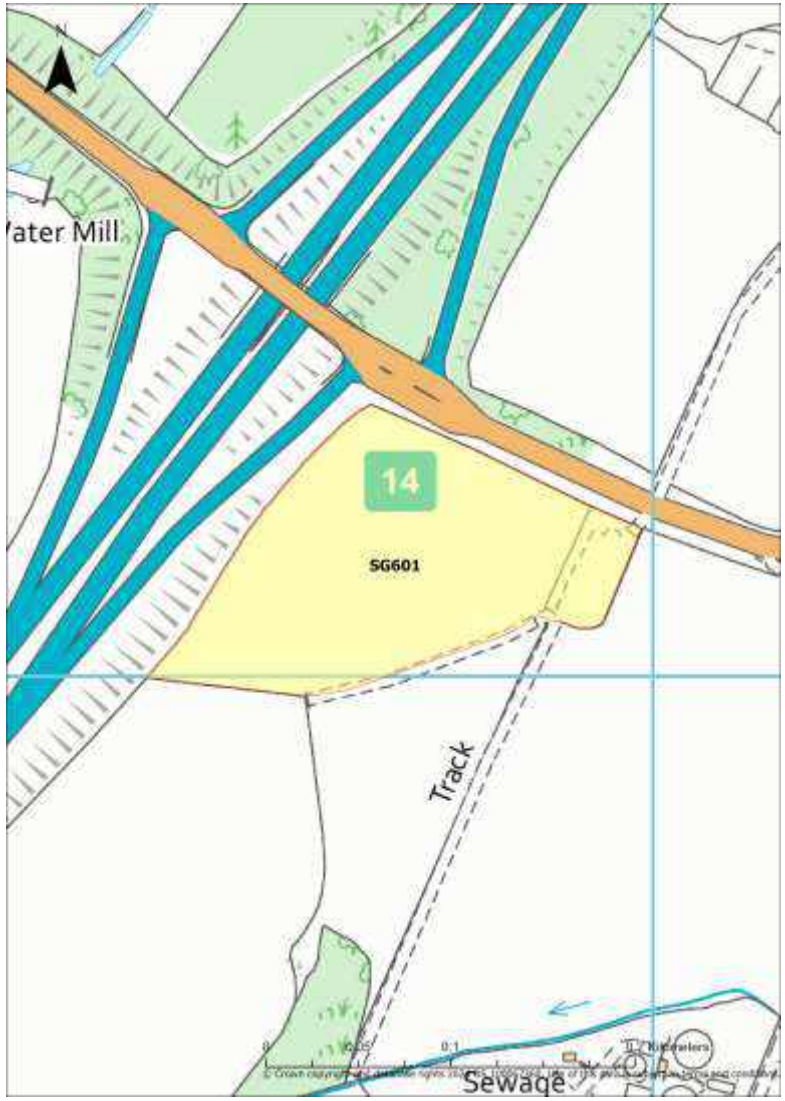
Site Reference:	SG599
Site Name:	Land at Oakfield Farm, Green Lane
Gross Site Area (Ha):	10.994332
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has constraints including access constraints, an overhead powerline and poles, and an SNCI approx 70m to the south of the site. It is considered that these could not be avoided/mitigated.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the area. Based on the suitability assessment, which found that sufficient access to the site would not be possible, the site is considered to be unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

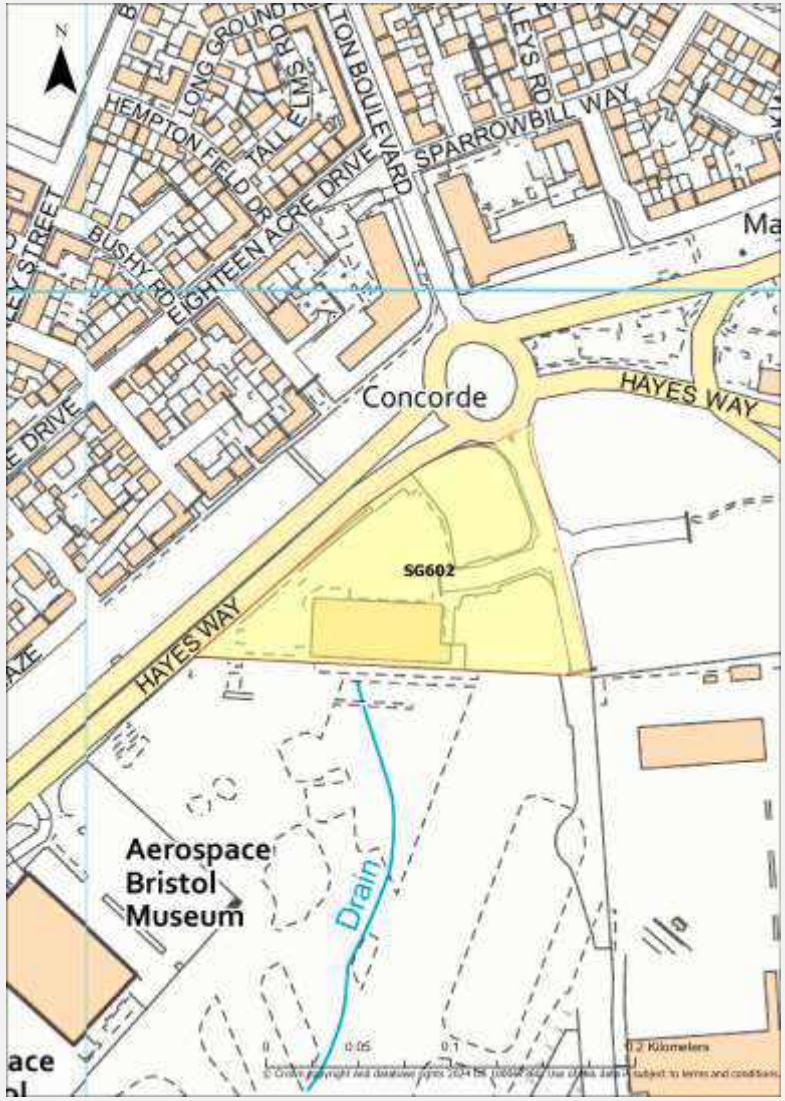
Site Reference:	SG601
Site Name:	Land at Brook Farm Junction 14
Gross Site Area (Ha):	2.403521
Proposed Use:	Park and Ride and Green Infrastructure
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	No - Potentially Unsuitable: Site Promoted for non-residential and non-employment use
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for non-residential and non-employment use
Achievability:	No - unachievable
Achievability Conclusion:	No - Unachievable: Site promoted for non-residential and non-employment use
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

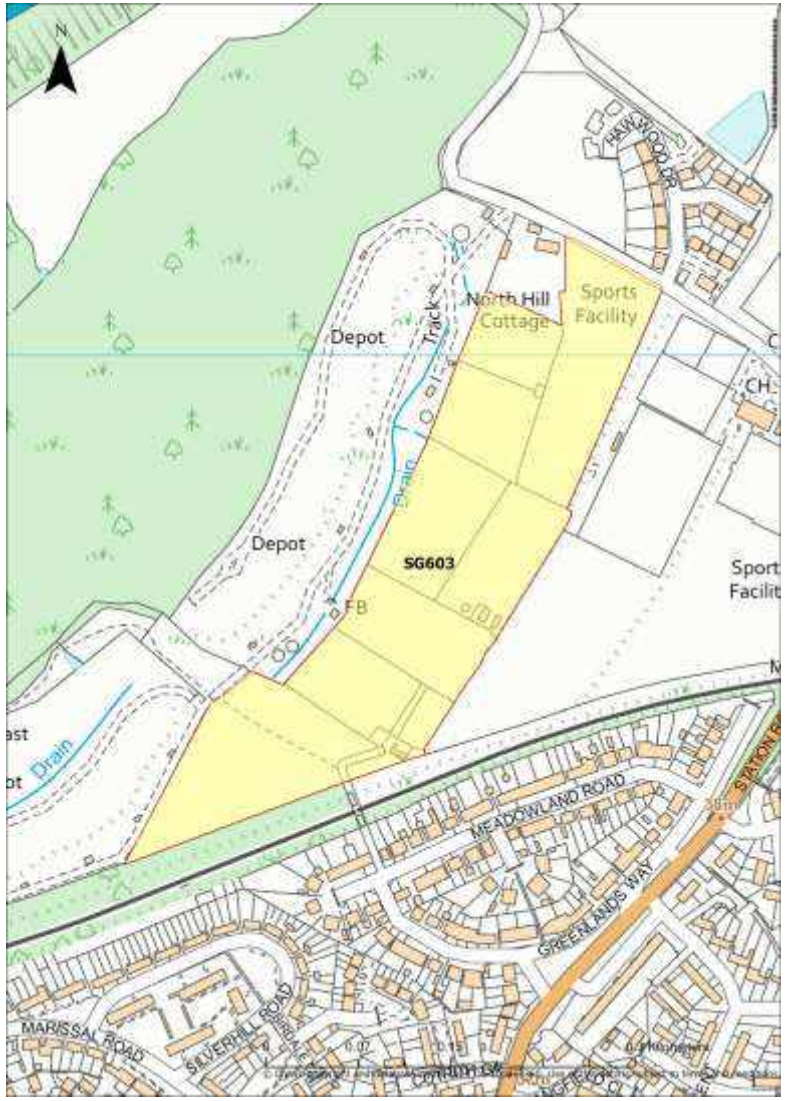
Site Reference:	SG602
Site Name:	Land at Plot E10, Northfield Park, Hayes Way, Patchway
Gross Site Area (Ha):	1.645517
Proposed Use:	Office & Retail
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land and is a safeguarded employment site (94%). Part of the site is already developed as a supermarket. The remainder of the site is not affected by any constraints.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

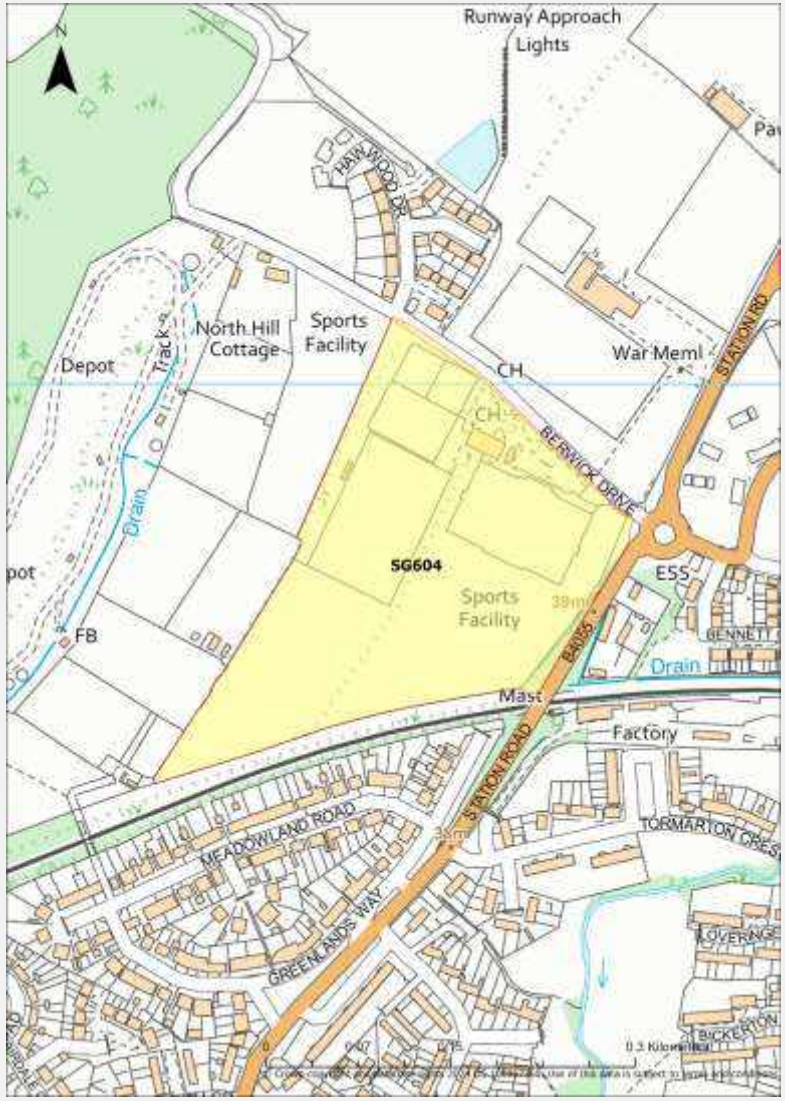
Site Reference:	SG603
Site Name:	Land at Cribbs Causeway
Gross Site Area (Ha):	6.628408
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by a major constraint (95.99% within HSE Inner Zone) with the remainder of the site is within an HSE Middle Zone. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

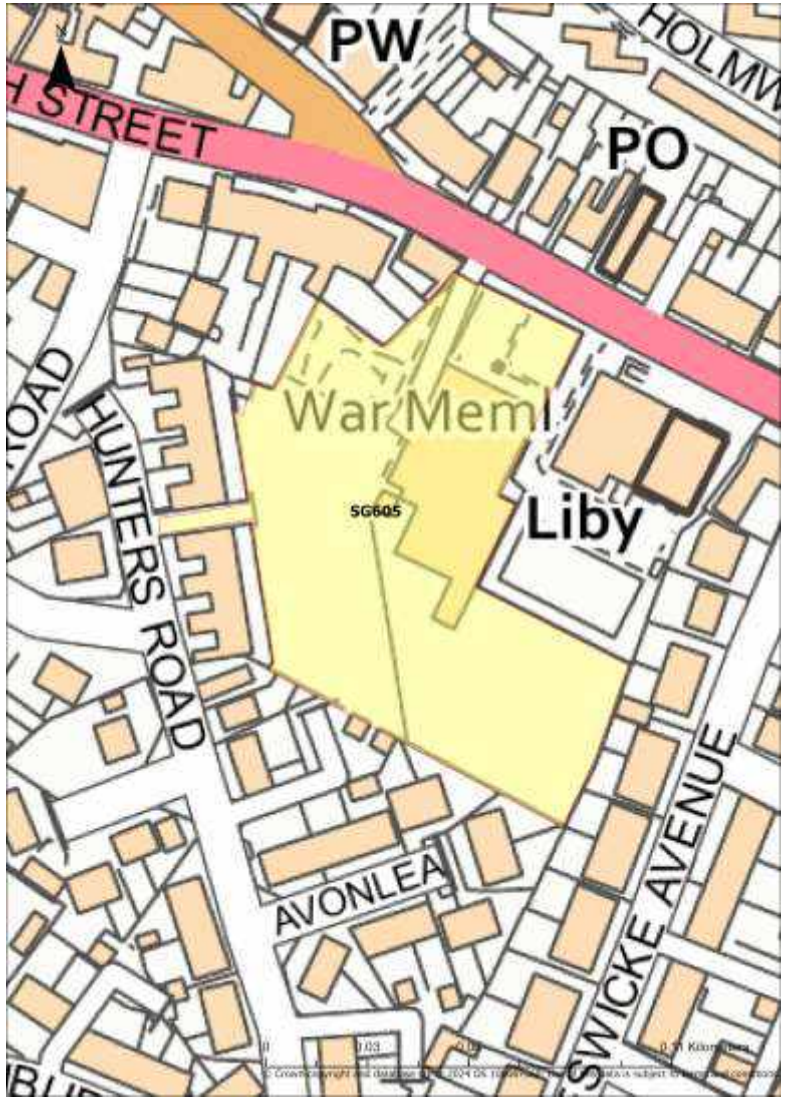
Site Reference:	SG604
Site Name:	Land at Sports Ground, Station Road, Henbury
Gross Site Area (Ha):	6.833646
Proposed Use:	Sports facilities on 68,500sqm site
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site proposed for non-residential or non-employment use.
Availability:	No - not available
Availability Conclusion:	No - Unavailable: Site promoted for non-residential or non-employment use
Achievability:	No - unachievable
Achievability Conclusion:	No - Unachievable: Site promoted for non-residential or non-employment use
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG605
Site Name:	Land at Hanham Community Centre
Gross Site Area (Ha):	0.945499
Proposed Use:	Retail and new community centre
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. The site includes a Grade II listed War Memorial however it is considered likely that any impacts could be mitigated.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, the site has a willing landowner however the site is in active use and is reliant on other sites coming forward therefore availability is uncertain at this stage.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as availability uncertain and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

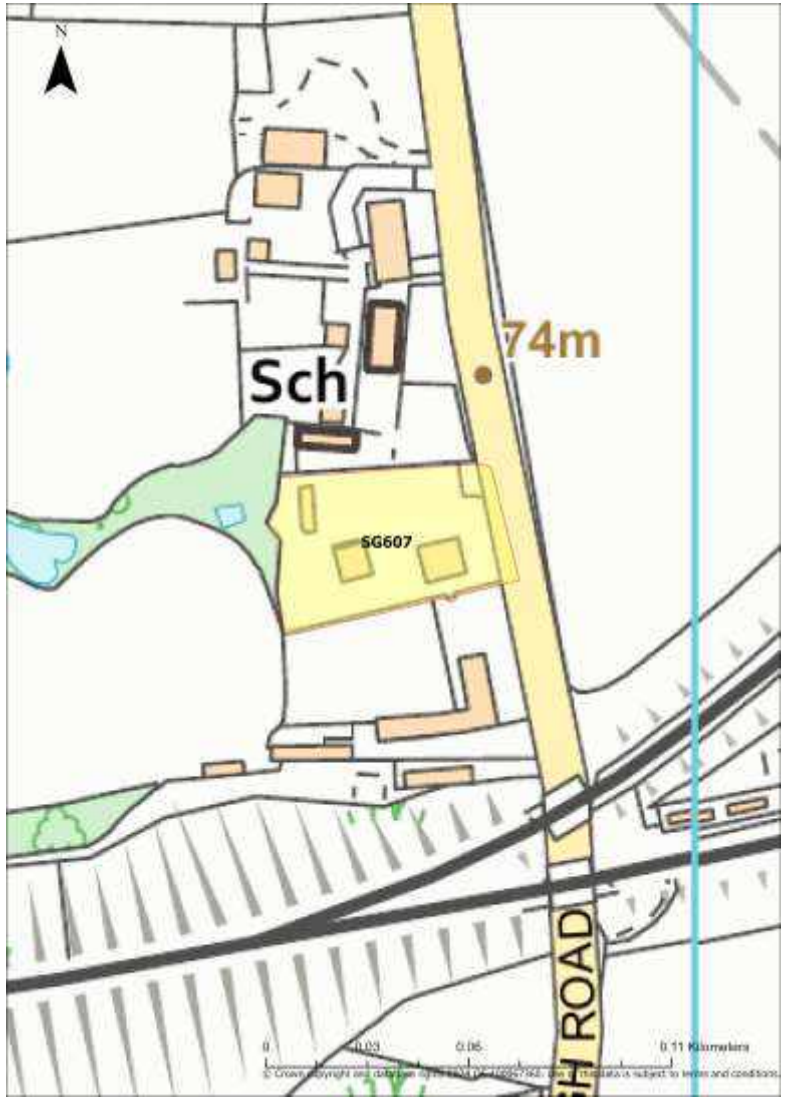
Site Reference:	SG606
Site Name:	Land at Springfiled Lakes, Bath Road-Brewery Hill, Bitton
Gross Site Area (Ha):	6.1563
Proposed Use:	Residential, community, retail, sports /open space
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it would cause significant harm to Bitton Conservation Area. It is also in close proximity to Upton Cheyney Conservation Area. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

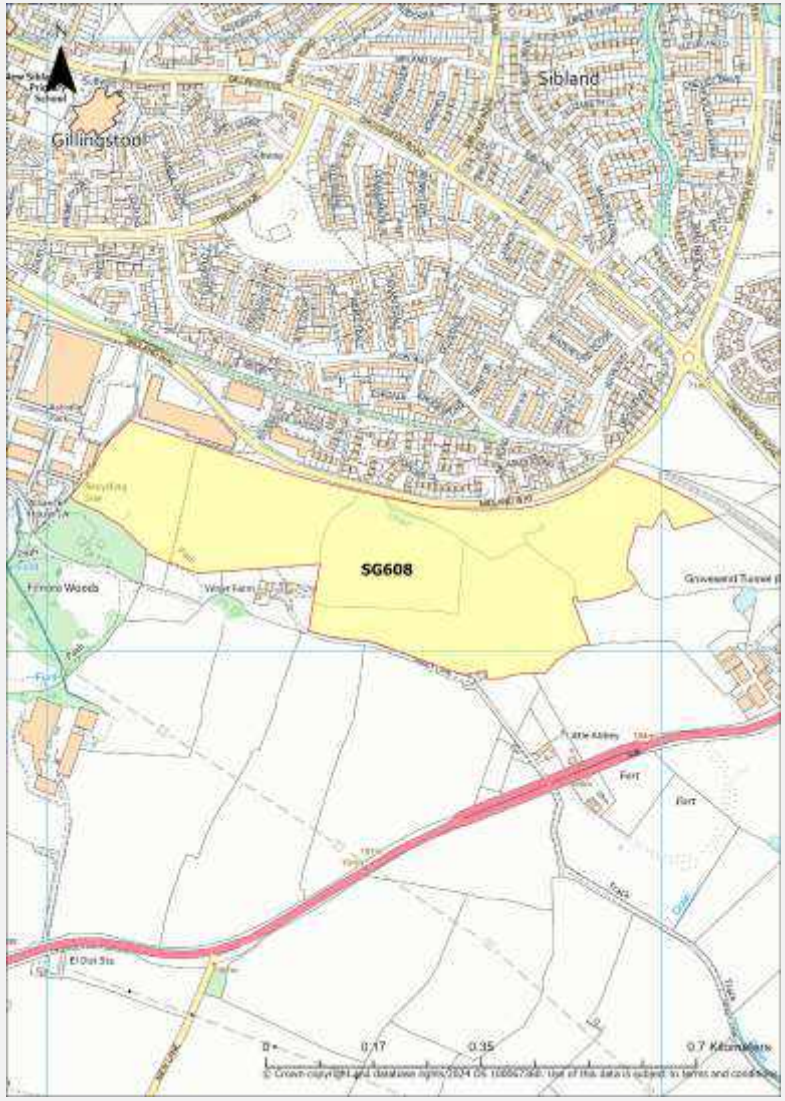
Site Reference:	SG607
Site Name:	Bridge View, Westerleigh Road, Westerleigh
Gross Site Area (Ha):	0.23478
Proposed Use:	Gypsy and Travellers/ Travelling Showpeople site
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is below the site size threshold (less than 0.25ha/less than 5 dwellings). The site has existing development which is to be retained. The remaining undeveloped area is below the site size threshold.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG608
Site Name:	Land at Vilner Farm, Thornbury
Gross Site Area (Ha):	19.995399
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has potential archaeology, heritage and landscape constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (99.91%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board. It has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	374



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

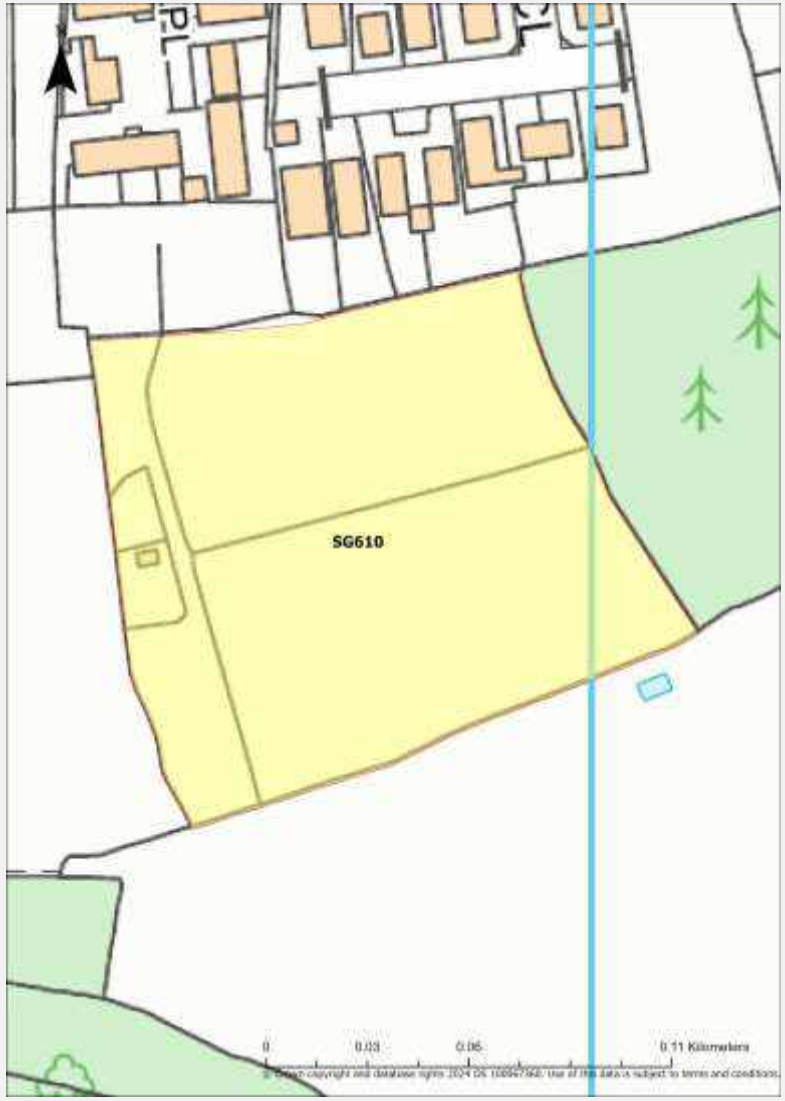
Site Reference:	SG609
Site Name:	Land at Jeffries Hill Bottom, Hanham
Gross Site Area (Ha):	0.401828
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to access constraints - the site has insufficient vehicular access and it is considered that no mitigation/avoidance is possible. Site promoter has not demonstrated that a suitable access can be achieved.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability and availability assessments, the site is also considered to be unachievable due to access constraints.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG610
Site Name:	Land on the South Side of Court Farm, Longwell Green and Sou
Gross Site Area (Ha):	1.614007
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable as it has access constraints due to it being landlocked. The site promoter has not provided any evidence to demonstrate that access could be achievable.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

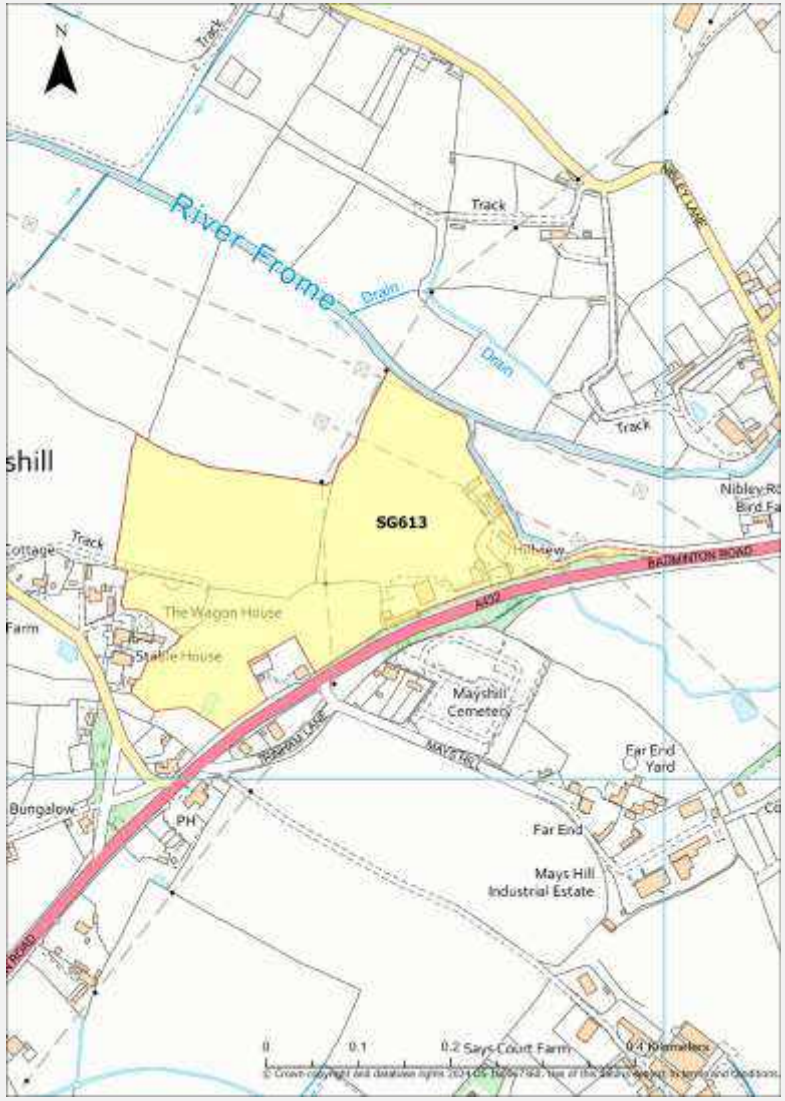
Site Reference:	SG612
Site Name:	Henfield Paddock, Henfield Road, Coalpit Heath
Gross Site Area (Ha):	0.290208
Proposed Use:	Gypsy and Travellers
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is below the site size threshold (less than 0.25ha/less than 5 dwellings). The site has existing development which is to be retained. The remaining undeveloped area is below the site size threshold.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

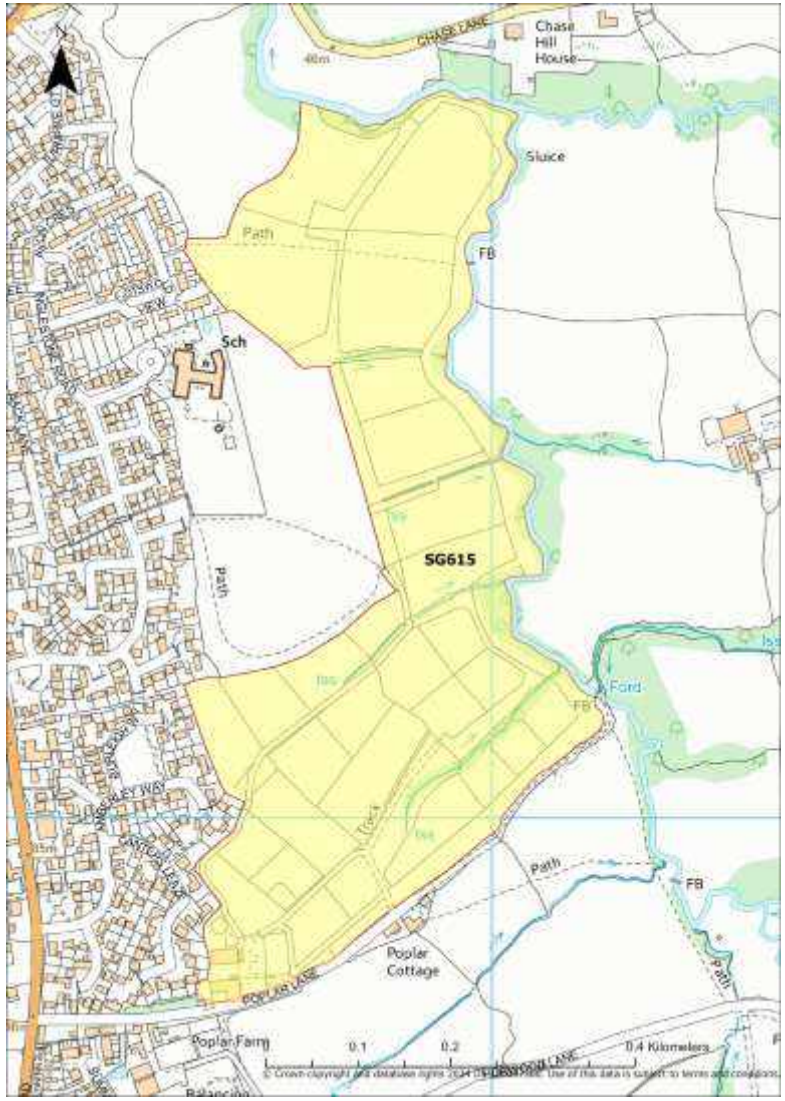
Site Reference:	SG613
Site Name:	Land on the north side of Badminton Road
Gross Site Area (Ha):	9.38804
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an OH powerline, a gas pipeline, proximity to an SNCI, archaeological constraints, and two Grade II listed buildings adjacent to the site however these constraints could be avoided/mitigated. The site is in the GB (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	109



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

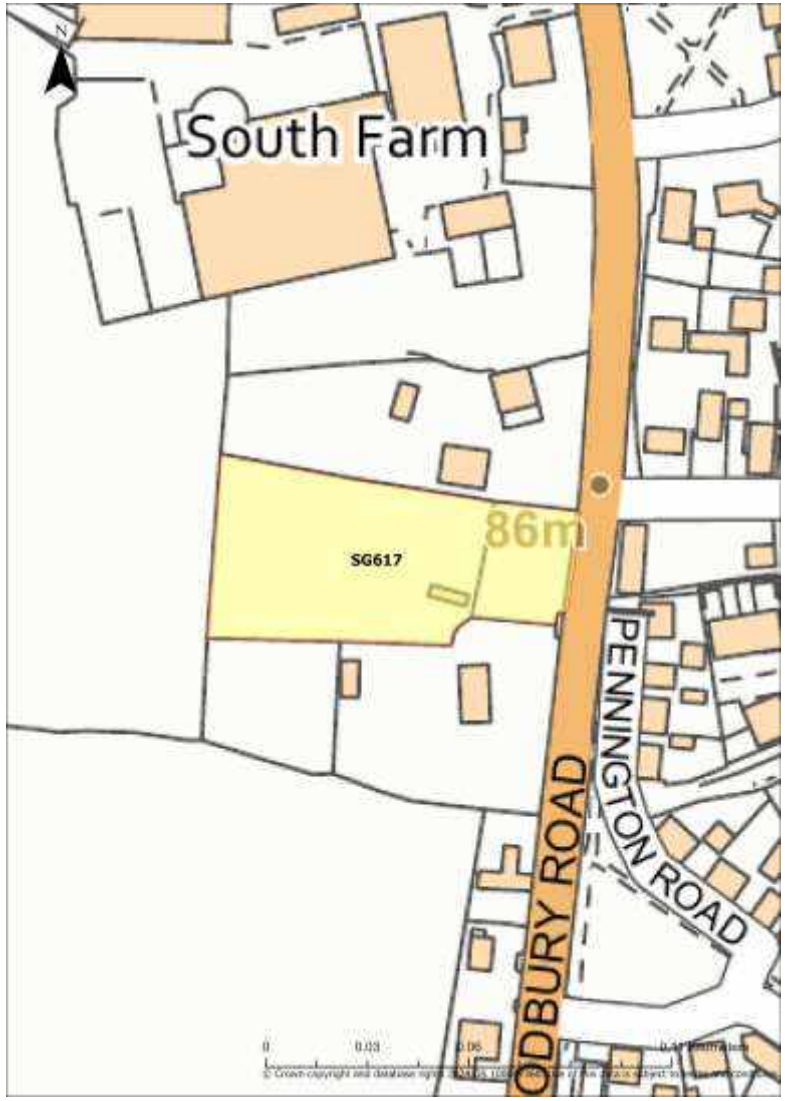
Site Reference:	SG615
Site Name:	Castle Farm, Poplar Lane, Wickwar, Wotton-Under-Edge, GL12
Gross Site Area (Ha):	22.79148
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints. Due to the scale of the site, the site would need strategic highway considerations and no evidence has been provided by the site promoter on this.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG617
Site Name:	Sodbury Road, Wickwar, Wotton-Under-Edge, GL12 8NR
Gross Site Area (Ha):	0.398397
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site contains a small area of potentially contaminated land (4.19%) however it is considered likely that this could be avoided/mitigated.
Availability:	No - not available
Availability Conclusion:	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	14



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

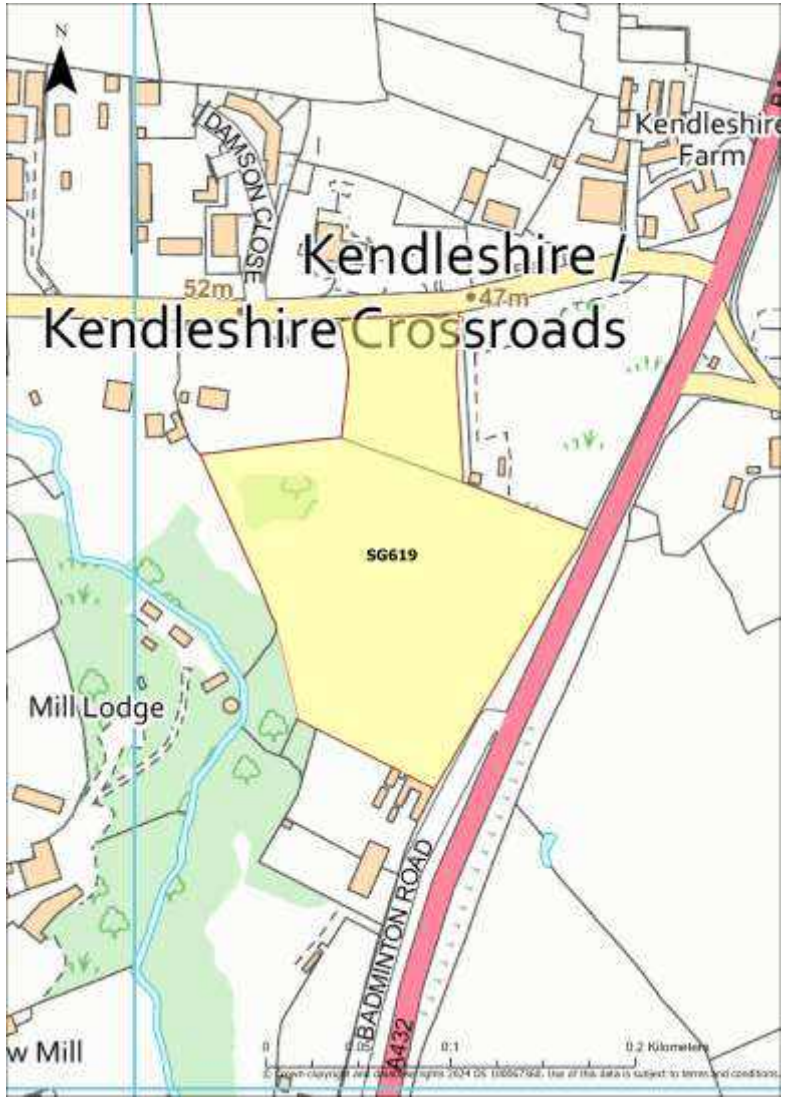
Site Reference:	SG618
Site Name:	Land to the South of Church Lane, Winterbourne
Gross Site Area (Ha):	4.64719
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including access constraints, landscape constraints and heritage constraints (proximity to CA, listed buildings) and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG619
Site Name:	Land at Down Road and badminton Road
Gross Site Area (Ha):	2.760977
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from being in close proximity to an SNCI however it is considered likely any impacts can be mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	74



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

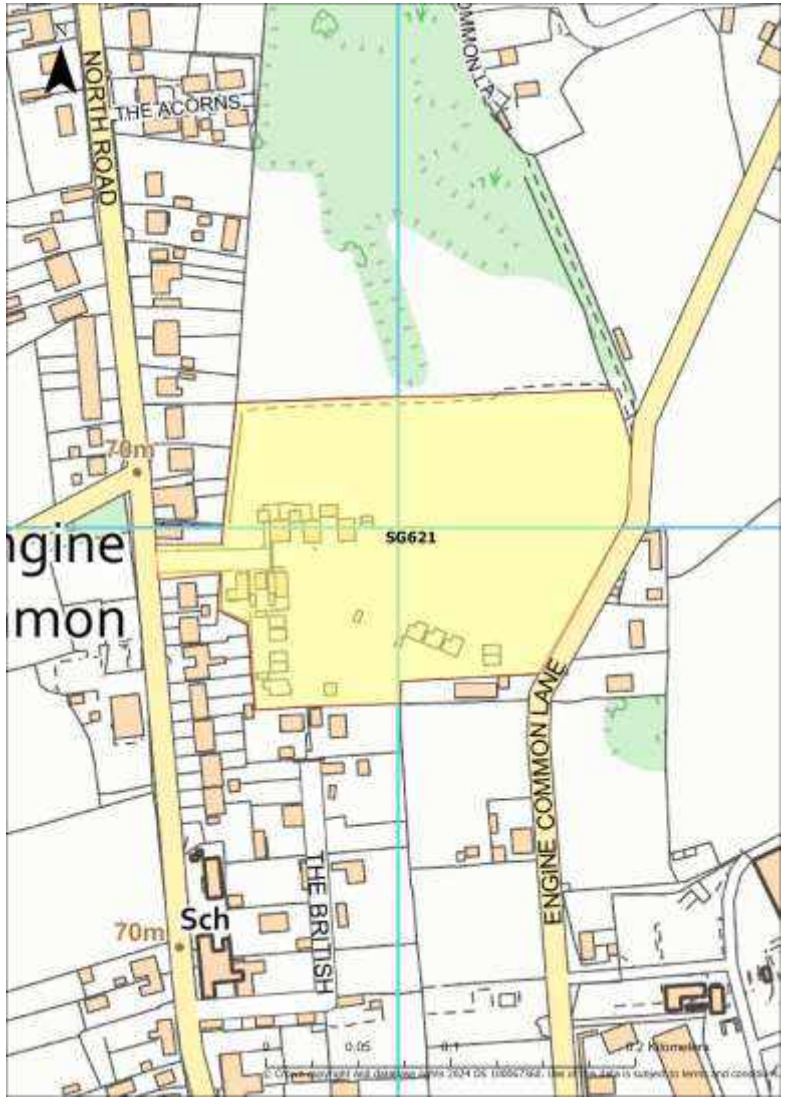
Site Reference:	SG620
Site Name:	Land to west of Park Farm
Gross Site Area (Ha):	0.429883
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not subject to any constraints apart from 99.92% of the site being at high risk of ground water flooding. The Park Farm site which wraps around this site was granted outline planning permission on appeal in Feb 2023 (PT18/6450/O).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	15



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

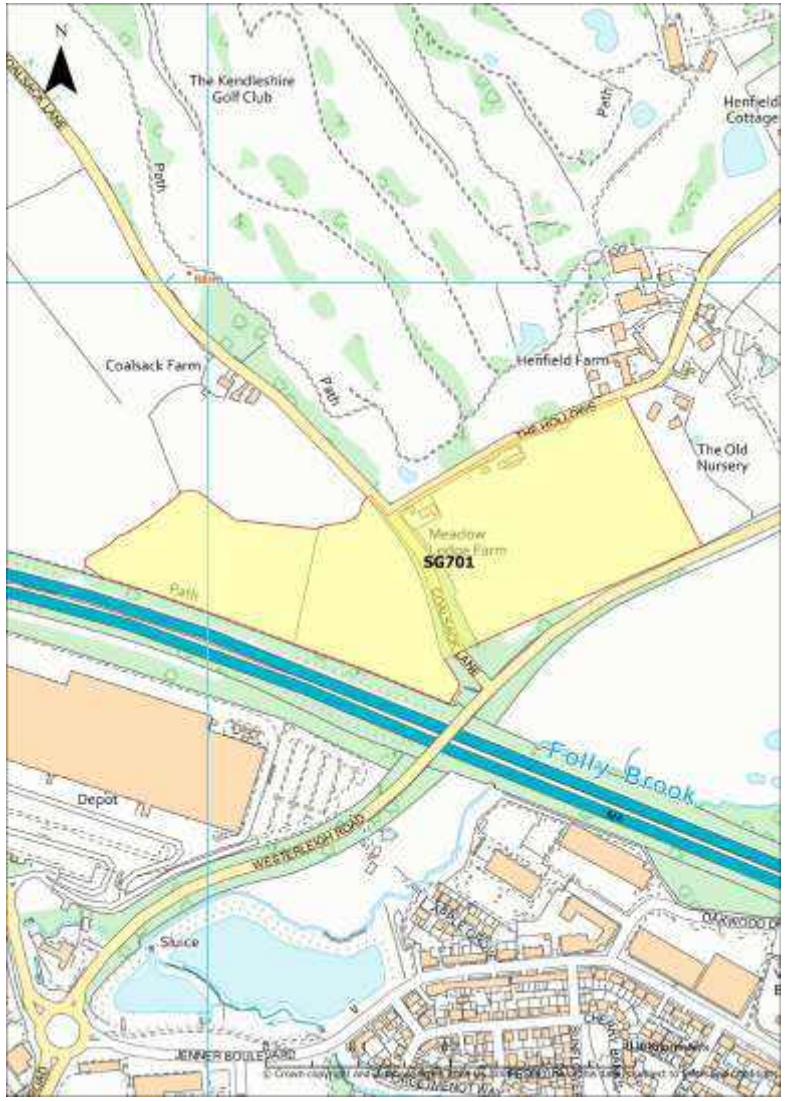
Site Reference:	SG621
Site Name:	Land East of North Road, Engine Common
Gross Site Area (Ha):	3.259173
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has approved planning consent for 89 dwellings under P20/24044/O and P21/04070/RM.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has full detailed planning permission and a signed S106 with clear evidence of delivery.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board, the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	89



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG701
Site Name:	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX
Gross Site Area (Ha):	9.776615
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including archaeological constraints, HSE Outer Zone (2%), and a Grade II listed building within 250m however it is considered likely that these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	366



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

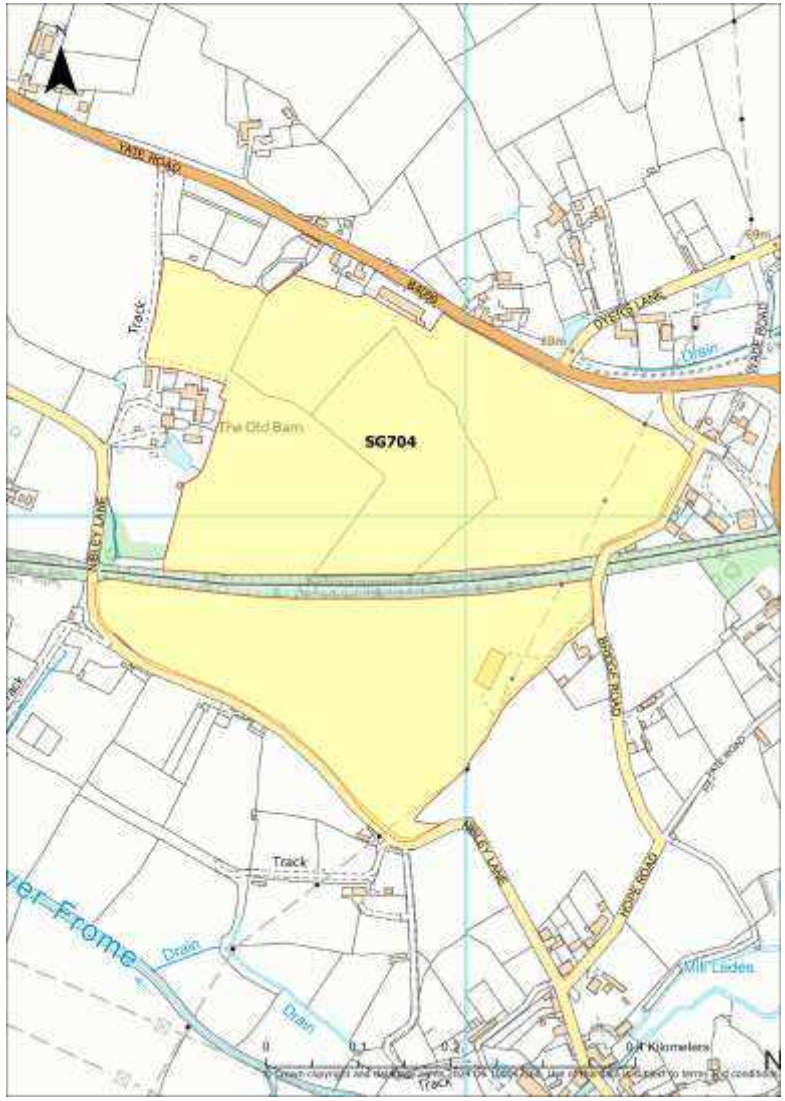
Site Reference:	SG703
Site Name:	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ
Gross Site Area (Ha):	1.872096
Proposed Use:	Residential and Comercial or Gypsy and Traveller site
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including forming part of the setting of two Grade II Listed Buildings and the neighbouring cement works however it is considered likely that these could be mitigated. The site is located within the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner. The site is partially used for equestrian uses and the CfS submission states the use will cease.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	500m2

Site Reference:	SG704
Site Name:	Land south of Yate Road, Yate
Gross Site Area (Ha):	21.219271
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an overhead powerline, Grade II listed buildings within 250m, access constraints, and archaeological constraints however it is considered likely these could be avoided or mitigated. The site is located in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	344



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG705
Site Name:	Land to the north of The Old Rectory, Charfield
Gross Site Area (Ha):	1.460094
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including archaeological and heritage constraints and the net developable area has been reduced to provide a buffer with the nearby listed building.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	13



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG706
Site Name:	Millstream Works, Station Works, Wickwar, Wotton-Under-Ed
Gross Site Area (Ha):	0.236006
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 88% Safegaurded Employment with potential adjacent neighbouring employment 'bad' neighbour uses and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG707
Site Name:	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS37 5JG
Gross Site Area (Ha):	1.56037
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from FZ2 (4.22%) and FZ3a (1.9%) however it is considered likely this could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	47



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG708
Site Name:	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR
Gross Site Area (Ha):	3.508121
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including archaeology constraints, 11.55% overlap with SNCI and Priority habitat and being adjacent to an SNCI and Ancient Woodland however it is considered any impacts could be avoided/mitigated. The site is 100% Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and there are unlikely to be any legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	63



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

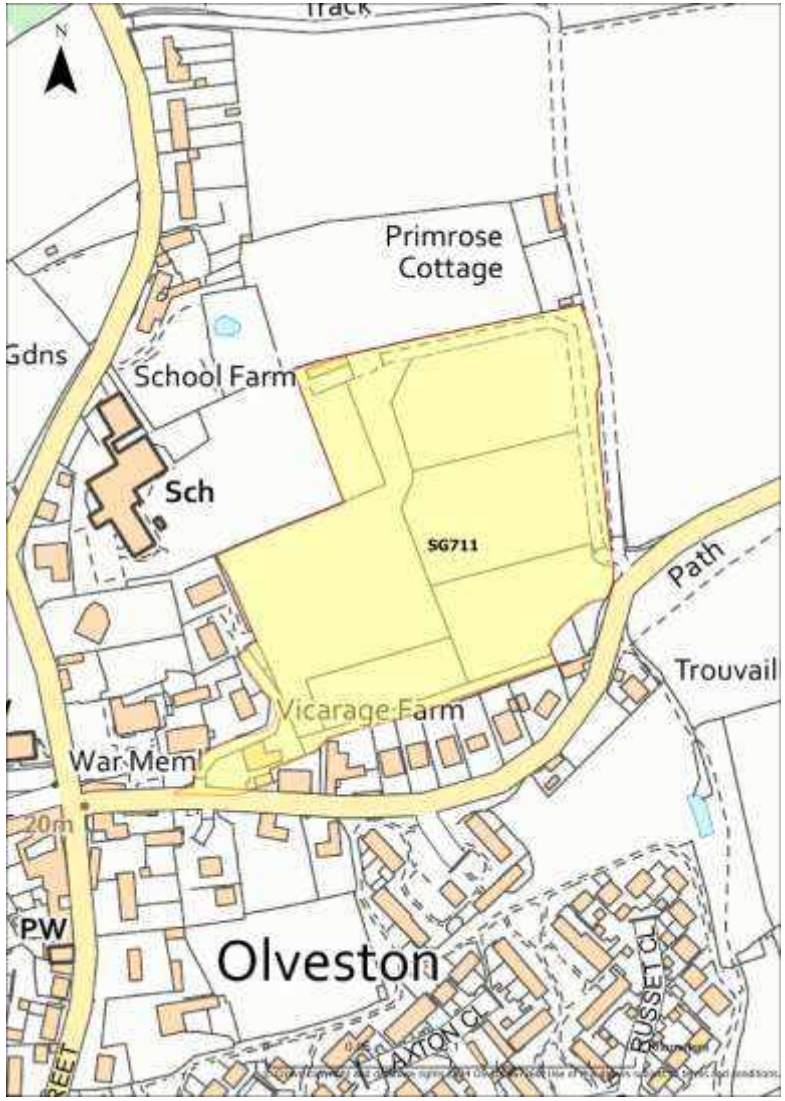
Site Reference:	SG710
Site Name:	The Stables, Bristol Road, Iron Acton, South Glos. BS37 9TF
Gross Site Area (Ha):	0.769883
Proposed Use:	Residential, Leisure, Commercial
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is subject to constraints including a large proportion of Flood Zone 3a (91%) and SNCI overlap (32%). It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on suitability assessment the site is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Based on suitability assessment the site is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

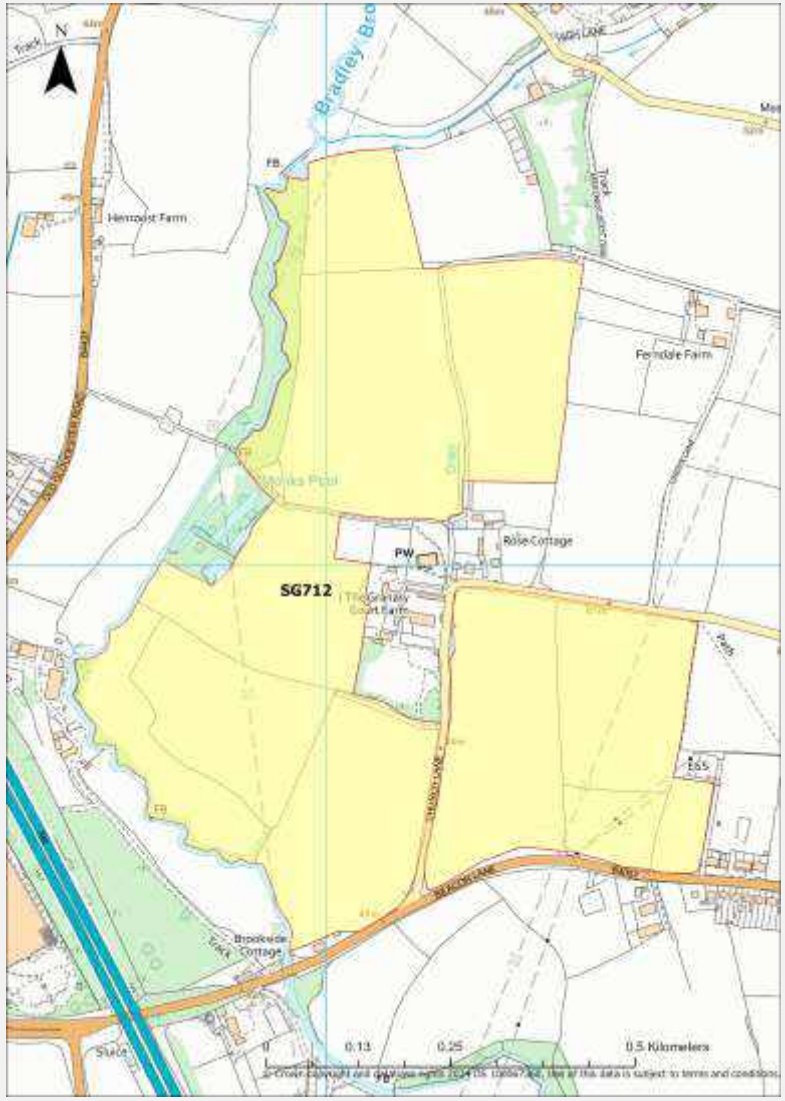
Site Reference:	SG711
Site Name:	Land at Grey Gables, Vicarage Lane, Olveston,
Gross Site Area (Ha):	3.580172
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints (5.18% within Olveston Conservation Area and being in close proximity to listed buildings), access constraints and potential archaeology constraints however these could be avoided/mitigated. Site is within the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and it is not in active use. There are unlikely to be any legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	45



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

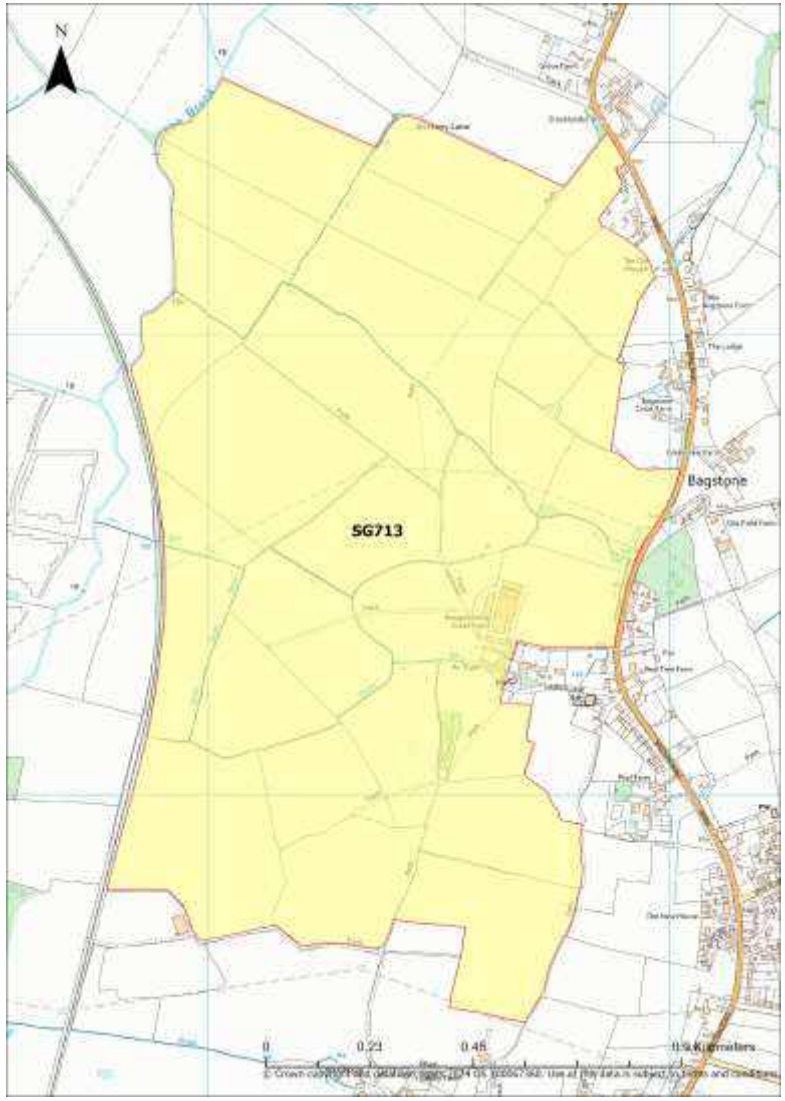
Site Reference:	SG712
Site Name:	Land to the north of Beacon Lane, Winterbourne
Gross Site Area (Ha):	45.035646
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to heritage constraints - significant harmful impact on Church Lane Winterbourne Conservation Area and Grade I and II listed buildings. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore considered to be unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

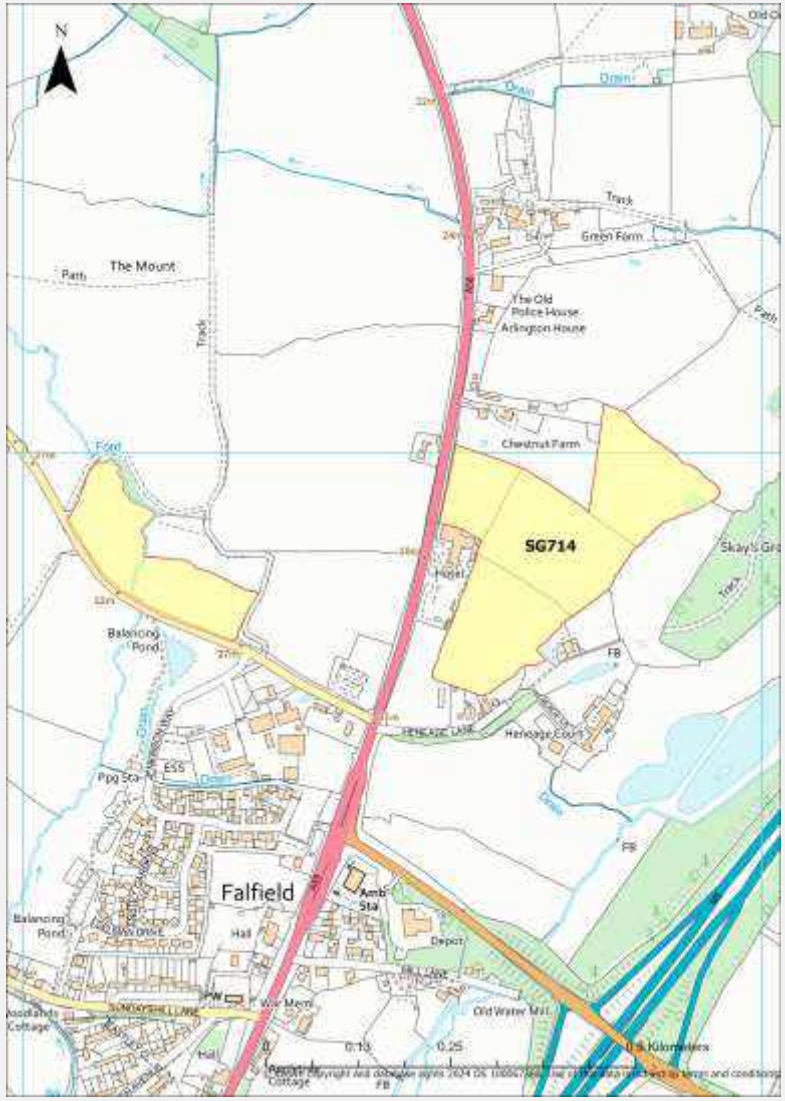
Site Reference:	SG713
Site Name:	Land to west of Wotton Road, Rangeworthy
Gross Site Area (Ha):	172.326962
Proposed Use:	Mixed use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints. Due to the scale of the site, the site would need strategic highway considerations and no evidence has been provided by the site promoter on this.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

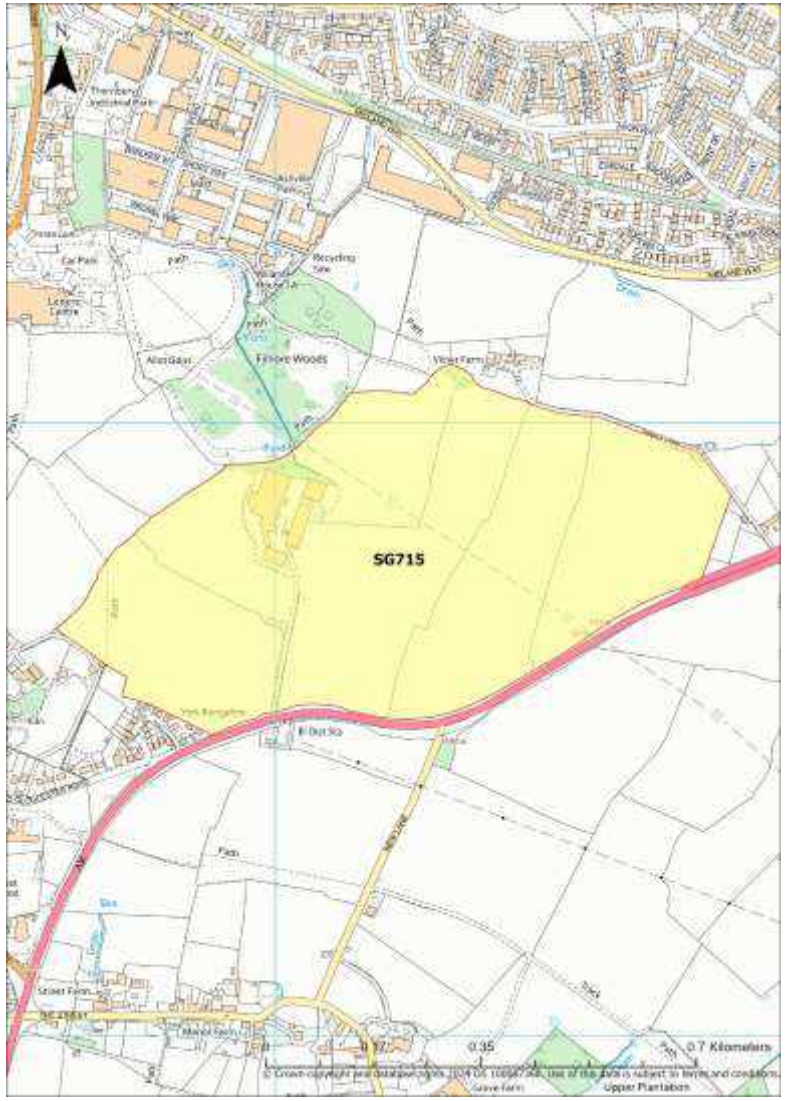
Site Reference:	SG714
Site Name:	Land at Heneage Lane and The Gables, Falfield
Gross Site Area (Ha):	9.346197
Proposed Use:	Mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site consists of two separate parcels - they have some constraints including an area of FZ3a (3.45%) and heritage constraints (proximity to listed buildings) however it is considered likely that these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available situation the site is a vacant site promoted by a land agent on behalf of a single landowner. There is unlikely to be a ransom strip or legal/access constraints.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board, but no developer. There are no known viability issues at this stage.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	69



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	6.9ha E(g), B2, B8

Site Reference:	SG715
Site Name:	Land at Merry Heaven Farm, Alveston
Gross Site Area (Ha):	40.382191
Proposed Use:	Mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has landscape, archaeology and heritage constraints and an overhead power line and electric pole buffer however it is considered likely these constraints could be avoided or impacts mitigated. The site is in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it has clear ownership, it is not in active use and there are unlikely to any legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	503



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG716
Site Name:	Land at Forty Acre Lane, Alveston
Gross Site Area (Ha):	20.372808
Proposed Use:	Mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including access constraints and heritage constraints (proximity to Grade II listed buildings). The site area has been reduced to reflect these constraints. Site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be any ransom strips or legal constraints.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	7



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG717
Site Name:	Land off Midland Way, Thornbury
Gross Site Area (Ha):	2.630088
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has potential archaeology and landscape (visually important hillside) constraints and the site area has been reduced to reflect this.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	35



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

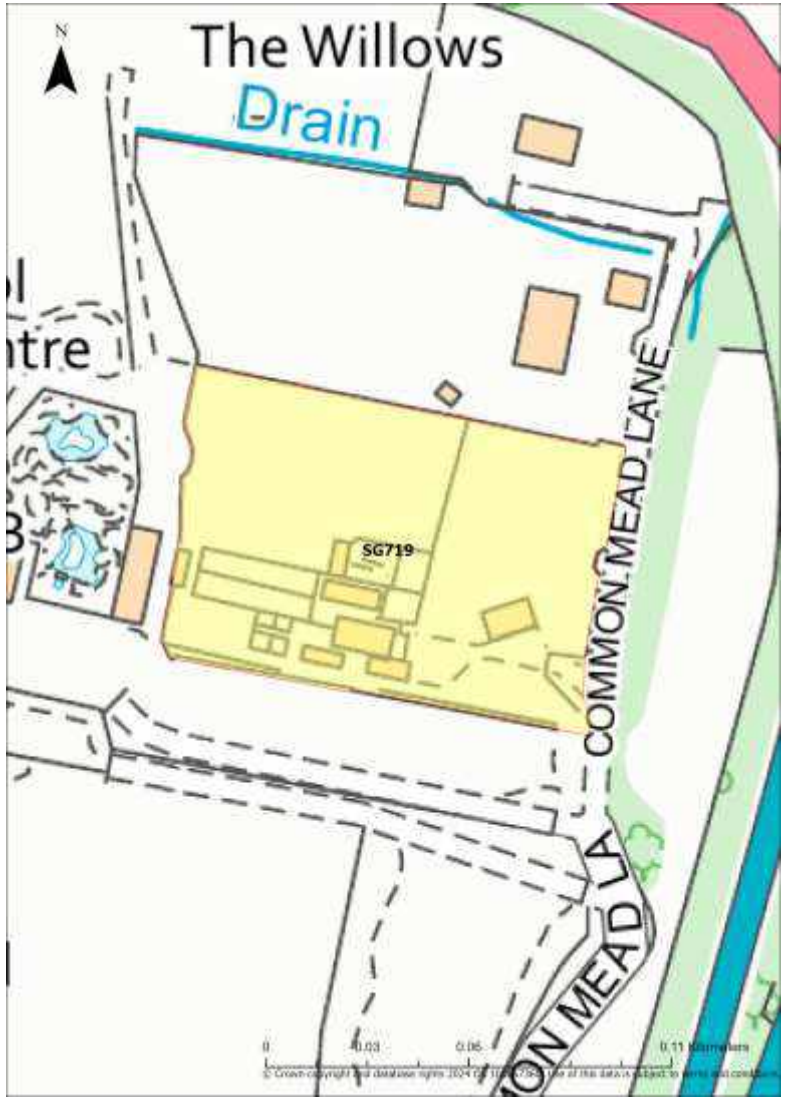
Site Reference:	SG718
Site Name:	Land at Crossways, Thornbury
Gross Site Area (Ha):	6.845647
Proposed Use:	Mixed use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including landscape and heritage constraints, FZ2, FZ3a, potential harm on local transport network and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

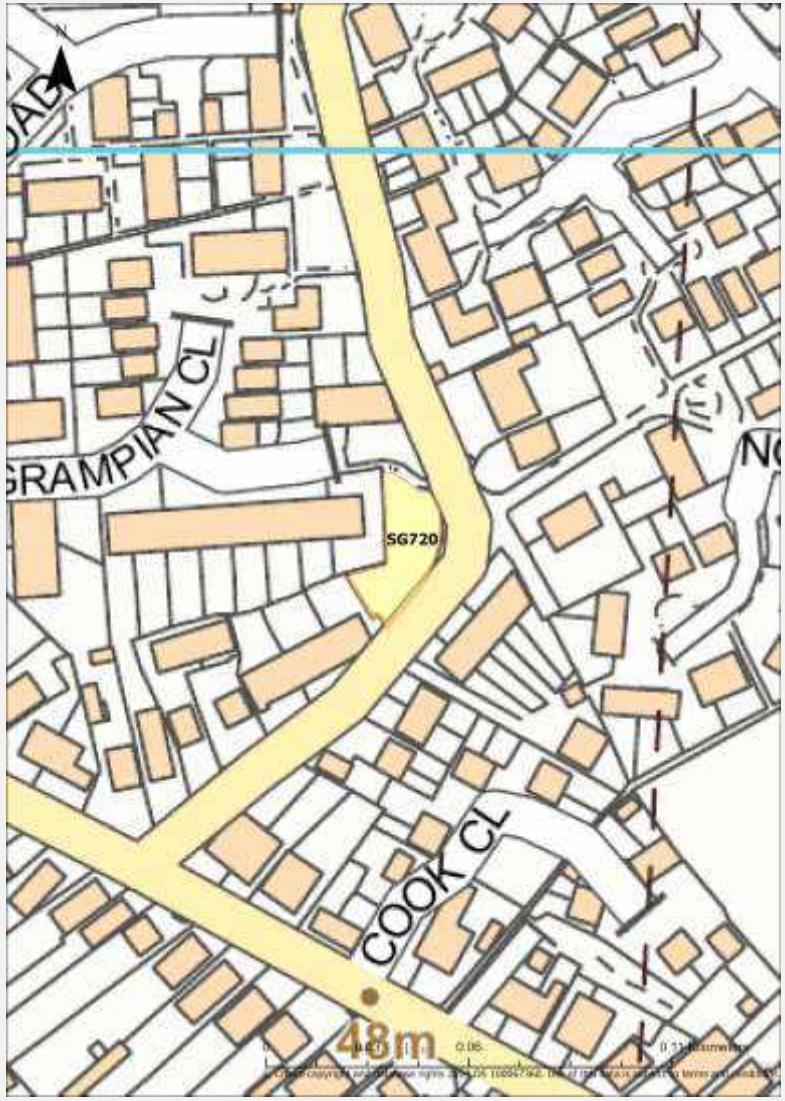
Site Reference:	SG719
Site Name:	The Meads, Common Mead Lane, Hambrook,
Gross Site Area (Ha):	0.911886
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has landscape constraints and approximately 99% of the site is shown as being at risk of surface water flooding (30yr, 100yr & 1000yr) however it is considered likely these constraints could be avoided/mitigated. The site is in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it includes a residential dwelling and dog kennels which are proposed to be redeveloped. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	35



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG720
Site Name:	Land at Cloverly Road, Oldland Common, BS30 8TX
Gross Site Area (Ha):	0.056064
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is not considered to be suitable in HELAA terms as it could not accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	Site is considered to be unavailable in HELAA terms as it would not be able to be developed for 5 or more dwellings.
Achievability:	No - unachievable
Achievability Conclusion:	Site is considered to be unachievable in HELAA terms as it would not be able to be developed for 5 or more dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG721
Site Name:	Land behind 143 High Street Marshfield
Gross Site Area (Ha):	1.141978
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to heritage constraints (site is entirely within Marshfield Conservation Area and in close proximity to Grade II* and Grade II listed buildings). Site is also located in an AONB (100%) and in Green Belt (99.75%).
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG722
Site Name:	Little Park Farm, Chipping Sodbury, Bristol.
Gross Site Area (Ha):	1.479855
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as development would harm the setting of the Grade II listed building (Burcome Spring Farm, Parks Farm and Harwoodgate Farm). It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG724
Site Name:	Land at Fernhill, Almondsbury
Gross Site Area (Ha):	2.611048
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to landscape constraints (impact on visually important hillside) & heritage constraints (impact on Local Historic Park & Garden, locally listed buildings and Grade II listed building). No mitigation/avoidance is possible
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG725
Site Name:	Land at Woodmans Cottage, Eastwood Park
Gross Site Area (Ha):	1.235232
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is partly brownfield and has constraints including being within Eastwood Park Local Historic Park and Garden and being within 250m of two Grade II listed buildings however it is considered likely these constraints can be mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear ownership. The site has existing residential properties which are proposed to be retained with the undeveloped parts of the site proposed to be developed.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	9



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

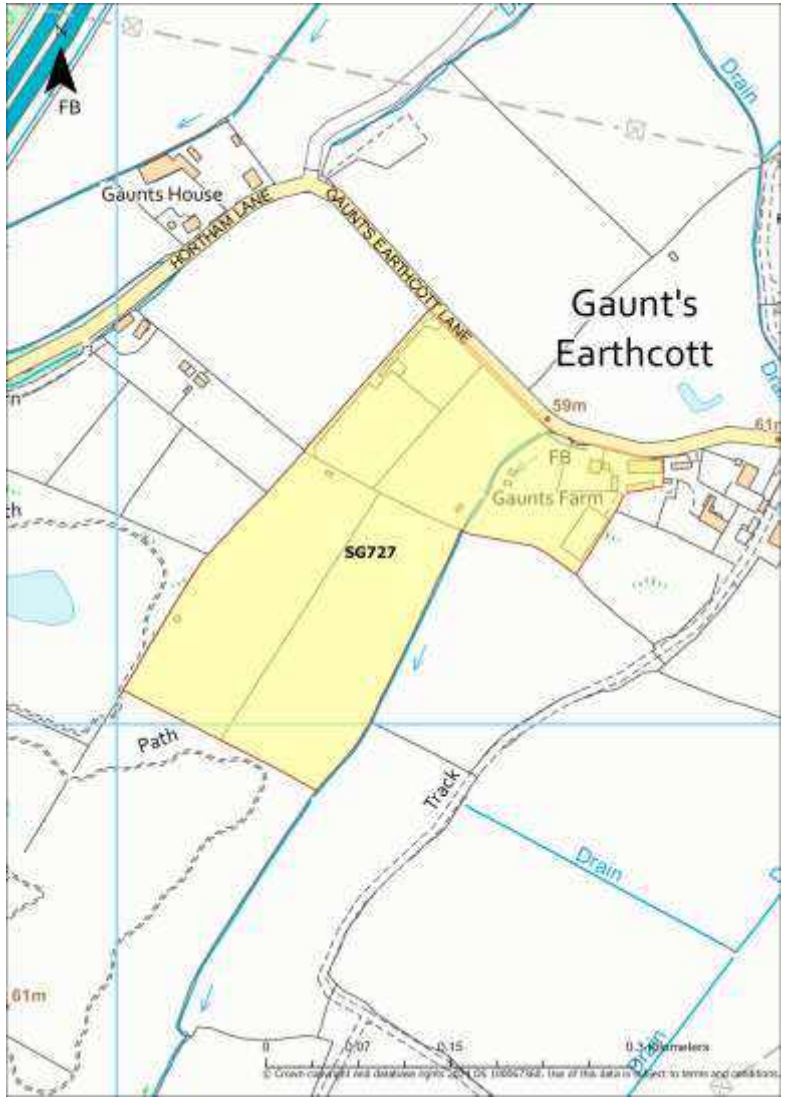
Site Reference:	SG726
Site Name:	Land at Merville Farm
Gross Site Area (Ha):	2.781669
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints although it has some archaeological potential and the site is 100% BMV agricultural land. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	83



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

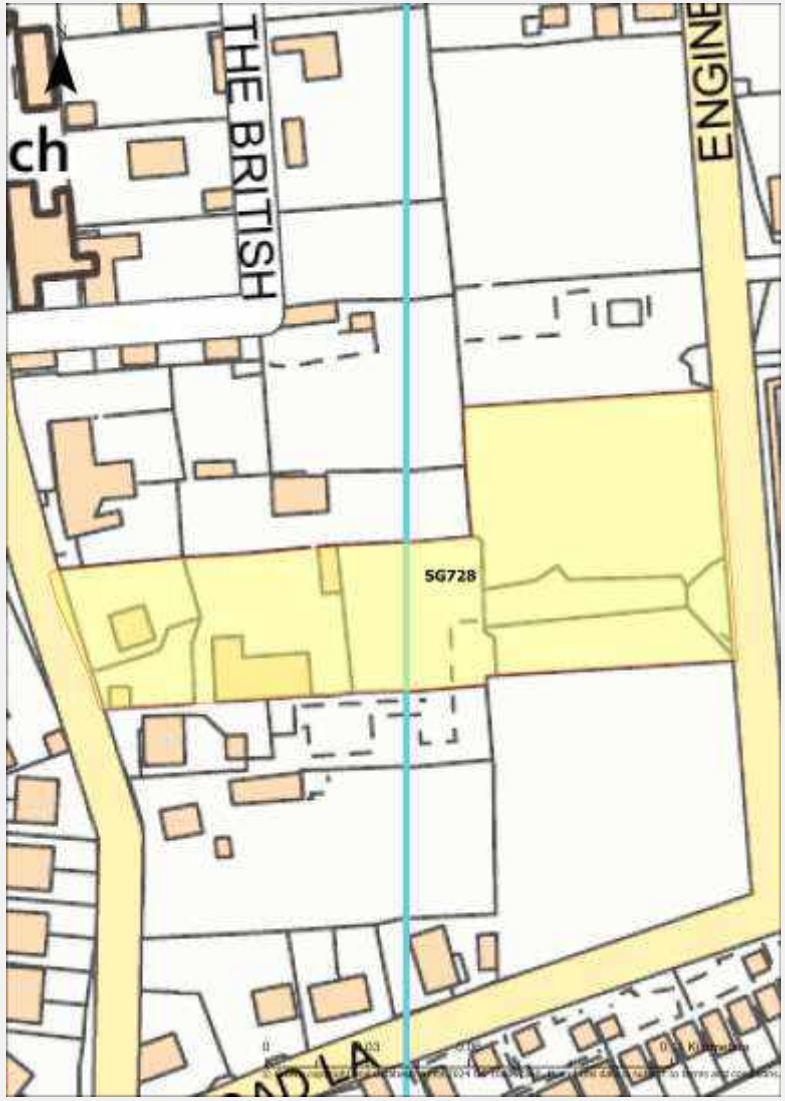
Site Reference:	SG727
Site Name:	Land on the South Side of Gaunts Earthcott Lane
Gross Site Area (Ha):	6.945645
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including three Grade II and II* listed buildings within 250m however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	187



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

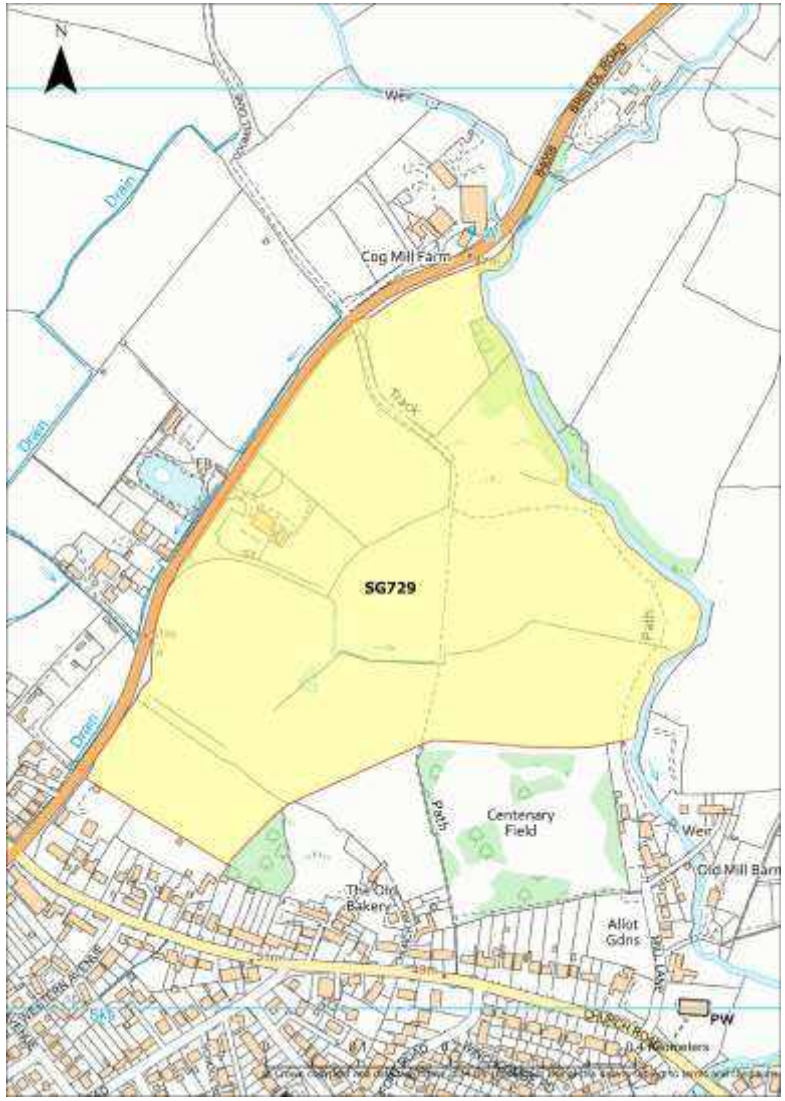
Site Reference:	SG728
Site Name:	Land at North Road, Yate
Gross Site Area (Ha):	0.946083
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including potential contamination (85.91%) and groundwater flooding (53.55%) however it is considered likely these constraints could be avoided or impacts mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	42



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG729
Site Name:	Land to the east of Bristol Road
Gross Site Area (Ha):	22.424884
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including contamination (4.45%), groundwater flooding (42.33%), BMV agricultural land (67.03%), SNCI (3.81%), and Local Green Space (3.02%) which could be avoided/mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowner(s), the site is not in active use, the site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	400



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

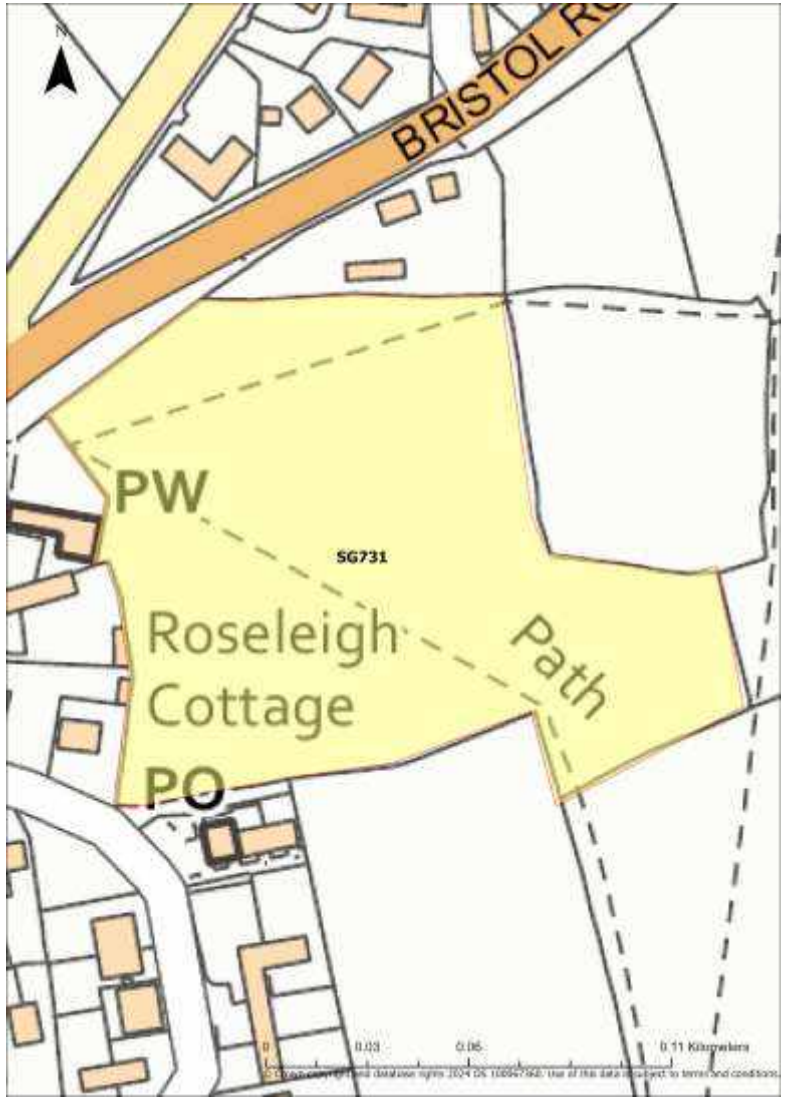
Site Reference:	SG730
Site Name:	Land to east of B4058 at Heath End
Gross Site Area (Ha):	0.905424
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including Flood Zone 3a (54.68%), potential archaeology and proximity to a locally listed building and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG731
Site Name:	Land at Townwell, Cromhall
Gross Site Area (Ha):	1.728726
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The north western corner of the site is potentially suitable - there is a pending planning application for 32 dwellings here (P22/04731/F). The remainder of the site is potentially unsuitable due to its proximity to a number of Grade II listed buildings.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer. There is a pending planning application for 32 dwellings in the north western corner of the site (P22/04731/F).
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	32



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

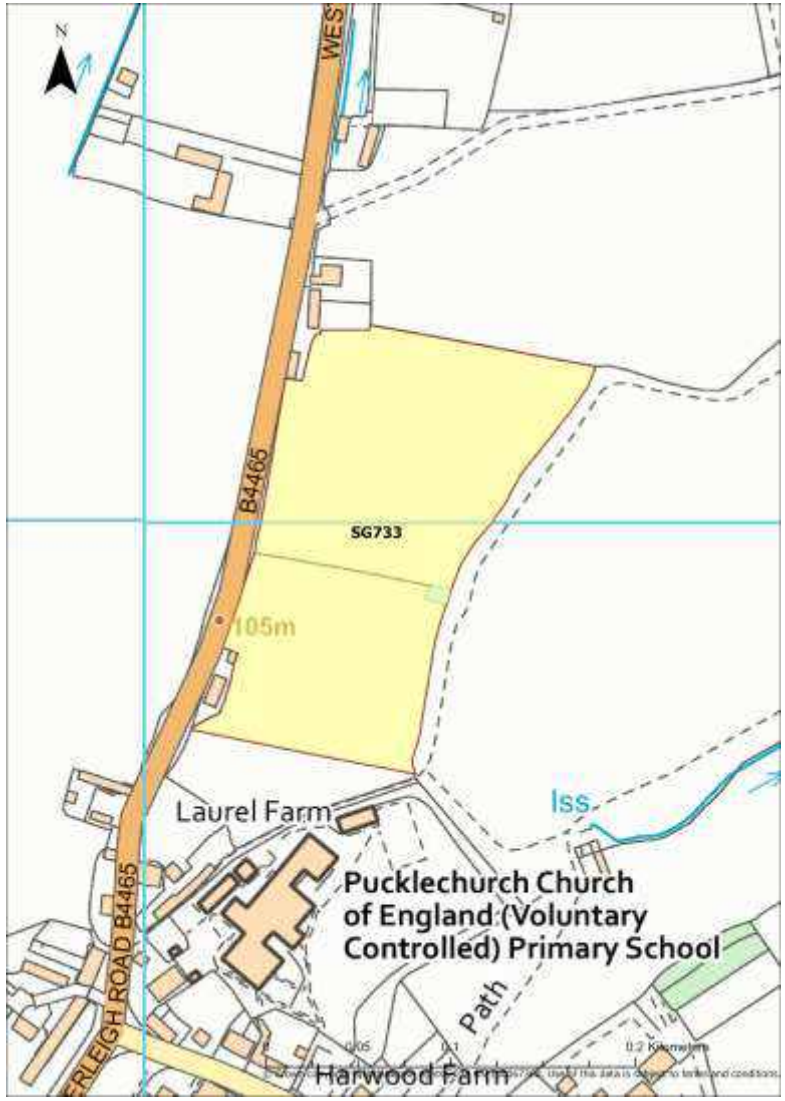
Site Reference:	SG732
Site Name:	Land to rear of 450 North Road, Yate
Gross Site Area (Ha):	0.449835
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site is not within the Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has clear owership and there are unlikely to be legal constraints or ransom strips. The site is in partial use and the site area has been reduced to reflect this.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	8



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

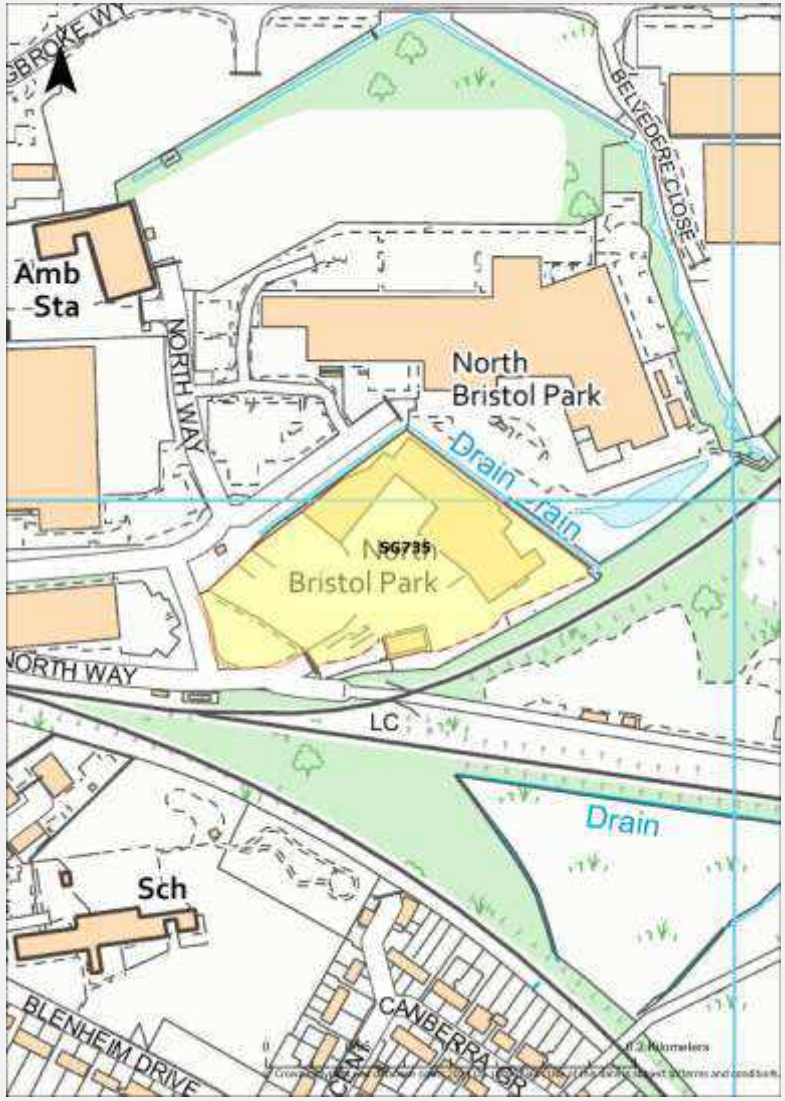
Site Reference:	SG733
Site Name:	South side of 122 Westerleigh Road, Pucklechurch
Gross Site Area (Ha):	2.858744
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including heritage constraints and BMV agricultural land however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	85



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

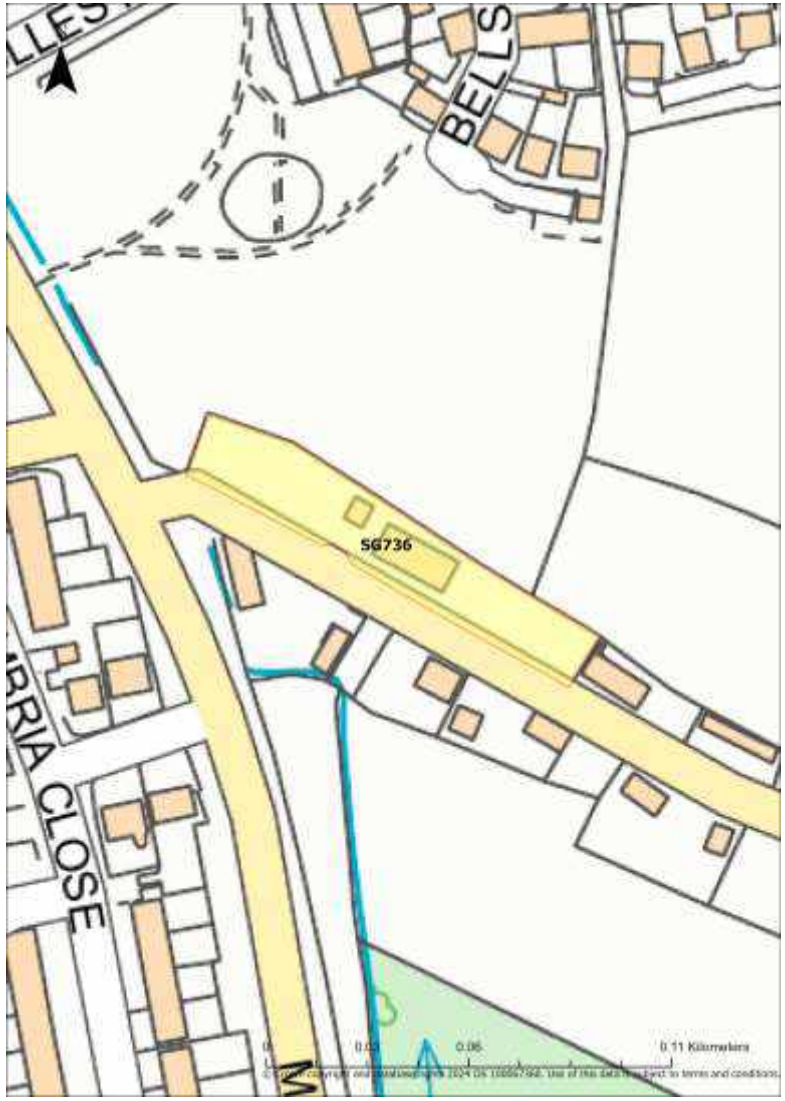
Site Reference:	SG735
Site Name:	Viridor Waste Management, North Way, Filton
Gross Site Area (Ha):	1.546335
Proposed Use:	Industrial
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. The site is a safeguarded employment site (99.52%) however it is proposed for employment use. The site has constraints including Flood Zone 2 (31%) however it is considered likely that this could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner. Part of the site is in active use as a waste facility however there is evidence this use will cease (due to existing relocation plans).
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site .
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

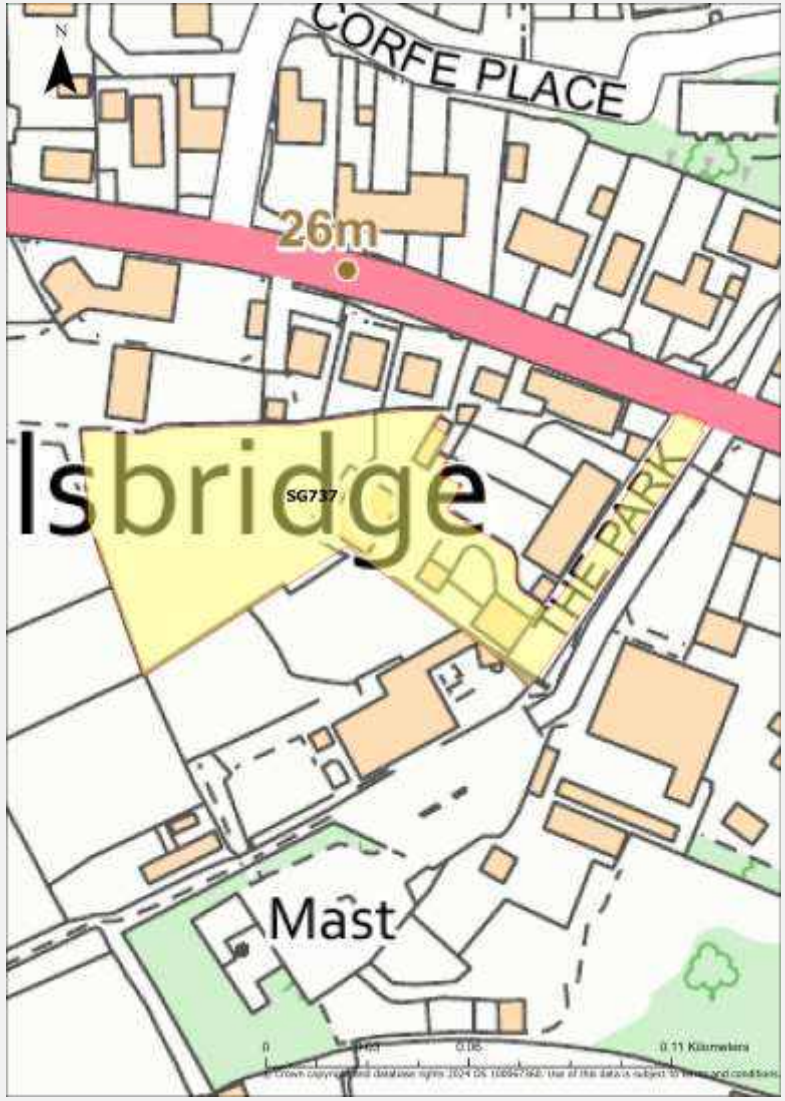
Site Reference:	SG736
Site Name:	The Orchard Hacket Lane Thornbury
Gross Site Area (Ha):	0.22355
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as 99.59% of the site is located within Flood Zone 3a and it would therefore need to pass both the sequential and the exception test.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

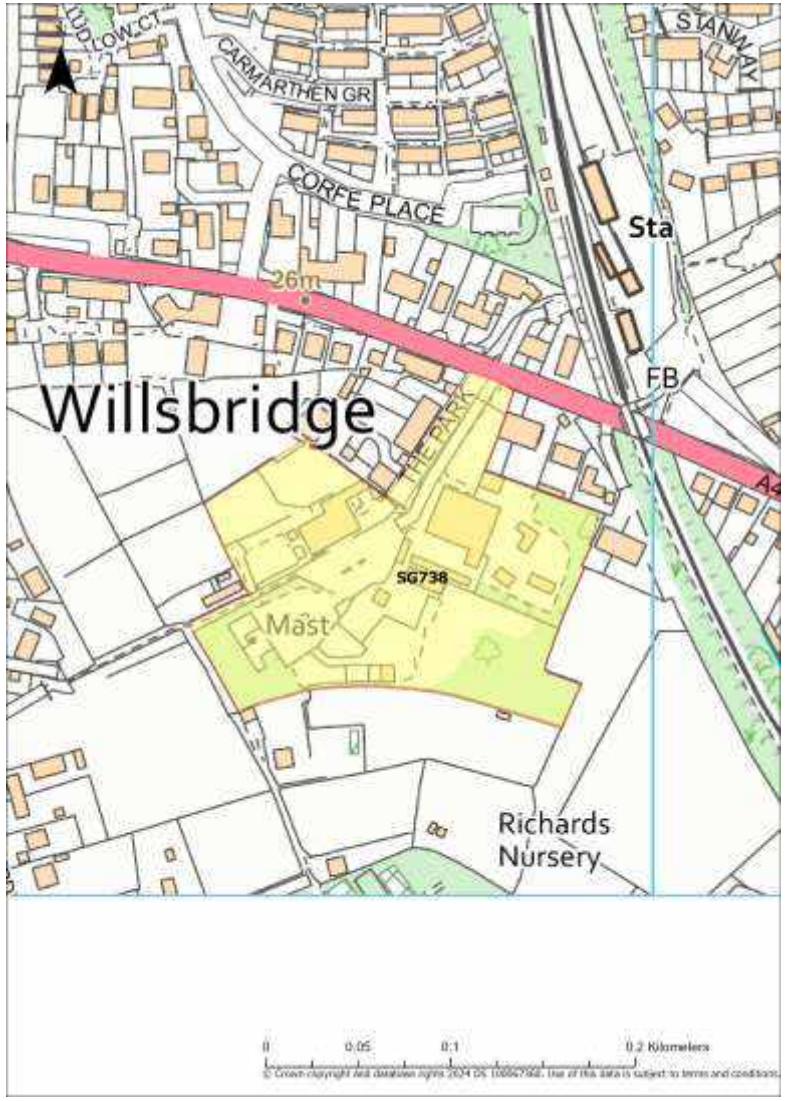
Site Reference:	SG737
Site Name:	Land at 12, The Park, Willsbridge BS30 6EE
Gross Site Area (Ha):	0.607272
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site is located in the Green Belt (90.97%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to make the site unviable.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	17



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG738
Site Name:	Jarretts Garden Centre, Bath Road
Gross Site Area (Ha):	2.536325
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site is located in the Green Belt (92.35%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, the current uses will cease during the plan period, and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	95



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

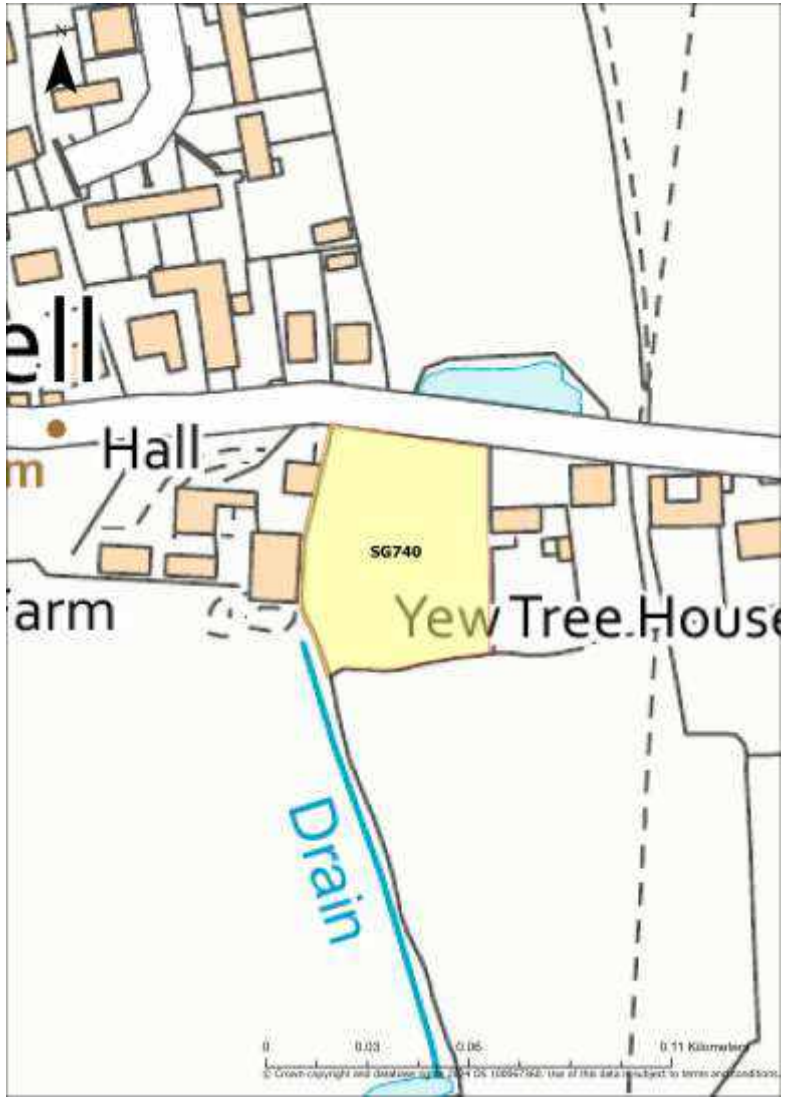
Site Reference:	SG739
Site Name:	Land at Talbots End, Cromhall
Gross Site Area (Ha):	1.363394
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being in close proximity to locally listed buildings and potential archaeology constraints however it is considered likely these could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	18



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG740
Site Name:	Land at Talbots End, Cromhall
Gross Site Area (Ha):	0.30143
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from being at moderate risk of Groundwater Flooding.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be any legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	11



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG741
Site Name:	Land to North of New Street, Charfield
Gross Site Area (Ha):	0.374187
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has very few constraints however should be brought forward in conjunction with the adjacent site SG098.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	17



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

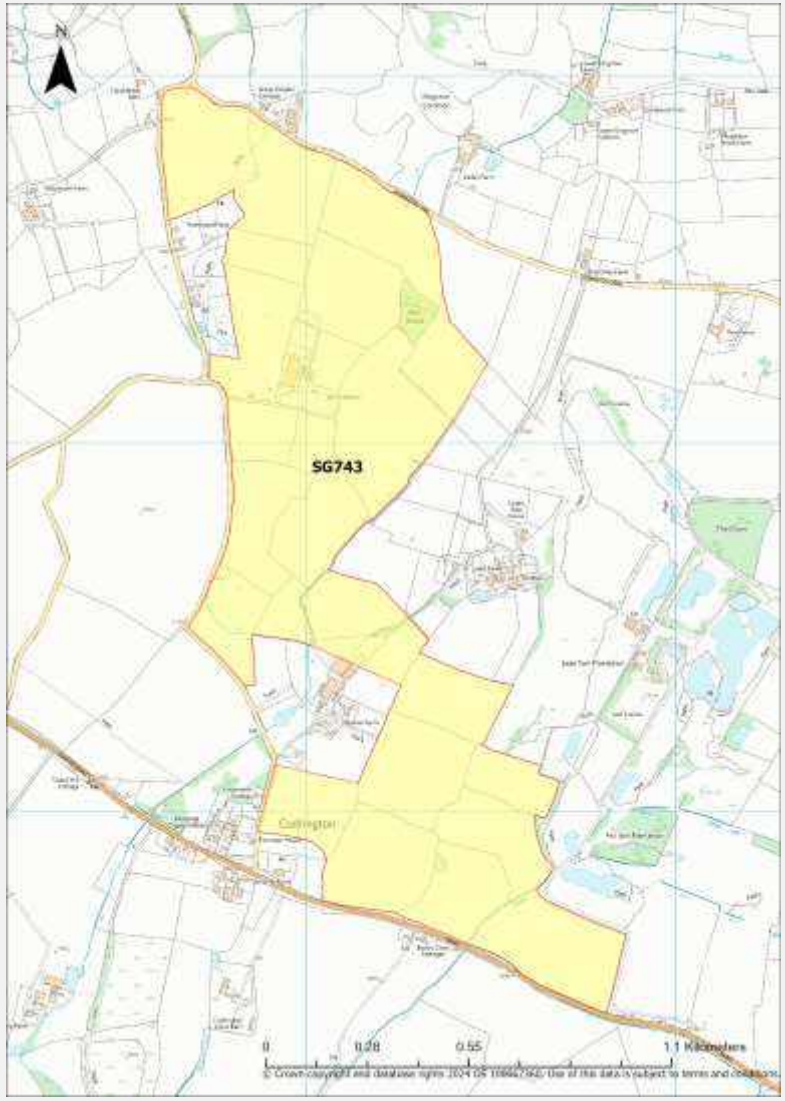
Site Reference:	SG742
Site Name:	Land adjacent to north of Heath End Garage
Gross Site Area (Ha):	2.928193
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints (proximity to Grade I and II listed buildings), potential archaeology constraints, and moderate risk of ground water flooding (100%) however it is considered likely these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	The site has a willing landowner. The site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	16



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

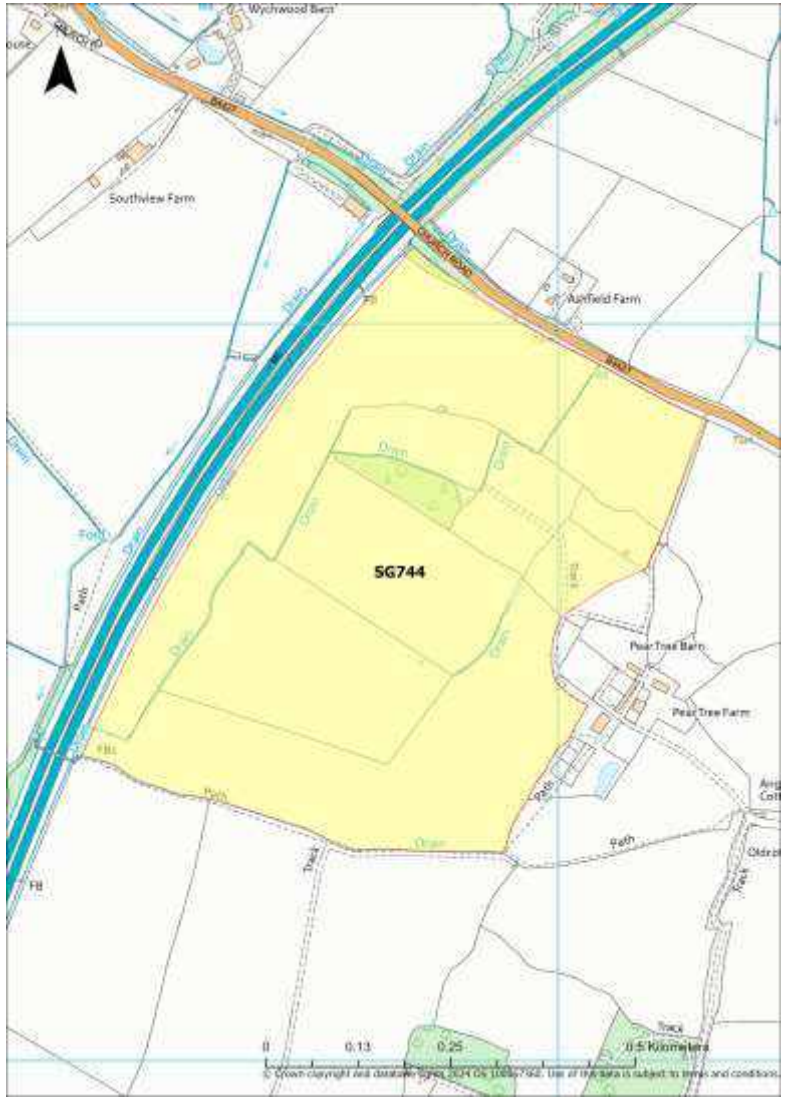
Site Reference:	SG743
Site Name:	Land at Downs Farm and Whistledown Farm,
Gross Site Area (Ha):	121.82551
Proposed Use:	Mixed use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including landscape harm, heritage, archaeology, transport access and 92% Best and Most Versatile agricultural land and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

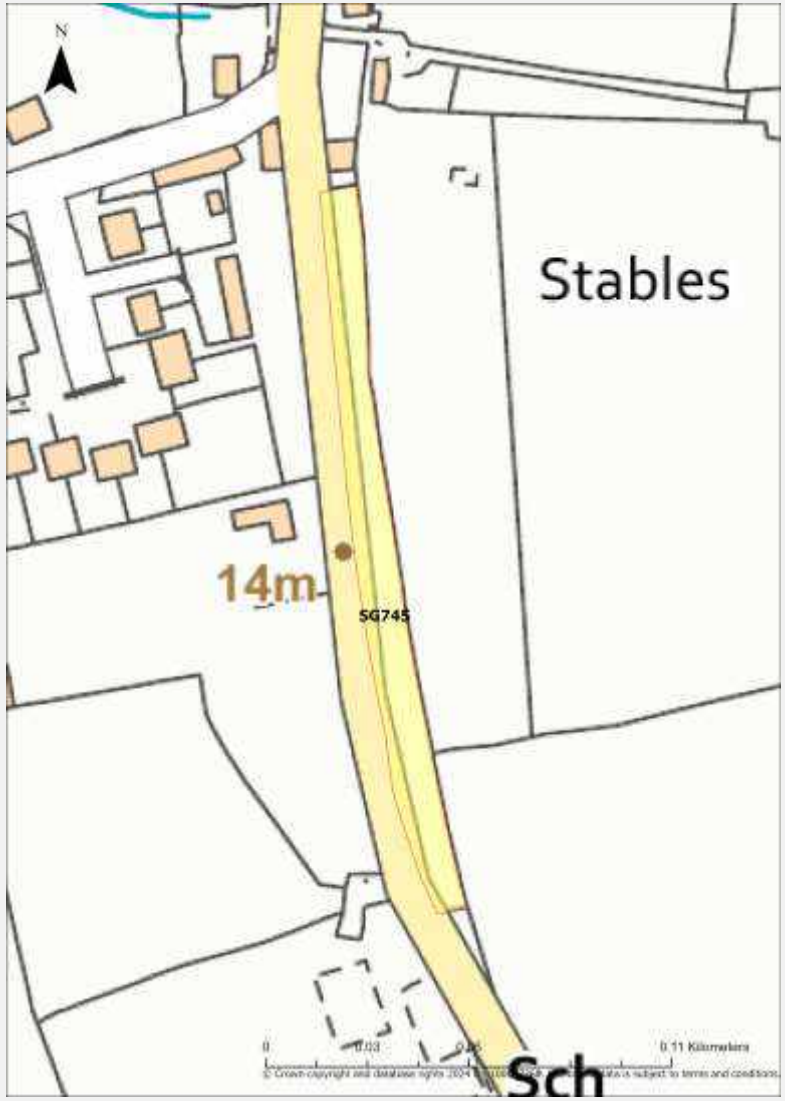
Site Reference:	SG744
Site Name:	Land at Angers Farm, Earthcott
Gross Site Area (Ha):	39.781558
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including a gas pipeline along the southern edge of the site and being adjacent to the M4 along its western boundary however these constraints can be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	793



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

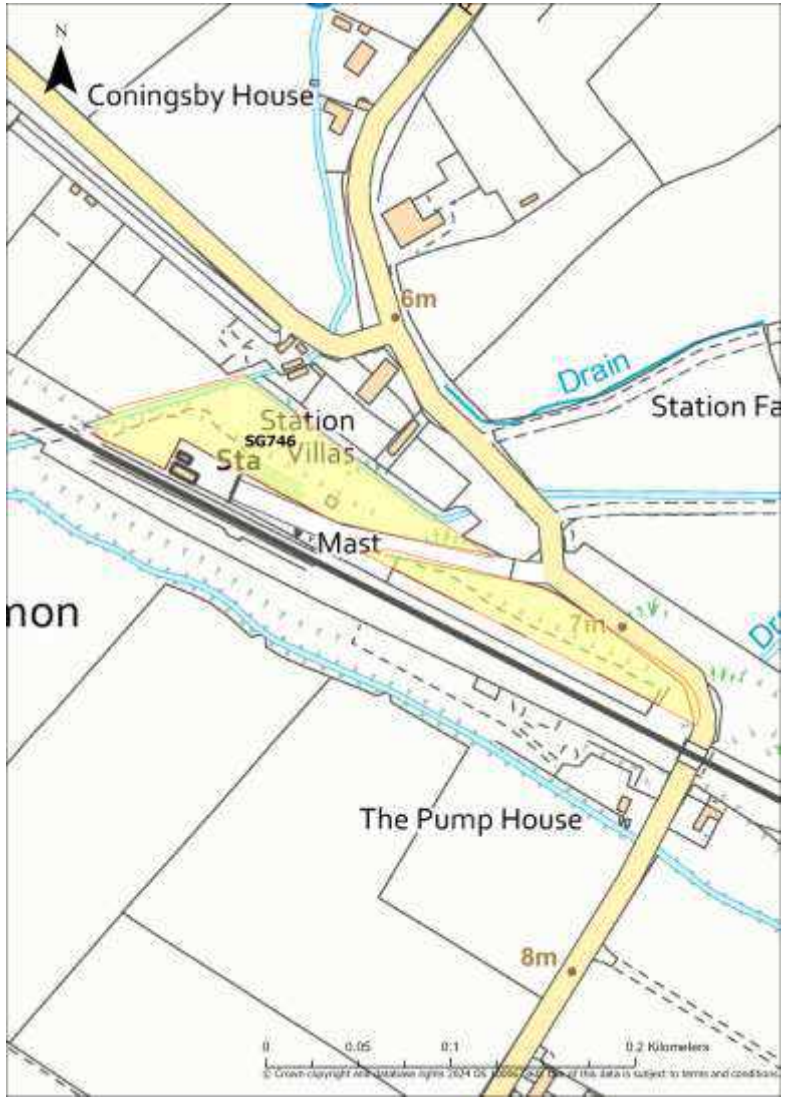
Site Reference:	SG745
Site Name:	Land at Church Hill (known as 'The Lagger'), Oldbury on Severn
Gross Site Area (Ha):	0.213016
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is potentially unsuitable due to the combination of landscape constraints, heritage constraints and Flood Zone 3a (20%). Reducing the site area to mitigate these constraints would take the site below the site size threshold of less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG746
Site Name:	Land at Pilning Railway Station, Station Road, Pilining BS35 4J
Gross Site Area (Ha):	1.090799
Proposed Use:	Mixed Use/Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including 15% Flood Zone 3, 20% Flood Zone 2 and 87% Priority Habitat and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG747
Site Name:	Land between Hallen Road and Moorhouse Lane, Hallen
Gross Site Area (Ha):	3.833764
Proposed Use:	Residential inc selfbuilld potential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape, heritage (proximity to Grade II listed building), potential archaeology and flood risk (FZ2 and 3a) constraints however it is considered these constraints could be avoided or mitigated. Site is 100% in the GB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has clear ownership and there are unlikely to be any legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are no issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	69



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

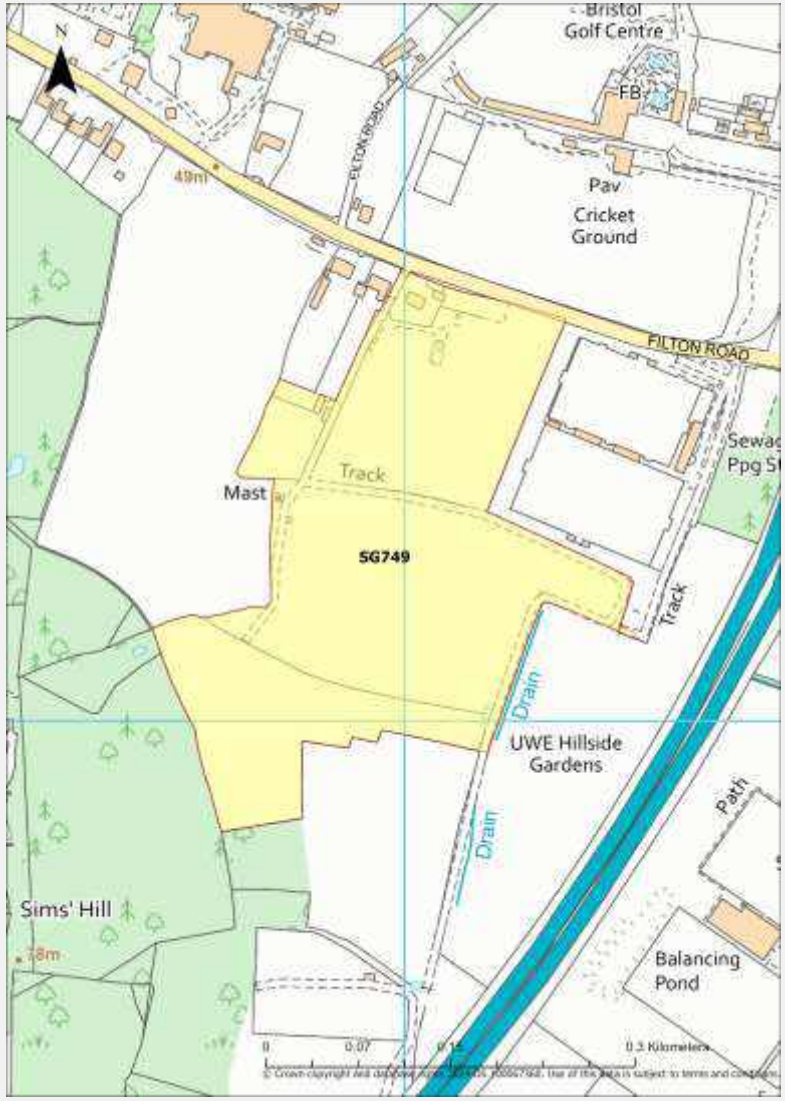
Site Reference:	SG748
Site Name:	Land at Wellinghouse Farm, Moorhouse Lane
Gross Site Area (Ha):	0.997578
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Potentially unsuitable: 92.63% of the site is located within Flood Zone 3a. It is considered that no mitigation or avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not unachievable
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG749
Site Name:	The Oaks, Filton Road, Hambrook,
Gross Site Area (Ha):	8.781644
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including potential archaeology constraints, access constraints, and landscape constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it has clear ownership and there are unlikely to be any legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	150



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

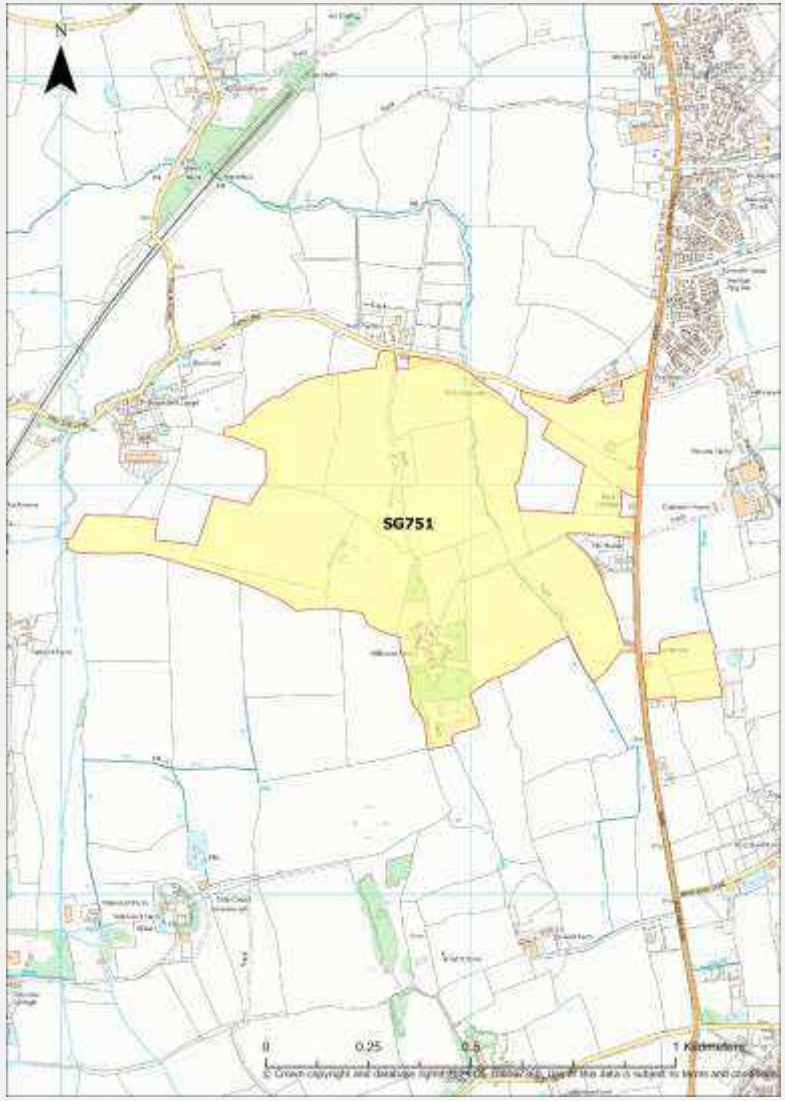
Site Reference:	SG750
Site Name:	Old Stores, Chapel Road, Oldbury-on-Severn
Gross Site Area (Ha):	0.570951
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as 99.92% of the site is located within Flood Zone 3a and it would therefore need to pass both the sequential and exception test. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

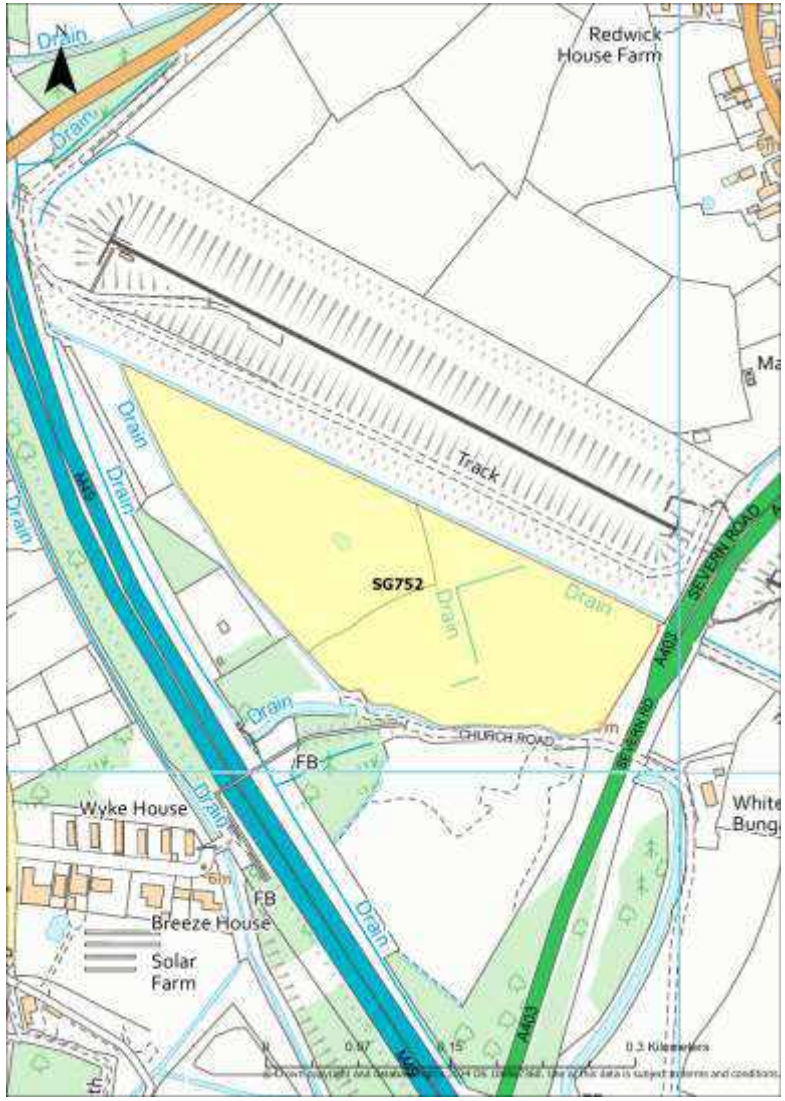
Site Reference:	SG751
Site Name:	Hill House Farm, Sodbury Road, Wickwar
Gross Site Area (Ha):	64.800216
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is affected by constraints including landscape (VIH, Strategic Viewpoints), heritage constraints, potential archaeology and potential harm to local transport network and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG752
Site Name:	White House Lane, Church Road, Pilning
Gross Site Area (Ha):	5.504168
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is 99.91% within Flood Zone 3a and it would therefore need to pass both the sequential and exception test. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site is unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site is unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

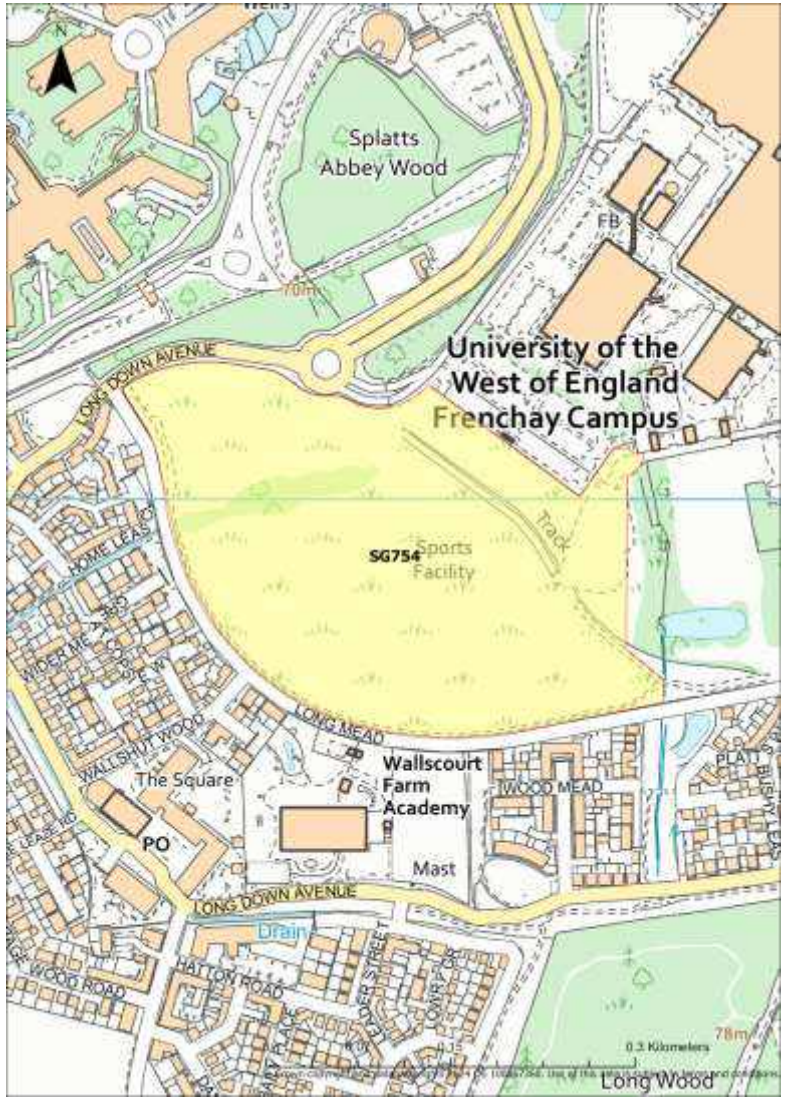
Site Reference:	SG753
Site Name:	Land South Side of Church Road
Gross Site Area (Ha):	1.102469
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to heritage constraints (proximity to Grade I listed Wick Court). No mitigation/avoidance is possible. An outline planning application on the site for 22 dwellings was refused on 17/12/2022 (Ref: P21/07243/O).
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available. An outline planning application for 22 dwellings was refused on 17/12/2022 (Ref: P21/07243/O).
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

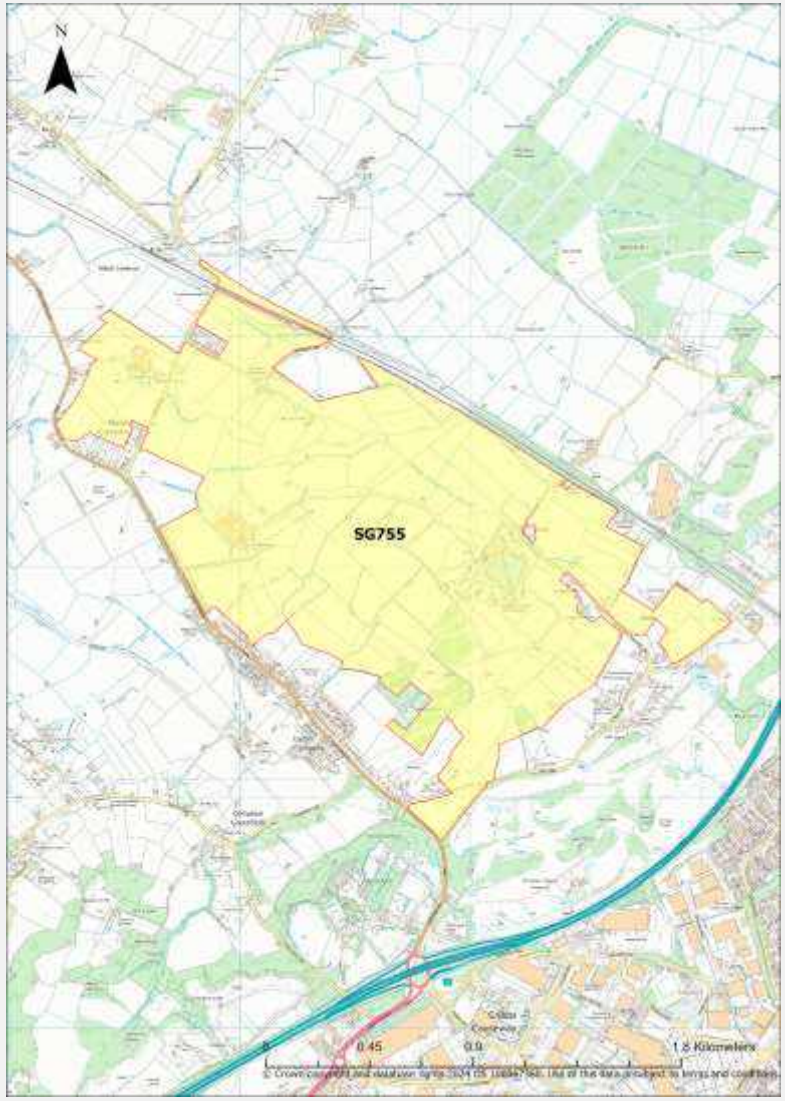
Site Reference:	SG754
Site Name:	Land at the University of the West of England
Gross Site Area (Ha):	9.146404
Proposed Use:	Residential and Education
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being approx 100m away from the Grade II listed building however it is likely that any impacts can be mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site ha a willing landowner, the site is not in active use, the site has clear ownership, there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	625



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	50,000m.sq.

Site Reference:	SG755
Site Name:	Swanmoor Stoke
Gross Site Area (Ha):	272.480213
Proposed Use:	Residential and Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 64% Flood Zone 3, 43% Priority Habitat, heritage setting, archaeology however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners however it has complex ownership of 15 landowners, some of which have entered their own CfS. However they have contracted to formulate the masterplan under this CfS submission.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site (assuming the area of FZ3a will be excluded).
HELAA Conclusion:	Potentially Developable
Initial Capacity:	3000



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Retail Class E(a-c) 2000m2, 4000m2 E(g), 5000m2 Hotel

Site Reference:	SG756
Site Name:	Land west of Sodbury Road
Gross Site Area (Ha):	2.238241
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including 0.05% of the site being within Wickwar Conservation Area, a number of Listed Buildings in close proximity, and archaeology constraints however it is considered likely that these constraints could be mitigated/avoided.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	It is unknown if the site has a willing landowner.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unachievable due to it having uncertain availability.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	80



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

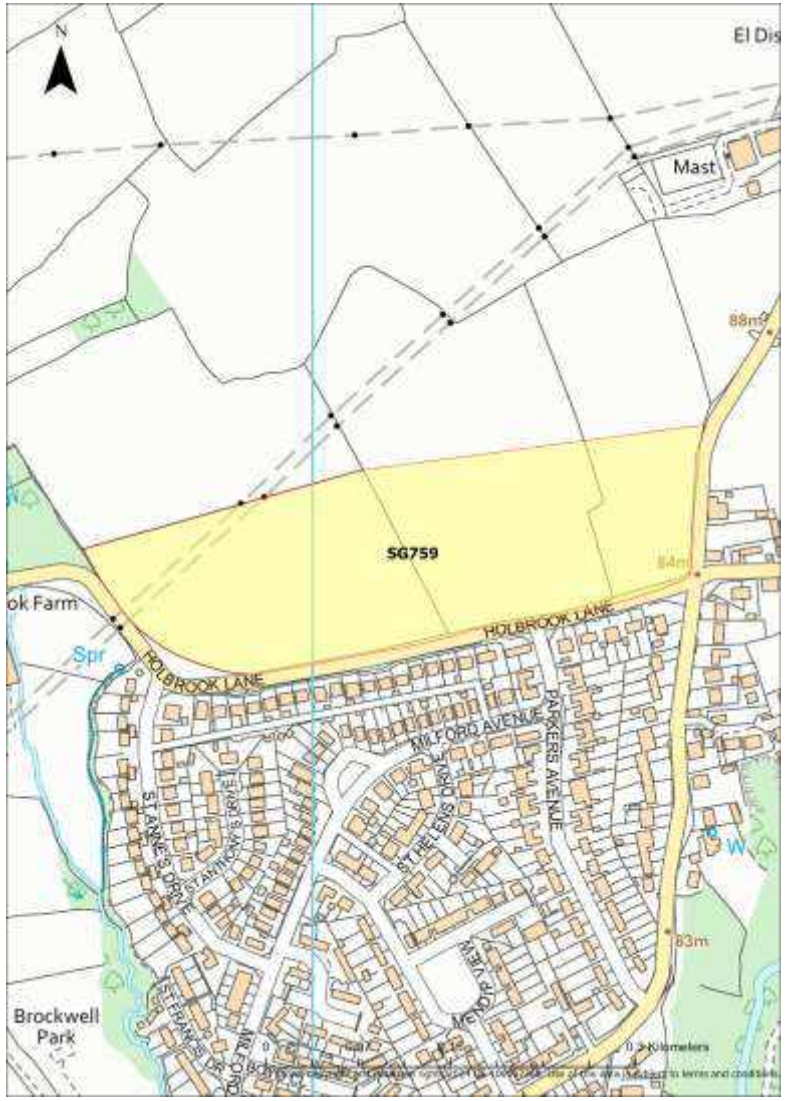
Site Reference:	SG757
Site Name:	Land south of Wickwar Road, Rangeworthy
Gross Site Area (Ha):	4.463758
Proposed Use:	Resdiential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from 100% BMV agricultural land and approx 38.65% of the site may be at moderate risk of Ground water flooding.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information it is unclear if there is a willing landowner. Further information required to confirm availability.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as availability uncertain and it is therefore not achievable.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	133



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG759
Site Name:	Land north of Holbrook Lane
Gross Site Area (Ha):	6.352814
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to landscape constraints. The site is located on a visually important hillside prominent in the surrounding landscape and is part of the strategic GI network. No mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG760
Site Name:	Land south of Abbots Road
Gross Site Area (Ha):	2.531766
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including archaeology, landscape and heritage constraints and a SSSI, SNCI, Ancient Woodland and LGS are adjacent to the southern boundary of the site however these could be avoided/mitigated. Site is located in the GB (100%).
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, it is not known if there is a willing landowner.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	85



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

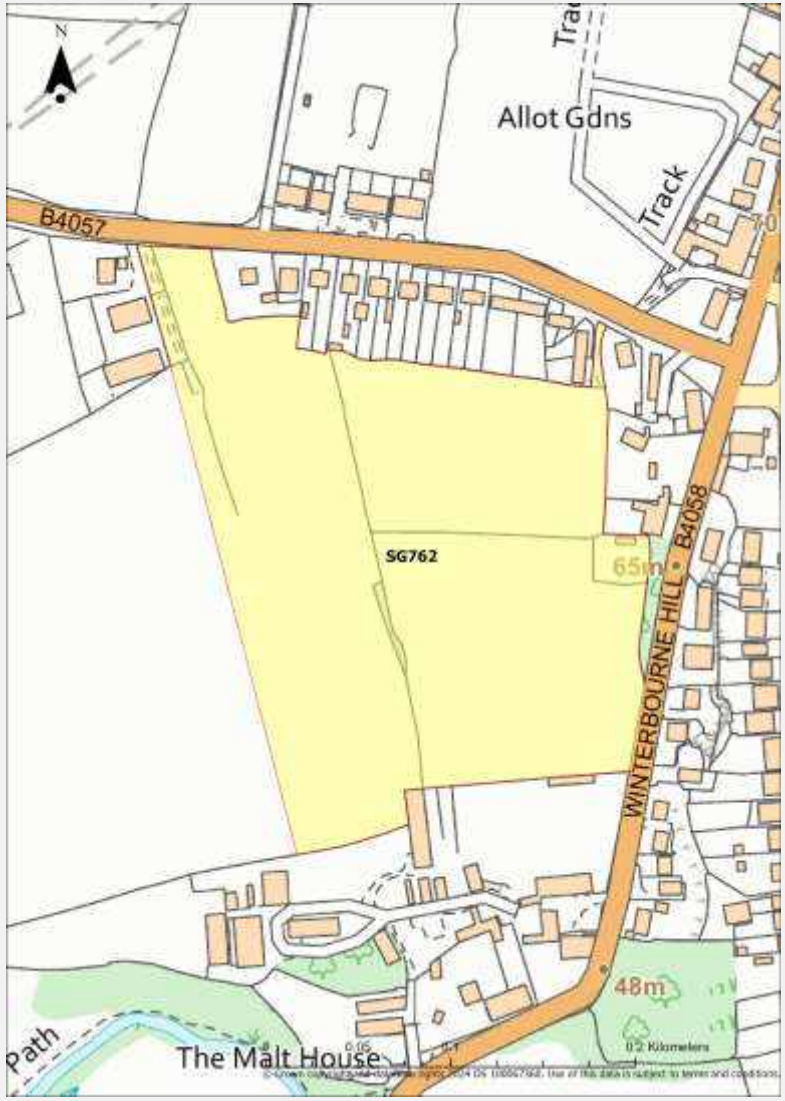
Site Reference:	SG761
Site Name:	Land south of Upper Tockington Road
Gross Site Area (Ha):	4.773379
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being adjacent to Tockington Conservation Area and potential archaeological constraints. The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, it is unknown if there is a willing landowner. Further evidence is required to confirm if the site is available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as availability uncertain and it is therefore not achievable.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	17



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG762
Site Name:	Land west of Winterbourne Hill
Gross Site Area (Ha):	4.94277
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	This site is not affected by any constraints. It is 99.71% in the Green Belt and has 92.46% BMV agricultural land.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has clear ownership with a n agreement between both landowners to submit site as onbe joint promotion
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impaxt the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	148



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG764
Site Name:	Brookman's Quarry
Gross Site Area (Ha):	0.652584
Proposed Use:	Quarry
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to access constraints as the site is landlocked. Site promoter has not demonstrated that a suitable access can be achieved - site promoter proposes to use the nearby field track but the ownership of this is unclear.
Availability:	No - not available
Availability Conclusion:	Based on the suitability assessment the site is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Based on suitability assessment, site is unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG765
Site Name:	Dunkirk Barn
Gross Site Area (Ha):	3.10653
Proposed Use:	Farm Shop, Cafe, Plant Centre
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including three Grade II listed buildings on site which are proposed to be retained and converted. It is considered likely that any impacts can be mitigated. The site is entirely located within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer and there are unlikely to be legal constraints/ransom strips. The site is subject to a planning application for a new access.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board and the landowner would develop the site. There is some potential for abnormal costs that could affect viability due to the listed buildings on site which are proposed to be retained and converted.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Farm shop, café and plant centre

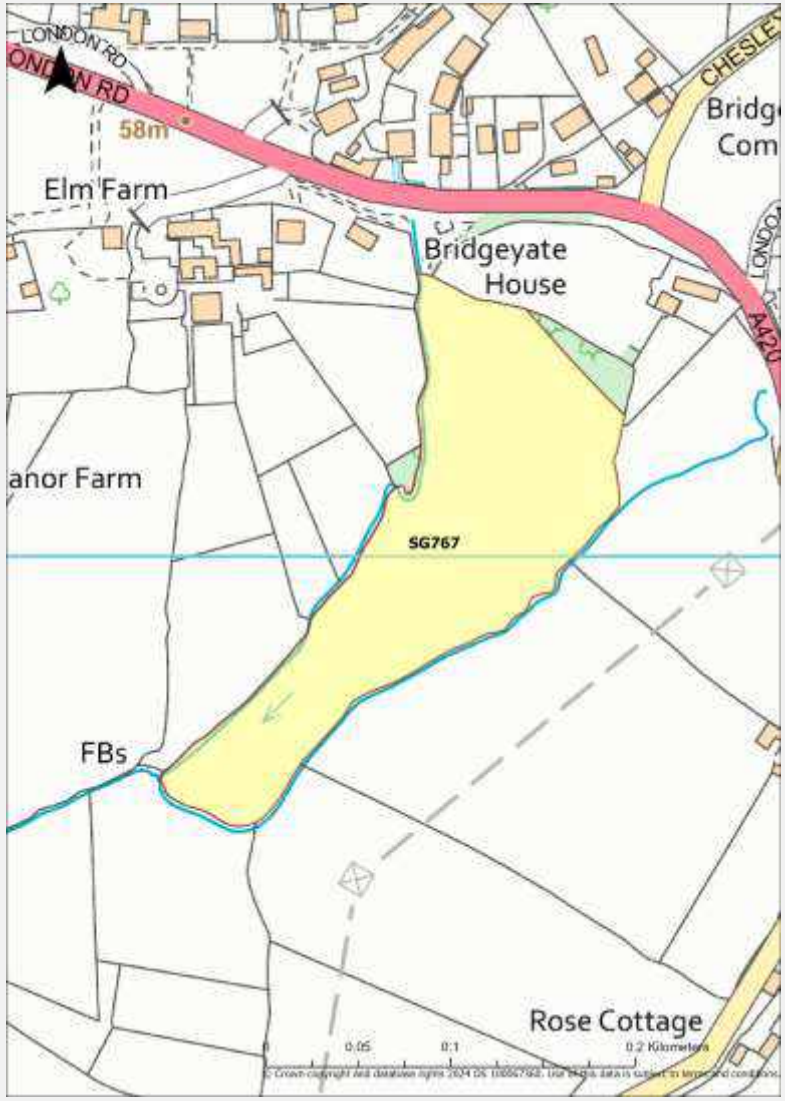
Site Reference:	SG766
Site Name:	Feltham Farm, Hinton Road, Pucklechurch BS16 9JS
Gross Site Area (Ha):	0.630348
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints although it has 100% BMV agricultural land. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, there is evidence the current use will cease during the plan period and there are unlikely to be legal constraints or potential ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	23



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

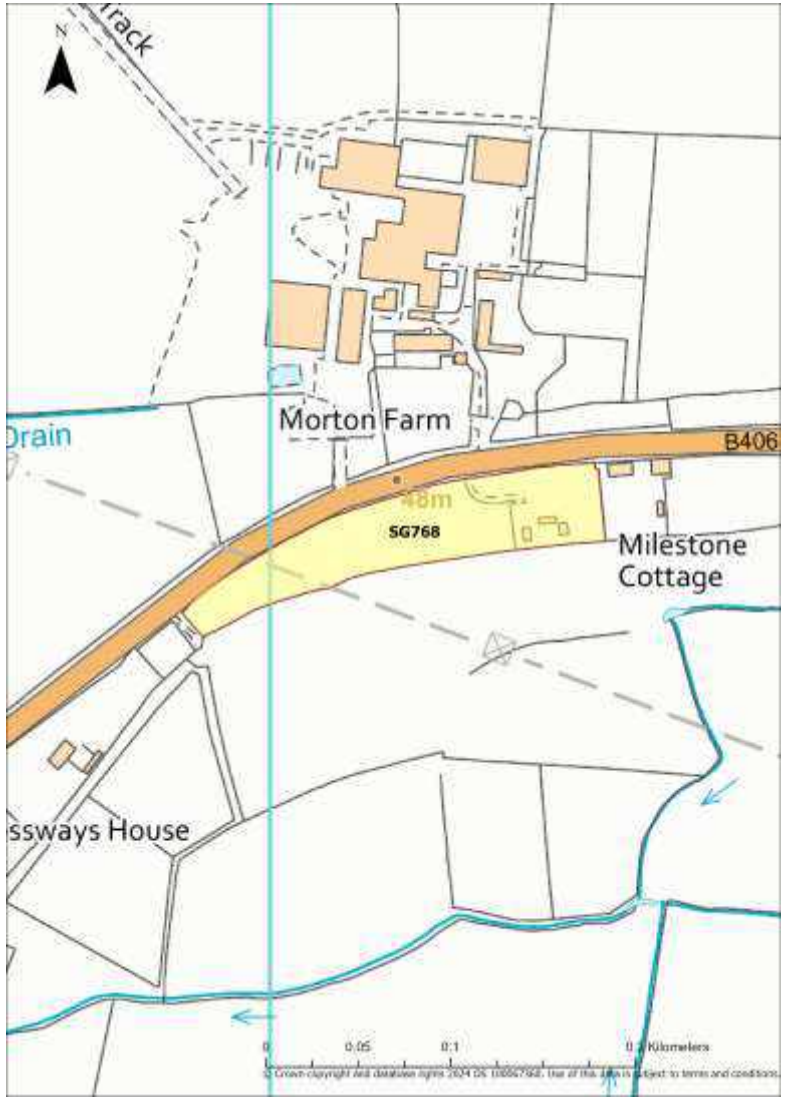
Site Reference:	SG767
Site Name:	Behind Bridgeyate House London Road
Gross Site Area (Ha):	2.556145
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is subject to a number of constraints including FZ3a (93.31%) and SNCI (99.85%). It is considered that no mitigation or avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is being promoted by a sole landowner. It is predominantly vacant land. Site is considered unavailable due to suitability.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

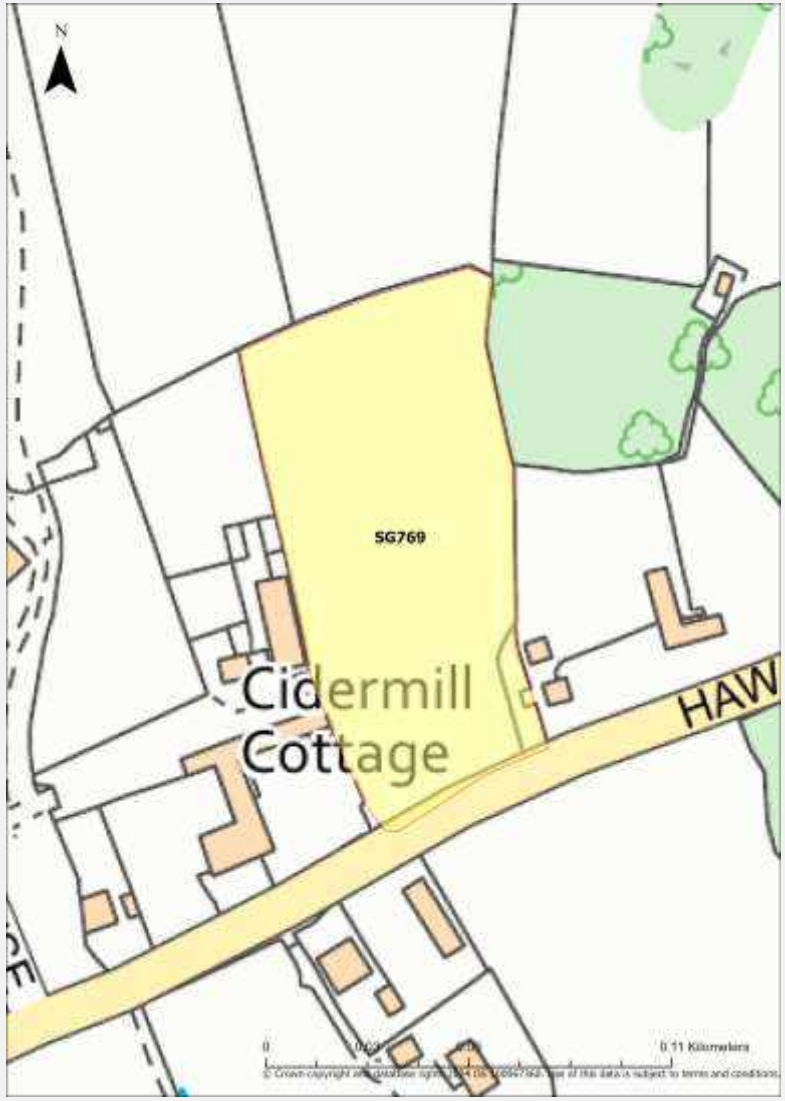
Site Reference:	SG768
Site Name:	Land off Gloucester Road (B4061)
Gross Site Area (Ha):	0.825882
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as development would harm the setting and significance of Grade II listed Morton Farmhouse located approx 110m to the north of the site. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

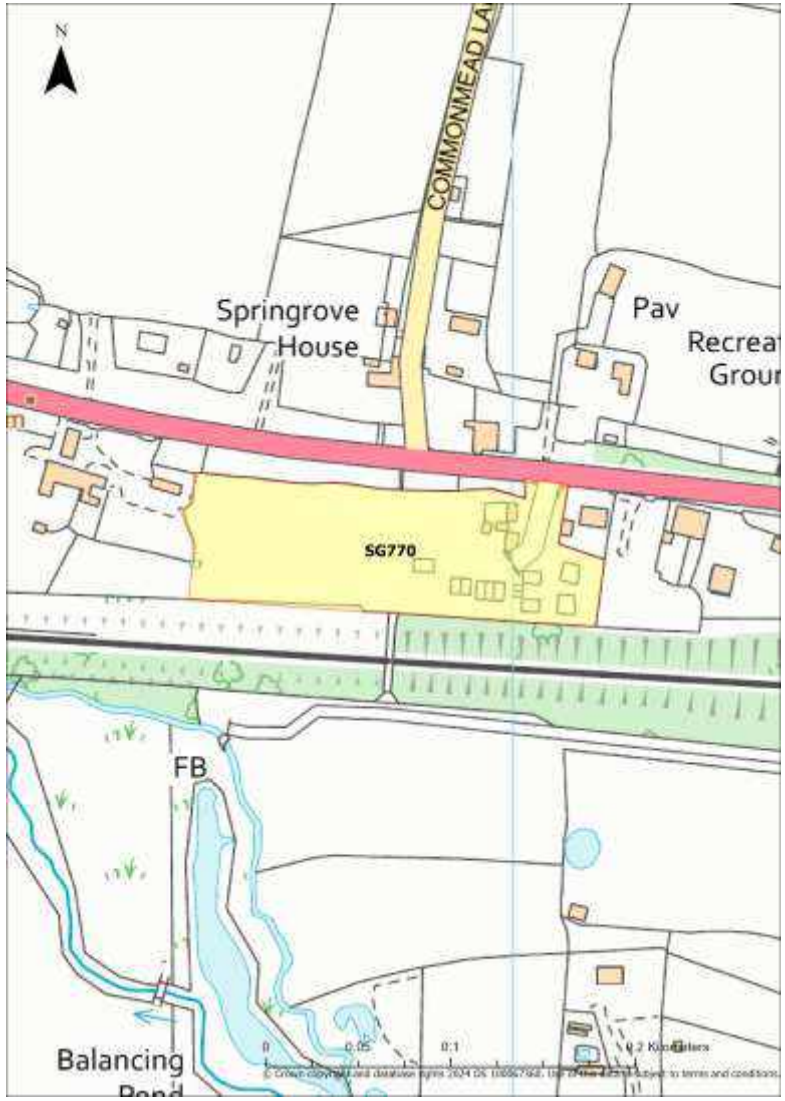
Site Reference:	SG769
Site Name:	Land north of Haw Lane, Olveston
Gross Site Area (Ha):	0.829517
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including forming part of the setting of Olveston Conservation Area and Grade II listed Granville Lodge and Wood View and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	6



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG770
Site Name:	Land south of Badminton Road
Gross Site Area (Ha):	1.479628
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including forming part of the setting of four Grade II Listed Buildings and the setting of the AONB. It is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is considered unavailable given that it is unsuitable. An application on the site (P21/03344/F) was refused 28 January 2022. Decision has since been appealed and is awaiting determination.
Achievability:	No - unachievable
Achievability Conclusion:	The site is considered unachievable given that it is unsuitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

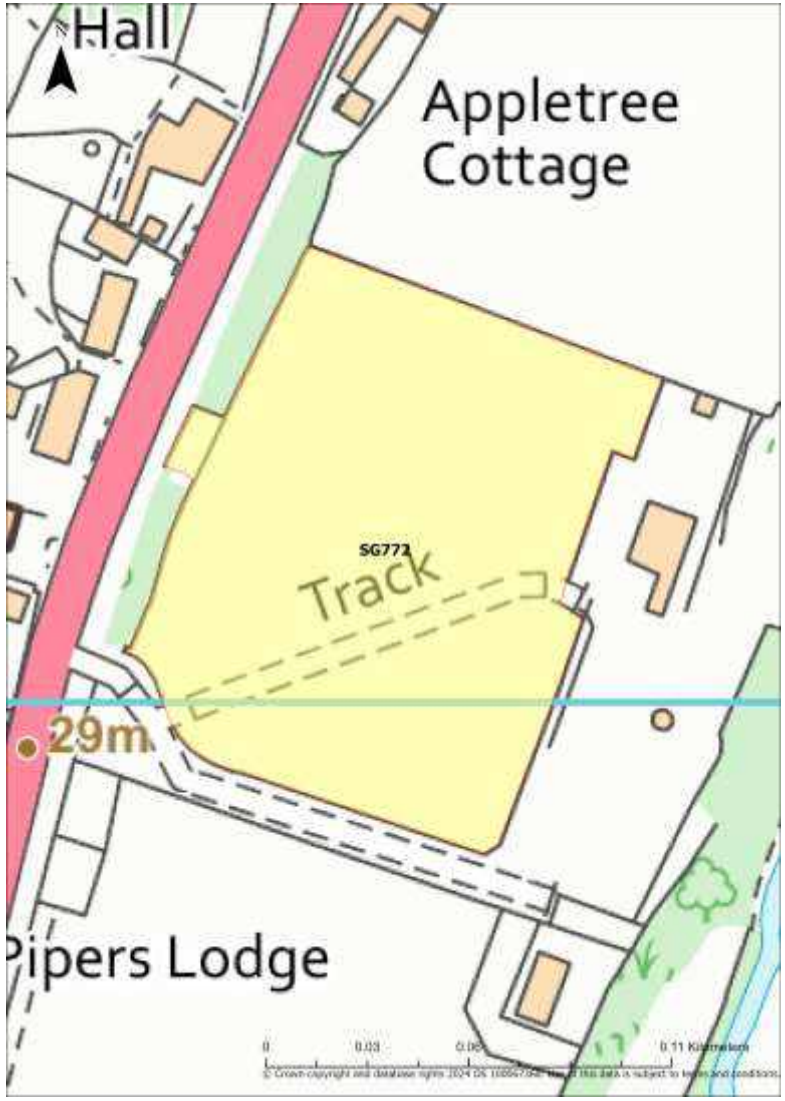
Site Reference:	SG771
Site Name:	Land north of The Down, Old Down
Gross Site Area (Ha):	1.188025
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is located wholly within the Green Belt. However, it is free of other constraints and development would round out the settlement envelope to Pump Lane. Any scheme would need to be sensitive to the relatively small size of the village.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing developer and landowner. It is in single ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter and developer on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	42



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

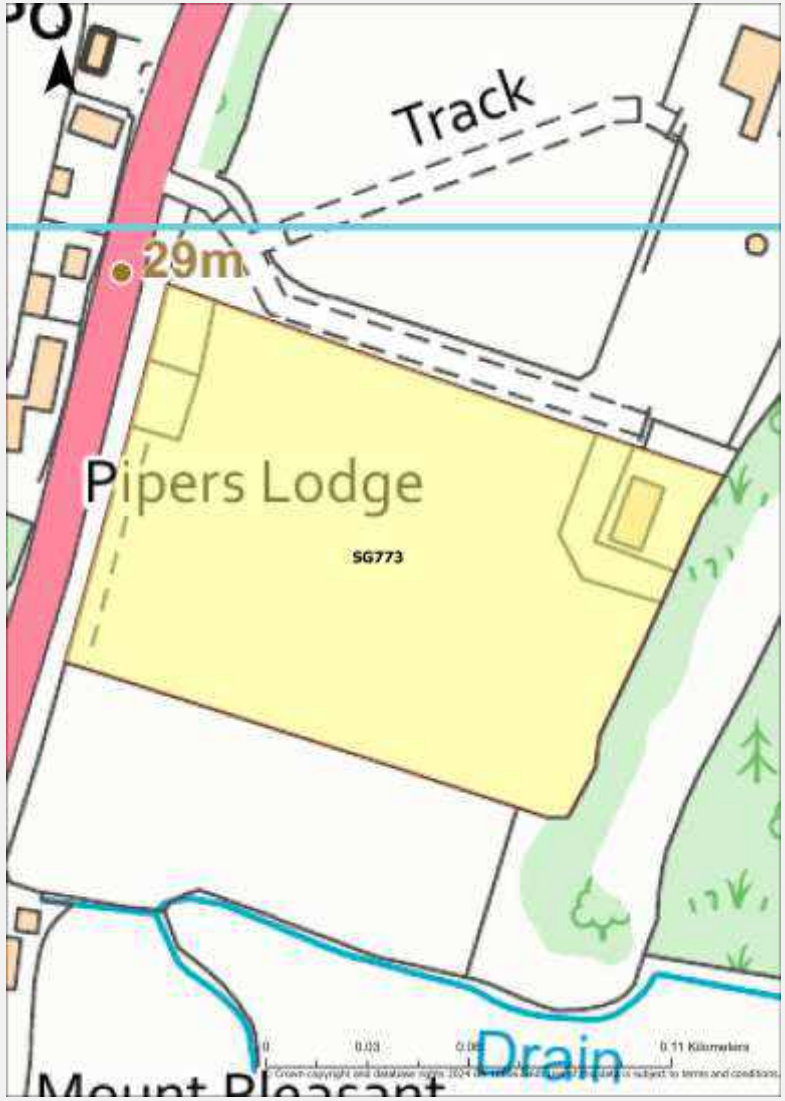
Site Reference:	SG772
Site Name:	The Old Windmill, Falfield (Parcel A)
Gross Site Area (Ha):	1.49066
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from being in close proximity to a Grade II listed building however it is considered likely that any impacts could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	43



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

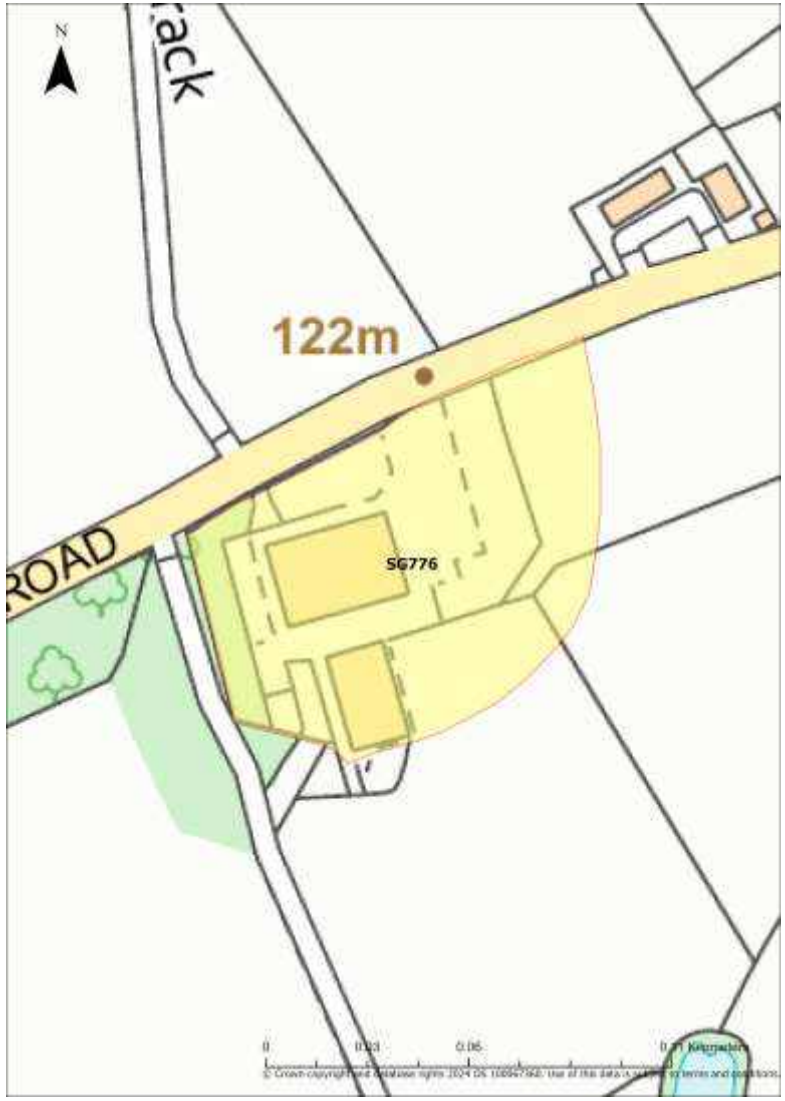
Site Reference:	SG773
Site Name:	The Old Windmill, Falfield (Parcel B)
Gross Site Area (Ha):	1.557933
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is in close proximity to the Grade II Listed Windmill however it is considered likely that any impacts could be mitigated. The site is 100% BMV agricultural land.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	56



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

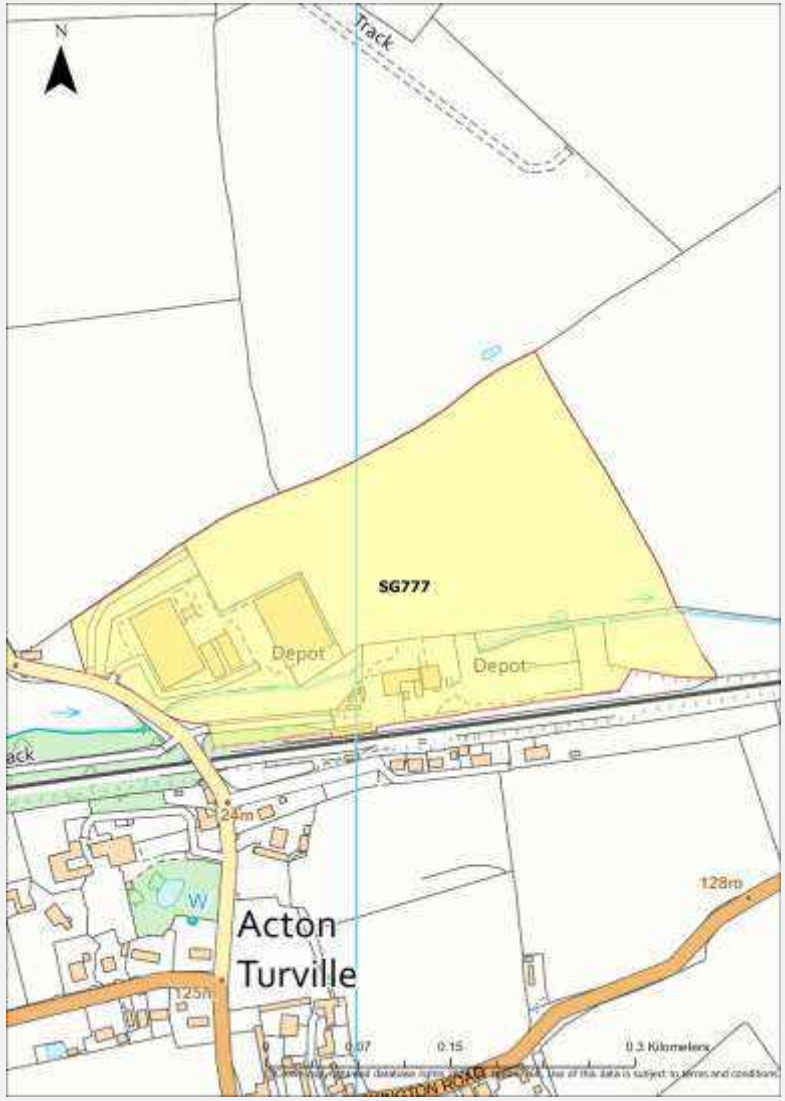
Site Reference:	SG776
Site Name:	Land at Rushmoor Dairy, Badminton
Gross Site Area (Ha):	0.836828
Proposed Use:	B1, B2 & B8
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is part brownfield land. The site is in close proximity to a number of listed buildings and approx 47% of the site is at high risk of groundwater flooding however these constraints could be avoided/mitigated. The site is within an AONB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	600m2 E(g) Office, 500m2 B2, B8

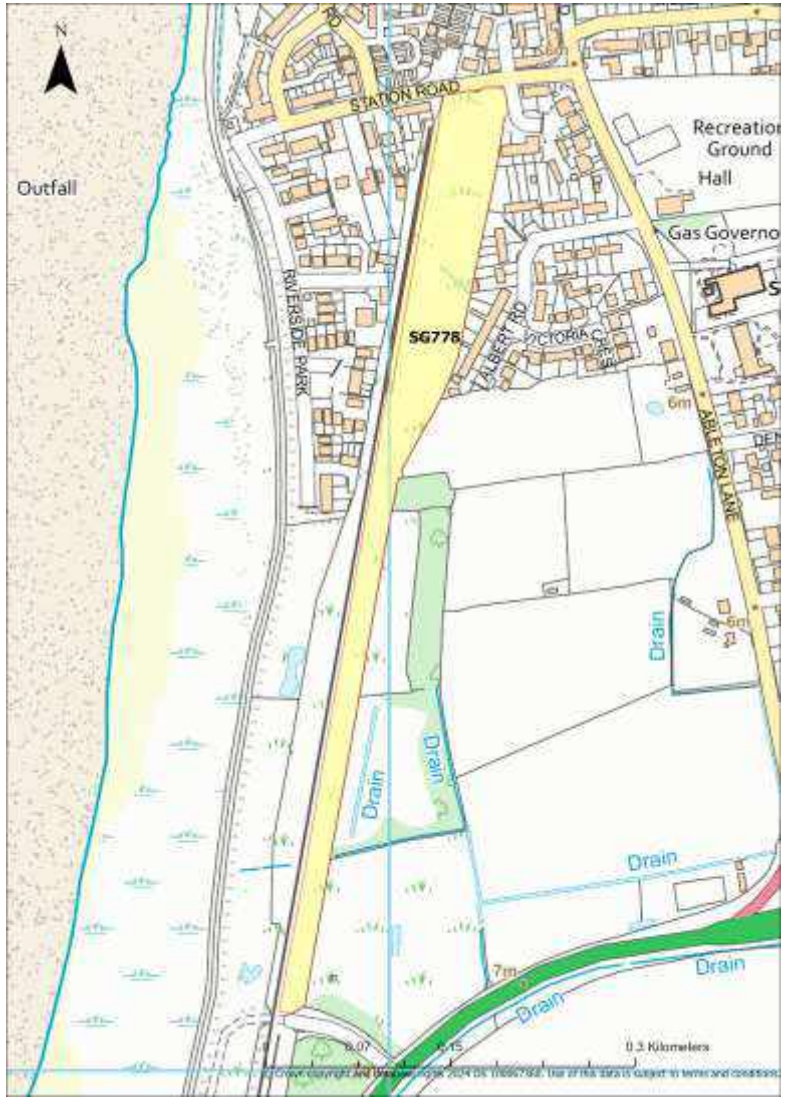
Site Reference:	SG777
Site Name:	Buffer Depot, Acton Turville
Gross Site Area (Ha):	9.272974
Proposed Use:	Mixed Uses including offices/ B2/B8 uses and possibly Live Wo
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including an area of FZ3a (28.83%), a locally listed building, and Acton Turville Conservation Area being approx 200m away however these constraints can be avoided/mitigated. The site is entirely within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear ownership. There are existing businesses on site which are proposed to be retained. Only the vacant parts of the site are proposed to be redeveloped.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	86



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	3ha Employment E(g), B2, B8

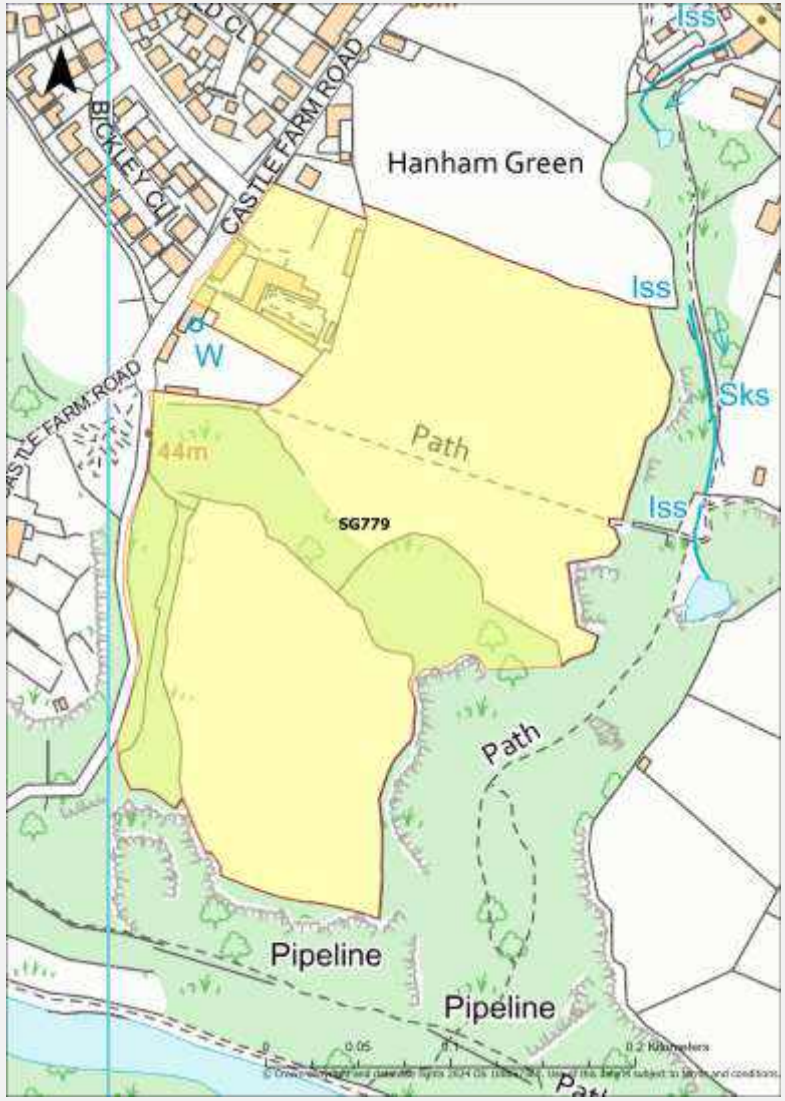
Site Reference:	SG778
Site Name:	Land at Station Road
Gross Site Area (Ha):	2.468307
Proposed Use:	Residential or Employment
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as 99.93% of site is within Flood Zone 3a and the whole site is within the SAC/SSSI/RAMSAR/SPA 250m buffer. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Concluded as unachievable as site is not suitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG779
Site Name:	Land at Castle Inn Farm
Gross Site Area (Ha):	7.288781
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including archaeology, landscape, ecology and heritage constraints and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and it is not in active use.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	60



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG780
Site Name:	Land on South Side of Central Avenue, Bristol
Gross Site Area (Ha):	44.754277
Proposed Use:	B1, B2 & B8
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is within the CS12 Safeguarded Area for Development and PSP26 Enterprise Area and is proposed for Employment.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

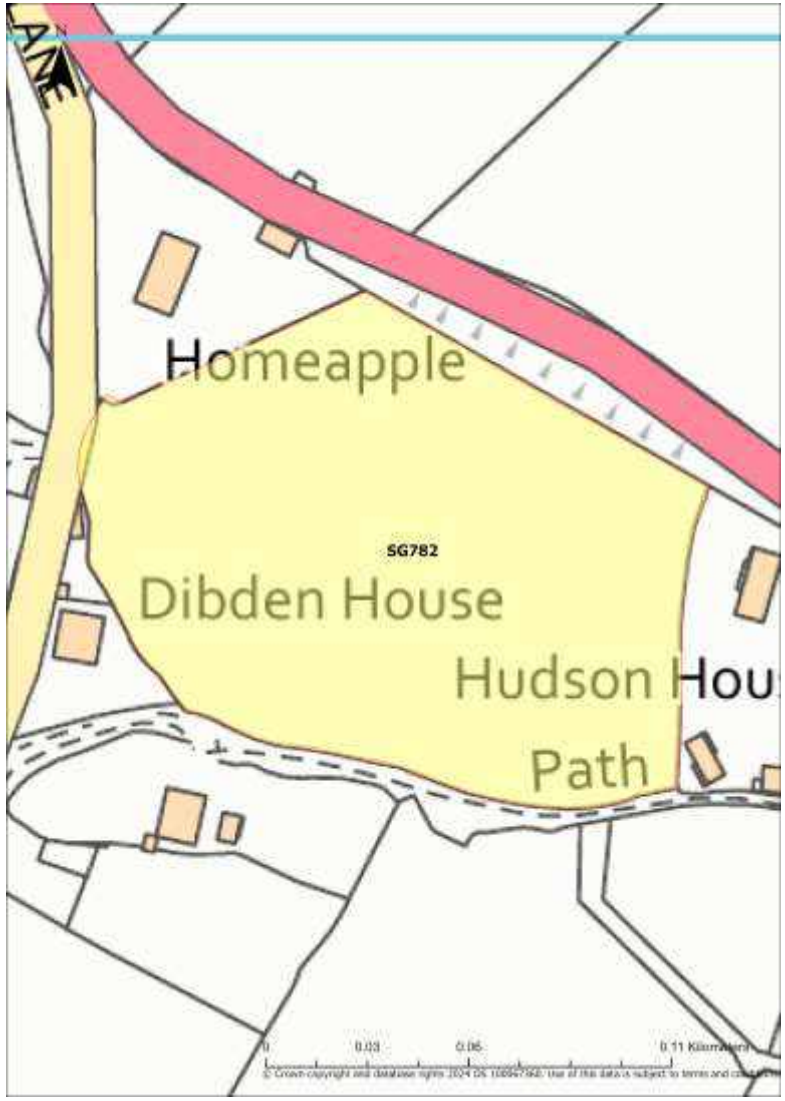
Site Reference:	SG781
Site Name:	Land North of A38, Alveston
Gross Site Area (Ha):	2.067198
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including landscape, heritage and potential archaeological constraints however it is considered likely these could be avoided or impacts mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	20



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

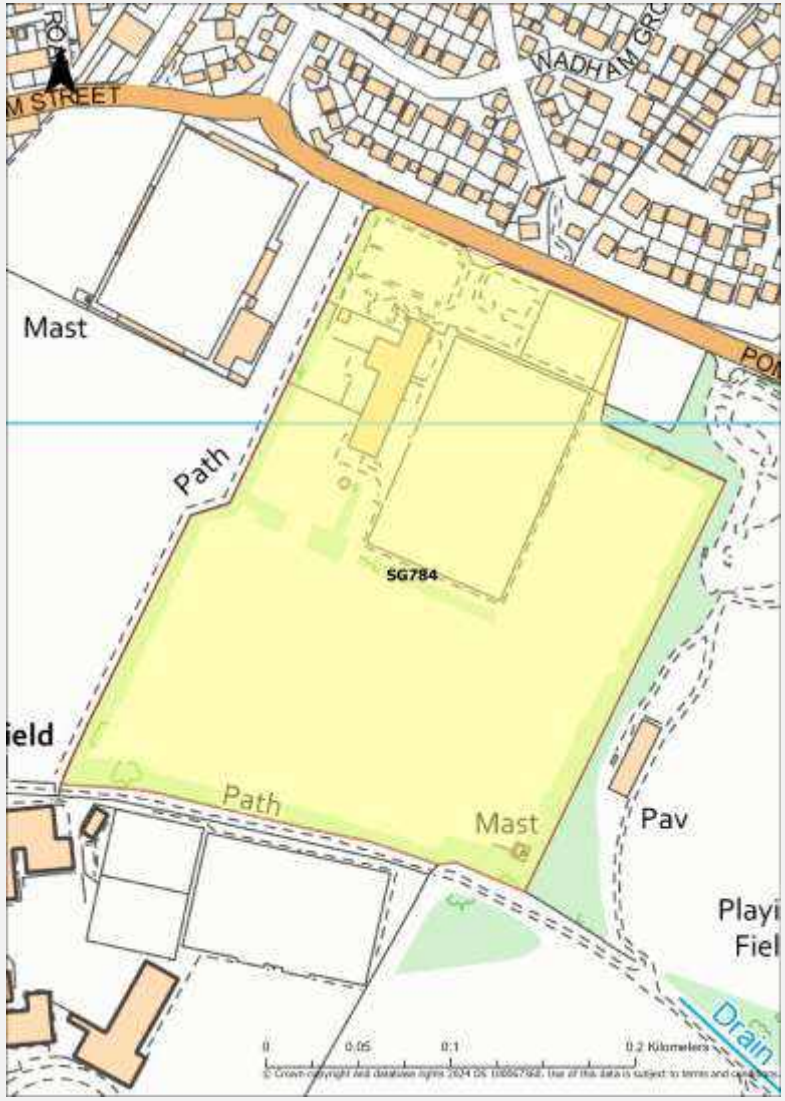
Site Reference:	SG782
Site Name:	Land at Cann Lane, Wick
Gross Site Area (Ha):	1.690835
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including setting of a listed building and potential access constraints and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

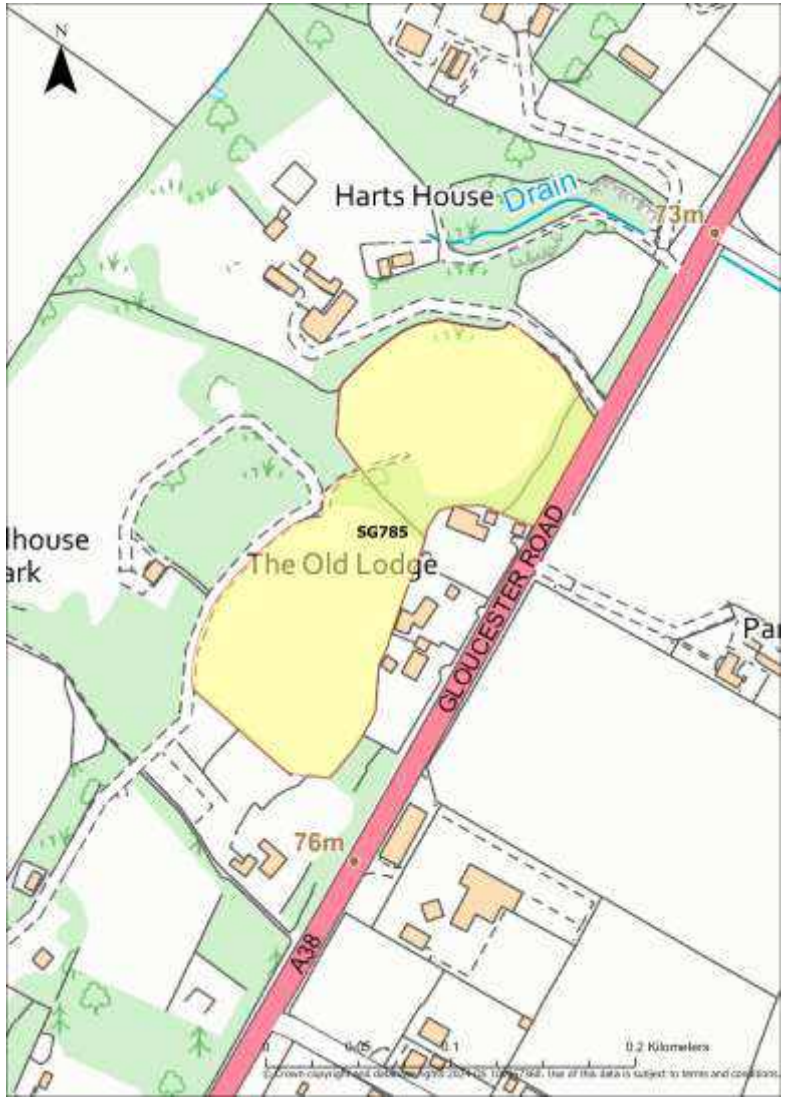
Site Reference:	SG784
Site Name:	The Hayfields off Cossham Street
Gross Site Area (Ha):	7.468515
Proposed Use:	Residential and leisure
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including playing pithces and active sports facilities however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (99.91%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner part of the site is in active use and there is evidence these uses will continue with development avoiding these. The site has clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

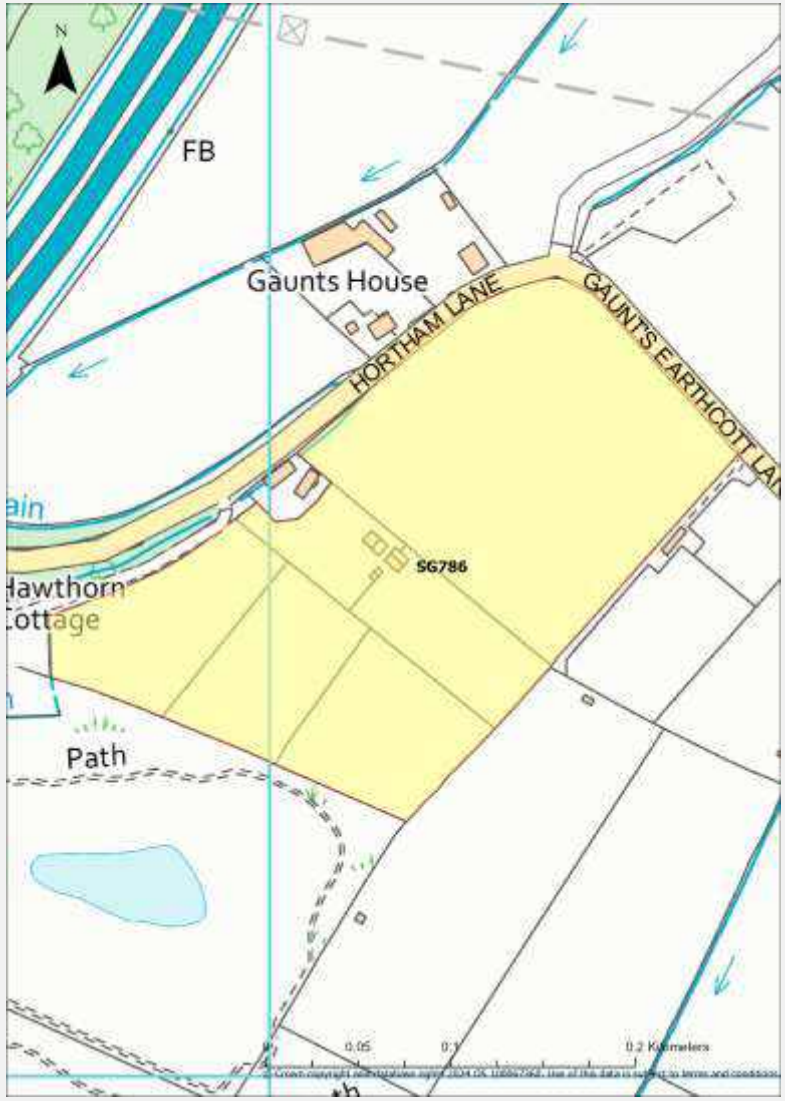
Site Reference:	SG785
Site Name:	Woodhouse Park
Gross Site Area (Ha):	14.680447
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including a Local Historic Park and Garden (35%), a locally listed building adjacent to the site and TPOs. The net developable area has been reduced to reflect some of these constraints. The site is located in the GB (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or ransom strips. Part of the site is in active use however development is not proposed in this location.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	65



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

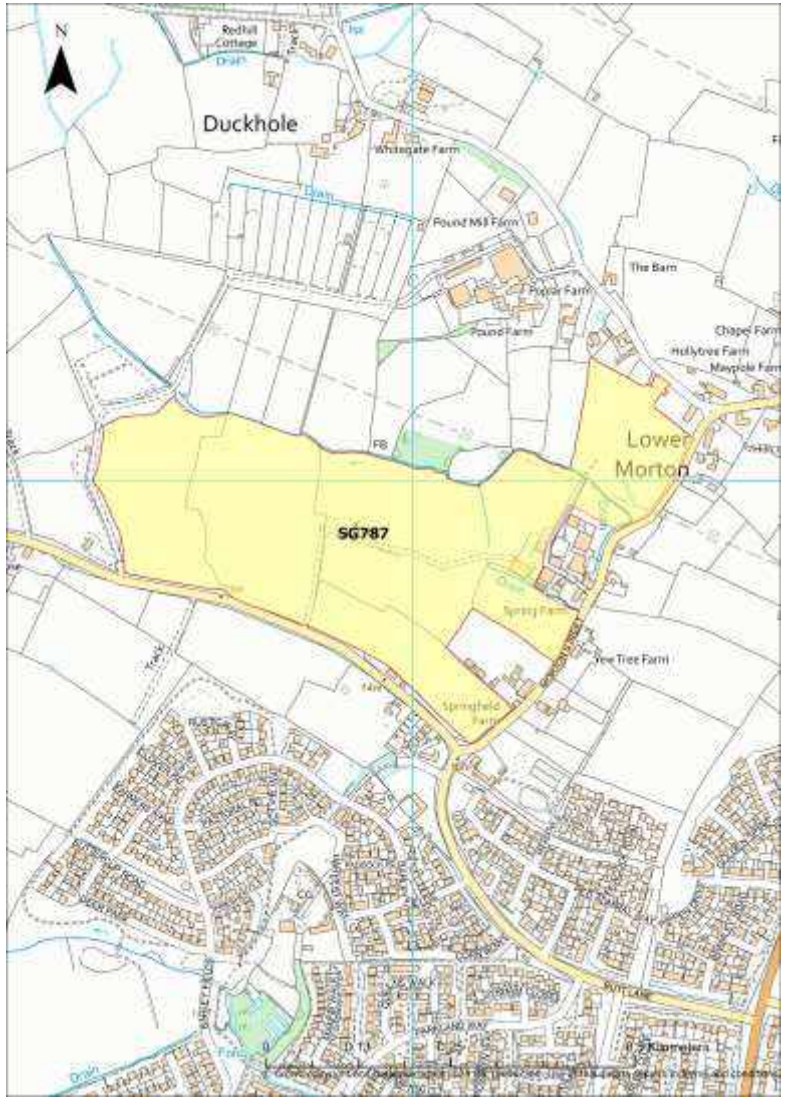
Site Reference:	SG786
Site Name:	Land off Gaunts Earthcott Lane
Gross Site Area (Ha):	5.427622
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has very few constraints including groundwater flooding (51.93%) and potential archaeological and heritage constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	108



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG787
Site Name:	Land adjoining Spring Farm
Gross Site Area (Ha):	18.236282
Proposed Use:	Residential and Sports/leisure
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including overhead power lines and Grade II listed buildings within 250m and the developable area has been reduced to reflect these constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners and a developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	171



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG788
Site Name:	Badminton Road, Winterbourne
Gross Site Area (Ha):	2.16556
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape constraints and being in close proximity to an SNCI however it is considered likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	15



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG789
Site Name:	Land by Aust Road and Elberton Road, Olveston(2)
Gross Site Area (Ha):	1.888142
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has landscape, potential archaeology and heritage constraints (forming part of the setting of Olveston Conservation Area) and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	20



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

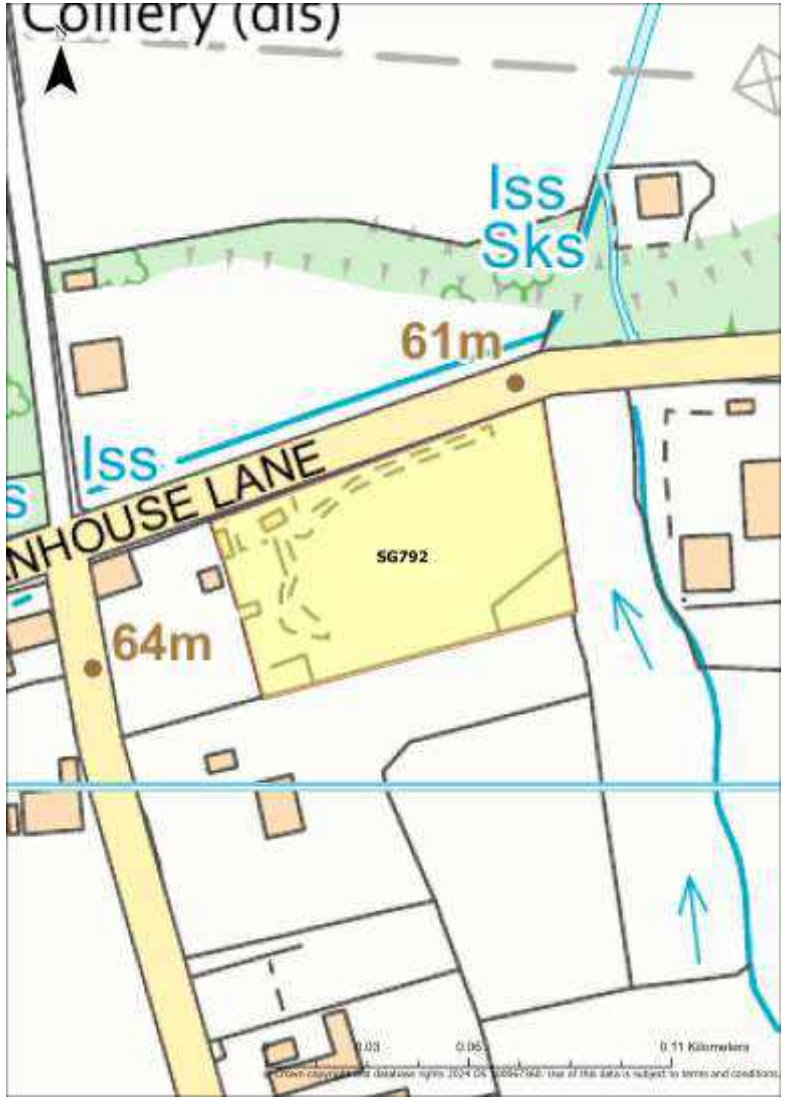
Site Reference:	SG791
Site Name:	Webbs Heath Farm
Gross Site Area (Ha):	1.085763
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is subject to some constraints e.g. SNCI buffer and listed buildings however considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	The site has clear landownership and a willing landowner however availability is uncertain due to access constraints as agreement is potentially needed with the owners of the land at Webbs Heath Lodge to the south of the site (CfS ref SG897)
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as availability uncertain due to access constraints. It is therefore assessed as not achievable at this stage.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	14



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG792
Site Name:	Land to the south of Tanhouse Lane, Engine Common, Yate, So
Gross Site Area (Ha):	0.495408
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable. A planning application for 8 dwellings (P19/0284/O) on the site was refused in 2019 on the ground of harm to the visual amenity of the area, flood risk, coal mining risk and highway safety.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

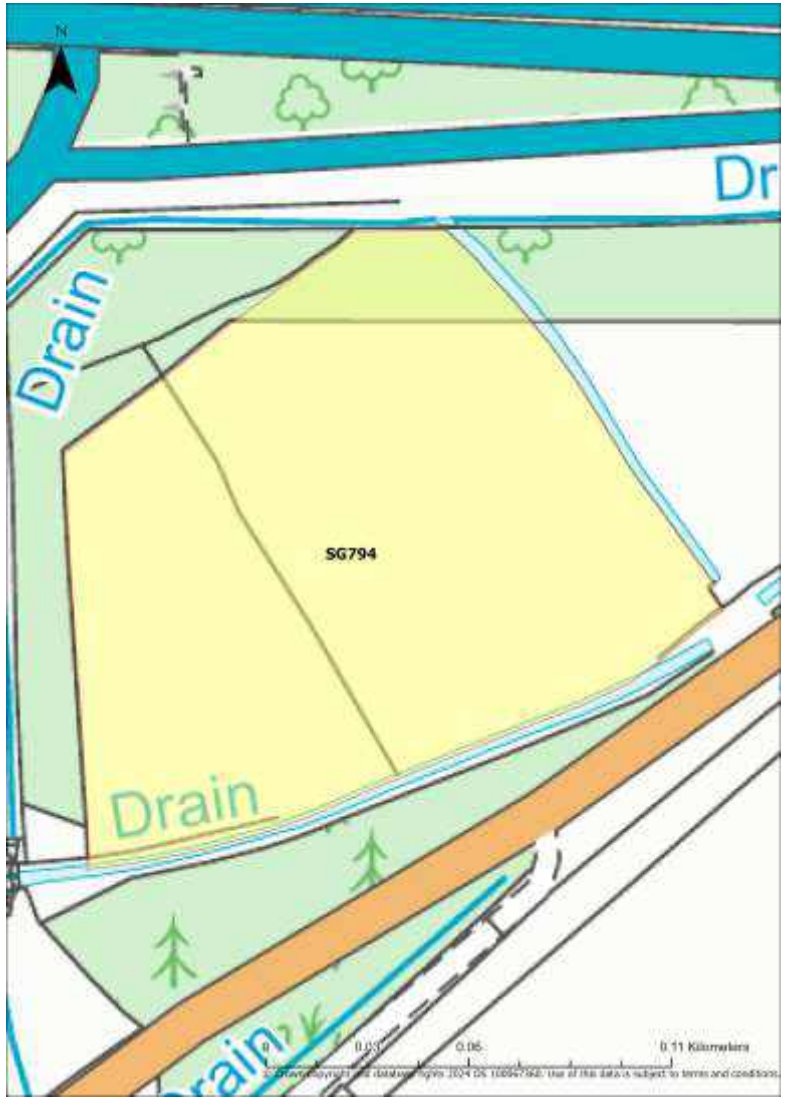
Site Reference:	SG793
Site Name:	Land north and west of Hambrook, Bristo
Gross Site Area (Ha):	2.173976
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The majority of the site is considered unsuitable due to heritage constraints. The northern land parcel suitable but buffer required due to proximity to motorway.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG794
Site Name:	Green Lane
Gross Site Area (Ha):	2.000023
Proposed Use:	Wind Turbine, Solar Panels etc
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is 99.93% within Flood Zone 3a and would therefore require both the sequential and exception test to be passed. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has a willing landowner however the terms of the grazing agreement are unknown and no developer on board. It is concluded as unavailable due to being unsuitable.
Achievability:	No - unachievable
Achievability Conclusion:	Site concluded as unachievable due to being unsuitable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

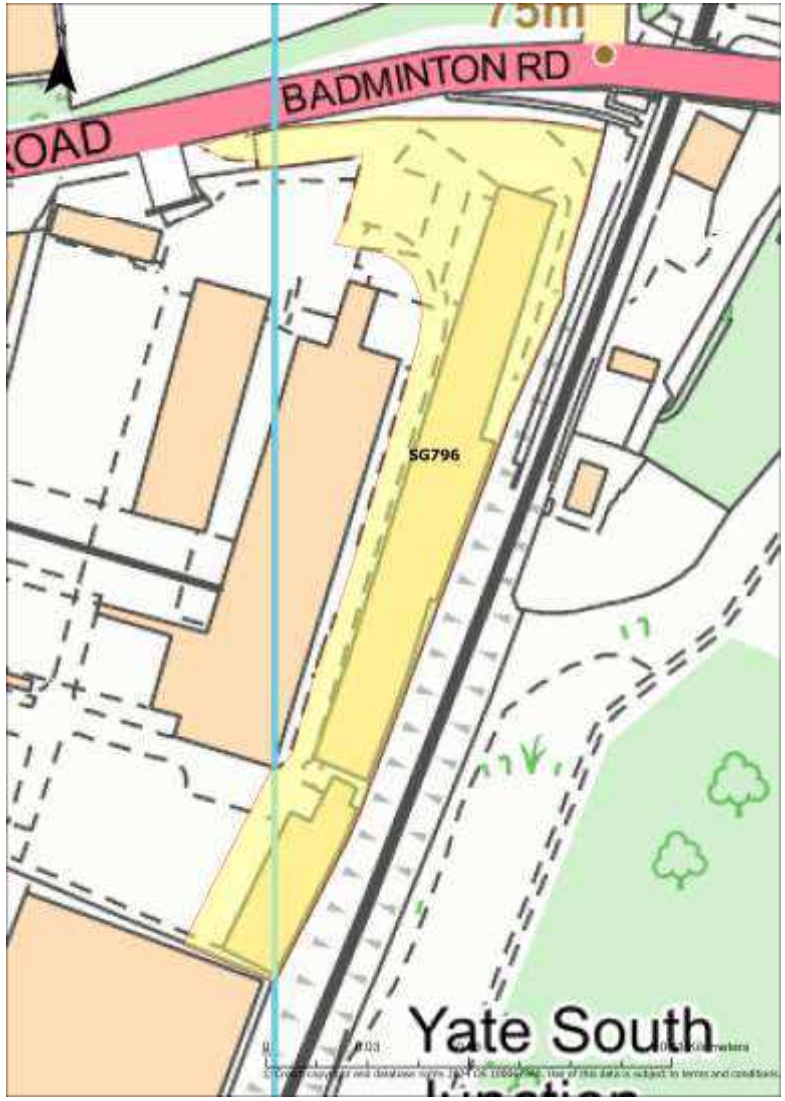
Site Reference:	SG795
Site Name:	Land At France Lane To East Of Hawkesbury
Gross Site Area (Ha):	0.585313
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable - a planning application for 8 dwellings on the site was refused and dismissed on appeal due to harm on the AONB (Ref: PK18/1186/O).
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and is considered unavailable. A planning application for 8 dwellings on the site was refused and dismissed on appeal due to harm on the AONB (Ref: PK18/1186/O).
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

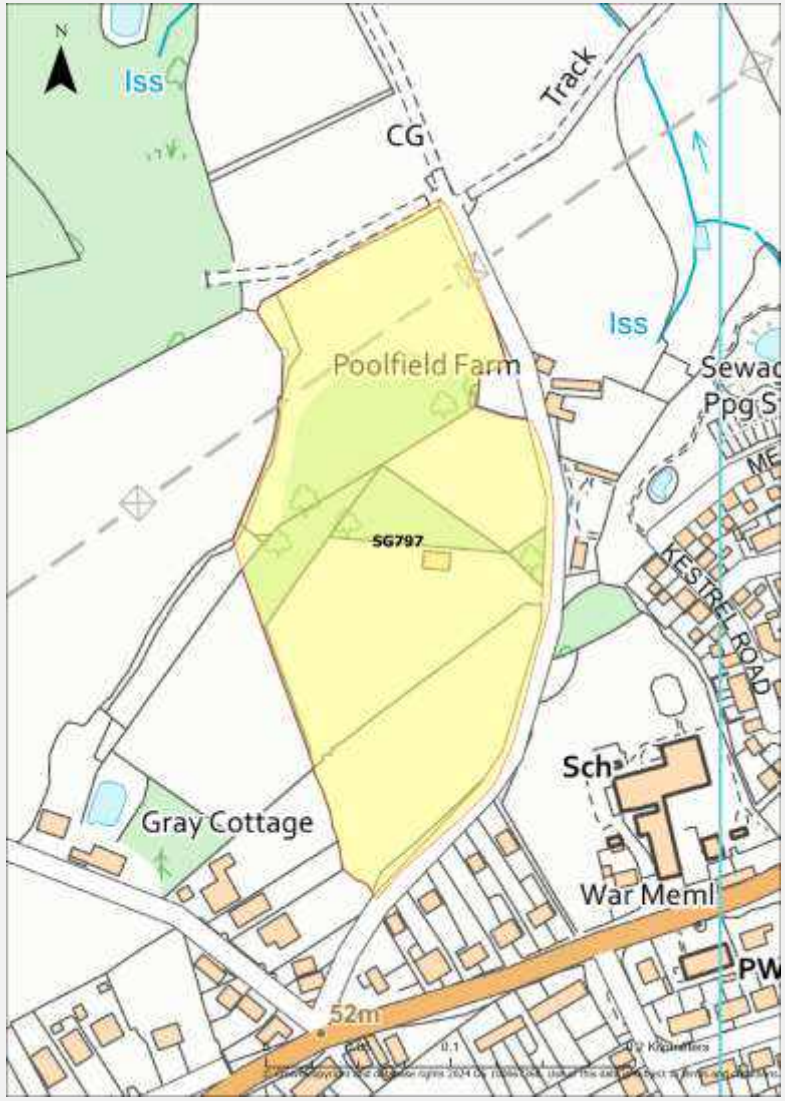
Site Reference:	SG796
Site Name:	Land at Badminton Road
Gross Site Area (Ha):	0.847864
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is proposed for residential use and there are significant amenity issues due to existing heavy industrial uses to the west and the railway line to the east. No mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG797
Site Name:	Land at Grey Cot
Gross Site Area (Ha):	4.294078
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including unsuitable vehicular access and proximity to Grade II listed Poolfield Farmhouse and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG798
Site Name:	Land south west of Cromhall Lane
Gross Site Area (Ha):	3.572656
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The only constraint on the site is BMV agricultural land (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	107



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG799
Site Name:	Land adjoining 1-6 Aust Road, Northwick
Gross Site Area (Ha):	0.262749
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is 93.7% within Flood Zone 3a and 100% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG801
Site Name:	Land off North Road, Yate, BS37 7LJ
Gross Site Area (Ha):	2.34153
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The western land parcel is constrained by an overhead power line however it is considered likely this could be avoided/mitigated. The eastern land parcel is not subject to any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, it is vacant land and there is unlikely to be potential ransom strips/legal constraints.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site does not have a developer on board but does have a promoter. There are no obvious viability issues.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	30



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

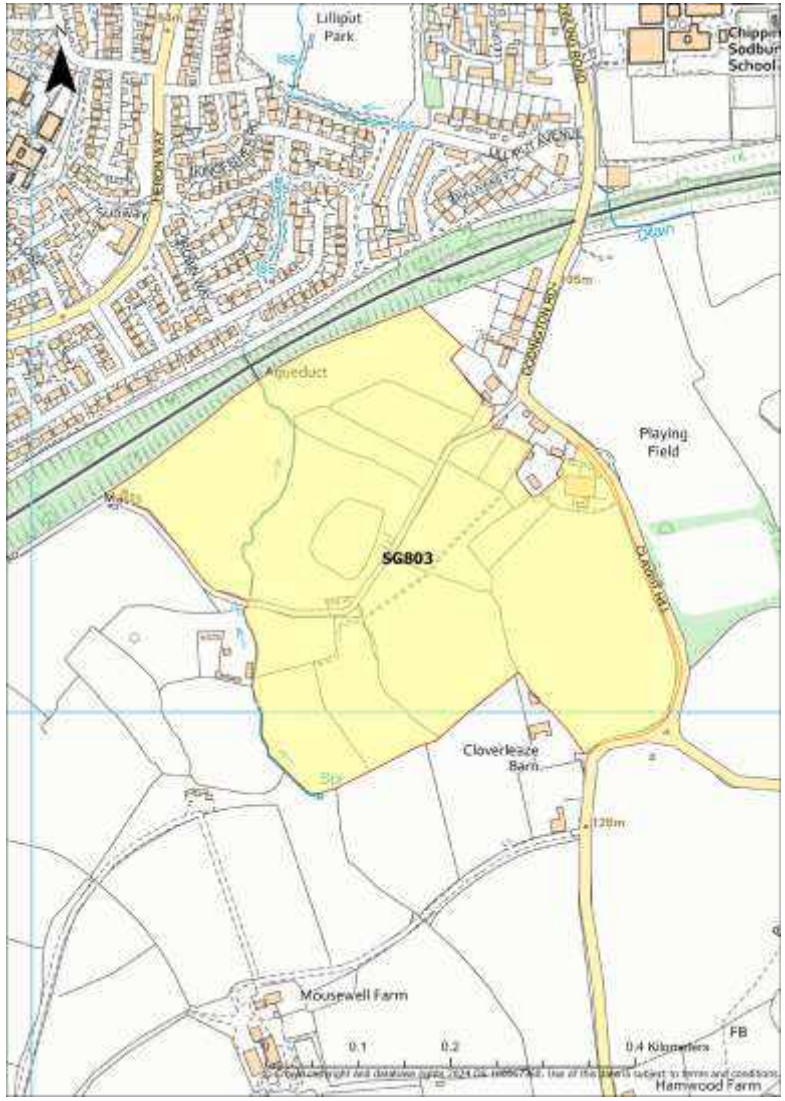
Site Reference:	SG802
Site Name:	Land on the north of Bury Hill Lane
Gross Site Area (Ha):	5.180382
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has been assessed as potentially unsuitable as development would have a harmful impact on the Grade II* and Grade II listed buildings directly to the north and south of the site. It is considered that no mitigation or avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

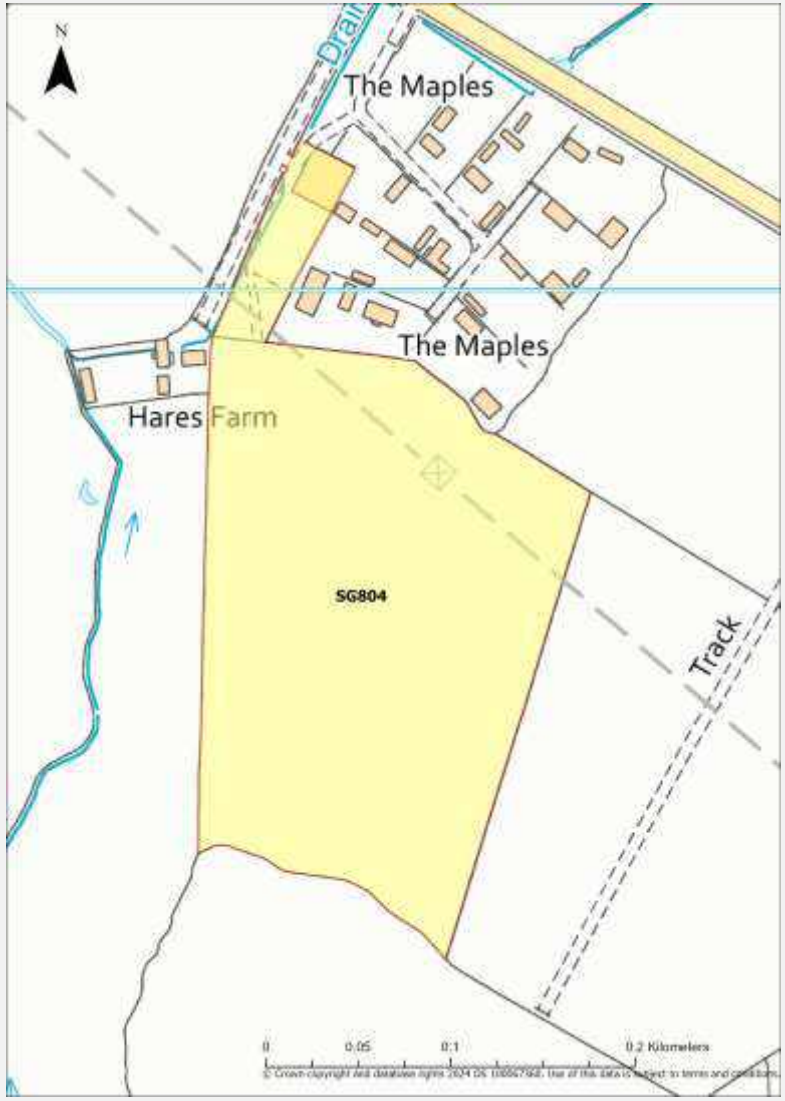
Site Reference:	SG803
Site Name:	Land off Claypitt Hill
Gross Site Area (Ha):	18.243447
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints - the existing road network could not accommodate this level of traffic. Site promoter has not provided any evidence to suggest otherwise.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and is therefore unachievable
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG804
Site Name:	Land at Hares Farm
Gross Site Area (Ha):	5.332844
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to access constraints (site is landlocked). CfS form notes that existing access arrangement cross adjoining land however this appears to be 3rd party land and site promoter has not demonstrated that access is achievable.
Availability:	No - not available
Availability Conclusion:	Based on the suitability conclusions the site is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is considered to be unsuitable and therefore unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

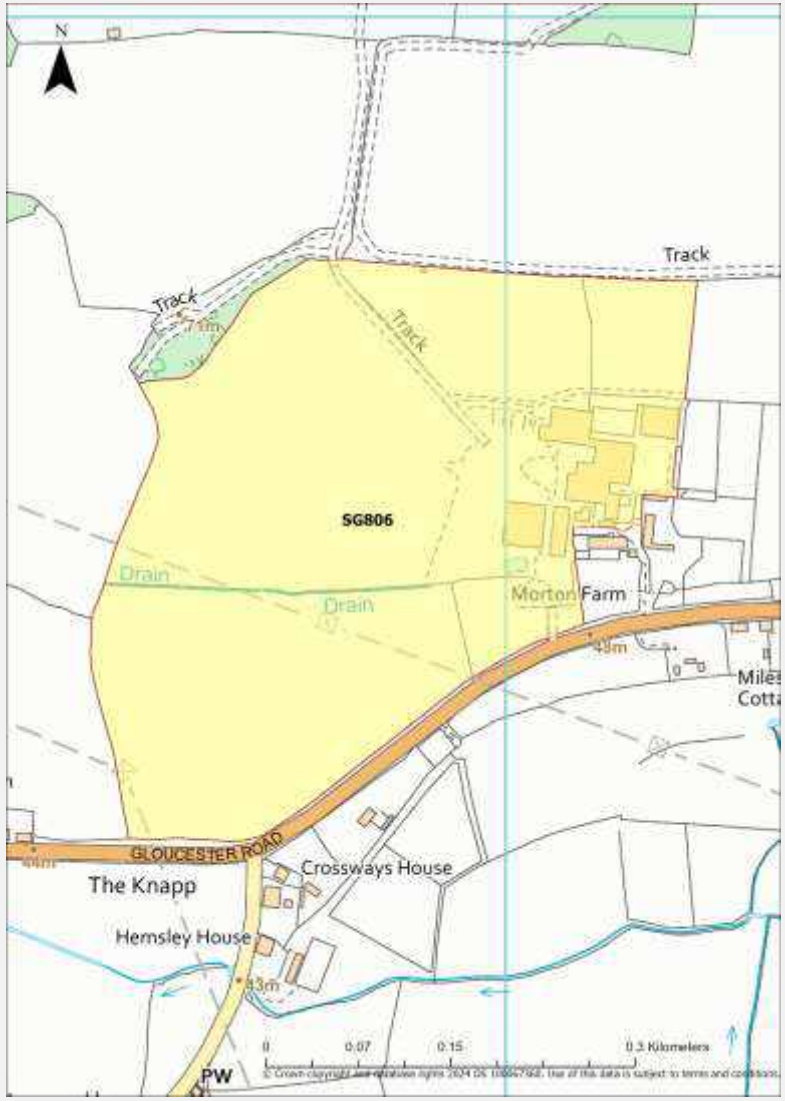
Site Reference:	SG805
Site Name:	Land at Pound Farm
Gross Site Area (Ha):	8.300448
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage and access constraints, it is considered that these could be avoided/mitigated through reductions in net developable area. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	47



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

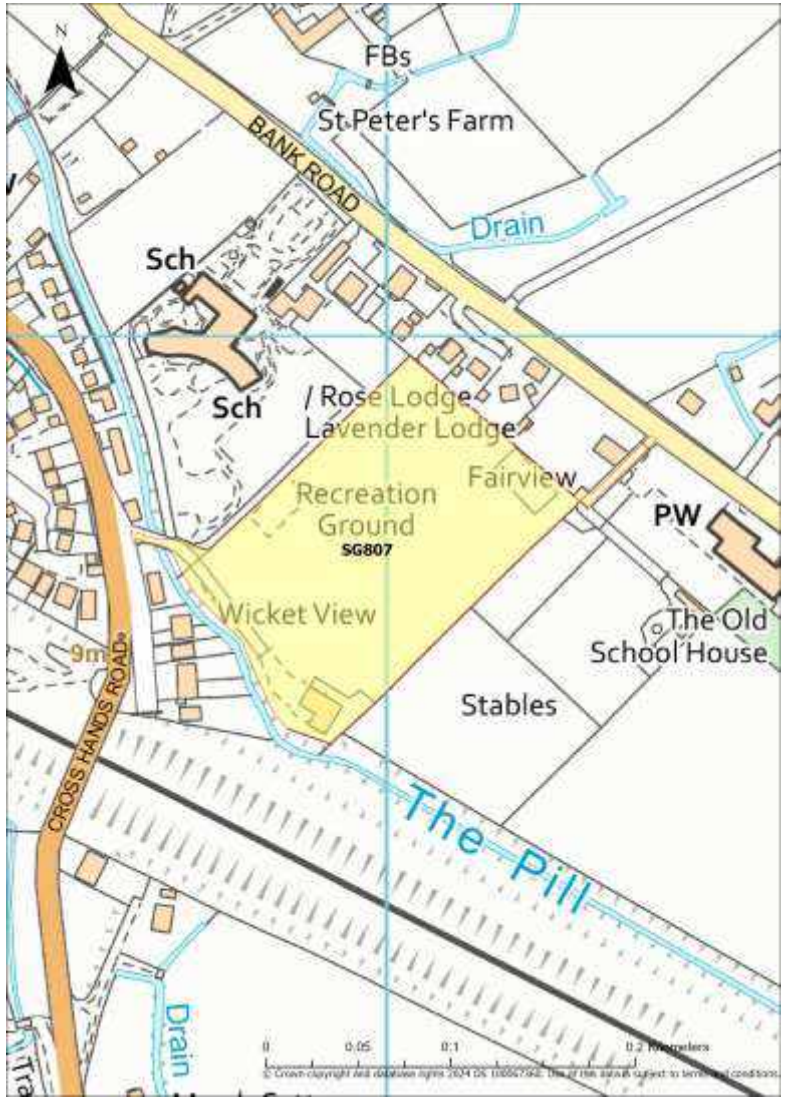
Site Reference:	SG806
Site Name:	Land at Morton Farm
Gross Site Area (Ha):	15.716316
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as the site is affected by constraints including landscape (visually important hillside), heritage, and archaeology and it is considered that no mitigation / avoidance is possible.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Site promoted by land agent. It is unclear if the existing B2/B8 uses will be relocated or retained on site (and potentially expanded) as CfS lists all these options. Site in multiple landownership. Unknown whether the other landowner supports proposals.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG807
Site Name:	Pilning Village Hall and playing field
Gross Site Area (Ha):	2.288113
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as 99.27% of the site is within Flood Zone 3a and 87.47% of the site is Priority Habitat. It is considered that no avoidance or mitigation is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

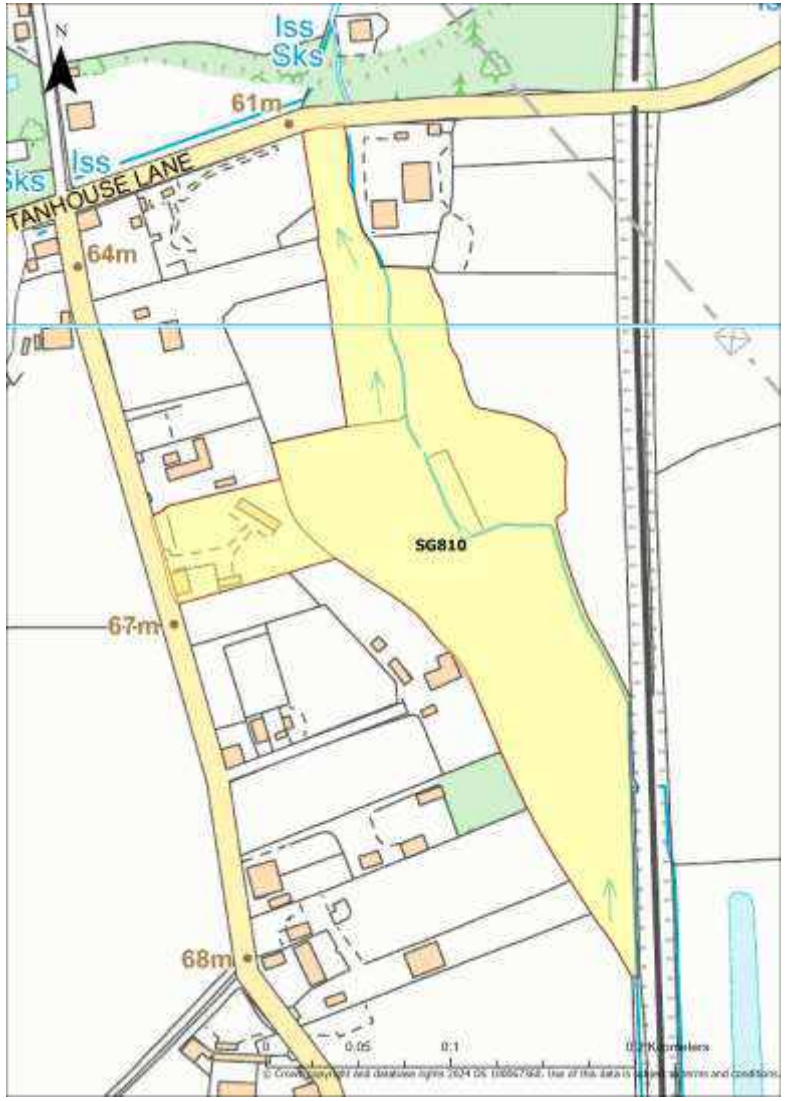
Site Reference:	SG808
Site Name:	Bank Road, Pilning BS35 4JG
Gross Site Area (Ha):	2.110728
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as 91.53% of the site is within Flood Zone 3a and 72.69% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

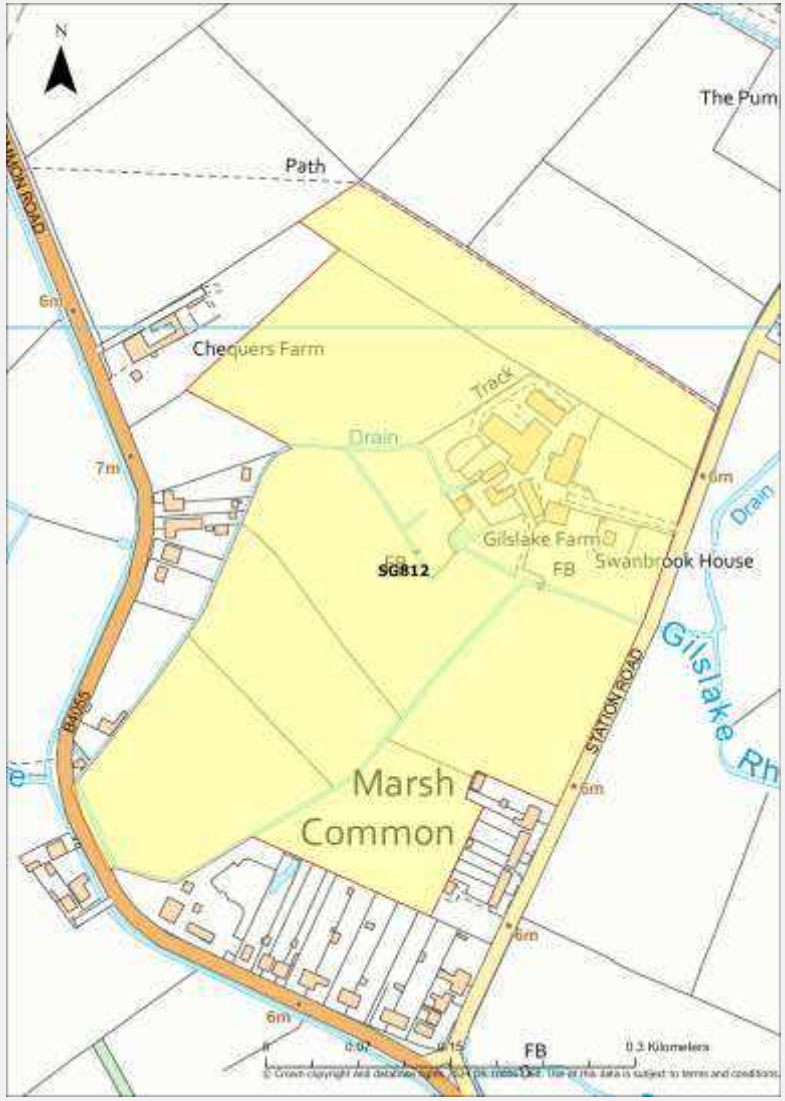
Site Reference:	SG810
Site Name:	Engine Common Yate
Gross Site Area (Ha):	3.601545
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it has major constraints including Flood Zone 3b (37.75%) and existing development (residential property). It would not be possible to develop the remaining unaffected areas due to the shape and accessibility of the site.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

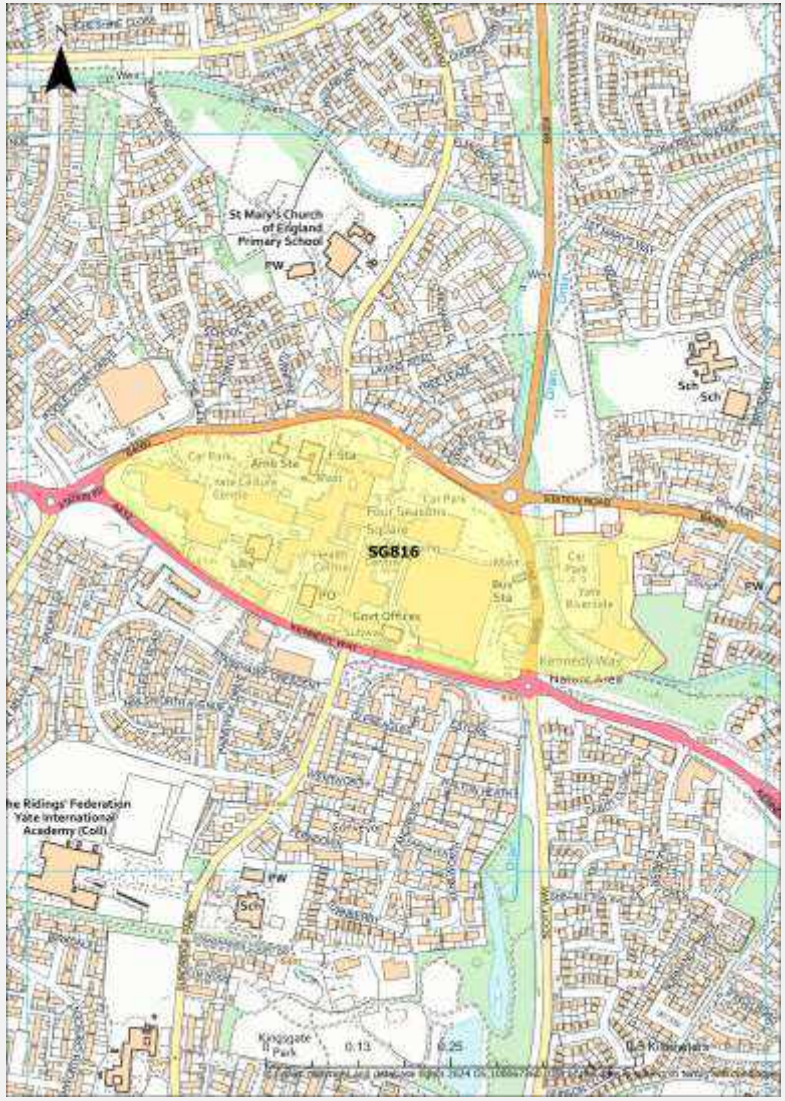
Site Reference:	SG812
Site Name:	Land at Gilslake Farm
Gross Site Area (Ha):	17.401942
Proposed Use:	Resdential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as 92.9% of the site is within Flood Zone 3a and 50% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

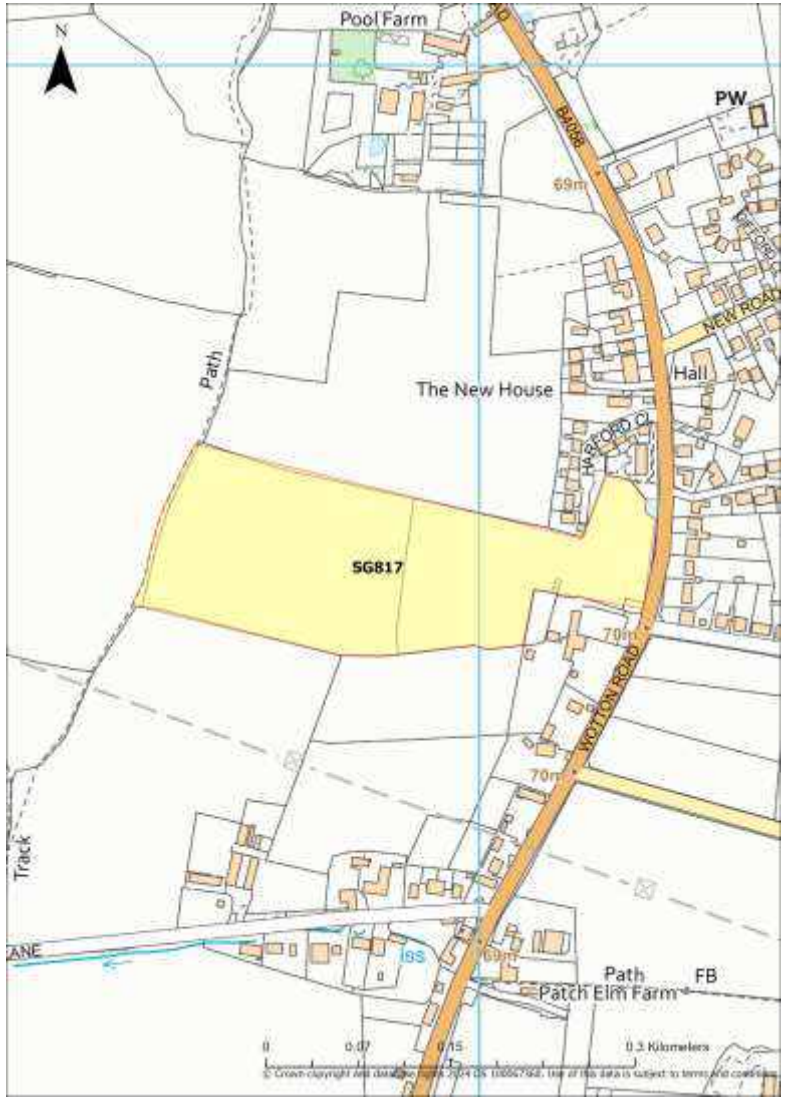
Site Reference:	SG816
Site Name:	Yate Town Centre
Gross Site Area (Ha):	16.460659
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. The site has a number of constraints including 3% SNCI and areas of FZ2 (7.5%) and FZ3a (8.6%) however it is considered likely that these could be avoided/mitigated.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information the site is in active use, and it is unknown if this can be resolved.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	200



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity: Retain retail and other Town Centre uses

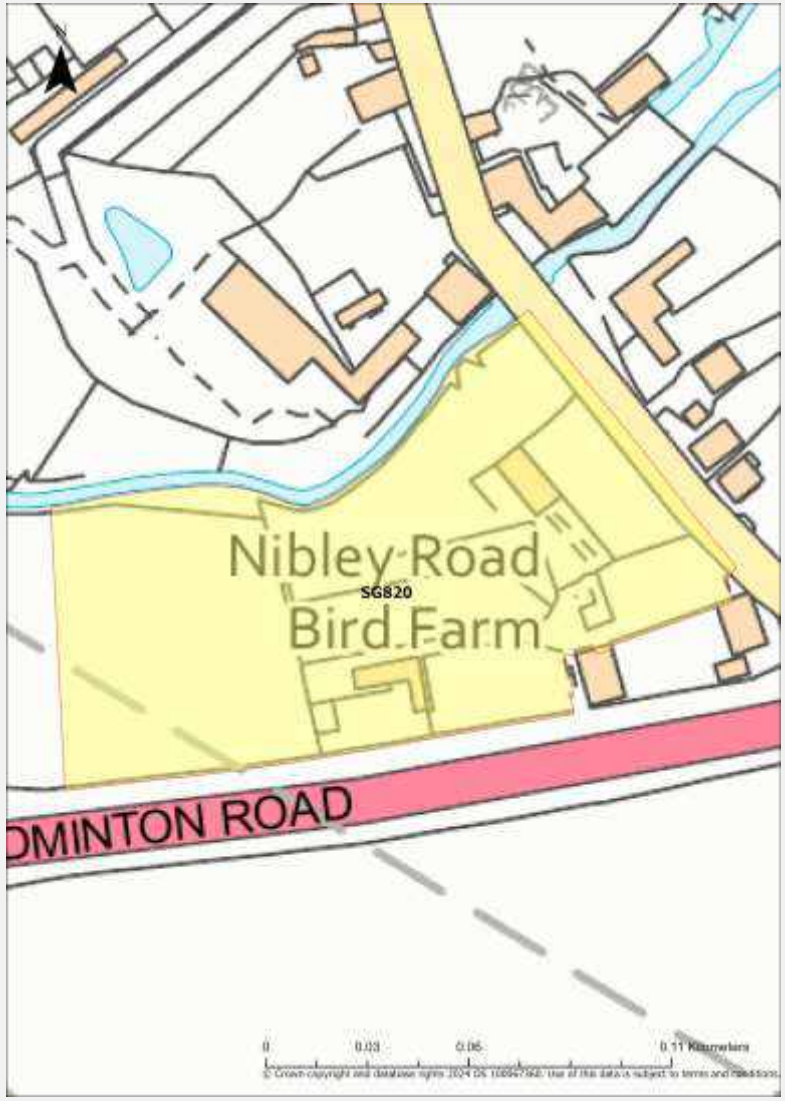
Site Reference:	SG817
Site Name:	Land to west of Wotton Road
Gross Site Area (Ha):	4.646645
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape constraints, heritage constraints (Grade II LB in close proximity) and 99.92% of the site is at moderate risk of ground water flooding however it is considered likely these constraints can be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it has clear ownership and there are unlikely to be any legal constraints or potential ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are unlikely to be any issues which impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	28



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

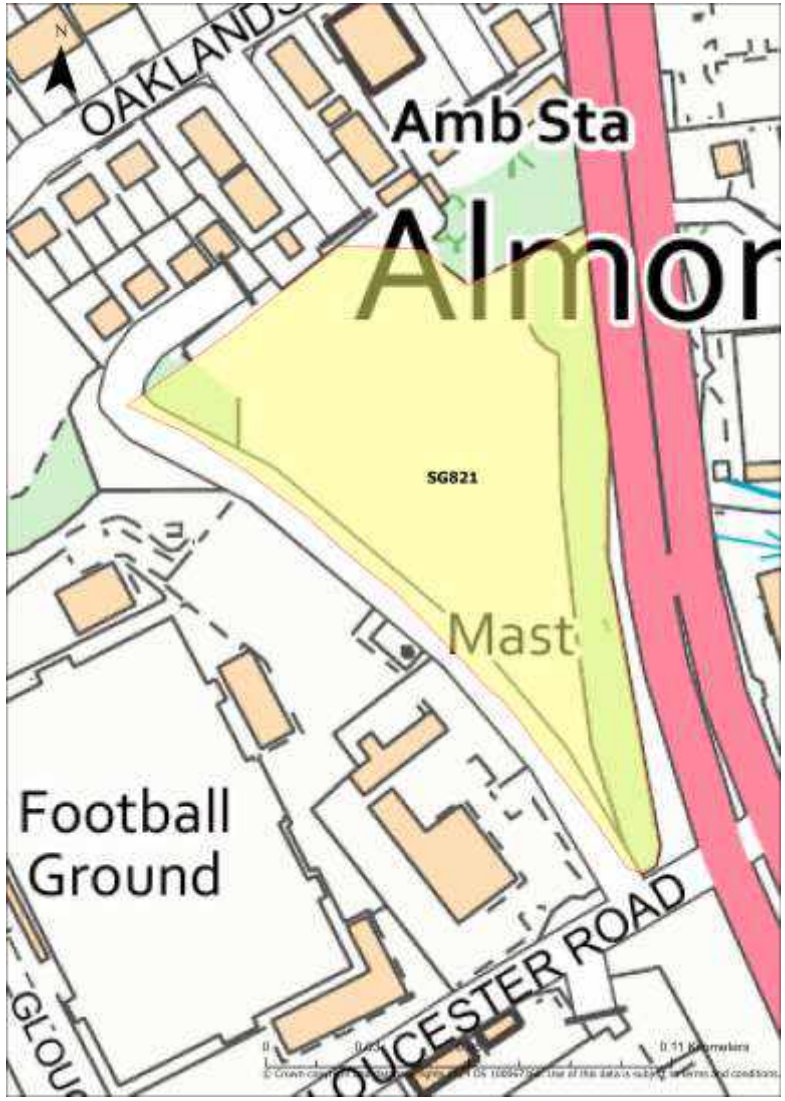
Site Reference:	SG820
Site Name:	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG
Gross Site Area (Ha):	1.36894
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including FZ2 (9.43%), FZ3a (4.16%), an overhead powerline, SNCI within the site (10.25%) and adjacent to the site however it is considered likely these constraints can be avoided/mitigated. The site is located in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	31



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

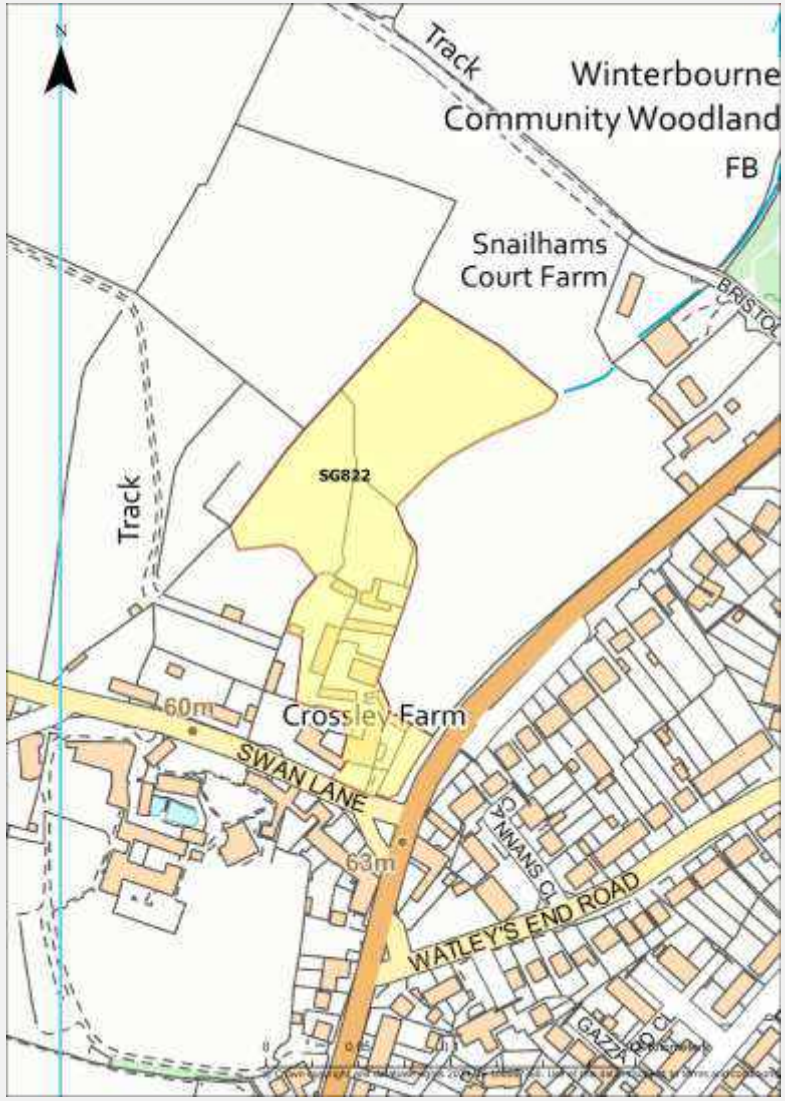
Site Reference:	SG821
Site Name:	Recreation Ground Oaklands Drive, Almondsbury
Gross Site Area (Ha):	1.10557
Proposed Use:	Employment
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape (6.69% TPOs), heritage (Grade II listed buildings within 250m) and archaeology constraints however it is considered these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and developer, clear ownership and there are unlikely to be any legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and the site has no issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	40



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Employment 3250m2 E Class

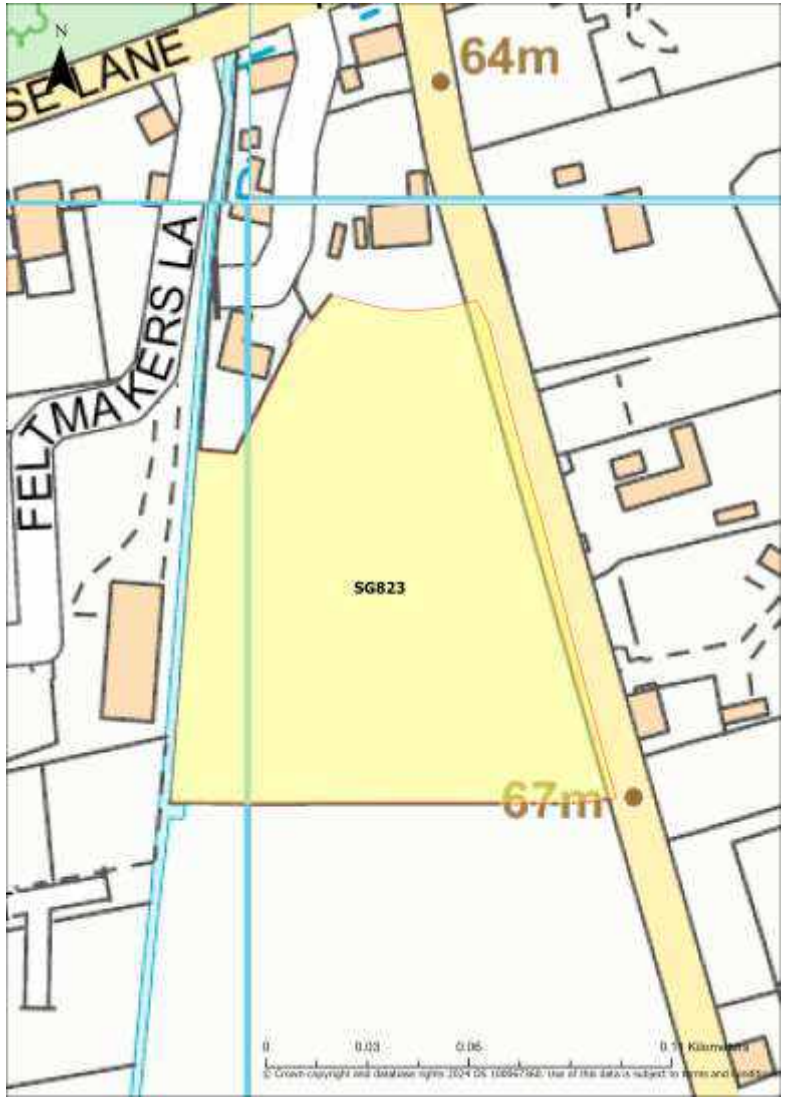
Site Reference:	SG822
Site Name:	Crossley Farm, Swan Lane, Winterbourne BS36 1RH
Gross Site Area (Ha):	1.764704
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has access constraints which could not be mitigated. The site is located in the Green Belt (100%).
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

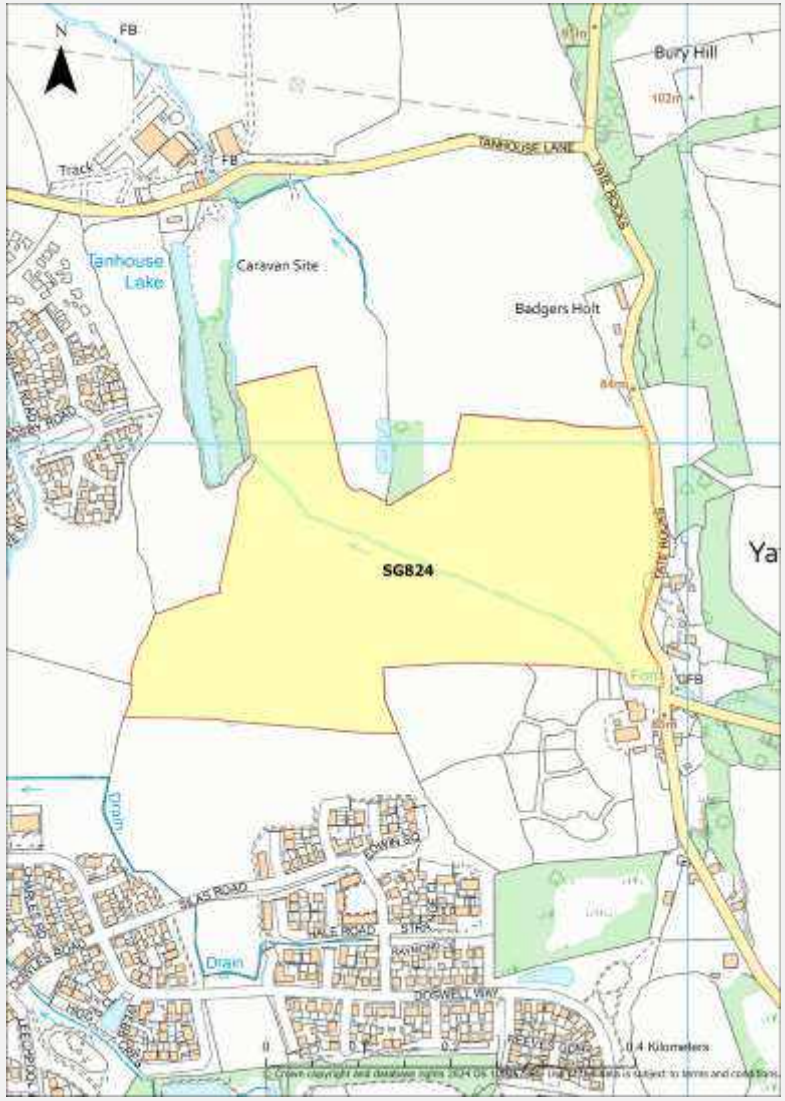
Site Reference:	SG823
Site Name:	Field to south of Rock View, Engine Common Lane
Gross Site Area (Ha):	1.242516
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape, potential archaeology, and access constraints however it is considered likely these could be avoided/mitigated. Net developable area has been reduced due to access and landscape constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is in single ownership, has a willing landowner and is not in active use.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	12



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

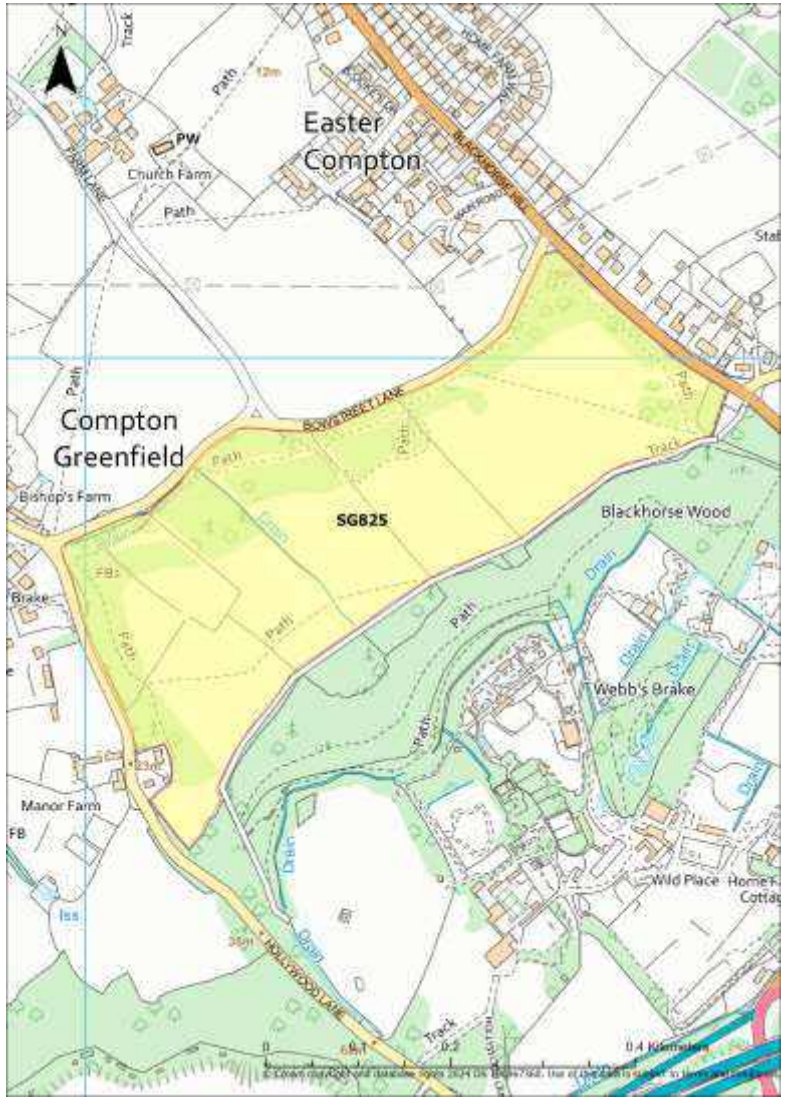
Site Reference:	SG824
Site Name:	West of Yate Rocks
Gross Site Area (Ha):	14.001126
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as 53.85% is within FZ3a. The north eastern part of the site is not within FZ3a however it would only be accessible via Yate Rocks which is a narrow single lane road and would therefore be unsuitable.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

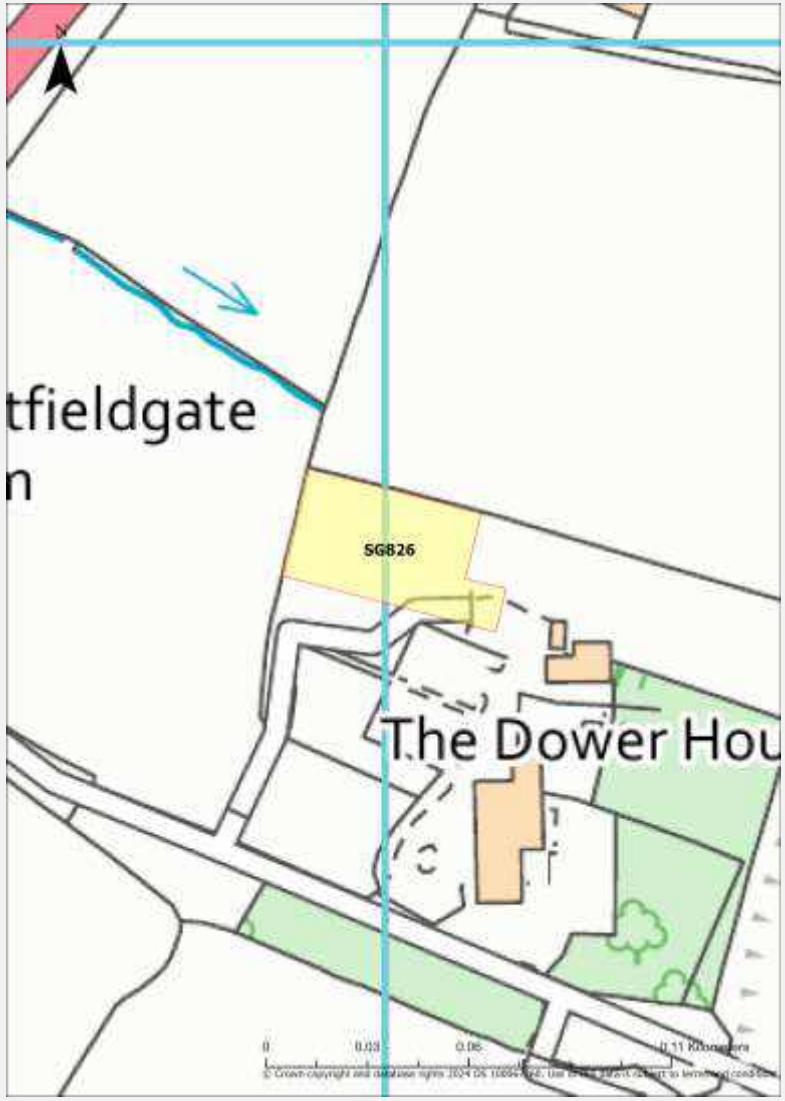
Site Reference:	SG825
Site Name:	Land off Blackhorse Hill
Gross Site Area (Ha):	16.158319
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including SNCI buffers, and heritage constraints. It is considered that these can be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear landownership. It is a vacant site and there are unlikely to be any access or legal constraints.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there is no evidence of a site promoter/developer for the site. The site has no obvious issues likely to impact the development of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	95



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG826
Site Name:	Land at Hideaway Cottage, Whitfield GL12 8DR
Gross Site Area (Ha):	0.160946
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is not subject to any constraints Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

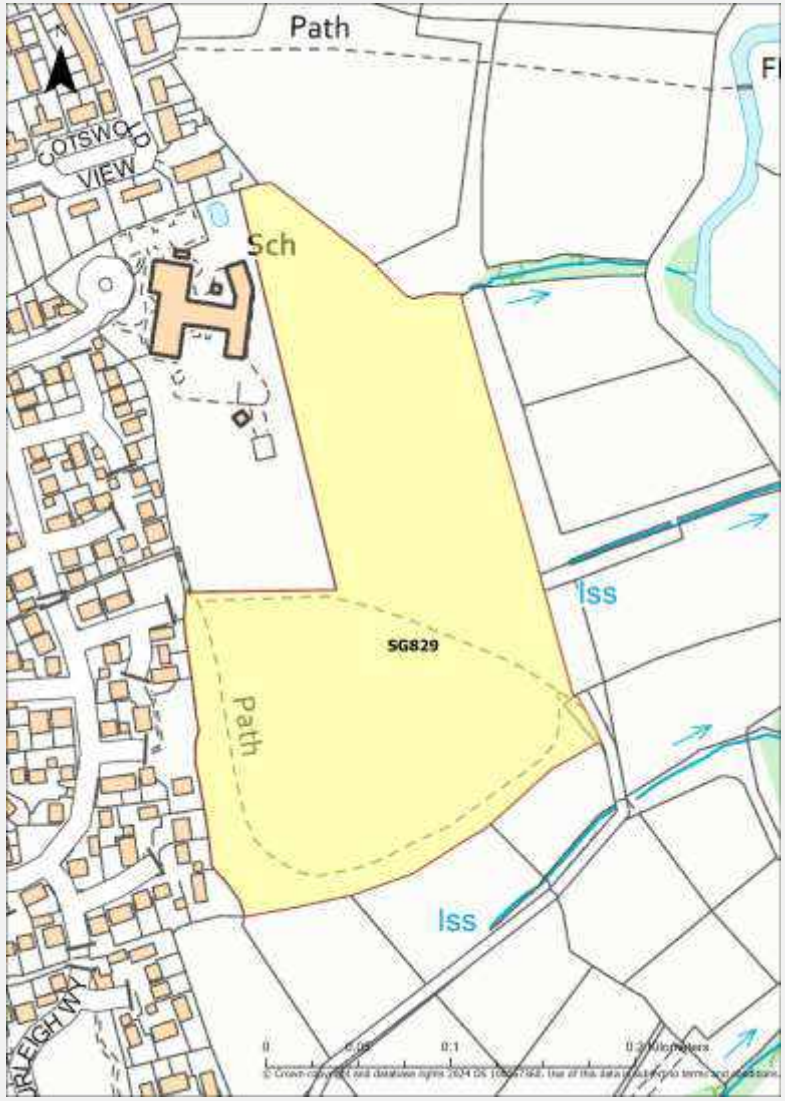
Site Reference:	SG828
Site Name:	The Saw Mills, Cuckoo Lane
Gross Site Area (Ha):	1.8988
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is subject to constraints including FZ3a (8%), surface water flood risk (27%) and woodland cover. It is considered that these could be avoided. The site is located within the Green Belt (100%).
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, the site is owned by a single landowner and there is unlikely to be potential legal/access constraints however it is unclear whether the existing business on the site is proposed to be removed/relocated.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as availability uncertain and it is therefore not achievable.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	34



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

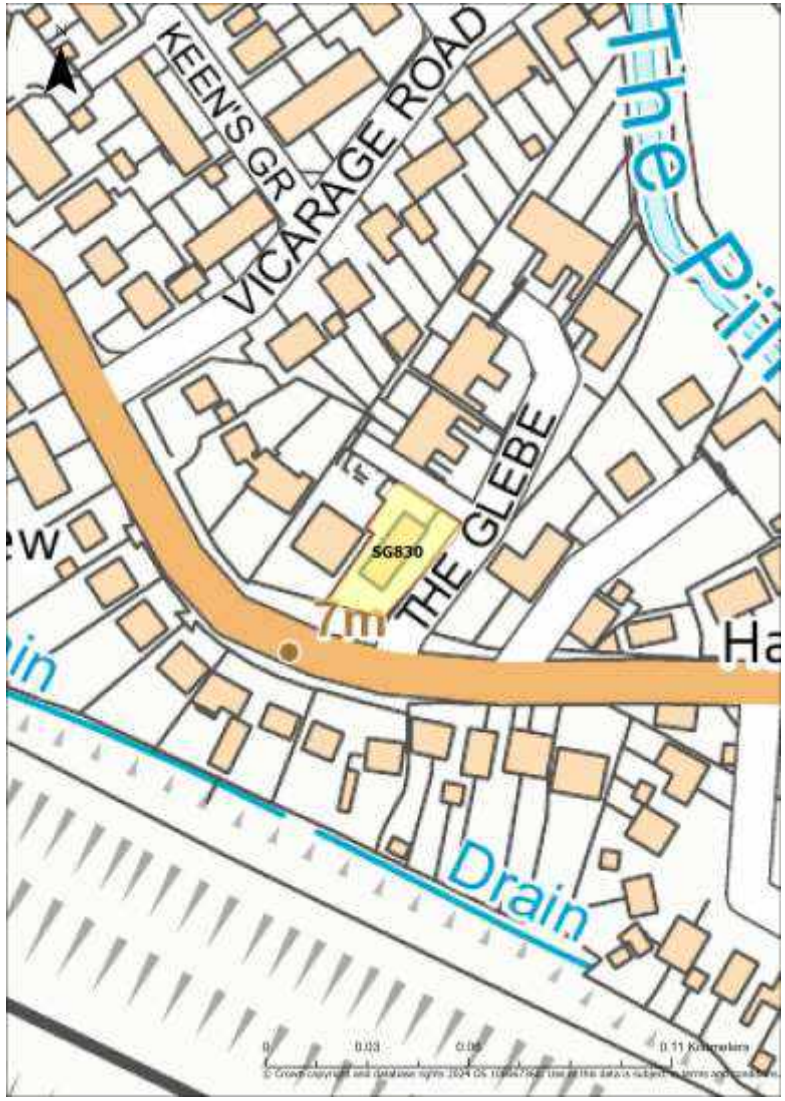
Site Reference:	SG829
Site Name:	Land east of Inglestone Road / Alexander Hosea School, Wickw
Gross Site Area (Ha):	5.038729
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has landscape, access, potential archaeology and minor heritage constraints however it is considered likely these could be avoided/mitigated. The net developable area has been reduced due to the access constraints.
Availability:	No - not available
Availability Conclusion:	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG830
Site Name:	The Vicarage, The Glebe, Pilning
Gross Site Area (Ha):	0.066575
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	No - Potentially Unsuitable: Site promoted for less than 5 dwellings
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for less than 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	No - Unachievable: Site promoted for less than 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

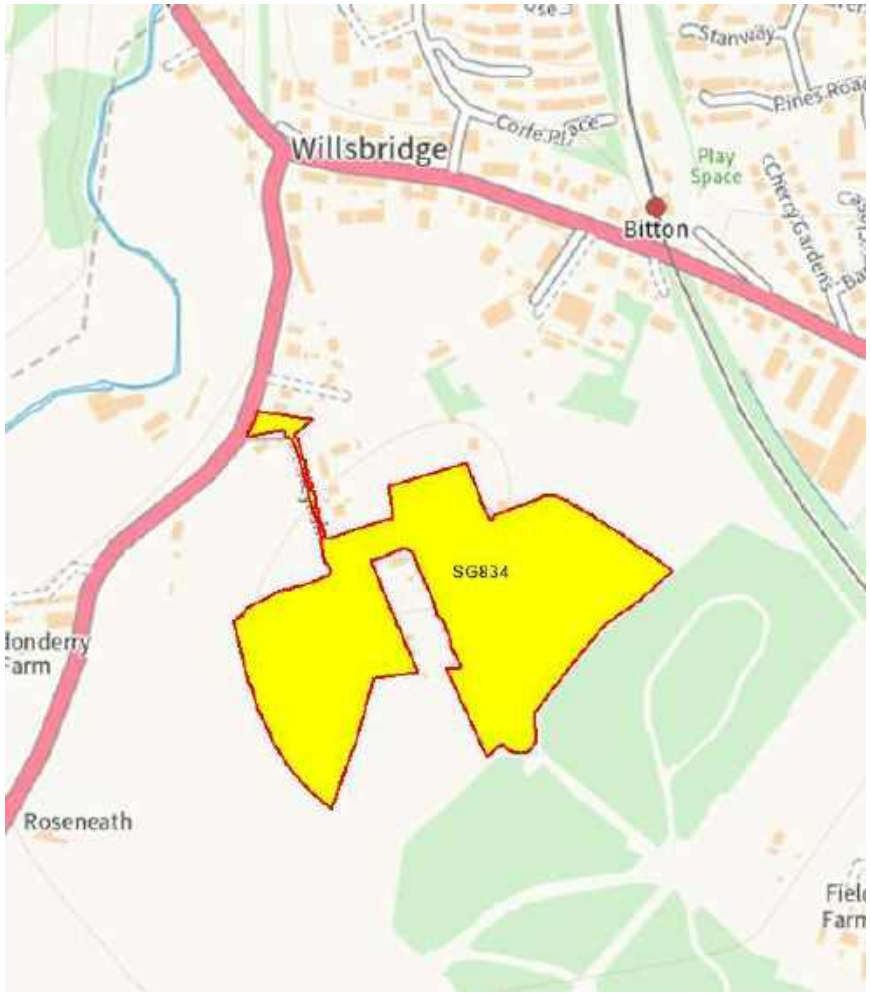
Site Reference:	SG833
Site Name:	Land East of Coldharbour Lane, Stoke Gifford, Bristol, BS16 1FJ
Gross Site Area (Ha):	0.902332
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it has already been developed. Site forms part of a larger site which has planning permission for 103 dwellings (PT18/0659/RM) - this has been fully built out.
Availability:	No - not available
Availability Conclusion:	Site assessed as unsuitable and it is therefore not available. This site is included in the Councils Housing Trajectory and therefore is considered 'not available' in HELAA terms.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the availability assessment, this site is considered to be unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

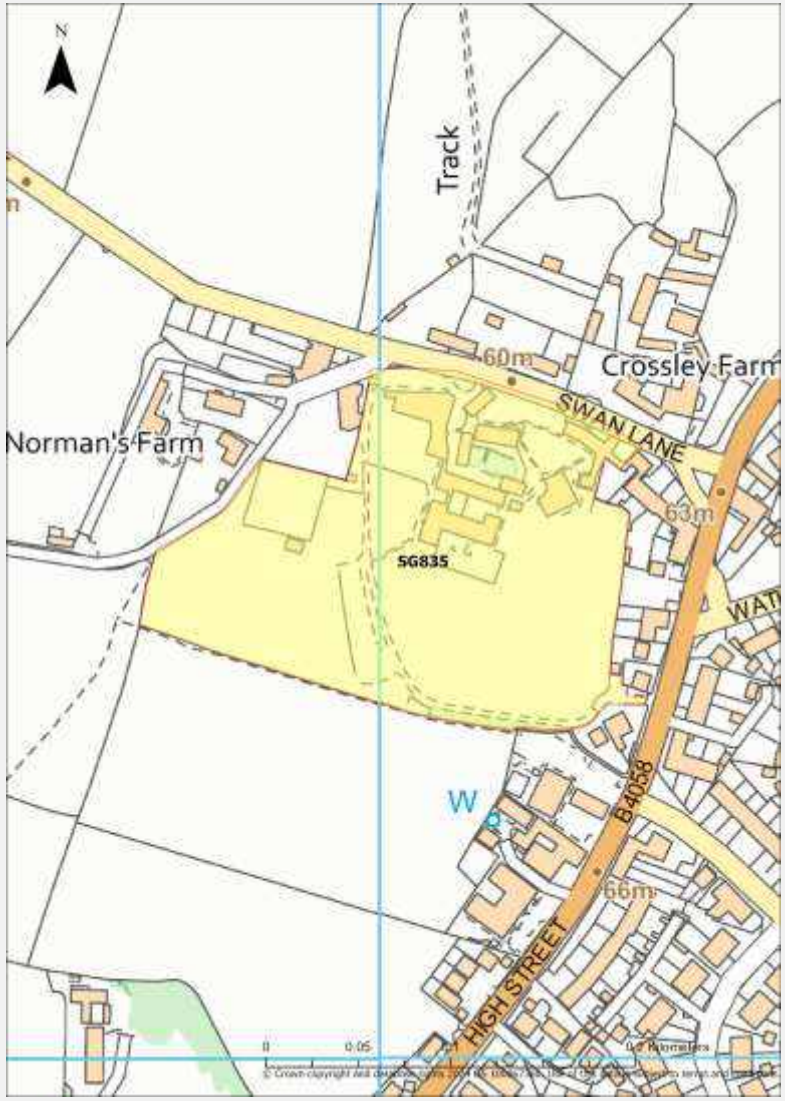
Site Reference:	SG834
Site Name:	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge
Gross Site Area (Ha):	6.489188
Proposed Use:	Mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The only constraint on the site is the Grade II* listed building within 250m however it is considered likely that impacts could be avoided or mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear ownership. Part of the site is in active use however this is likely to cease during the plan period. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	62



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Employment (Class E)

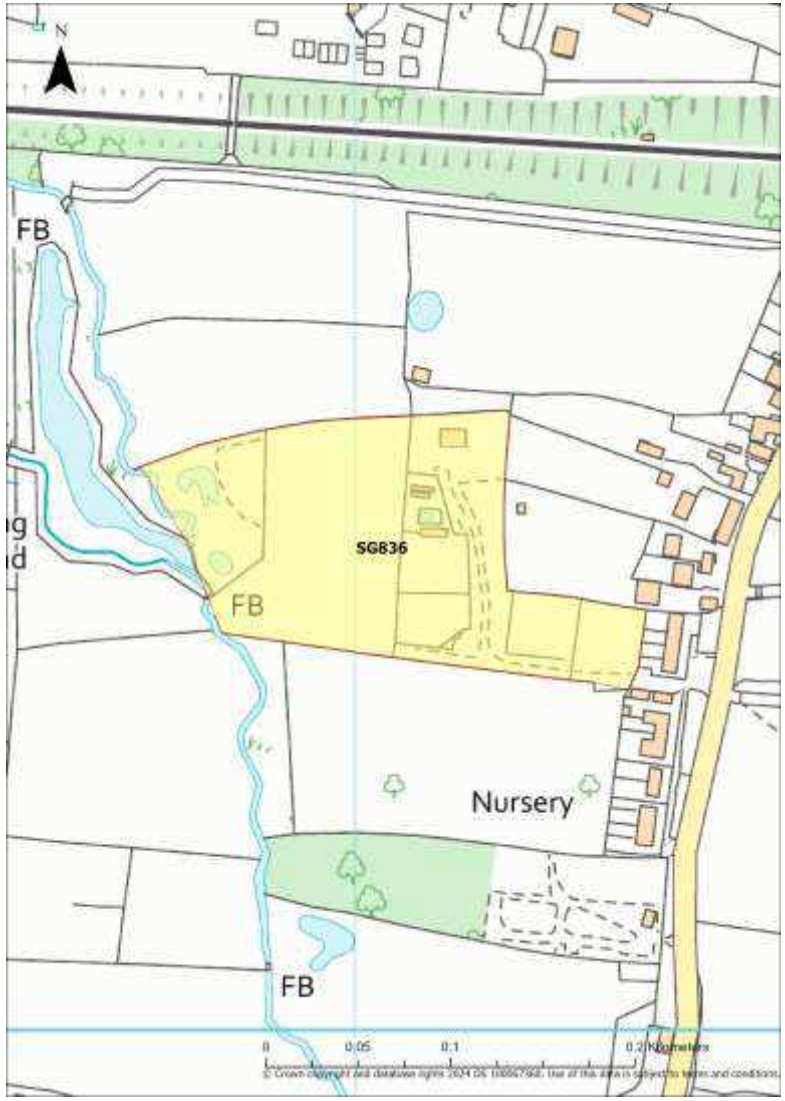
Site Reference:	SG835
Site Name:	Former Silverhill School, Swan Lane, Winterbourne, Bristol BS3
Gross Site Area (Ha):	3.59277
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is affected by heritage constraints (entire site is a Local Historic Park and Garden and includes a Grade II listed building) and the site area has been reduced to reflect these constraints. The site is located within the Green Belt (98.74%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is owned by a sole landowner who would also develop the site. There is unlikely to be potential legal/access constraints.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter and developer on board. The need for demolition has resulted in some potential for abnormal costs.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	38



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG836
Site Name:	Land off Chapel Lane, Old Sodbury
Gross Site Area (Ha):	2.478718
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including access constraints, SNCI (4.52%), Priority Habitat (0.59%), and potential archaeology and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG838
Site Name:	Land Ajoining The Lodge, Gloucester Road, Thornbury, BS35 3T
Gross Site Area (Ha):	1.068922
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	39



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

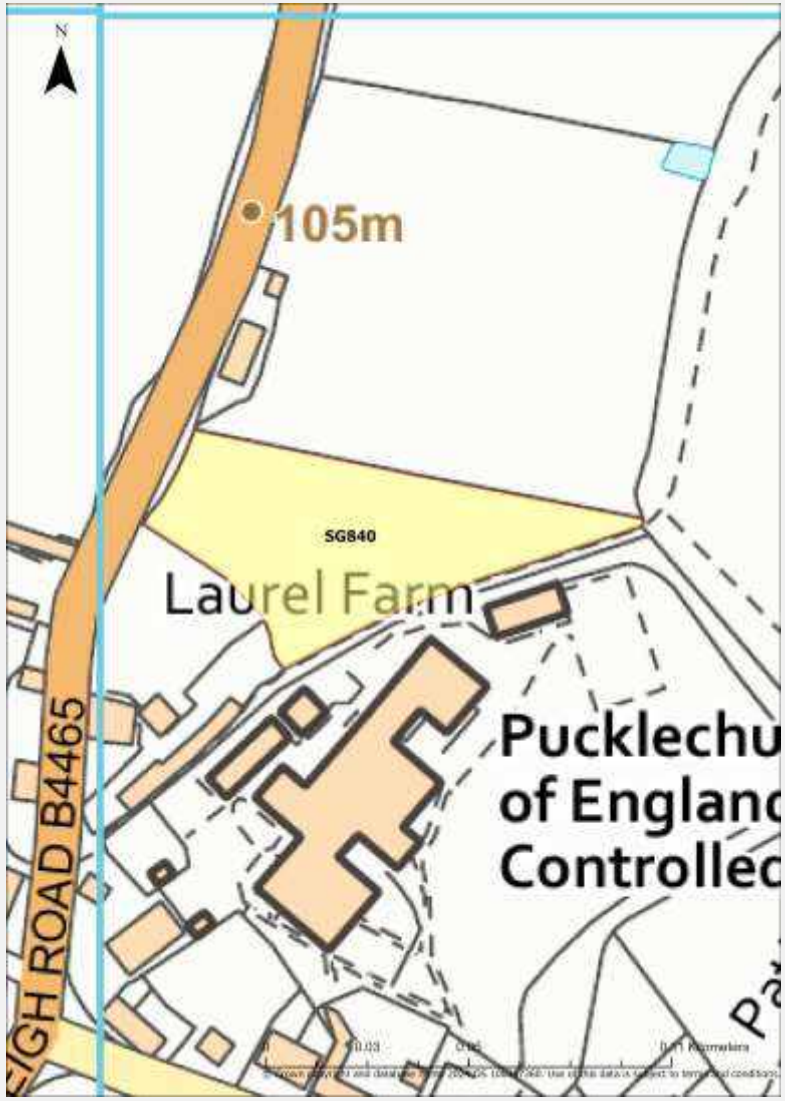
Site Reference:	SG839
Site Name:	Land at the rear of Esperanza, Blackhorse Hill, Easter Compton,
Gross Site Area (Ha):	2.875706
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable as it has access constraints due to it being landlocked (the existing access is too narrow to be acceptable). The site promoter has not provided any evidence to demonstrate that access could be achieved
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available. The site has access constraints as it is landlocked. Third party land would be required to provide access.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

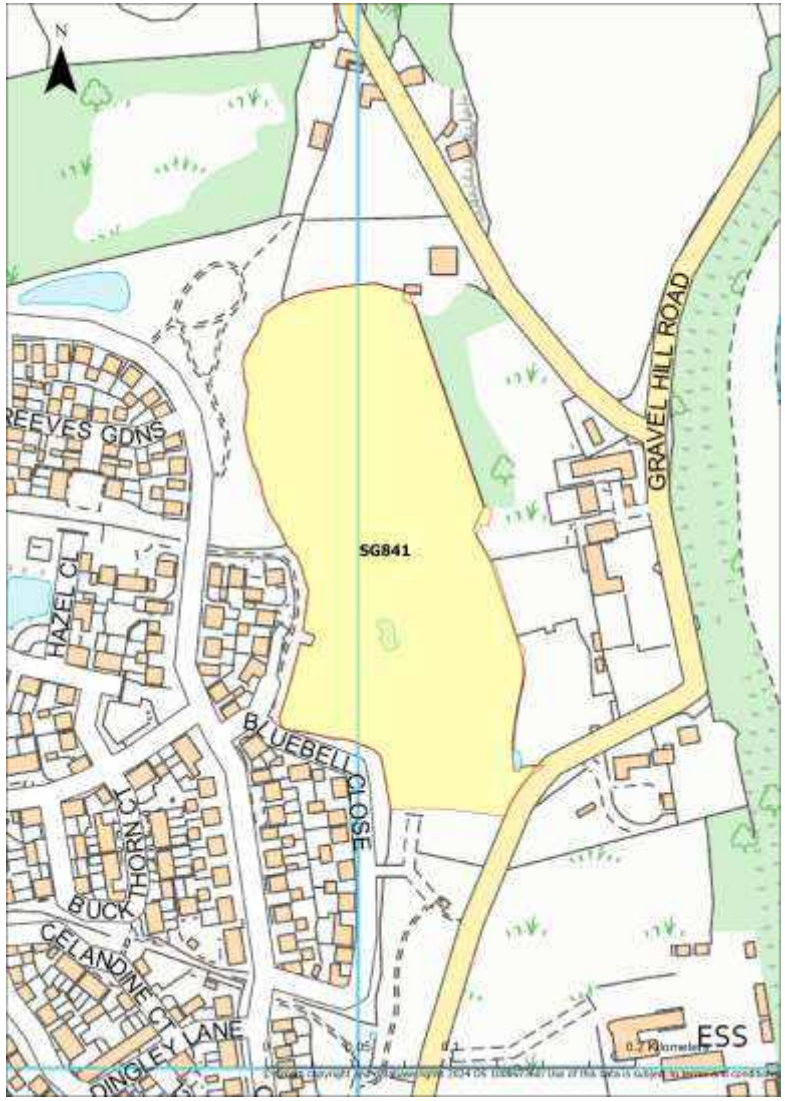
Site Reference:	SG840
Site Name:	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol
Gross Site Area (Ha):	0.406558
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints due to Pucklechurch Conservation Area and six Grade II listed buildings within 250m however it is considered likely that these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	15



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

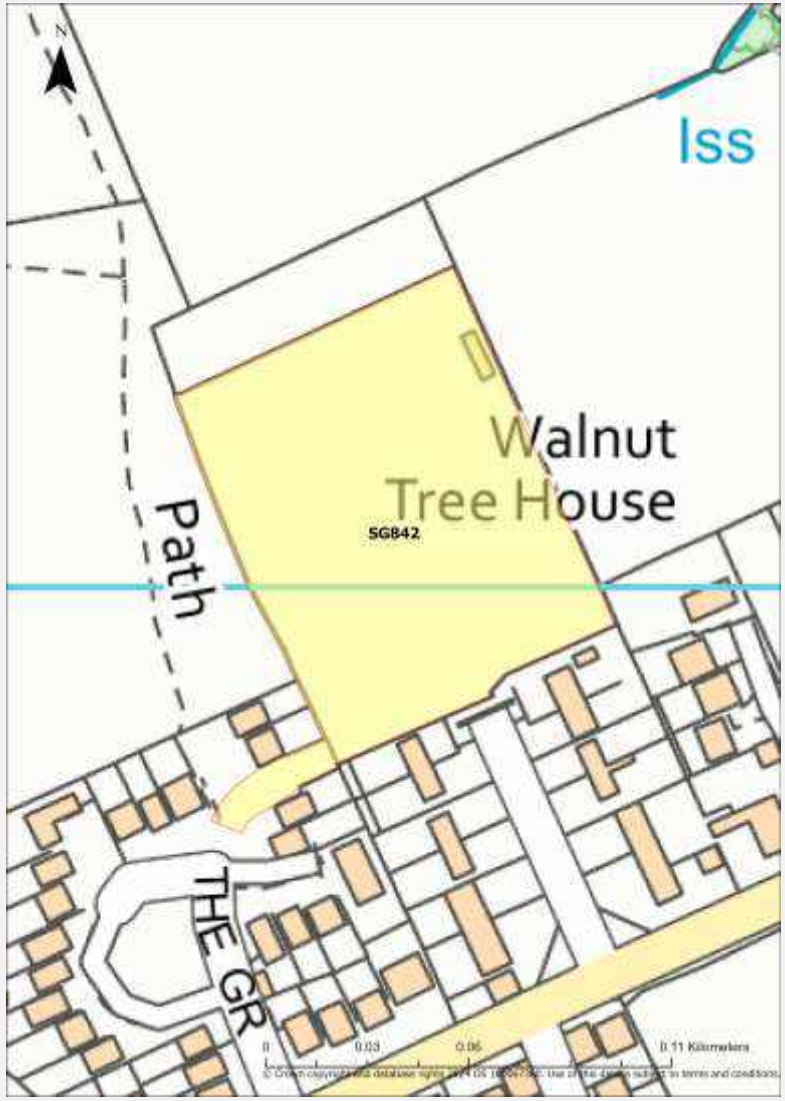
Site Reference:	SG841
Site Name:	Land to the rear of Home Farm
Gross Site Area (Ha):	2.974284
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including a Grade II listed building and locally listed buildings within 250m however it is considered likely these constraints could be avoided or impacts mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	100



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

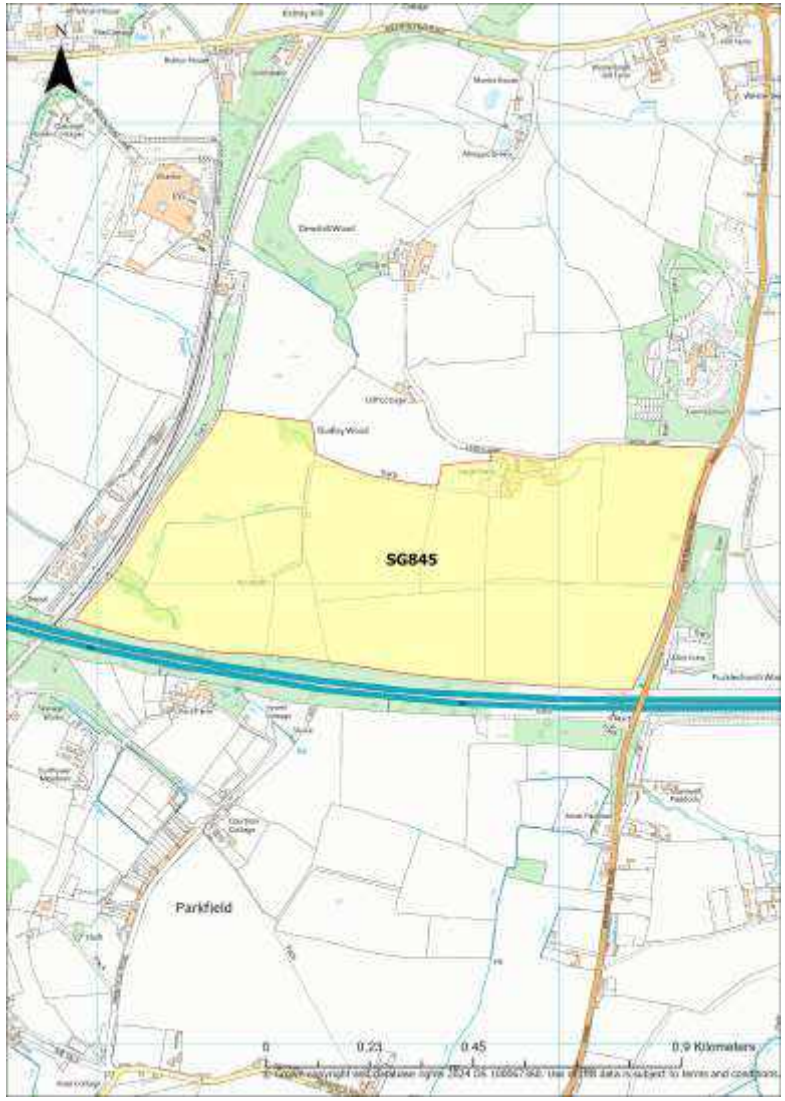
Site Reference:	SG842
Site Name:	Land at Berrows Mead
Gross Site Area (Ha):	0.955765
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Site is SGC owned and submitted by SGC. Site is not in active use.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has no obvious issues which are likely to impact the viability of the site and is SGC owned
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	34



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG845
Site Name:	Leigh Farm Leigh Lane
Gross Site Area (Ha):	56.123305
Proposed Use:	TBC
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including a gas pipeline, HSE Middle Zone (4.15%), HSE Outer Zone (9.75%), and an oil pipeline (9.72%) however it is considered likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear ownership however the land is subject to agricultural tenancies. The site is Council owned.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	1173



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

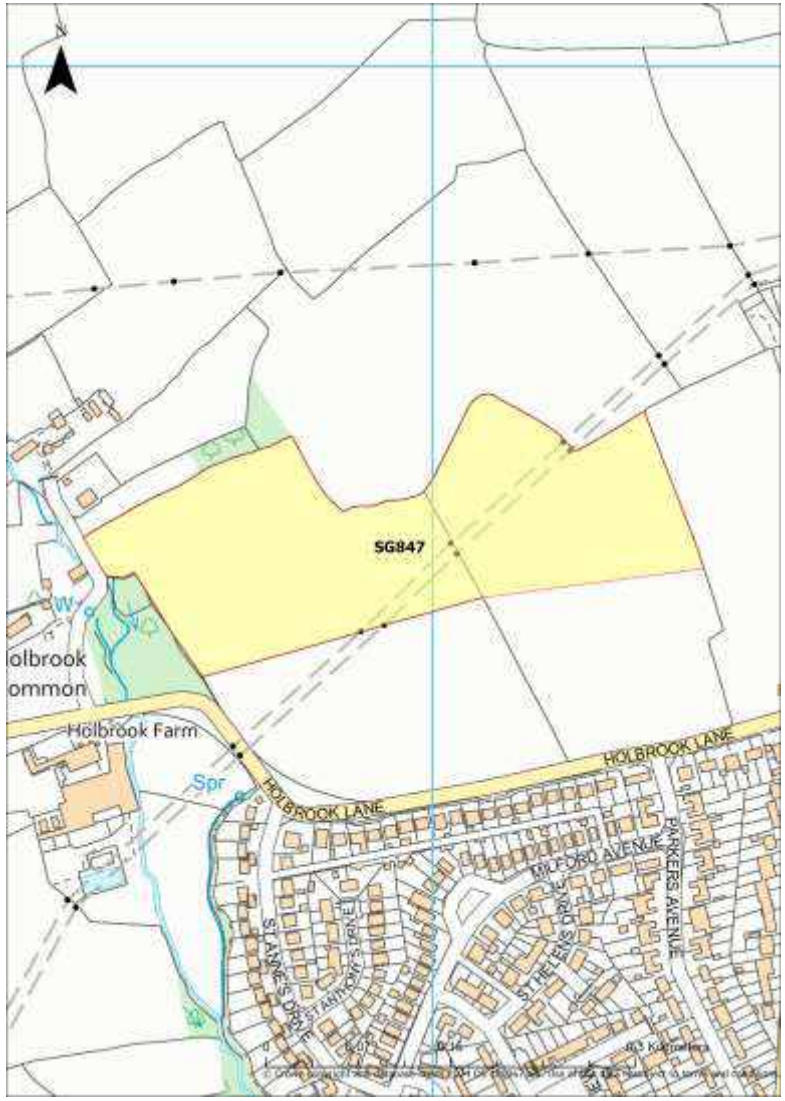
Site Reference:	SG846
Site Name:	Land to the East of Court Farm Road
Gross Site Area (Ha):	22.011426
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints - access to the site is very poor even with a reduced development quantum. Site promoter has not provided any evidence to demonstrate that satisfactory access can be achieved.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

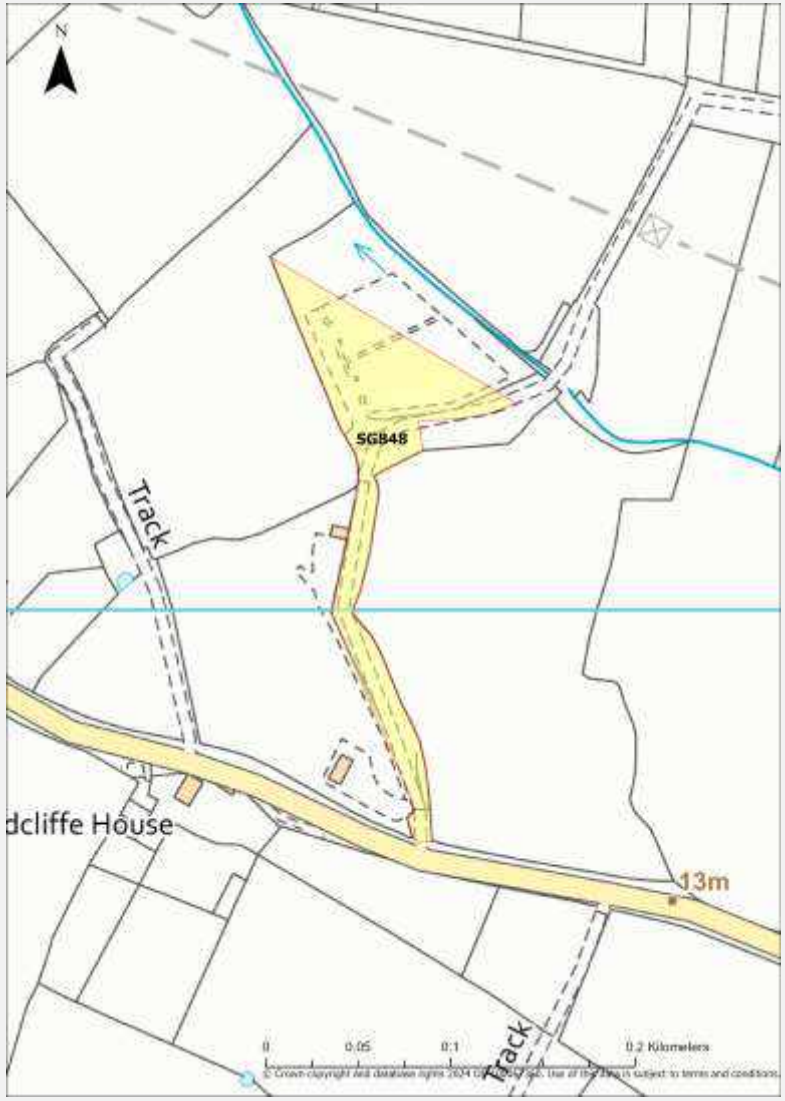
Site Reference:	SG847
Site Name:	Land North of Holbrook Lane
Gross Site Area (Ha):	5.961156
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to landscape constraints. The site is located on a visually important hillside prominent in the surrounding landscape and is part of the strategic GI network. No mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

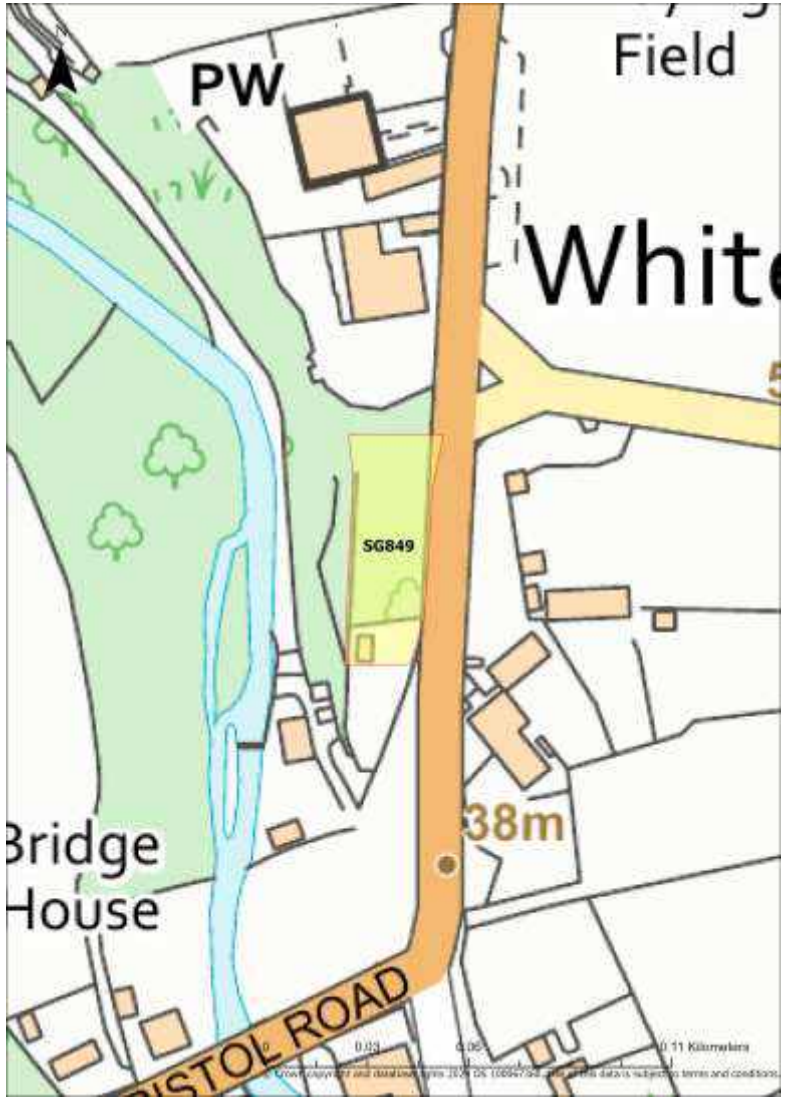
Site Reference:	SG848
Site Name:	Land off Oldbury Lane
Gross Site Area (Ha):	0.856569
Proposed Use:	G&T
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has planning permission for change of use from paddocks to siting of 1 no. traveller plot (P20/10400/F) granted in May 2021. Section 73 application approved in April 2022 to amend drawings (P22/01341/RVC).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site ha full planning permission for change of use from paddocks to 1 no. traveller plot (P20/10400/F). It does not appear that construction has commenced.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, there are no obvious issues which are likely to impact the viability of the site. Site has planning permission.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG849
Site Name:	Whiteshill House
Gross Site Area (Ha):	0.134267
Proposed Use:	Resdiential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	No - Potentially Unsuitable: Site promoted for less than 5 dwellings
Availability:	No - not available
Availability Conclusion:	No - Not Available: Site promoted for less than 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	No - unachievable: Site promoted for less than 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

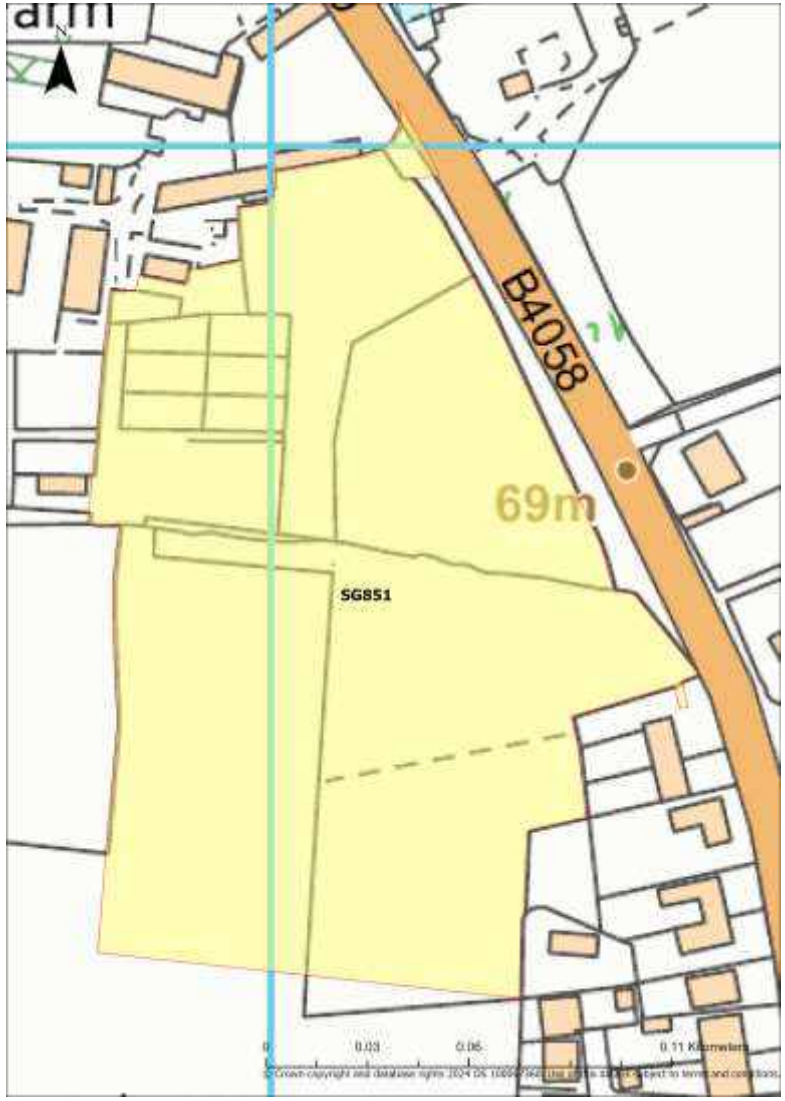
Site Reference:	SG850
Site Name:	Land west of B4061
Gross Site Area (Ha):	6.195007
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being within Thornbury Conservation Area (56.54%), FZ3a (30.6%) and an overhead power line however the net developable area has been reduced to take account of these constraints. The site is in the Green Belt (99.9%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	40



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

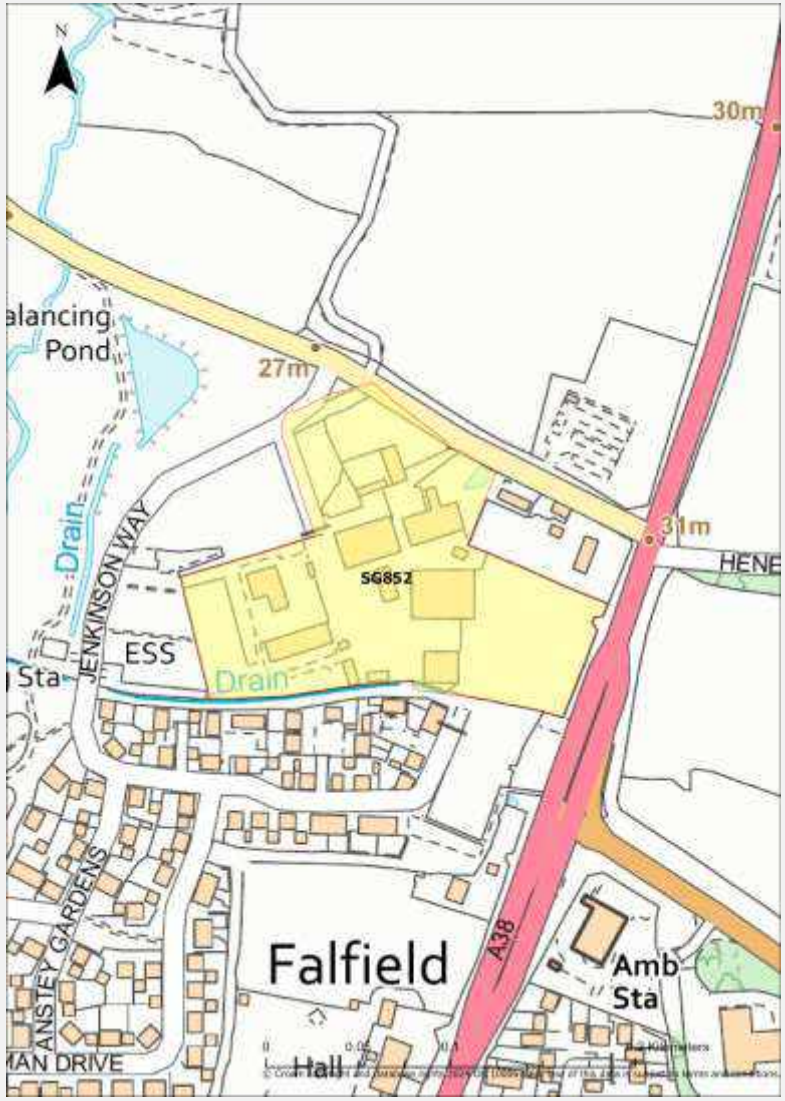
Site Reference:	SG851
Site Name:	Land to the west of Wotton Road
Gross Site Area (Ha):	2.544912
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints although it is 100% BMV agricultural land and approx 99.92% of the site may be at moderate risk of ground water flooding.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing developer and landowner and has clear ownership. There are unlikely to be legal constraints/ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and there are no obvious issues that are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

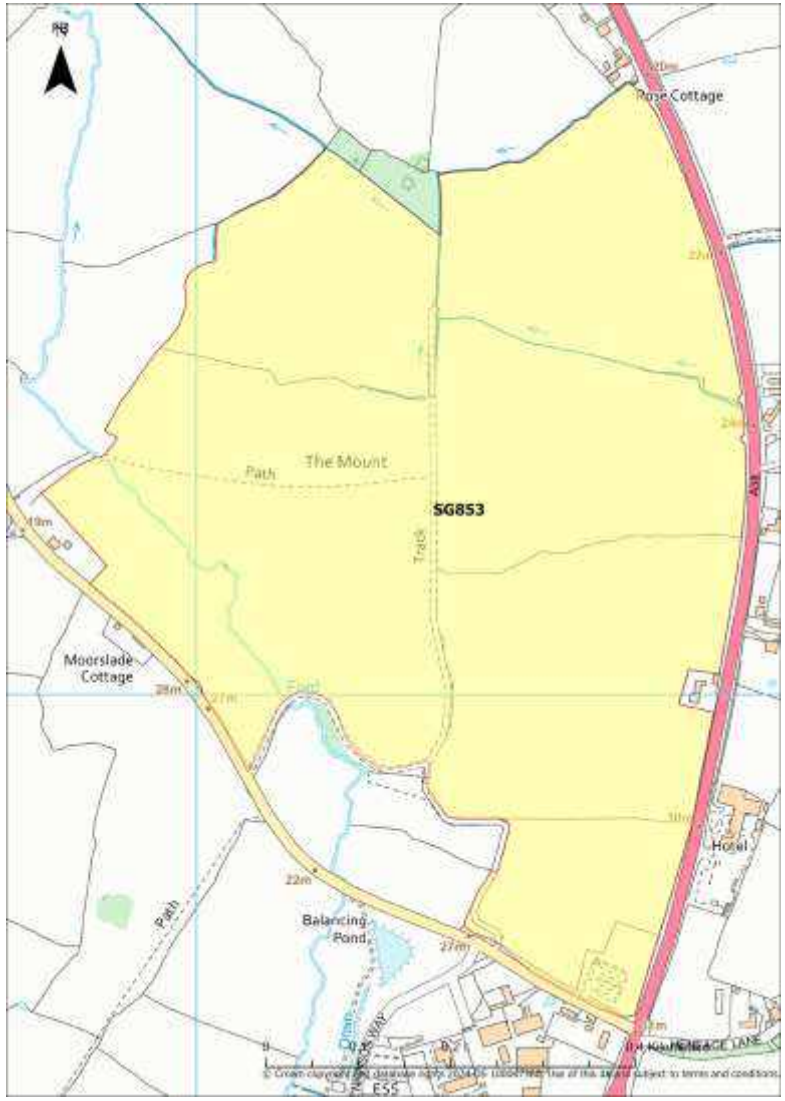
Site Reference:	SG852
Site Name:	Heneage Farm, Moorslade Lane
Gross Site Area (Ha):	2.344679
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is partly brownfield. The site has constraints including a Grade II listed building within the site boundary however it is considered likely that any impacts could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	63



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

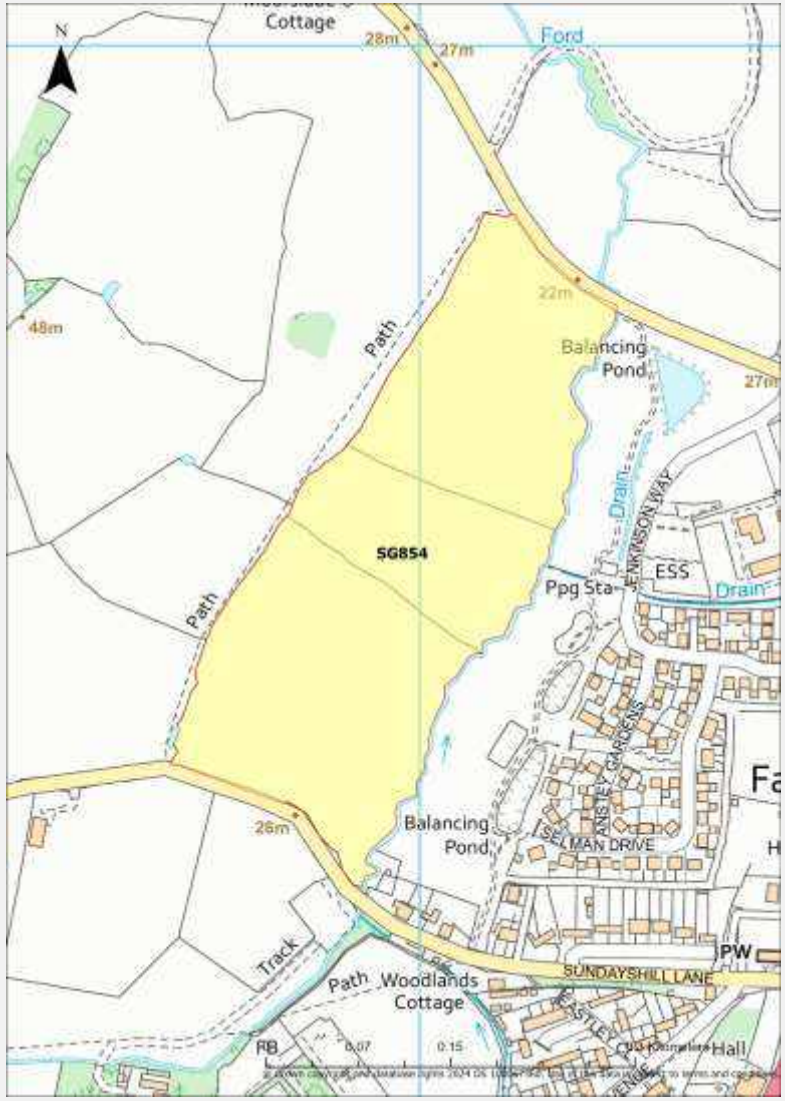
Site Reference:	SG853
Site Name:	Land North of Moorslade Lane
Gross Site Area (Ha):	44.869388
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including Flood Zone 3a (19.5%), an SNCI (1.5%), potential archaeology constraints, access constraints and heritage constraints however it is considered likely these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	1118



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

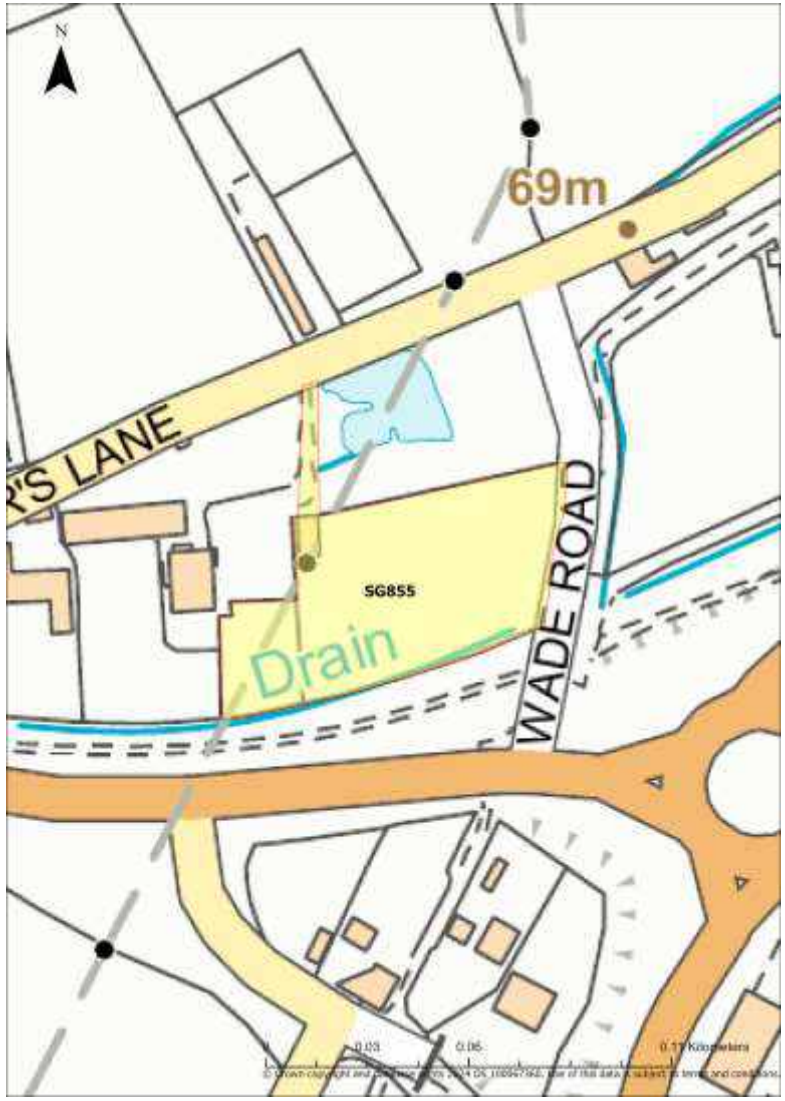
Site Reference:	SG854
Site Name:	Land off Moorslade Lane
Gross Site Area (Ha):	8.912561
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including FZ3a (12.37%), proximity to an SNCI, heritage constraints (proximity to a Grade II LB) and access and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

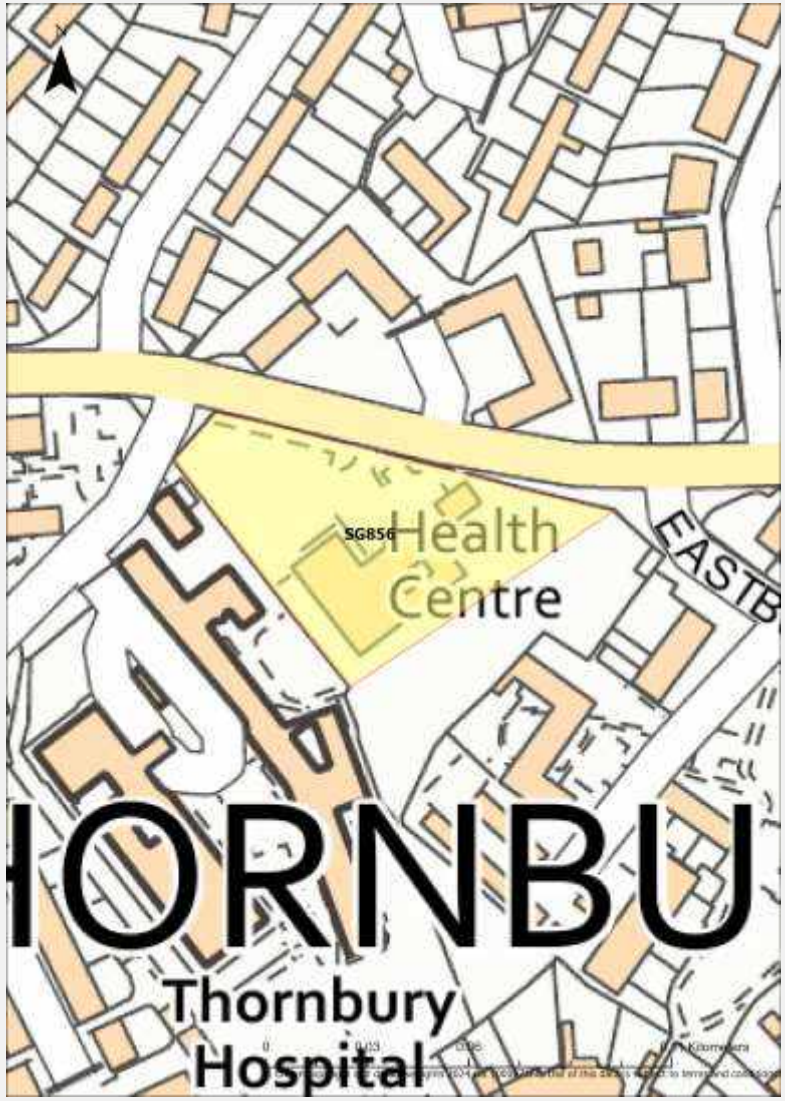
Site Reference:	SG855
Site Name:	Land at Dyers Lane
Gross Site Area (Ha):	0.415818
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an overhead power line running across the site and being within 250m of a Grade II listed building however it is considered likely these constraints could be avoided/mitigated. The site is in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	20



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

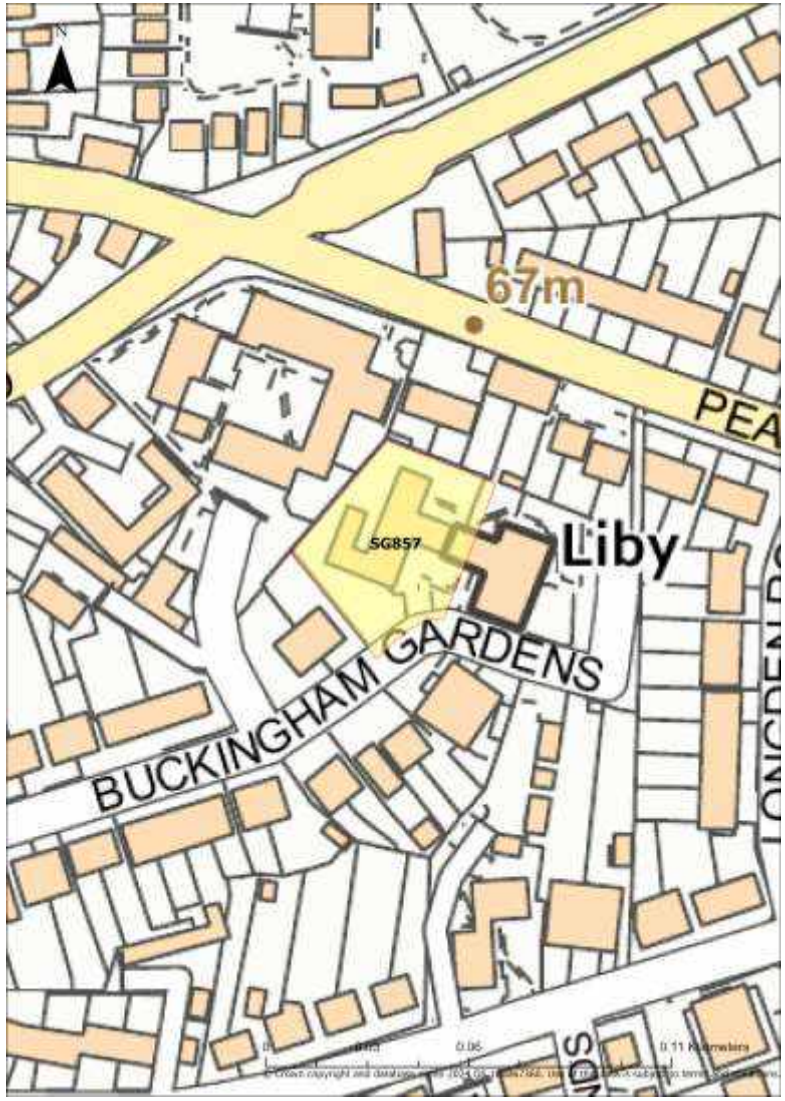
Site Reference:	SG856
Site Name:	Thornbury Health Centre Eastland Road
Gross Site Area (Ha):	0.423697
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is brownfield land. The site has very few constraints. The only constraints are 6% TPO overlap and 6% potential contamination, however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and the site has clear ownership. There are unlikely to be legal constraints or ransom strips. Potential for active uses to relocated/rationalised as part of NHS estate management.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board. There are viability issues identified however further information is required to see if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	15



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

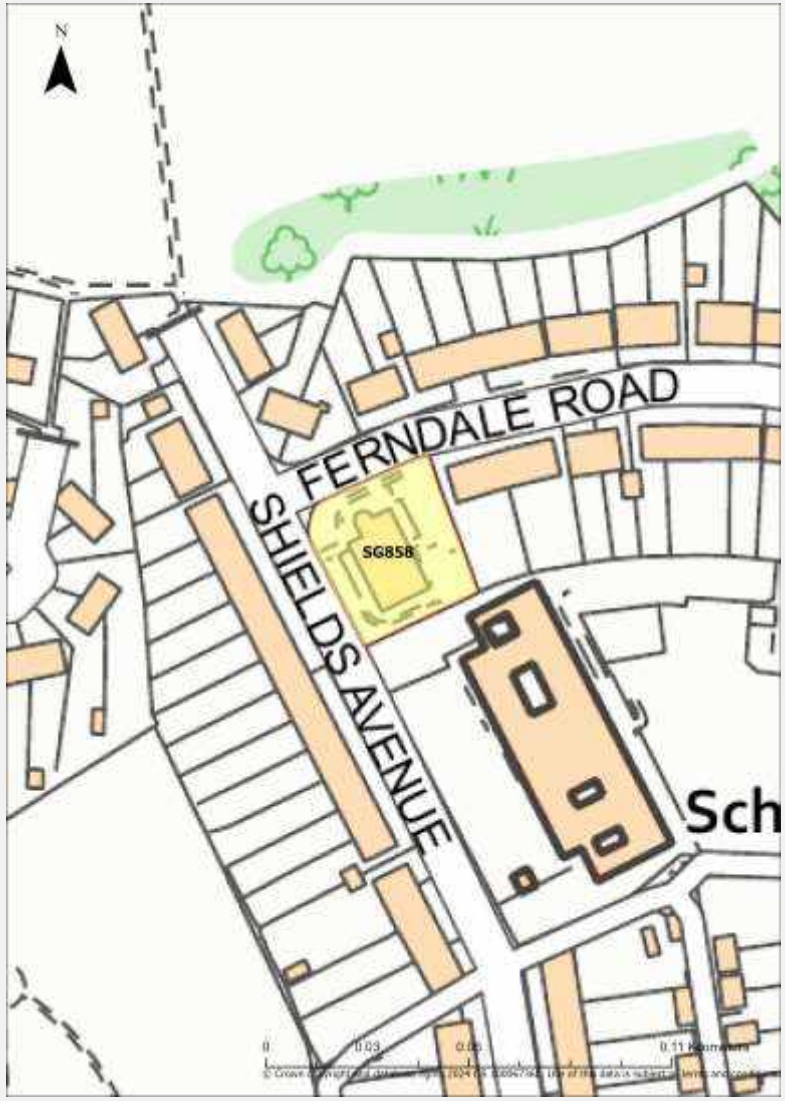
Site Reference:	SG857
Site Name:	Downend Clinic Buckingham Gardens
Gross Site Area (Ha):	0.183861
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and the site has clear ownership. There are unlikely to be legal constraints or ransom strips. Potential for active use to be relocated/rationalised as part of NHS estate management.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board and there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

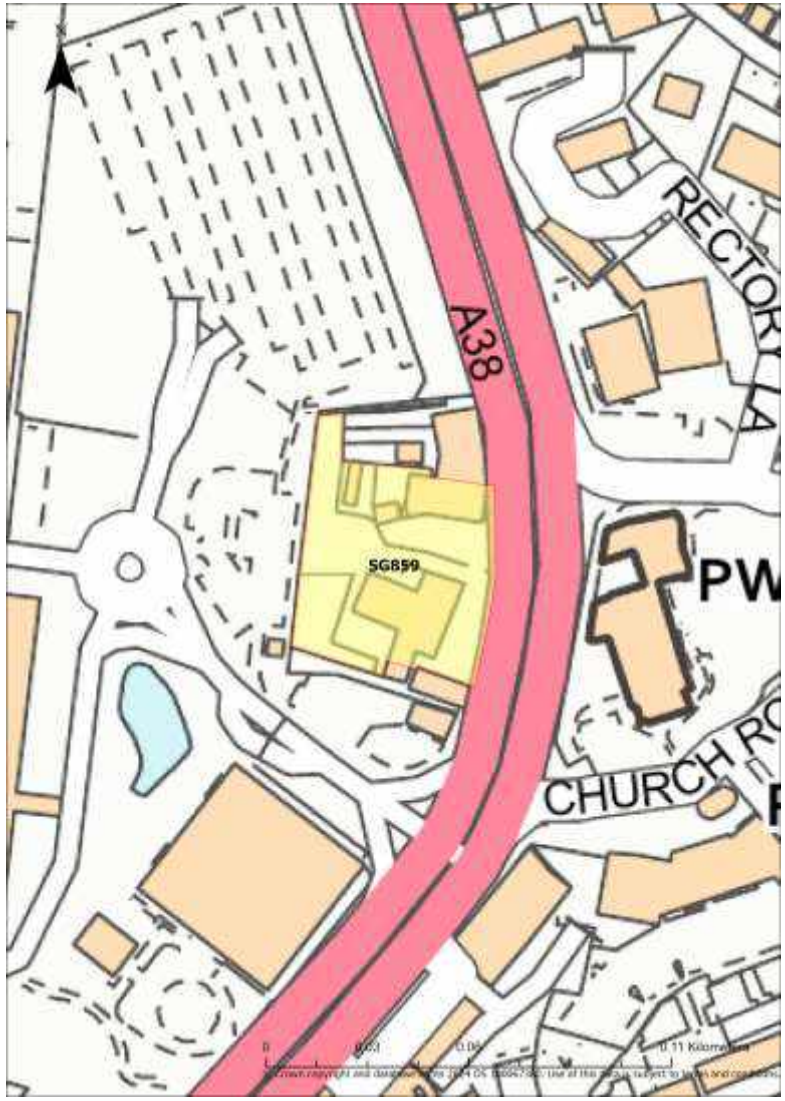
Site Reference:	SG858
Site Name:	Filton Clinic Shields Avenue
Gross Site Area (Ha):	0.149045
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and the site has clear ownership. There are unlikely to be legal constraints or ransom strips. Potential for active use to be relocated/rationalised as part of NHS estate management.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board and there are viability issues identified however further information is required to determine whether these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	6



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

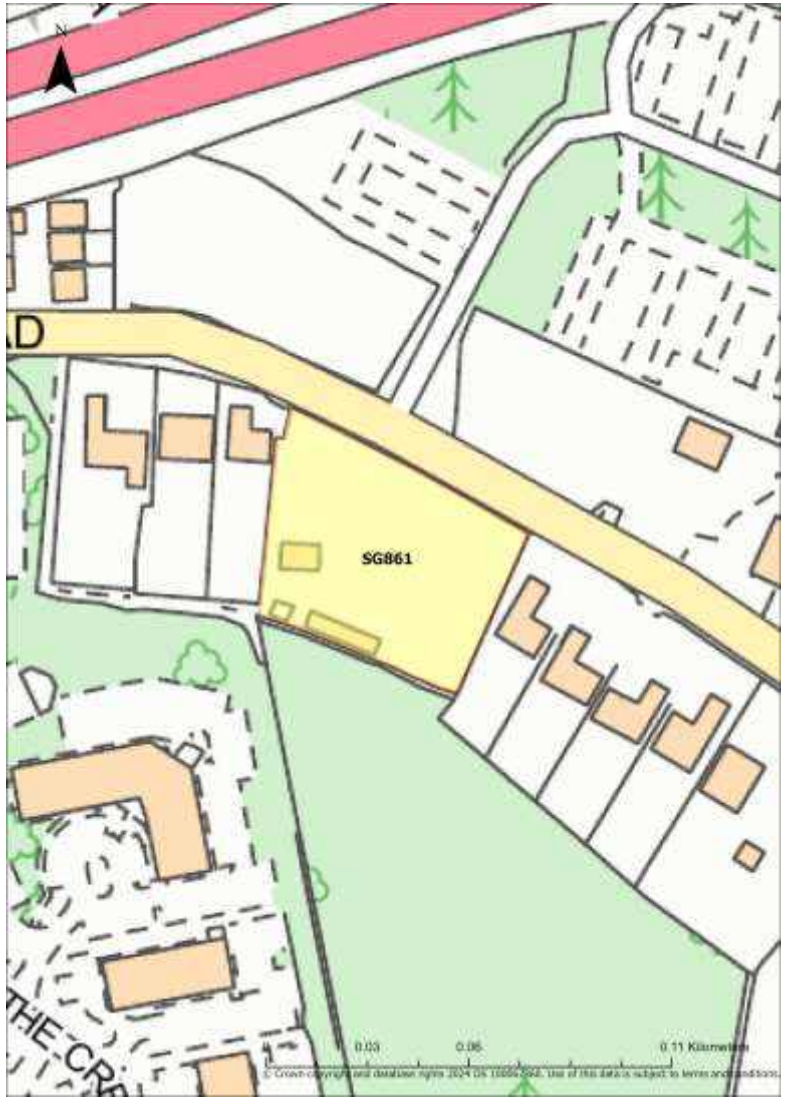
Site Reference:	SG859
Site Name:	The Plough and Horshoe Inn Gloucester Road
Gross Site Area (Ha):	0.288232
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. The site is not affected by any constraints although the site is a safeguarded employment site (97.86%) and therefore will require further assessment to determine suitability for other uses.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowners, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	18



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

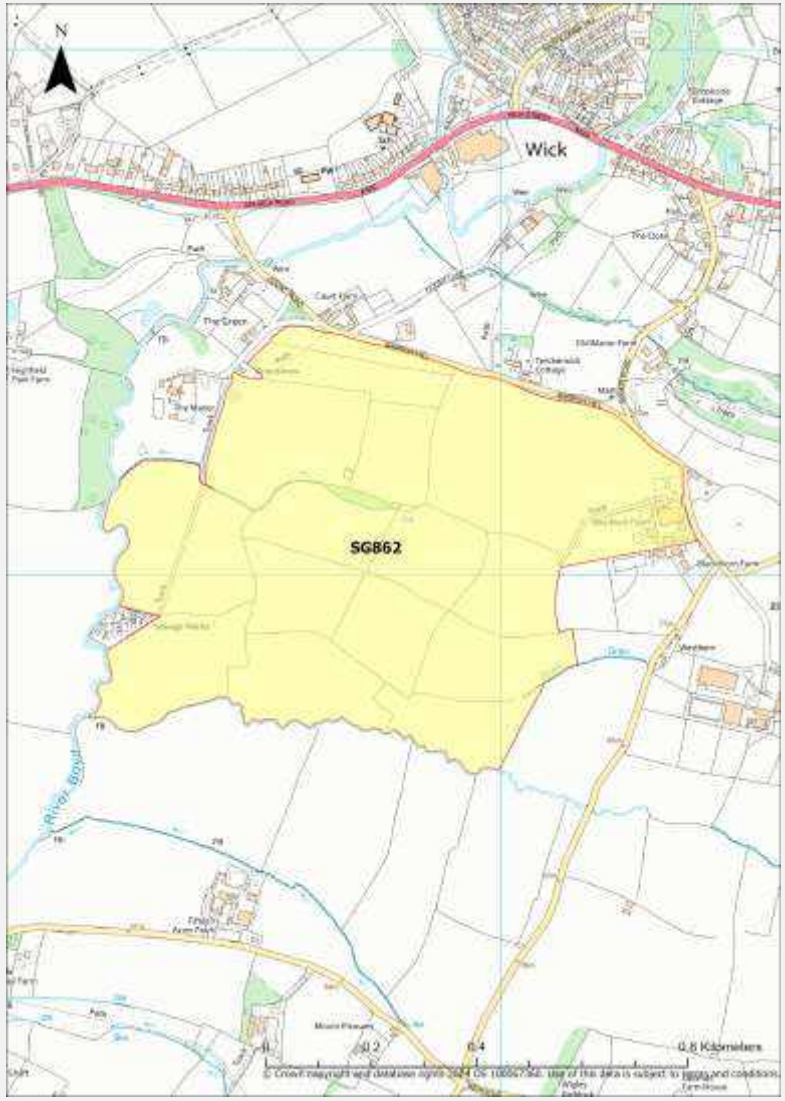
Site Reference:	SG861
Site Name:	Bolbrek Filton Road
Gross Site Area (Ha):	0.343464
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has landscape constraints (woodland to the south should be retained) and heritage constraints (Local Historic Park and Garden to the north) however these constraints can be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	11



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

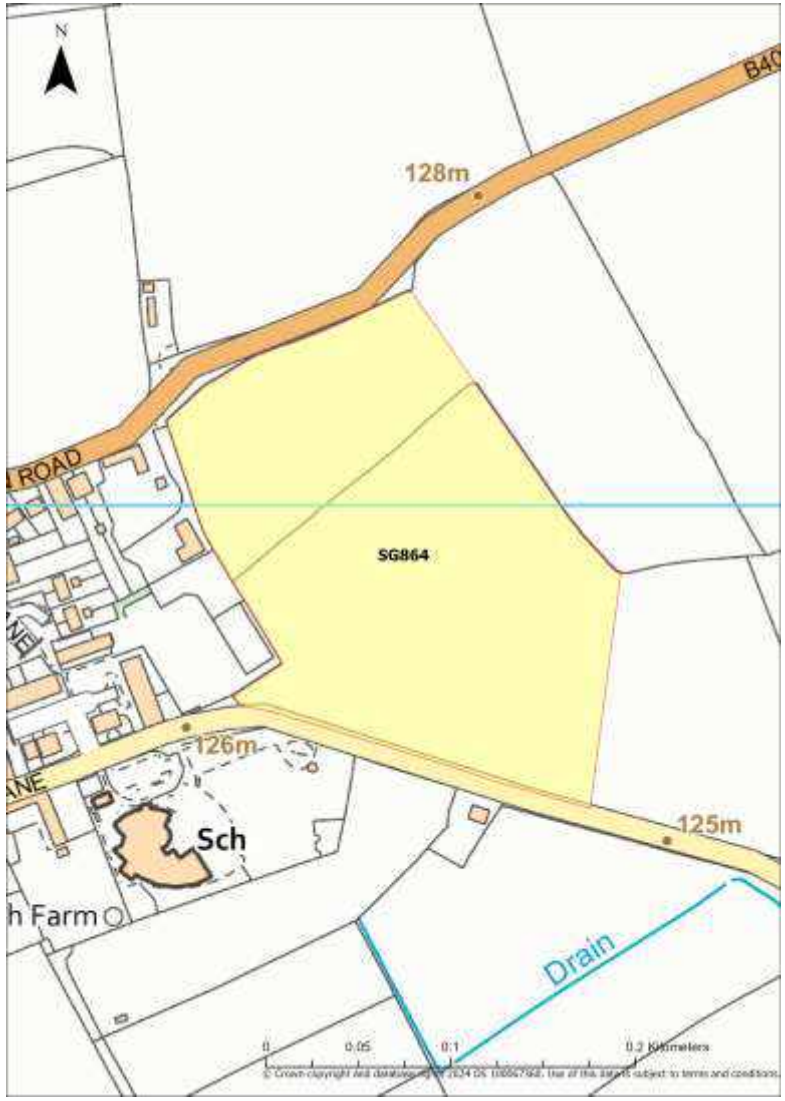
Site Reference:	SG862
Site Name:	Boydwick Farm
Gross Site Area (Ha):	60.843366
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including access, landscape, 0.64% SNCI, ecology and being in close proximity to Grade II listed buildings and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG864
Site Name:	Land South of Luckington Road
Gross Site Area (Ha):	4.26143
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints (proximity to Conservation Area and Grade I Registered Park and Garden) however it is considered likely these could be avoided or impacts mitigated. The site is within an AONB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraint or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	127



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG865
Site Name:	Land to the North of Tormarton Road
Gross Site Area (Ha):	2.832134
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including proximity the Acton Turville Conservation Area and listed buidlings and it is considered that no mitigation / avoidance is possible. The site is entirely within an AONB.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	12



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG866
Site Name:	Land to the West of Burton Road
Gross Site Area (Ha):	3.54281
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including proximity the Acton Turville Conservation Area and listed buidlings and it is considered that no mitigation / avoidance is possible. The site is entirely within an AONB.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

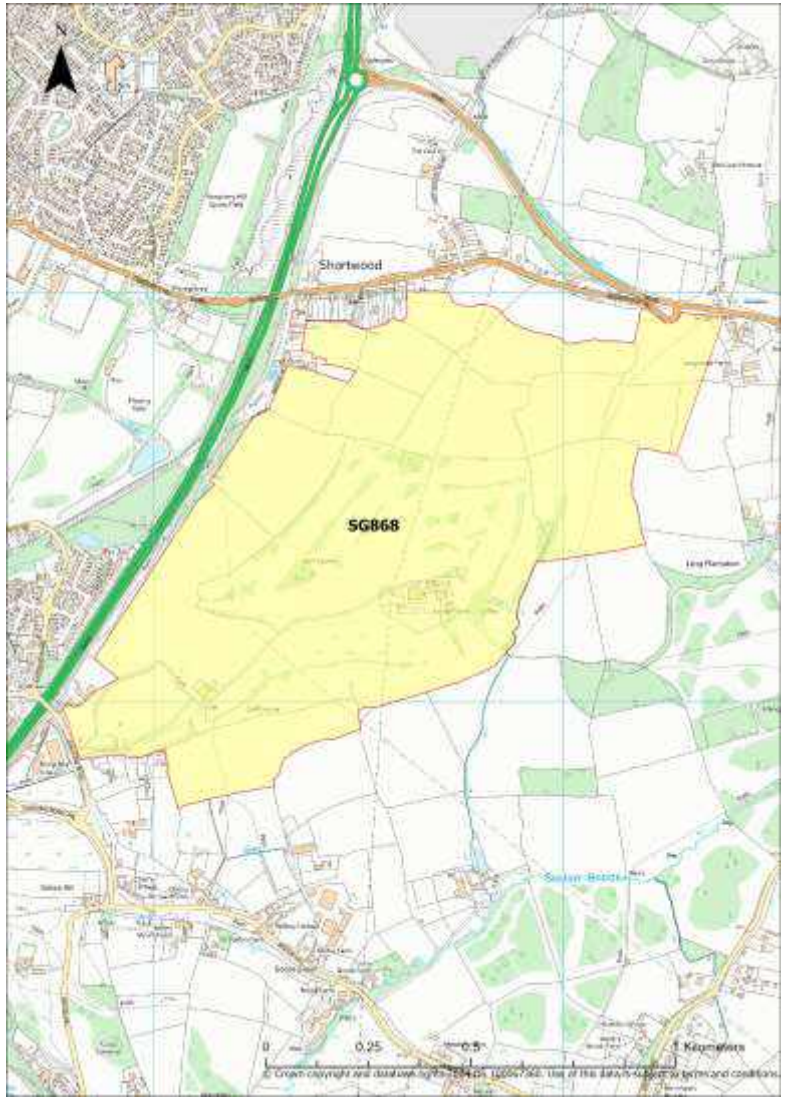
Site Reference:	SG867
Site Name:	Land to the South of Sodbury Road
Gross Site Area (Ha):	5.023152
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 61.29% within Acton Turville Conservation Area and proximity to listed buildings. Site is 100% within an AONB.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG868
Site Name:	Lower Shortwood
Gross Site Area (Ha):	104.583092
Proposed Use:	Residential and Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including Siston Conservation Area (5.58%), an OH powerline, SNCI (9.33%), and landscape and archaeology constraints however it is considered likely these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	1600



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Employment (5.8ha)

Site Reference:	SG869
Site Name:	Land at Filton Retail Park, Fox Den Road
Gross Site Area (Ha):	3.204977
Proposed Use:	Residential (Student Accommodation)
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. Part of the site is in active use (retail park) which will be retained - only the vacant southern part of the site is proposed for redevelopment (former B&Q garden centre area). The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner. Part of the site is in active use as a retail park which will be retained. Only the southern part of the site is proposed for redevelopment (currently vacant).
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board. There are minor viability issues identified and further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	132



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

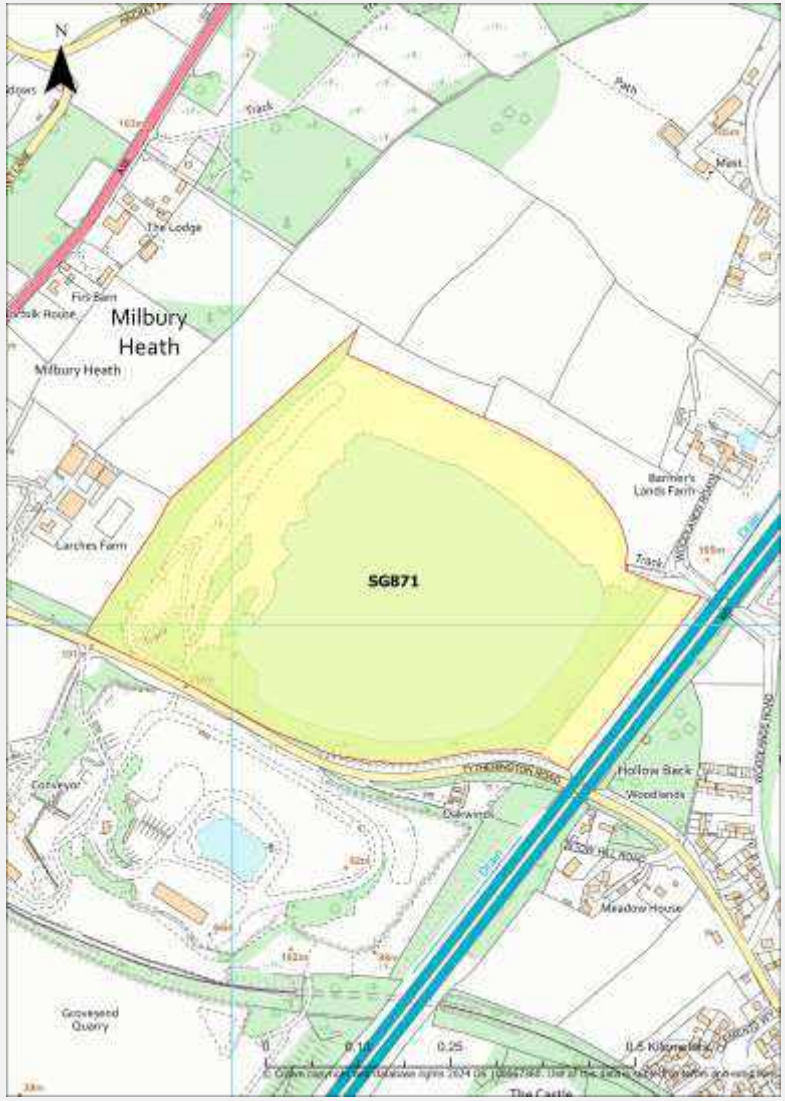
Site Reference:	SG870
Site Name:	Plot 9000, Western Approach Buisness Park. Govier Way
Gross Site Area (Ha):	2.966784
Proposed Use:	B1, B2, B8
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as 88.36% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible. Site is also 99.93% FZ3a however proposed for employment use so only sequential test required, not exception test.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

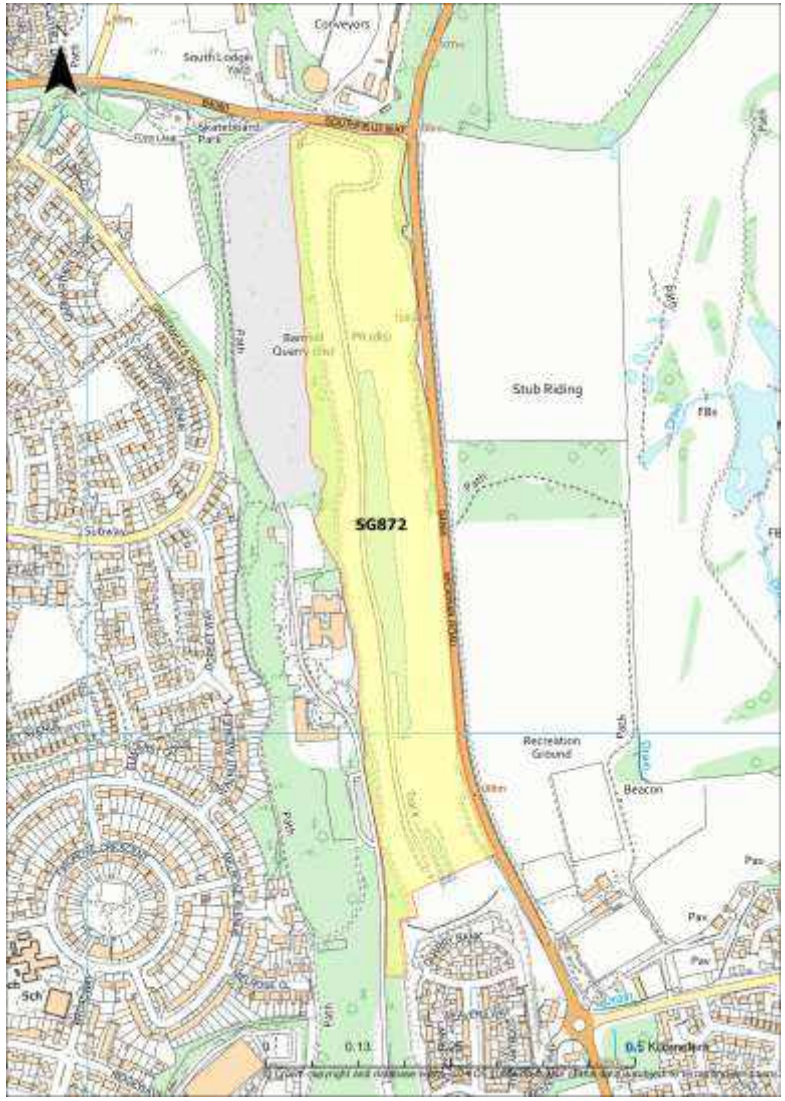
Site Reference:	SG871
Site Name:	Tytherington Quarry, Tytherington Road
Gross Site Area (Ha):	28.874395
Proposed Use:	Hotel
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including Regionally Important Geological Site designation covering the majority of the site however it is considered likely that these could be avoided / mitigated
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity: Hotel and Leisure

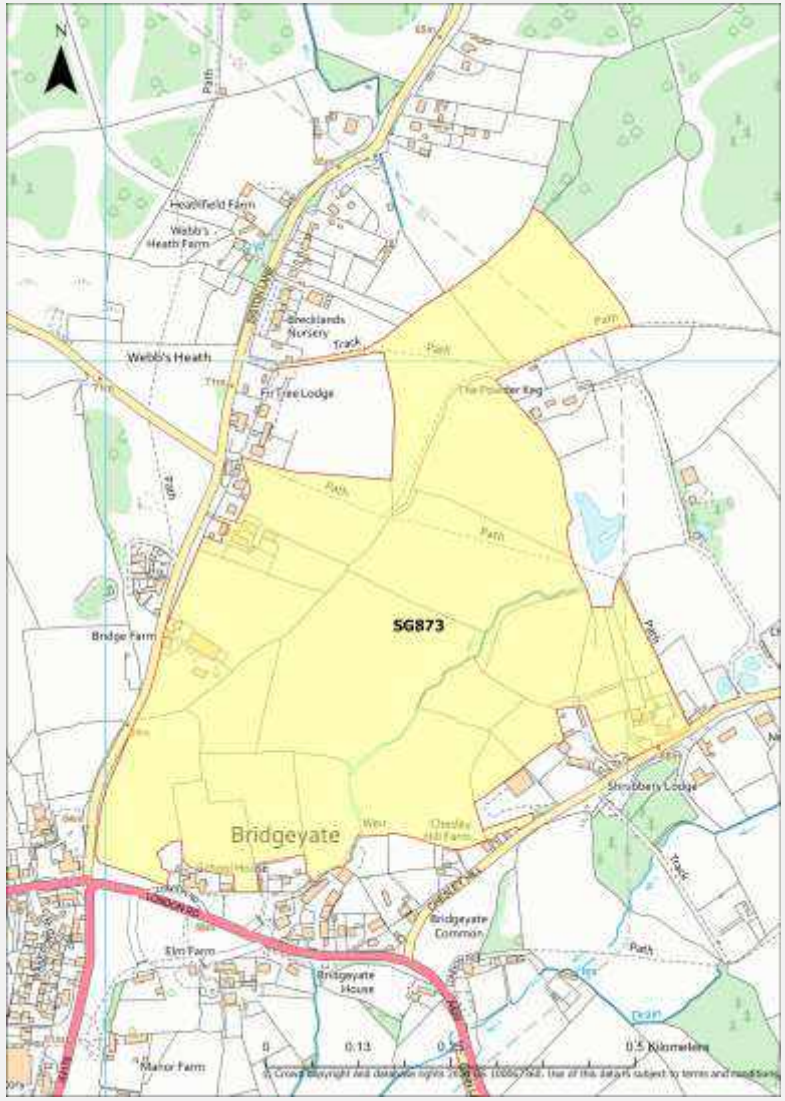
Site Reference:	SG872
Site Name:	Barnhill Quarry
Gross Site Area (Ha):	15.358813
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including Regionally Important Geological Site (96.03%) and SSSI (6.99%) however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) the site is not in active use and the site has clear ownership.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	
Initial Capacity:	300



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

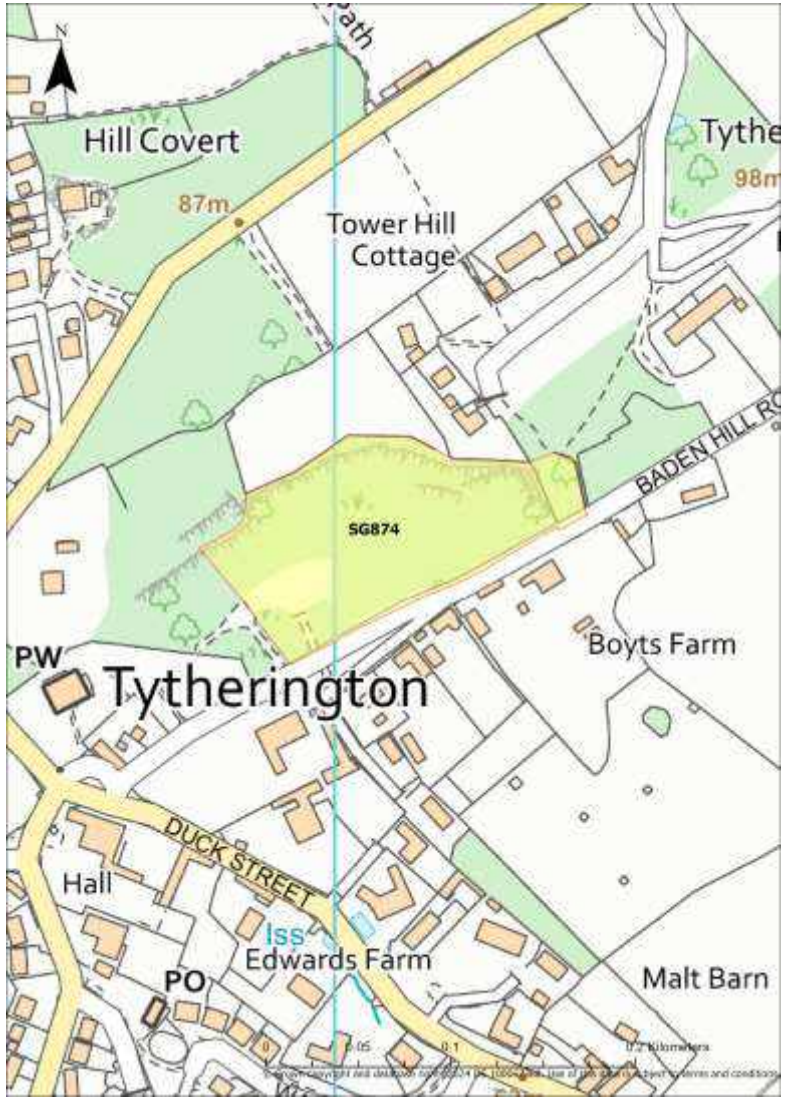
Site Reference:	SG873
Site Name:	Land east of Webbs Heath
Gross Site Area (Ha):	38.423686
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an overhead powerline, an SNCI, priority habitat and heritage constraints however it is considered likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has clear ownership, the owner is willing to sell and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	674



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	E(g)/B2 small scale

Site Reference:	SG874
Site Name:	Land at Church Quarry Baden HIll Road
Gross Site Area (Ha):	1.449736
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to landscape constraints (VIH and woodland network), SNCI (94.62%), Priority Habitat (76.08%), and heritage constraints (99.74% within Conservation Area). It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on best available information the site is being promoted by a single, willing landowner. There has been a previous planning application for residential development refused in 2013. Based on suitability conclusions site is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

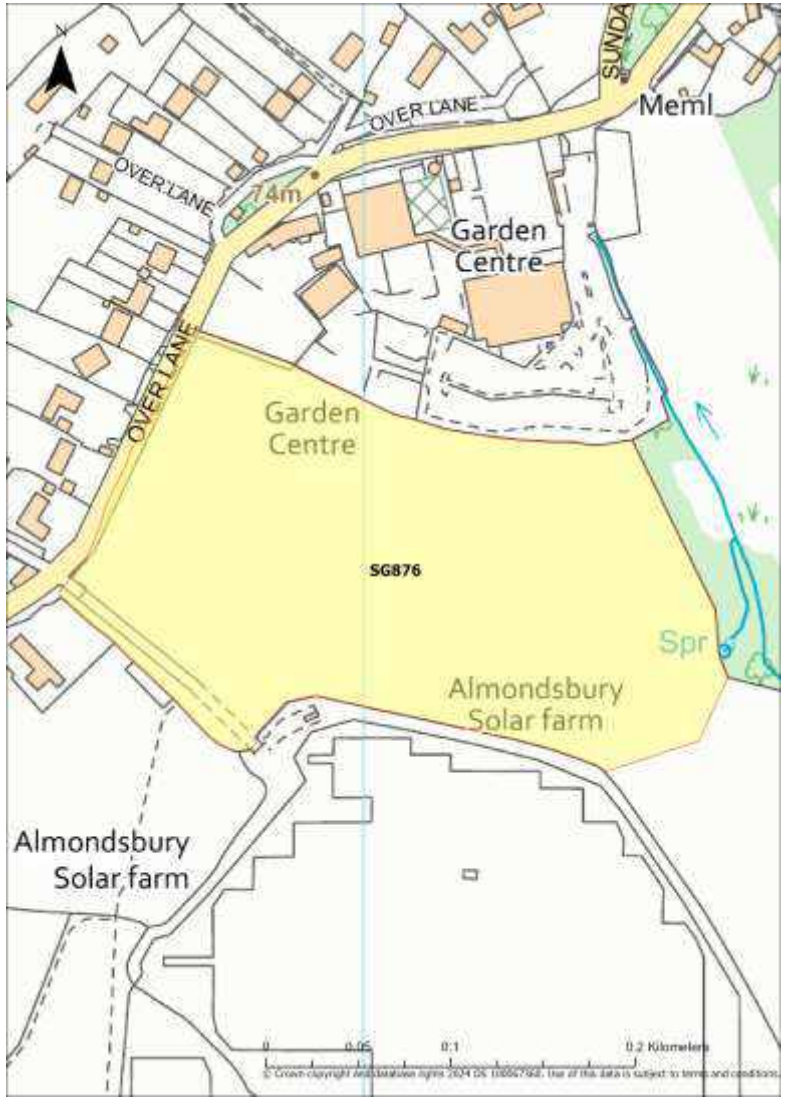
Site Reference:	SG875
Site Name:	Land between Tower Hill and Baden Hill Road
Gross Site Area (Ha):	0.388993
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable due to landscape constraints (visually important hillside), ecological constraints (SNCI buffer) and heritage constraints (adjacent to Conservation Area buffer). Due to size of site, no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on best available information the site is in single ownership and is being promoted by a willing landowner. Based on suitability assessment the site is considered not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on suitability assessment site is considered not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

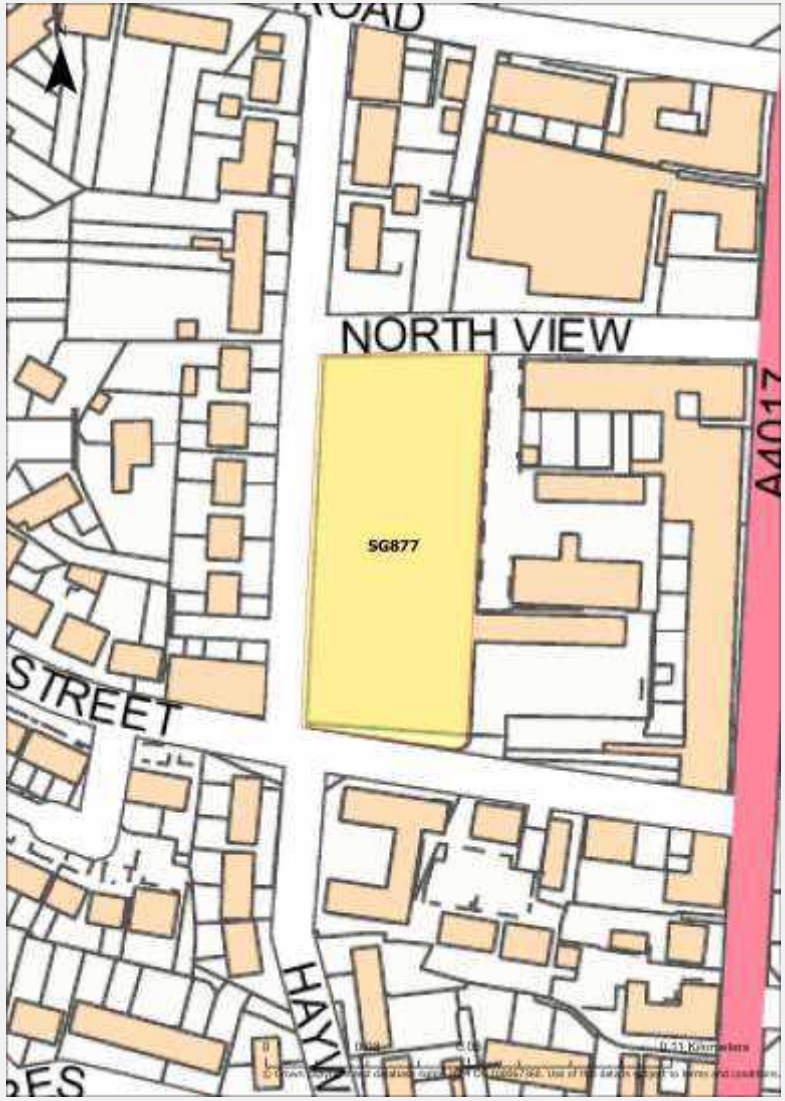
Site Reference:	SG876
Site Name:	Land South of Almondsbury Garden Centre
Gross Site Area (Ha):	5.510828
Proposed Use:	Residential (Assisted Living and Care Beds)
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as the site has constraints including heritage (proximity to listed building and Local Historic Park & Garden) which is considered could not be mitigated.
Availability:	No - not available
Availability Conclusion:	Based on suitability conclusions it is considered that the site is not available.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability conclusions, it is considered that the site is not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

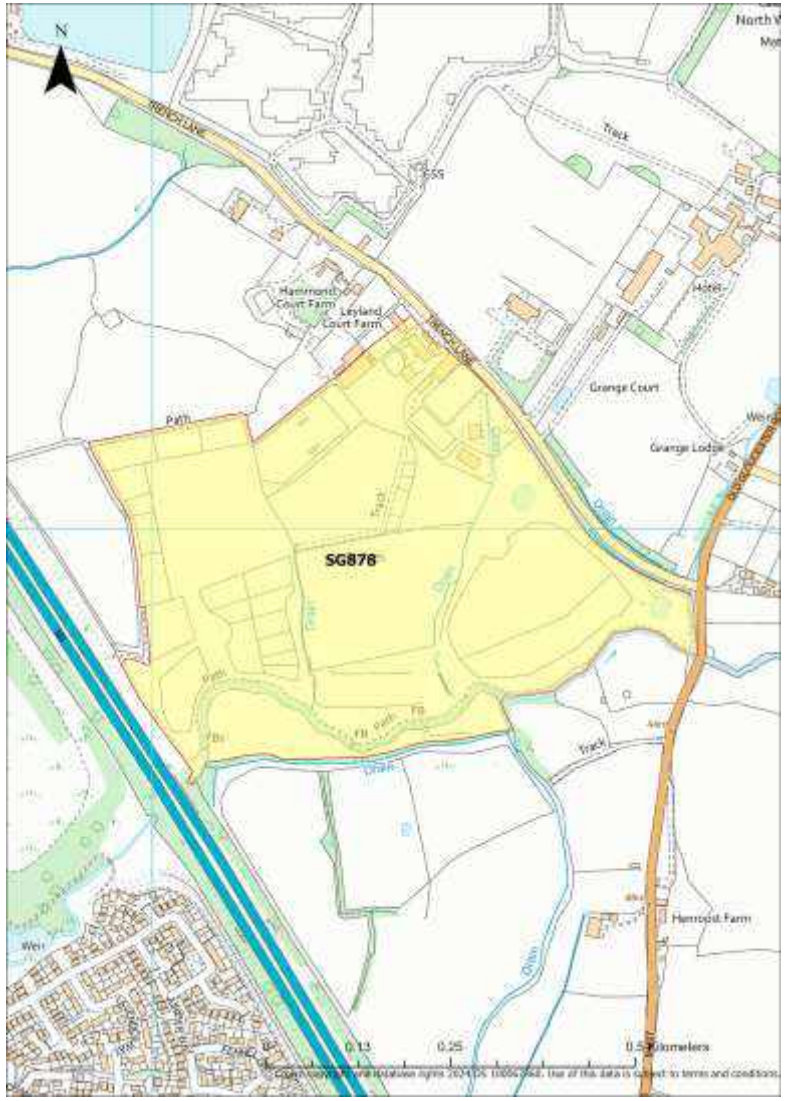
Site Reference:	SG877
Site Name:	Exhibition House, North View
Gross Site Area (Ha):	0.473082
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is brownfield land. The site is subject to some constraints (e.g. potential contamination (97%)) however it is considered that this could be avoided/mitigated. The site has a pending planning application for residential development (P22/04202/F).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is currently subject to a planning application for residential development (P22/04202/F). The site is in multiple ownership but CfS Form states that a developer is looking to purchase the whole site.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board. There are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	30



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

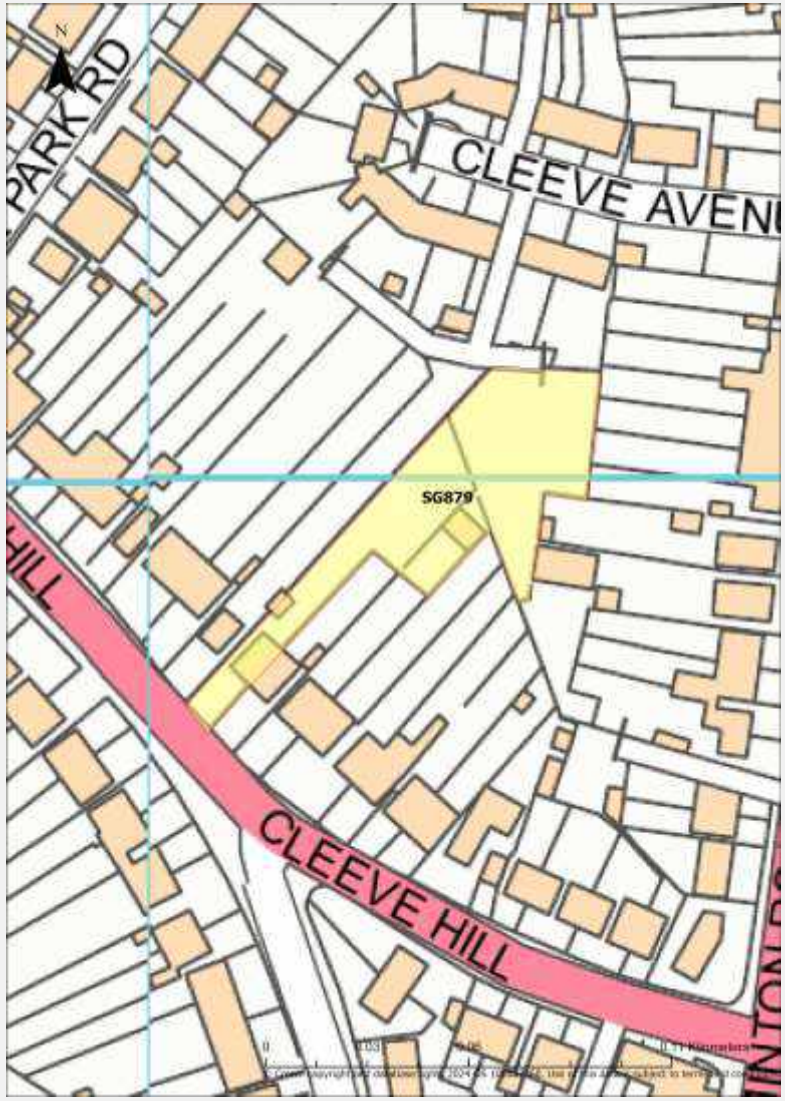
Site Reference:	SG878
Site Name:	Leyland Court Equestrian Centre
Gross Site Area (Ha):	29.529939
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including oil pipeline (26%), being adjacent to the M4, being adjacent to a Local Historic Park & Garden, and risk of surface water flooding (33%). The site area has been reduced to reflect these constraints. The site is 100% GB.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, the site has a willing landowner. The site includes an equestrian centre and the whole site is proposed for redevelopment by the owners of the equestrian centre however it is unclear if the centre will be relocated.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as availability uncertain and it is therefore not achievable at this stage.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	73



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

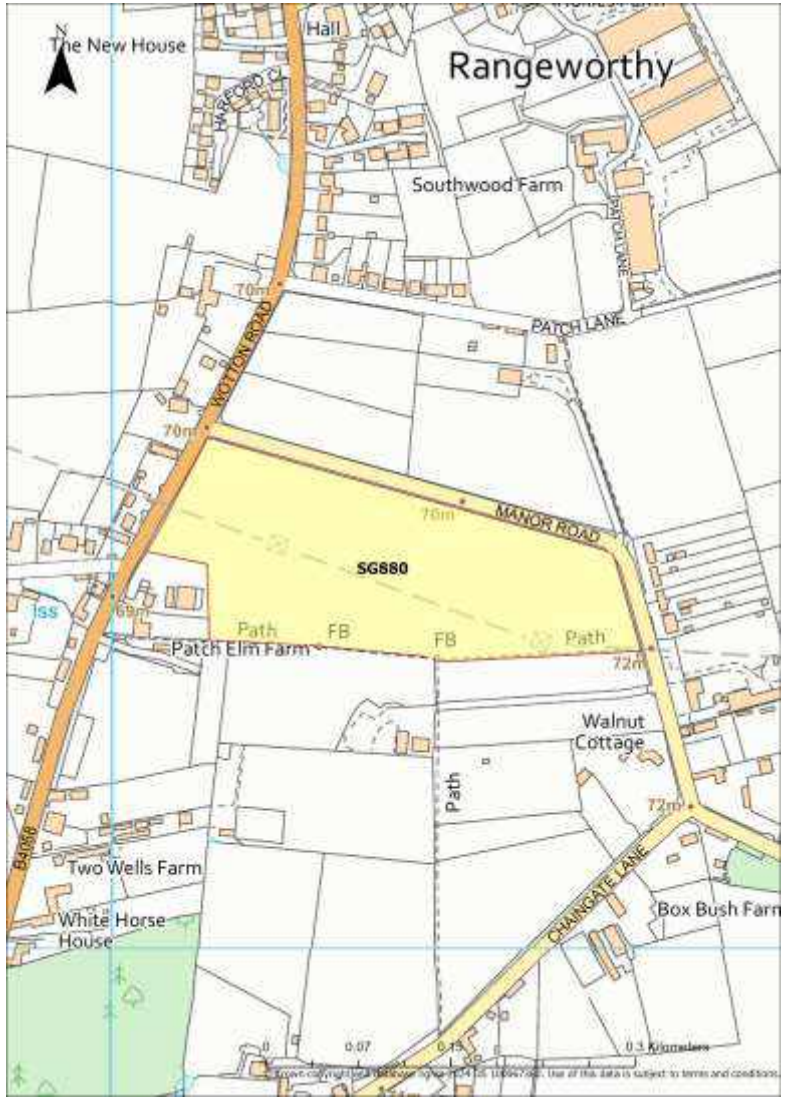
Site Reference:	SG879
Site Name:	Rear of 32 Cleeve Hill
Gross Site Area (Ha):	0.311164
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is landlocked. No mitigation/avoidance is possible. The site promoter has not demonstrated that a suitable access could be achieved.
Availability:	No - not available
Availability Conclusion:	Based on the suitability assessment, the site is considered to be unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Site assessed as unsuitable therefore the site is not considered to be achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

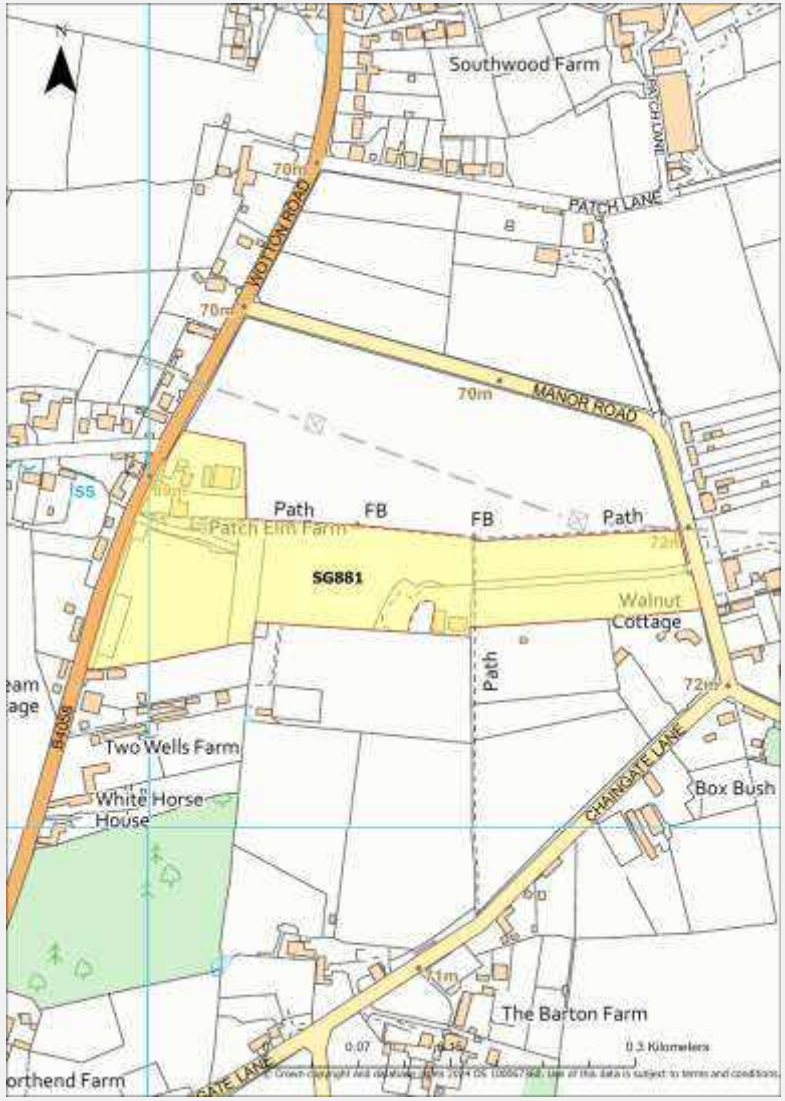
Site Reference:	SG880
Site Name:	Land to the South of Manor Road
Gross Site Area (Ha):	4.550589
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including an overhead power line, landscape constraints, and moderate risk of ground water flooding (93%) however it is likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has clear landownership and a willing landowner. It is a vacant site and there is unlikely to be any access/legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter but no clear evidence of developers being on board. The site has no obvious issues that are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	76



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

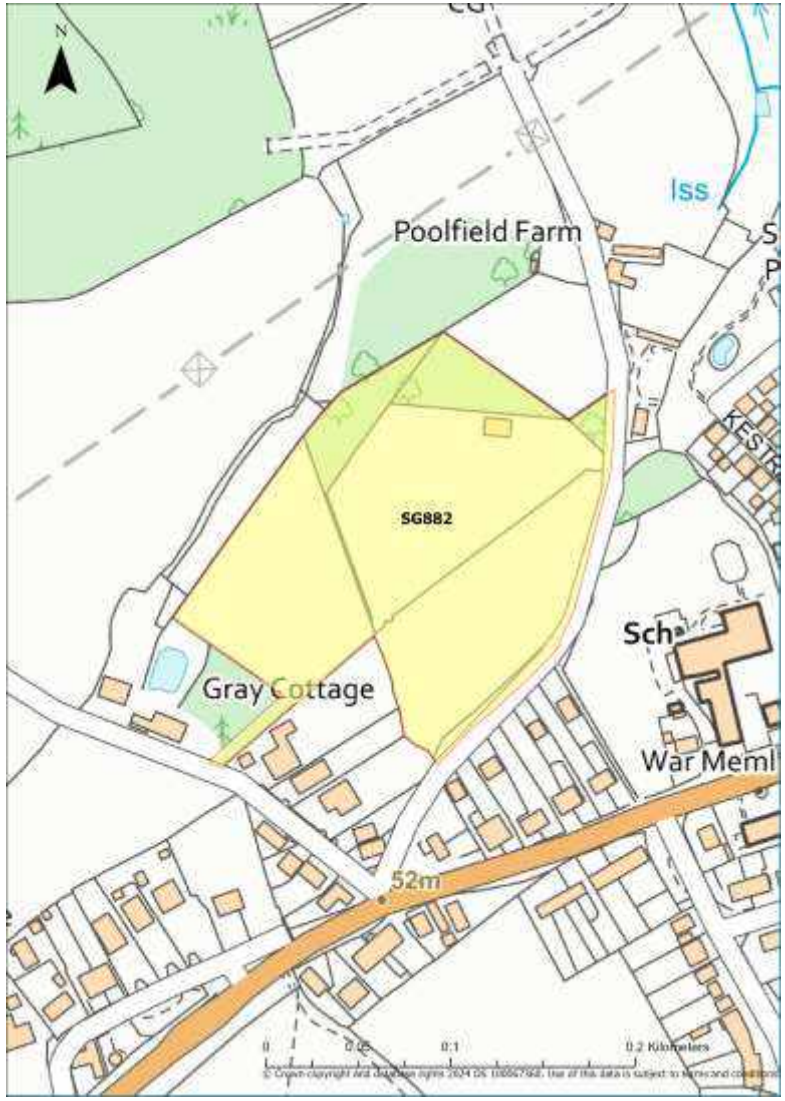
Site Reference:	SG881
Site Name:	Backfield Farm Business Park
Gross Site Area (Ha):	4.453761
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including landscape constraints, surface water flood risk (21%) and moderate risk of ground water flooding (93%) however it is likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and s not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter and there are no known abnormal costs however there is no evidence of developers on board or funding.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	133



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG882
Site Name:	Land adjacent to Grey Cottage
Gross Site Area (Ha):	3.244729
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including unsuitable vehicular access and proximity to Grade II listed Poolfield Farmhouse and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on the suitability assessment, the site is considered to be unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Site assessed as unsuitable therefore the site is not considered to be achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG883
Site Name:	Land at Lapwing Farm
Gross Site Area (Ha):	15.526976
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is adjacent to Tormarton Conservation Area and is in close proximity to numerous listed buildings, it also has potential archaeology constraints. The site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information the site has a willing landowner and is in single landownership. The site is in partial use and the existing uses will need to be relocated therefore assessed as availability uncertain at this stage.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as availability uncertain and it is therefore not achievable.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	56



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

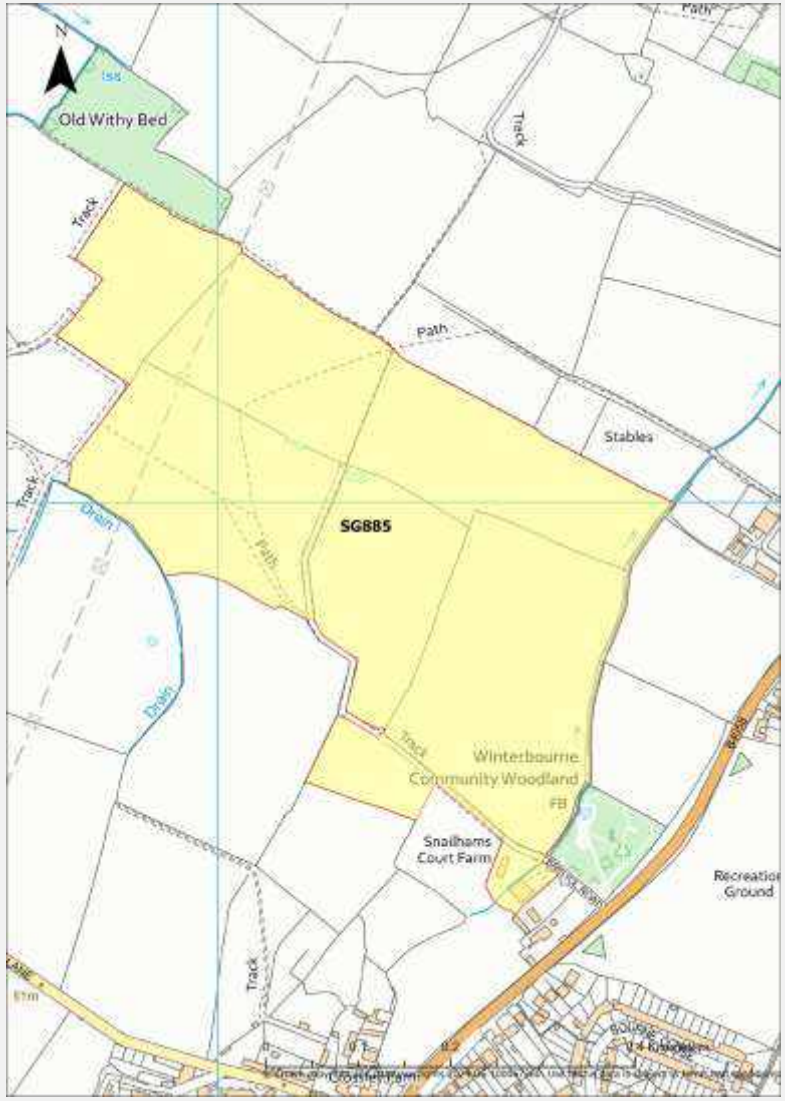
Site Reference:	SG884
Site Name:	Land to rear of Silverhill School, Winterbourne
Gross Site Area (Ha):	11.987093
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including an overhead power line, electricity pole and harmful impact on Grade II listed building and CA and their setting and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

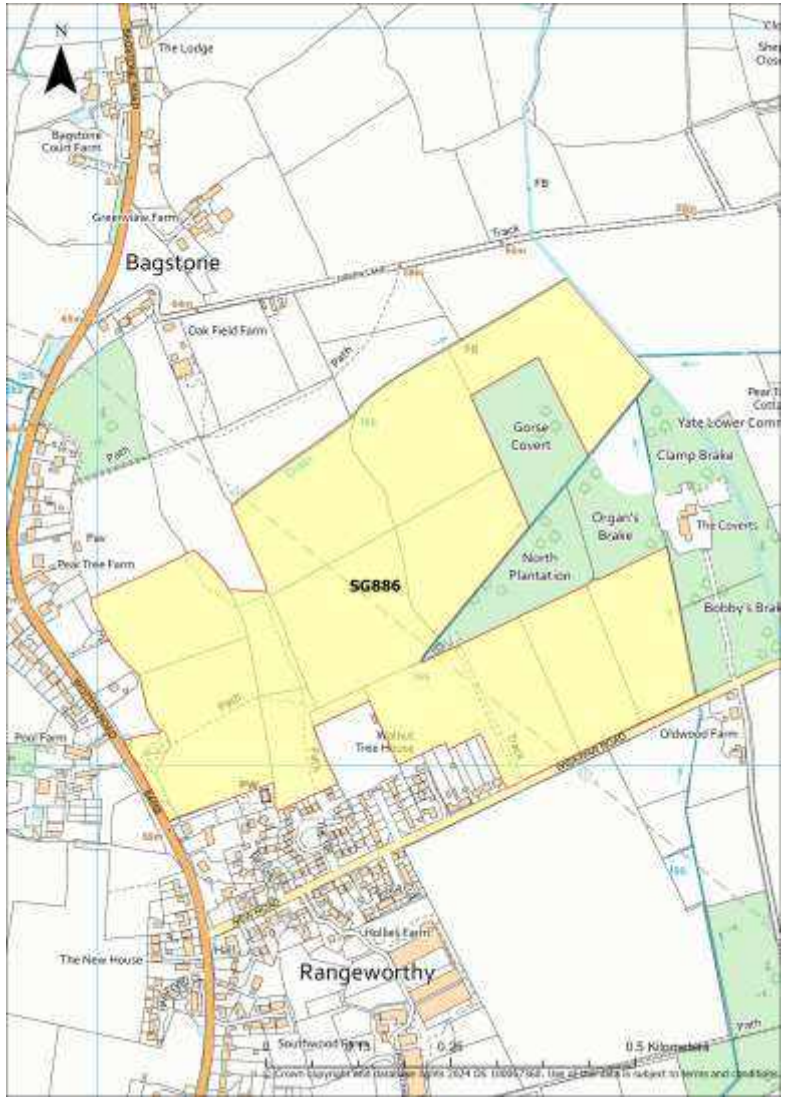
Site Reference:	SG885
Site Name:	Site W2, Land off, Bristol Road
Gross Site Area (Ha):	23.943636
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an OH power line, oil pipeline (5.75%), risk of groundwater flooding (64%), and access constraints, however these constraints could be avoided/mitigated. The site is 100% in the GB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are unlikely to be any issues which affect the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	584



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG886
Site Name:	Land to north of New Road, Rangeworthy
Gross Site Area (Ha):	29.091006
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including OH powerline and poles, SNCI (0.11%), proximity to a listed building, access constraints, and moderate risk of ground water flooding (39.96%) however it is likely that these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and clear ownership. There are unlikely to be any legal constraints or ransom strips. The site overlaps with SG228 which relates to the same landowner.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	90



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

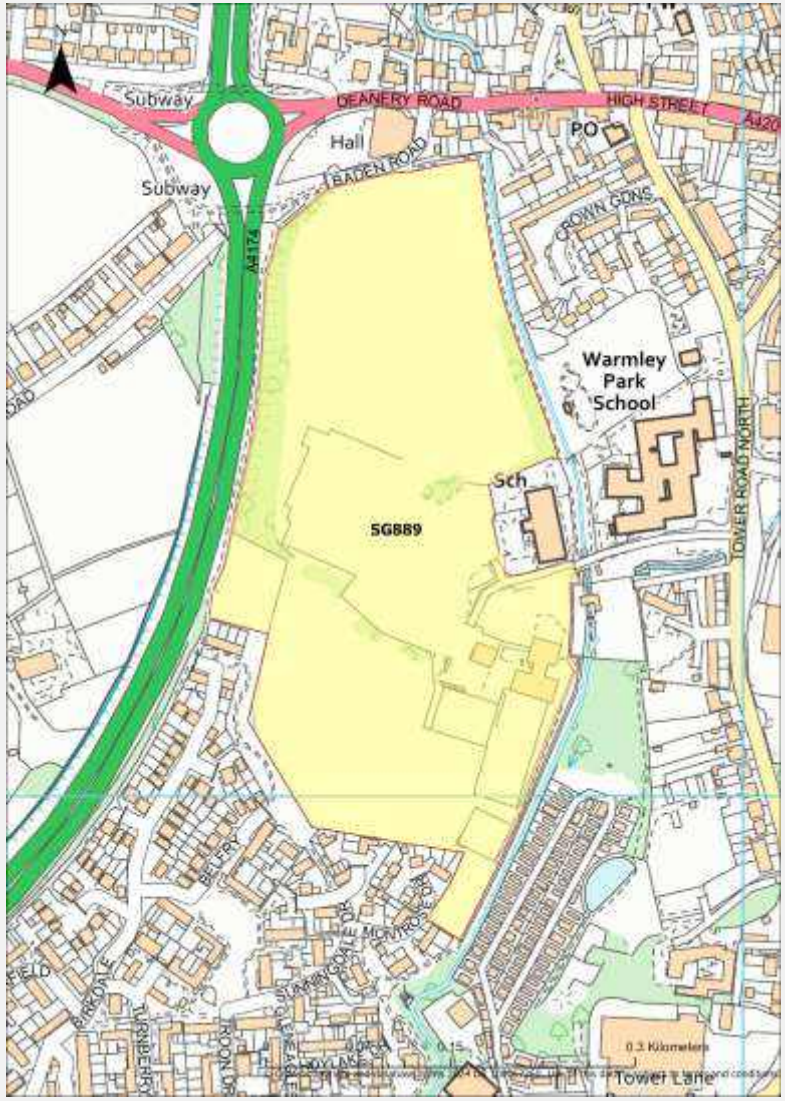
Site Reference:	SG887
Site Name:	Part of France Lane Farm, Hawkesbury Upton
Gross Site Area (Ha):	5.588163
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to landscape and access constraints. The site is entirely within an AONB.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG889
Site Name:	The Grange School
Gross Site Area (Ha):	12.046819
Proposed Use:	Residentiail with primary school with sports provision to be de
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is partly brownfield. Site has a number of constraints including being within Warmley Conservation Area (33%) and being in close proximity to numerous listed buildings however it is considered likely that these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	SBased on the best available information the site has a willing landowner and the site is not in active use. The site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on the best available information, the site has potential viability issues however further information is required to determine if these can be addressed.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	210



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

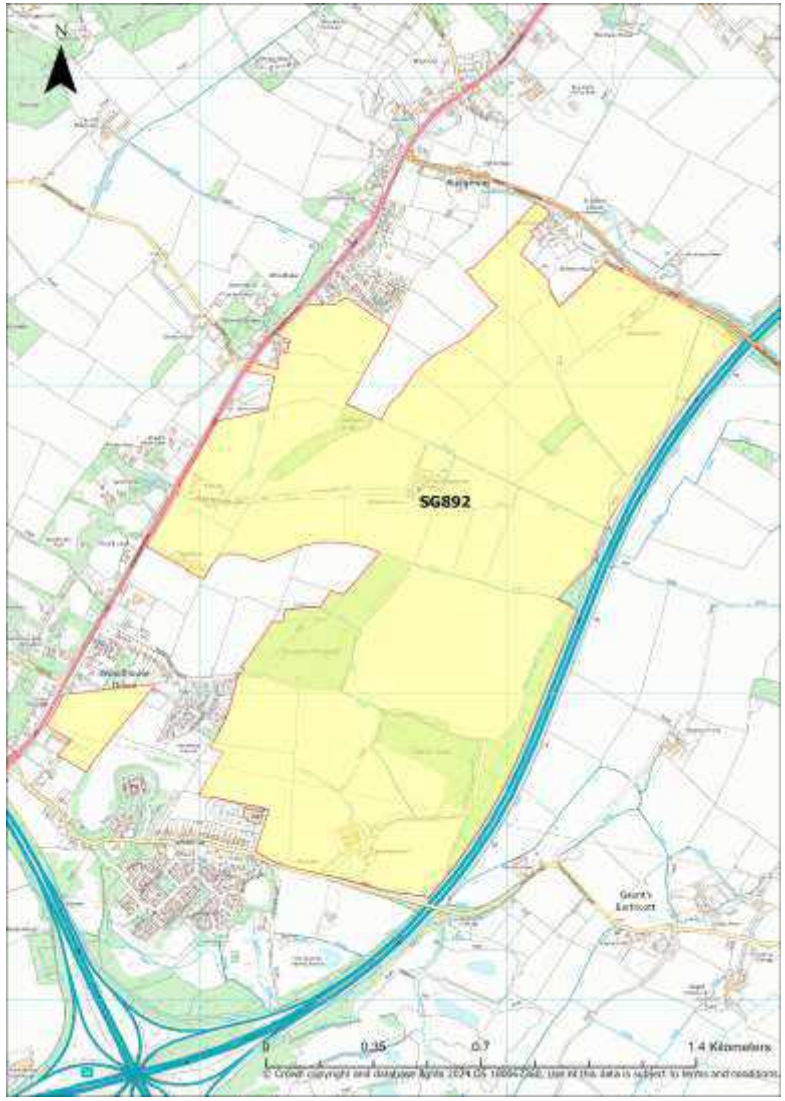
Site Reference:	SG890
Site Name:	Land at The Paddock
Gross Site Area (Ha):	0.904125
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has an overhead power line and an oil pipeline (6.2%) however it is considered likely that these constraints could be mitigated/avoided. Site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site ha a willing landowner, is not in active use and there is unlikely to be legal constraints/ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has a promoter on board, the site has no obvious issues which are likely to impact the viability of the site. It is considered overhead lines would be taken into consideration in viability.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	16



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

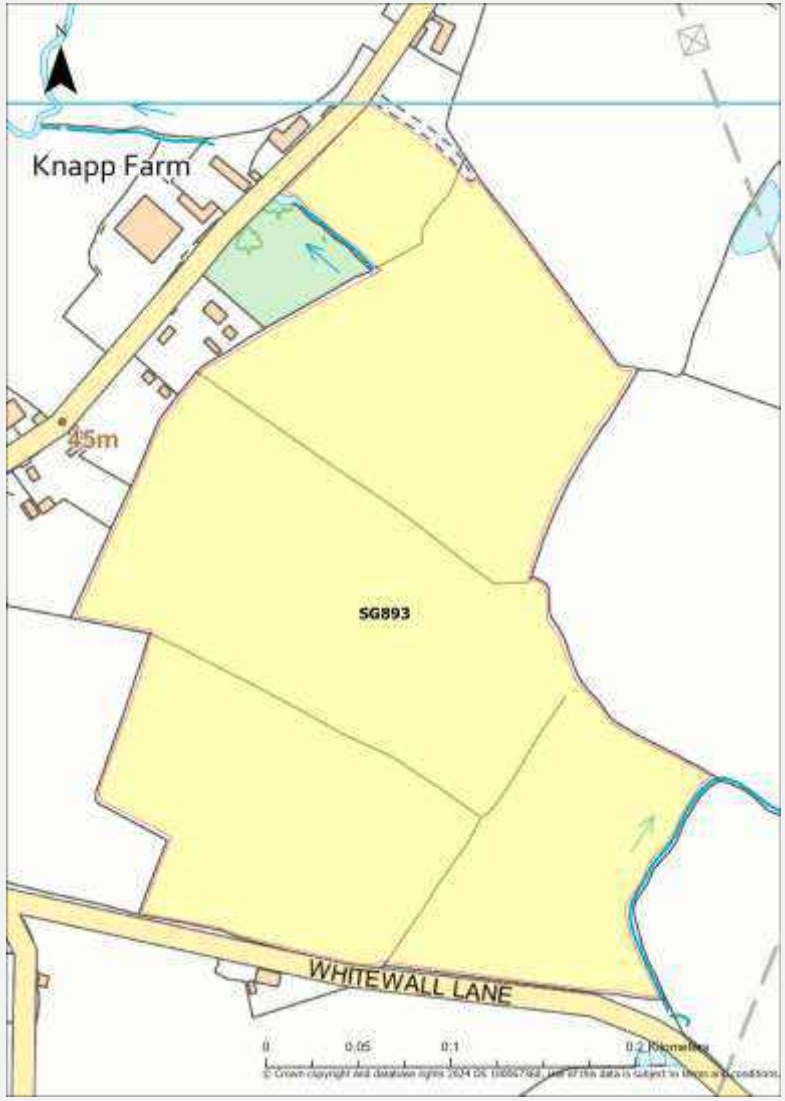
Site Reference:	SG892
Site Name:	Land at Hortham Lane, Almondsbury
Gross Site Area (Ha):	214.317574
Proposed Use:	Mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including an overhead powerline and poles, two gas pipelines, potential contamination (7.58%), and heritage, landscape, and archaeology constraints however these could be avoided/mitigated. The site is located in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	2675



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

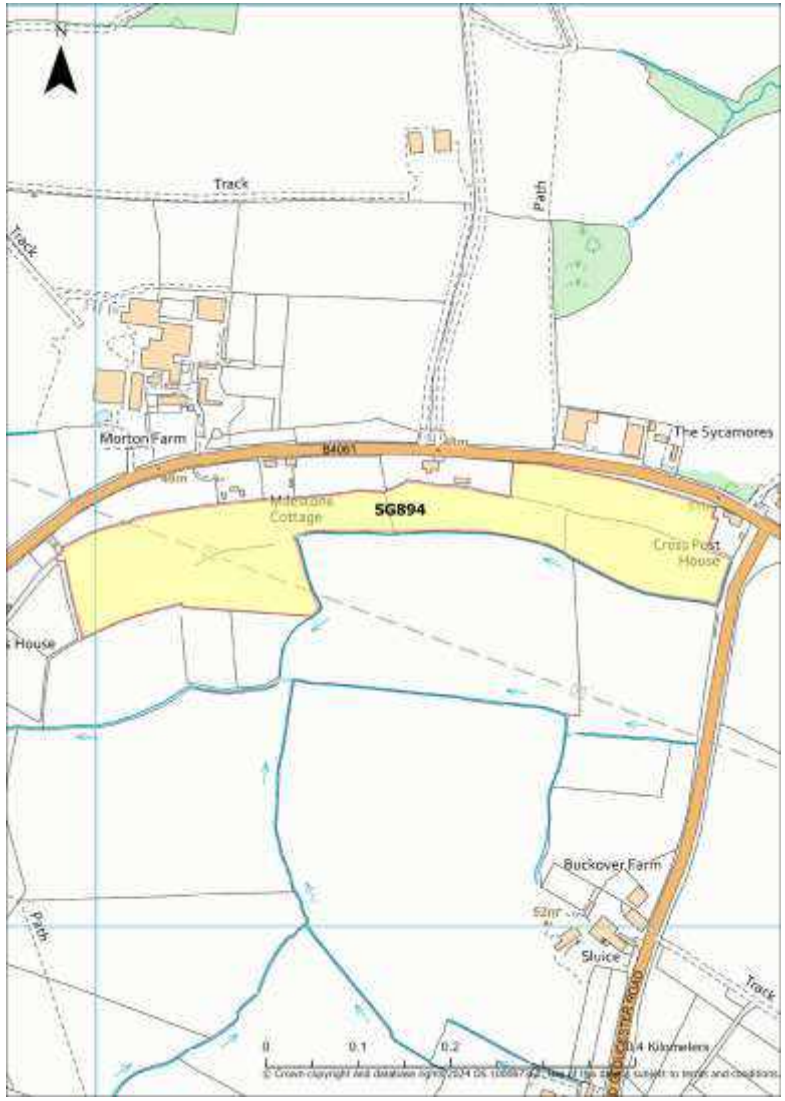
Site Reference:	SG893
Site Name:	Land at Crossways
Gross Site Area (Ha):	9.72482
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 95% BMV agricultural land, landscape harm (VIH), potentila harm on the local transport network and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG894
Site Name:	Land at Gloucestershire Road
Gross Site Area (Ha):	6.021572
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a few constraints including an overhead power line and electricity pole and being approx 110m away from a Grade II listed building however it is considered likely these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	81



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

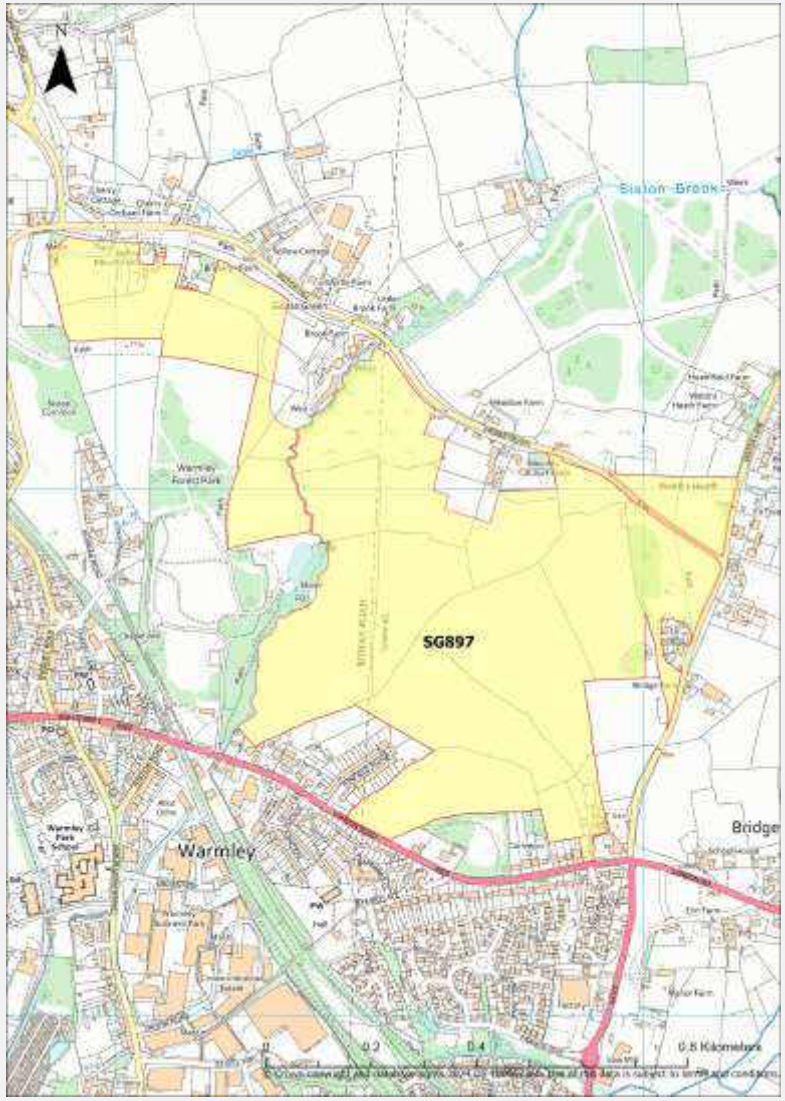
Site Reference:	SG896
Site Name:	Glenfern and Land to East of Carsons Road
Gross Site Area (Ha):	2.604892
Proposed Use:	Employment B1 B2 B8
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it has clear ownership and there are unlikely to be legal constraints or ransom strips. The existing uses on part of the site would need to be relocated.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	2.6ha E, B2, B8

Site Reference:	SG897
Site Name:	Land north of A420 and south if Goose Green
Gross Site Area (Ha):	56.923901
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including SNCI (8.85%), priority habitat area (5.15%), and landscape and heritage constraints however it is considered likely constraints could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	1000



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Employment (70,000m2)

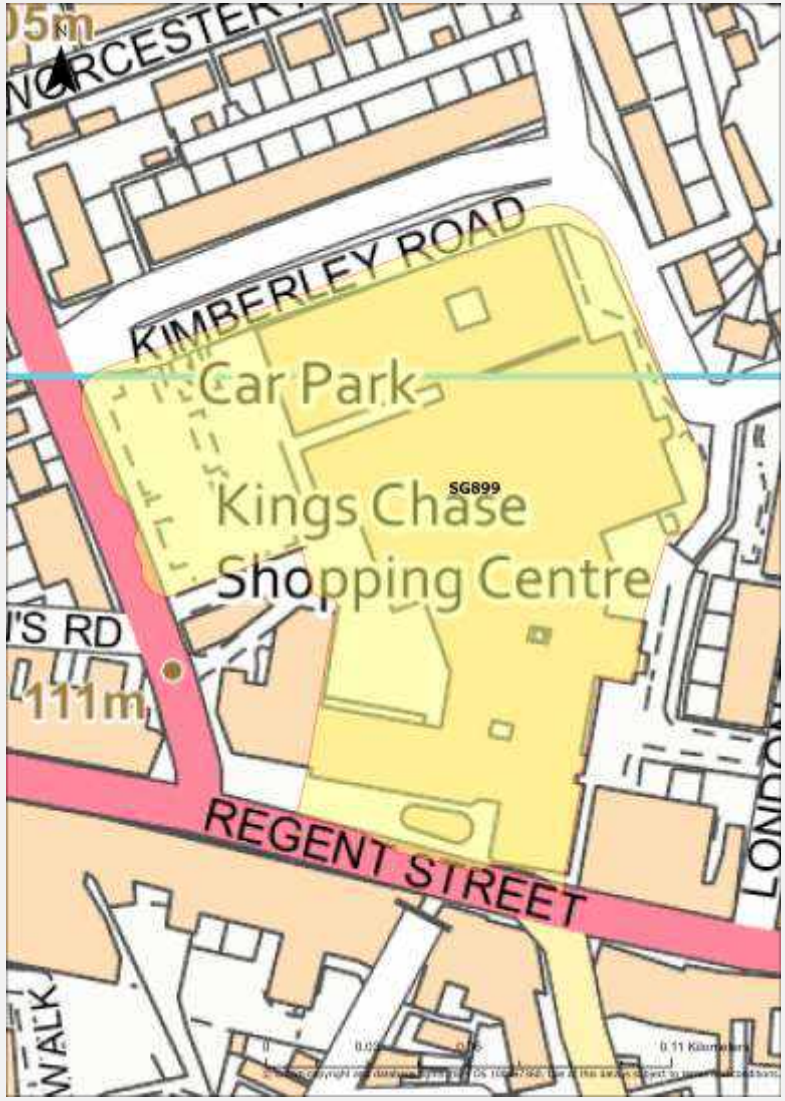
Site Reference:	SG898
Site Name:	Vilner Farm
Gross Site Area (Ha):	1.660139
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable due to access constraints. The existing access is not satisfactory - the site promoter has not provided any evidence to demonstrate that an alternative access could be achieved.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

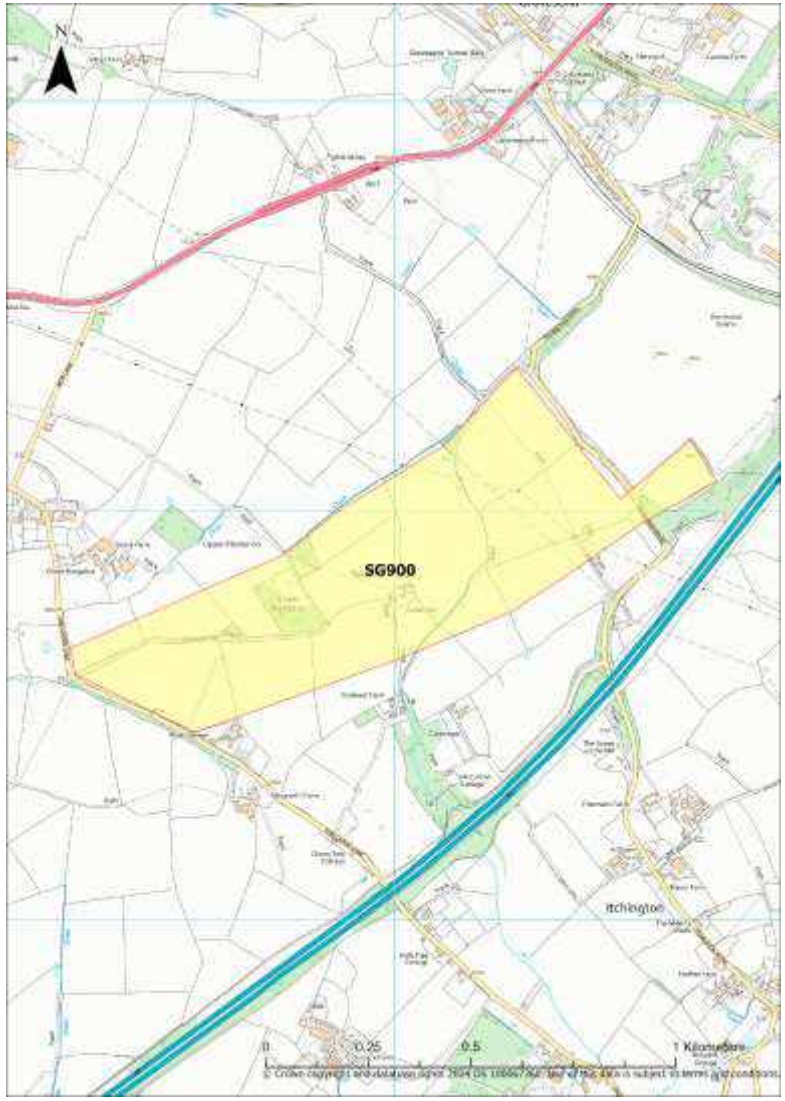
Site Reference:	SG899
Site Name:	Kings Chase Shopping Centre
Gross Site Area (Ha):	1.8364
Proposed Use:	Retail mixed use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as it is in active use as Kings Chase Shopping Centre. There is no evidence that this use will cease during the plan period.
Availability:	No - not available
Availability Conclusion:	Not Available - Based on best available information the site does not have a willing landowner and the majority of the site is in active use and there is evidence this use is unlikely to cease within the plan period.
Achievability:	No - unachievable
Achievability Conclusion:	Unachievable - Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

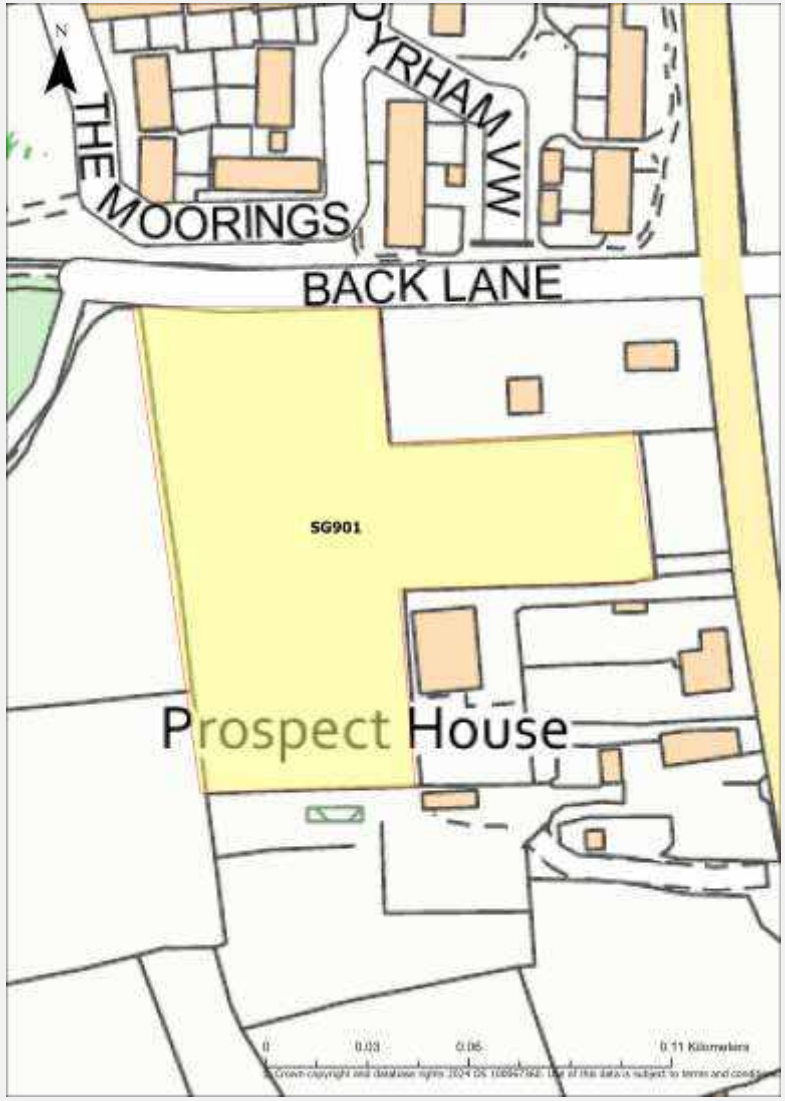
Site Reference:	SG900
Site Name:	Land at Tytherington Quarry Wotton-under Edge Gloucesters
Gross Site Area (Ha):	50.69823
Proposed Use:	Quarry Extension
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including archaeology however the site is proposed for a quarry extension and it is considered likely that these could be avoided / mitigated.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Site has been put forward by partial landowner. Details of remaining landowners has not been provided. CfS form states negotiations are being progressed. Further evidence is required to confirm remaining landowners support the proposal.
Achievability:	No - unachievable
Achievability Conclusion:	The availability of the site is currently uncertain and it is therefore not achievable at this stage.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG901
Site Name:	Abson Road Pucklechurch
Gross Site Area (Ha):	1.091384
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints apart from being 100% BMV agricultural land. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	15



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG904
Site Name:	28 Engine Common Lane Yate Bristol BS37 7PX
Gross Site Area (Ha):	0.124457
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	No - Unavailable: site promoted for less than 5 dwellings
Achievability:	No - unachievable
Achievability Conclusion:	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG906
Site Name:	Land Adjacent to 82 Gloucester Road Rudgeway BS35 3RS
Gross Site Area (Ha):	1.546745
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site is located within the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site. There is a promoter on board.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	55



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG907
Site Name:	Land adjacent to Severn Beach Railway Station
Gross Site Area (Ha):	0.410231
Proposed Use:	Car Park
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% Flood Zone 3a and proximity to RAMSAR sites, 20% Potential contamination but is proposed for a car park and it is considered likely that these could be avoided / mitigated.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information, it is unclear if the site has a willing landowner. Further information is required to confirm if the site is available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as availability uncertain and it is therefore not achievable at this stage.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG908
Site Name:	Land South of Yate Road Yate
Gross Site Area (Ha):	2.075822
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including pedestrian and vehicular access, FZ3a (0.19%) and an SNCI to the south and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as potentially unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

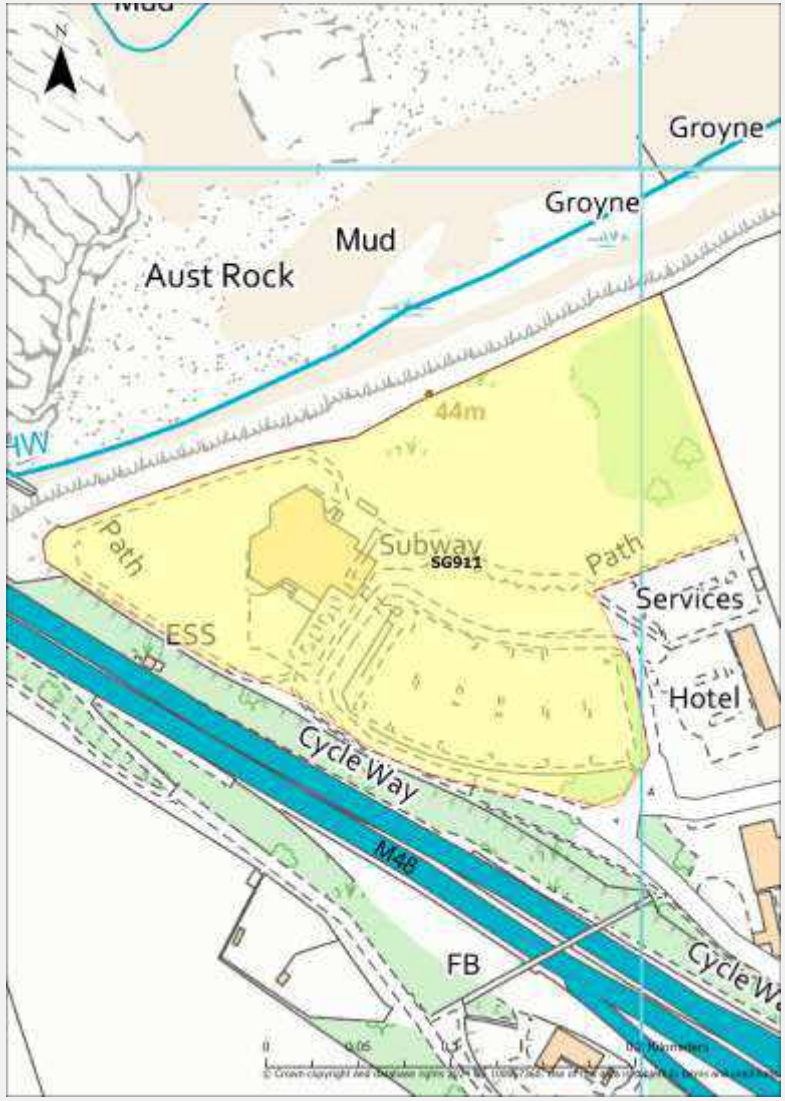
Site Reference:	SG910
Site Name:	Homeapple Close
Gross Site Area (Ha):	0.347199
Proposed Use:	Employment
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Site is being promoted by a sole landowner and there are no known potential ransom issues.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Site has no known abnormal costs however no evidence of funding or site promoter/developer on board.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	5 units at 75m2, 1 unit at 200m2 Employment B2, B8

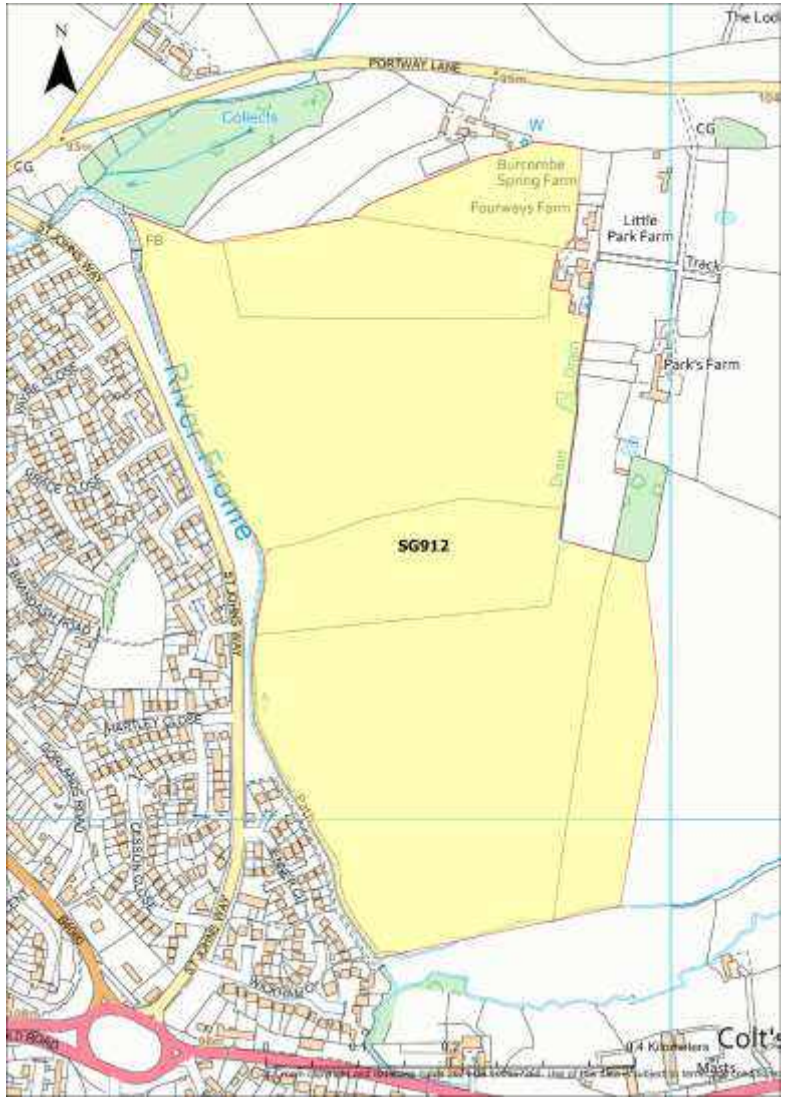
Site Reference:	SG911
Site Name:	Former Brightside Insurance
Gross Site Area (Ha):	5.476558
Proposed Use:	Employment (B2 and B8)
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is part brownfield and includes a locally listed building. Site is adjacent to a SNCI/SSSI/SAC/SPA/Ramsar site and adjacent to the Grade I listed Severn Bridge (100%). These constraints can be avoided/mitigated. Site is in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and it is in single ownership. There is unlikely to be potential ransom/legal/access constraints.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

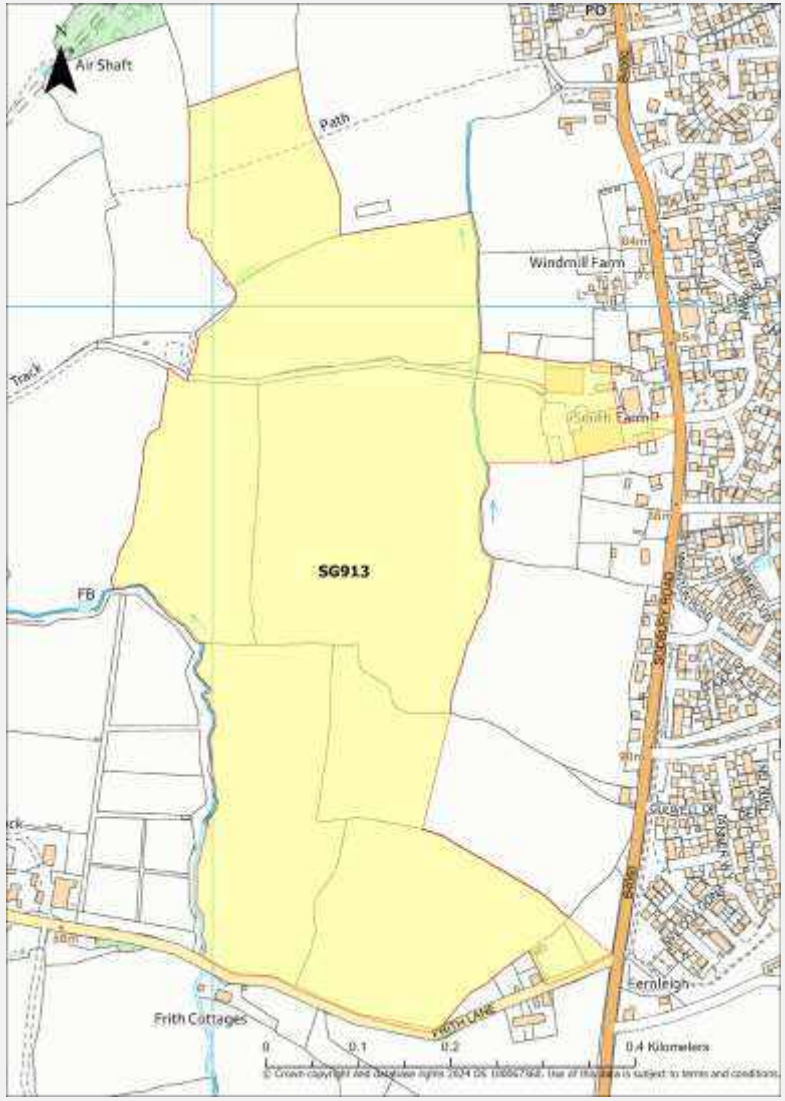
Site Reference:	SG912
Site Name:	Land east of Chipping Soddbury
Gross Site Area (Ha):	32.221739
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as development would result in significant levels of harm to multiple heritage assets and their settings as outlined in NPPF paragraph 202. No mitigation/avoidance possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as potentially unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

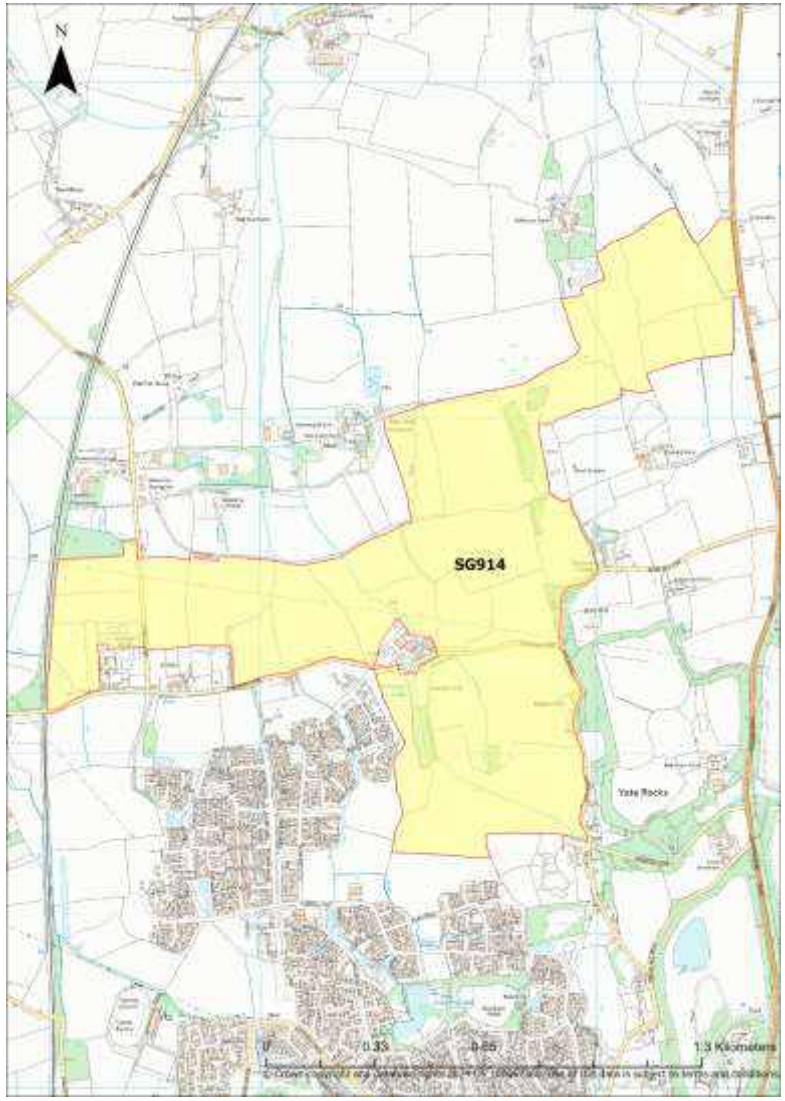
Site Reference:	SG913
Site Name:	Land to West of Sodbury Road Wickwar
Gross Site Area (Ha):	31.037964
Proposed Use:	Mixed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including access, SNCI, Local Green Space, OH lines, heritage harm to listed buildings and CA and landscape constraints and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

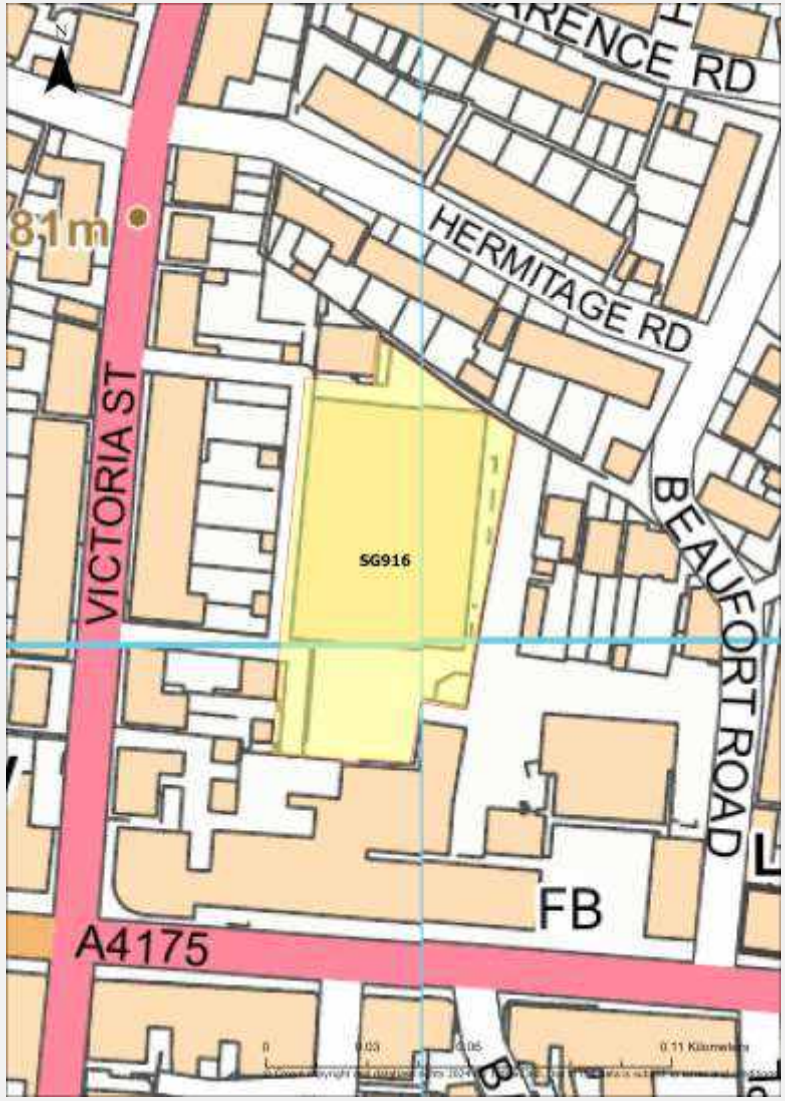
Site Reference:	SG914
Site Name:	Land at Tanhouse Meadows Yate
Gross Site Area (Ha):	125.302251
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including FZ3a (13.95%), potential contamination (2.61%), overhead powerlines and poles, Grade II listed buildings within 250m, SNCI (7.18%) and Priority Habitat (5.03%) however these could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has willing landowners and clear ownership, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	2000



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG916
Site Name:	Bristol Uniforms Limited 1 Wathen Street
Gross Site Area (Ha):	0.545654
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is subject to some constraints including potential contaminated land and including a locally listed building however it is likely that these constraints could be mitigated. Further assessment required regarding locally listed building on site.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and is in single ownership. The site is in active use (clothing factory) however this use is relocating to a larger facility and the building will therefore be vacant.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board, there is no evidence of developers. There are viability issues identified associated with demolition of the existing buildings however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG917
Site Name:	Land at Tytherington
Gross Site Area (Ha):	4.747665
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including being adjacent to Tytherington Conservation Area, proximity to listed buildings, an OH power line, and risk of groundwater flooding (99%) however these constraints could be avoided/mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, it is not in active use and there is unlikely to be legal constraints and/or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board, there are no obvious issues to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	113



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

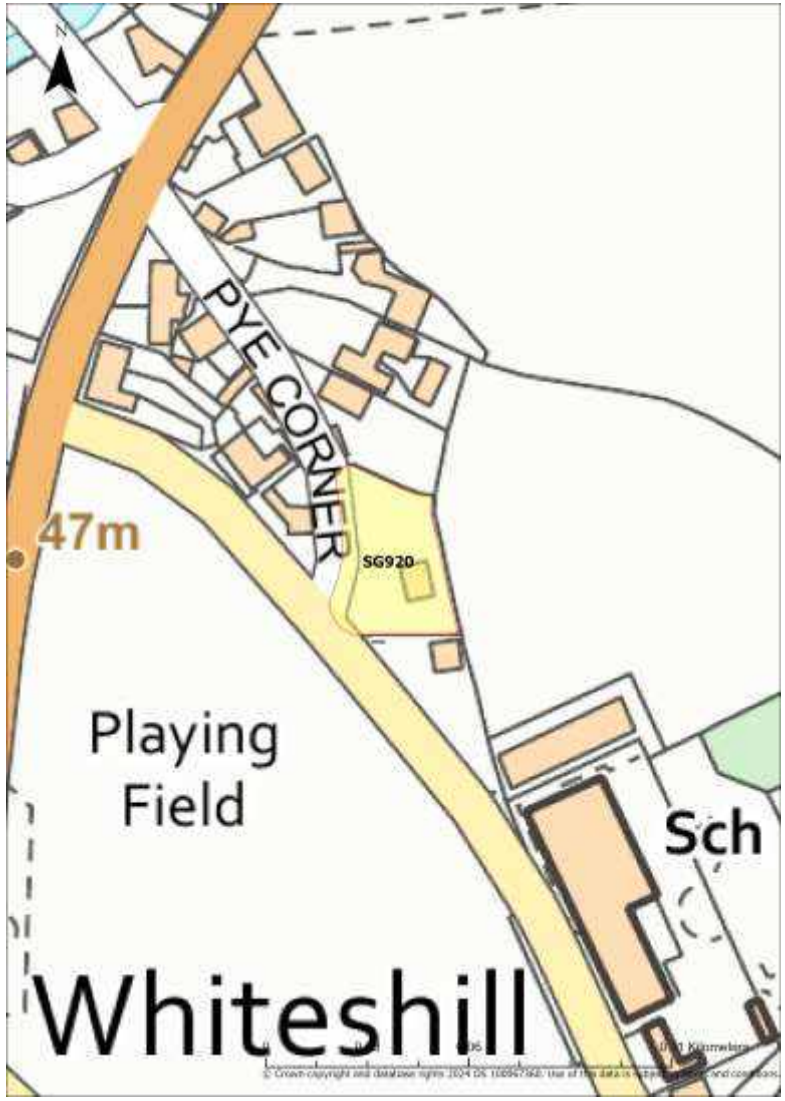
Site Reference:	SG918
Site Name:	Land north-east of Pilning
Gross Site Area (Ha):	32.792971
Proposed Use:	Alternative
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable as 95.03% of the site is within Flood Zone 3a and 99.94% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:

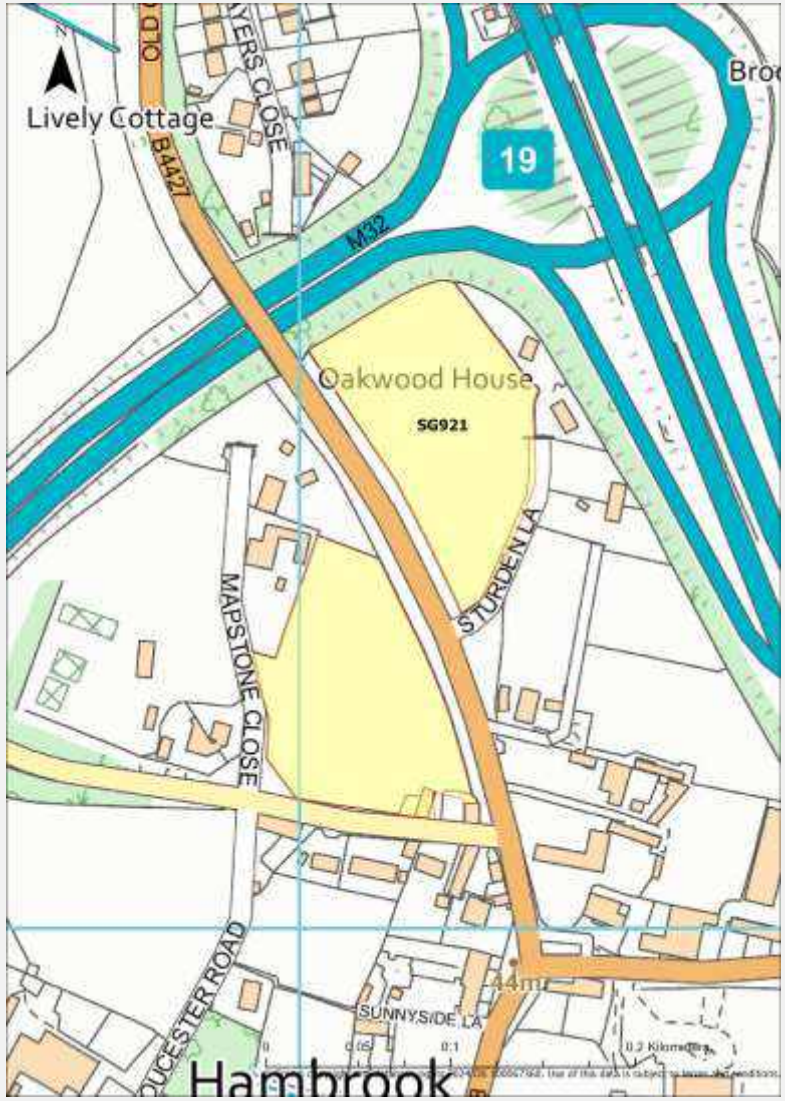
Site Reference:	SG920
Site Name:	Land off Whiteshill Common Hambrook
Gross Site Area (Ha):	0.117453
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is not considered to be suitable in HELAA terms as it could not accommodate 5 or more dwellings.
Availability:	No - not available
Availability Conclusion:	Based on the suitability assessment the site is considered unavailable in HELAA terms as it could not accommodate 5 or more dwellings.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability assessment the site is considered unachievable in HELAA terms as it could not accommodate 5 or more dwellings.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

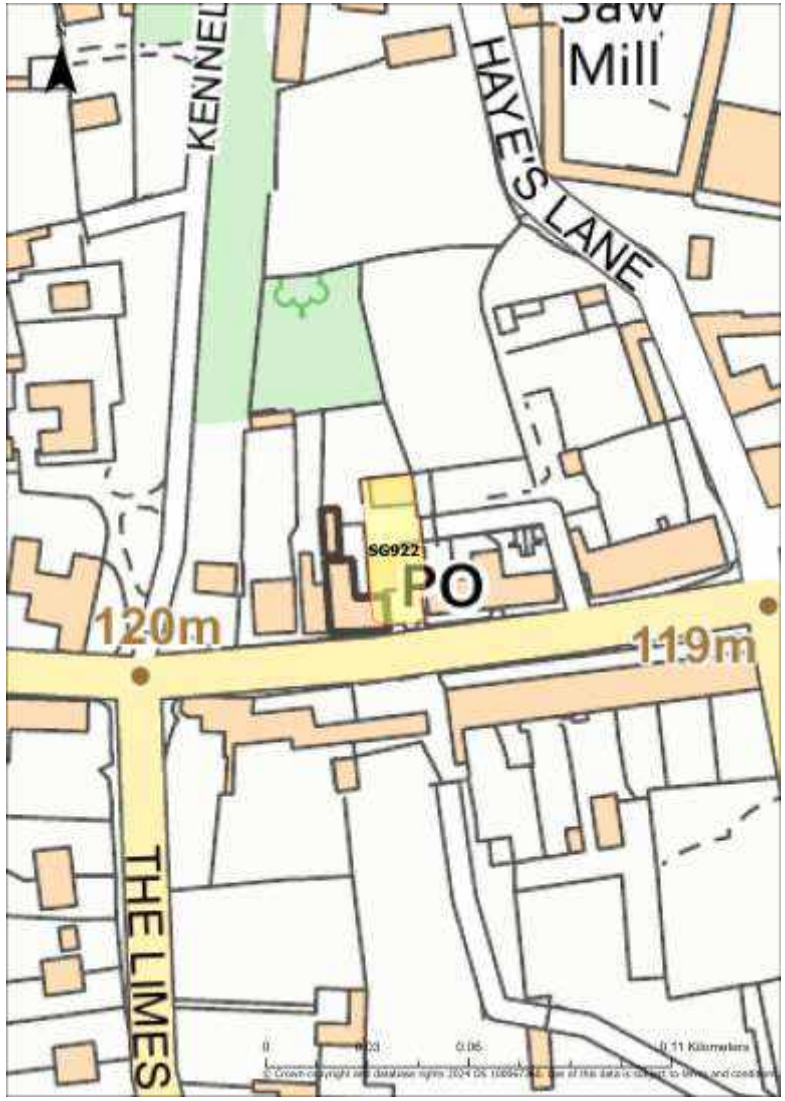
Site Reference:	SG921
Site Name:	Land adjoining Hambrook Lane & Sturden Lane
Gross Site Area (Ha):	2.375845
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including potential harm to the Hambrook Conservation Area and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



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Employment Initial Capacity:	

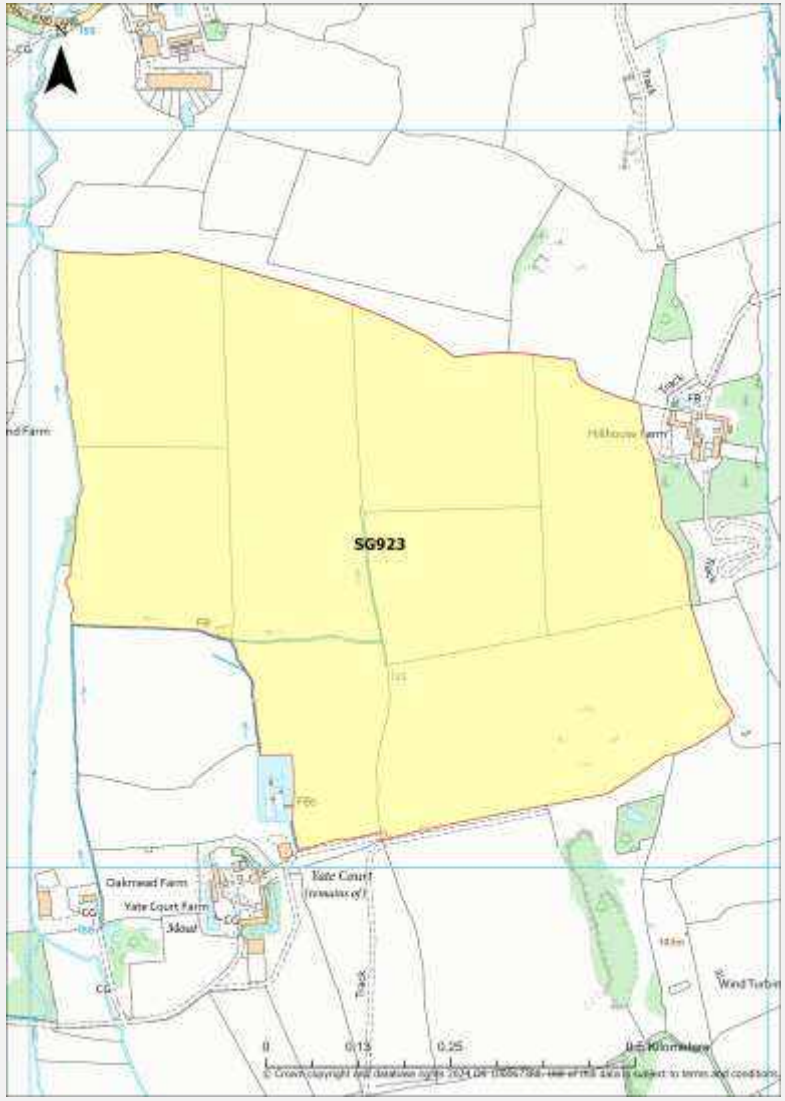
Site Reference:	SG922
Site Name:	The Land at the Old Beer Store High St Badminton GL9 1DG
Gross Site Area (Ha):	0.058499
Proposed Use:	Employment (B1)
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is less than 0.25ha threshold for employment land. Therefore unsuitable for allocation.
Availability:	No - not available
Availability Conclusion:	The site is unsuitable for development and therefore is considered unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	The site is unsuitable for development and therefore is considered unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG923
Site Name:	Land to the East of Lymekiln Lane
Gross Site Area (Ha):	49.383353
Proposed Use:	Mioxed Use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has been assessed as potentially unsuitable as it has access constraints due to it being landlocked. The site promoter has not provided any evidence to demonstrate that access could be achievable.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available. The site is not directly connected to the road network and third party land would be required to provide access (e.g. via SG914 or SG751).
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

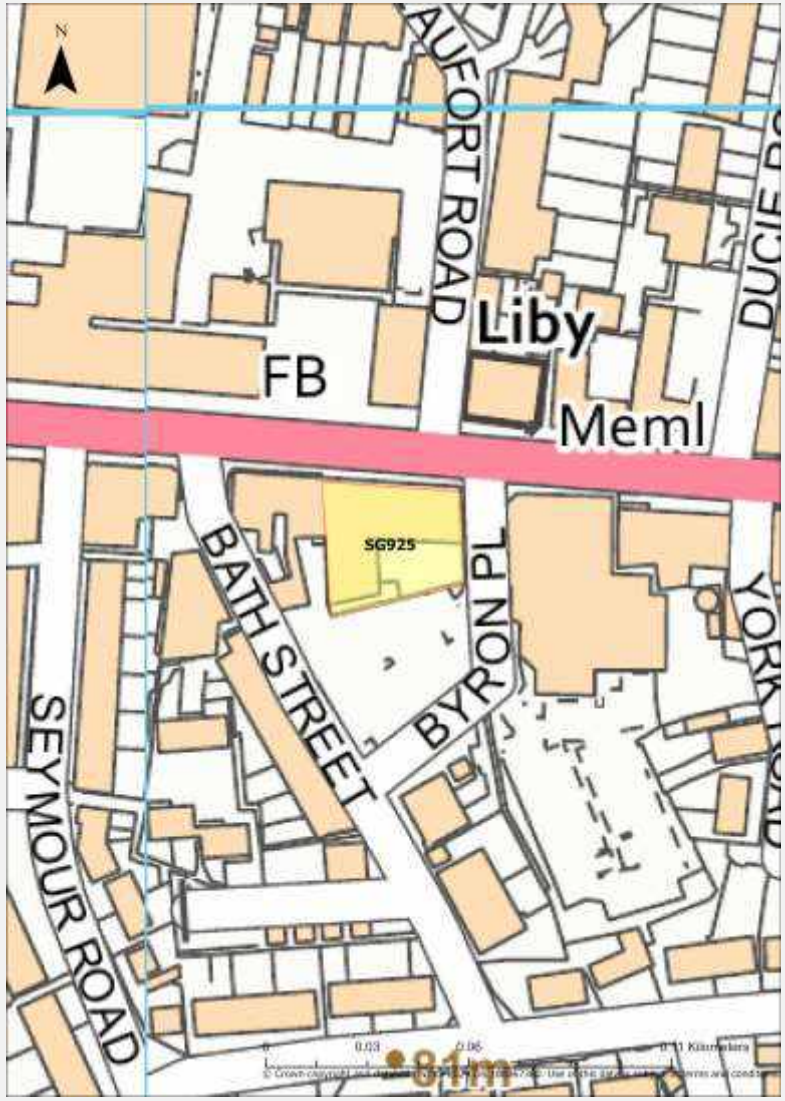
Site Reference:	SG924
Site Name:	Land Off Tockington Lane
Gross Site Area (Ha):	0.63976
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has heritage constraints (10.41% within conservation area) and the site area has been reduced to mitigate this. The site has potential archaeology constraints however these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	9



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

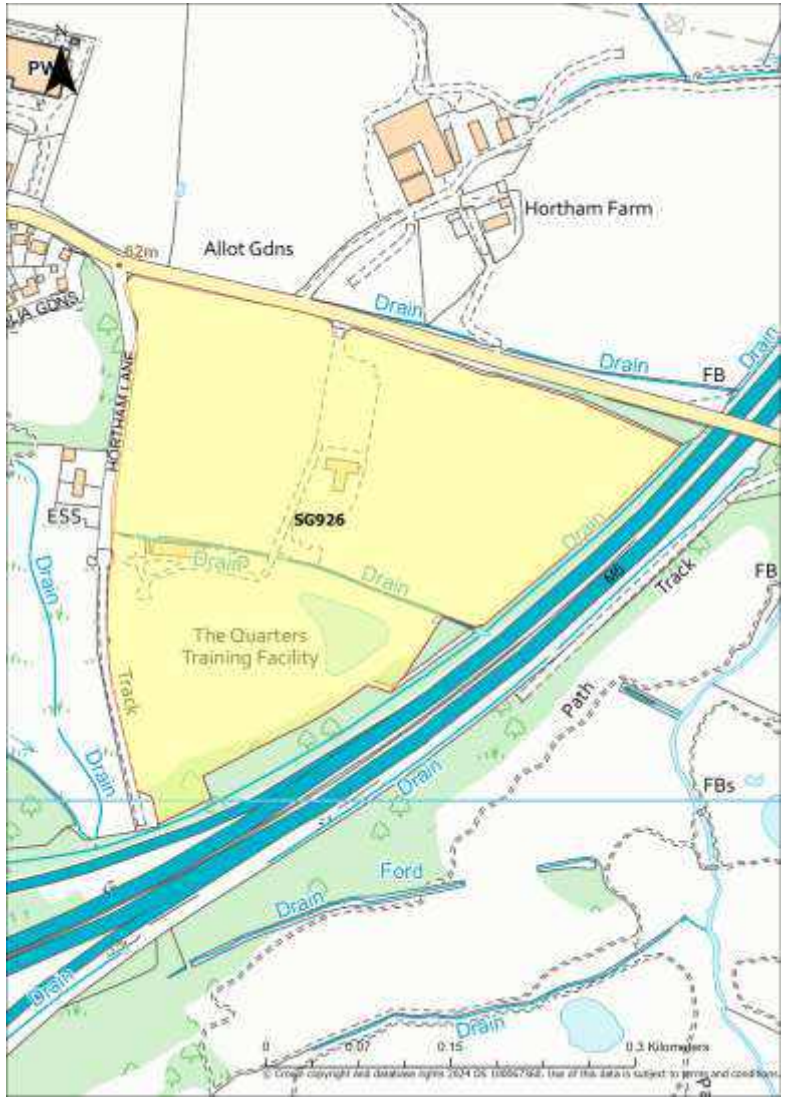
Site Reference:	SG925
Site Name:	46 Broad Street
Gross Site Area (Ha):	0.116182
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site is brownfield land. The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board. There are some potential viability issues and further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	14



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Commercial ground floor

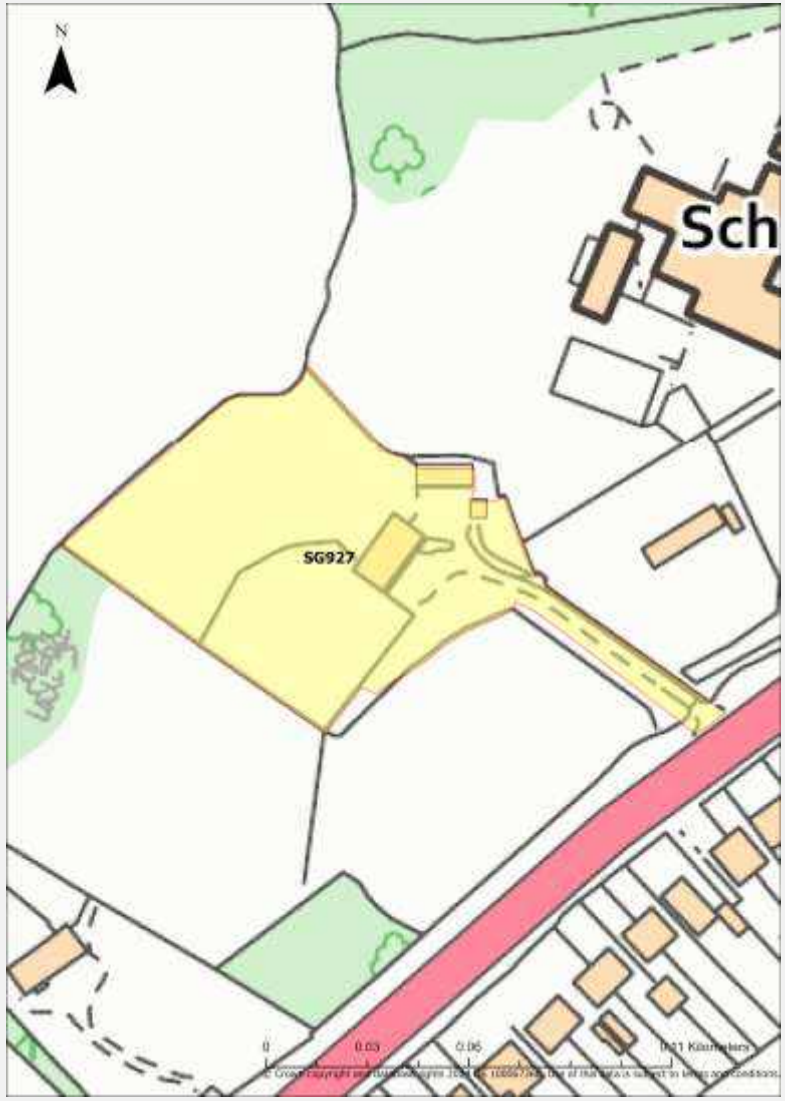
Site Reference:	SG926
Site Name:	The Quarters Colony Farm
Gross Site Area (Ha):	11.535289
Proposed Use:	Residential (enhanced sports facilities)
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The area of the site proposed for residential development (the north western corner of the site) is not affected by any constraints. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or ransom strips. Existing site is proposed to be reconfigured so existing sports use will be retained and land made available to develop.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	90



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

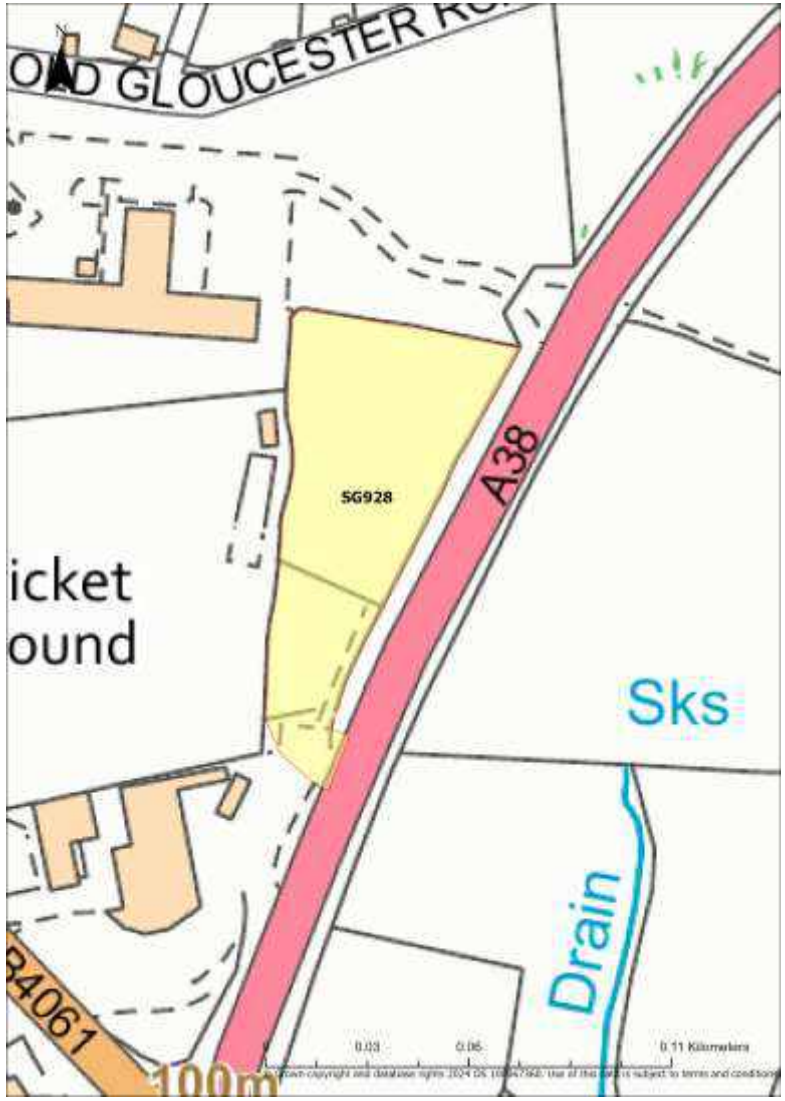
Site Reference:	SG927
Site Name:	The Old Vicarage
Gross Site Area (Ha):	0.730731
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has constraints including heritage (proximity to two listed buildings) and potential archaeology constraints however it is considered likely these could be avoided or impacts mitigated. The site is in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be any legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	26



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

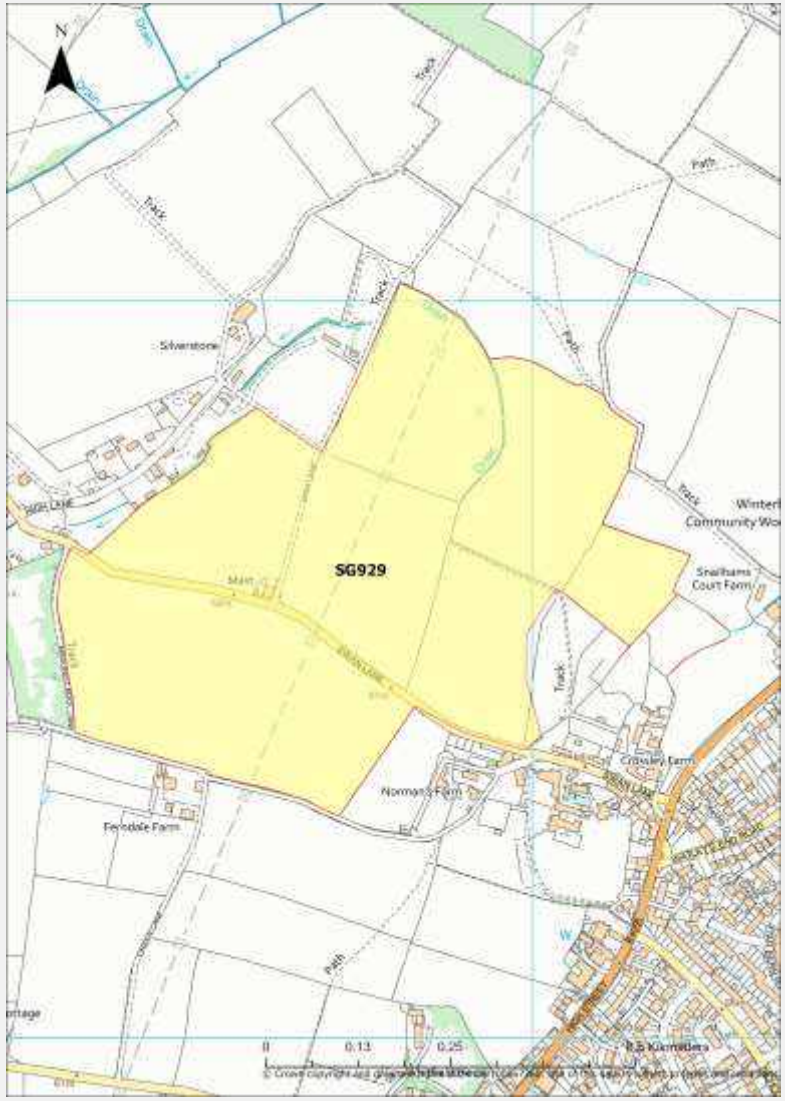
Site Reference:	SG928
Site Name:	Land to the North of Berkeley Vale Motors
Gross Site Area (Ha):	0.449181
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site potentially suitable. Only constraint is 4% contaminated land and some archaeological potential which it is considered could be avoided or mitigated. Site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraint or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	16



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

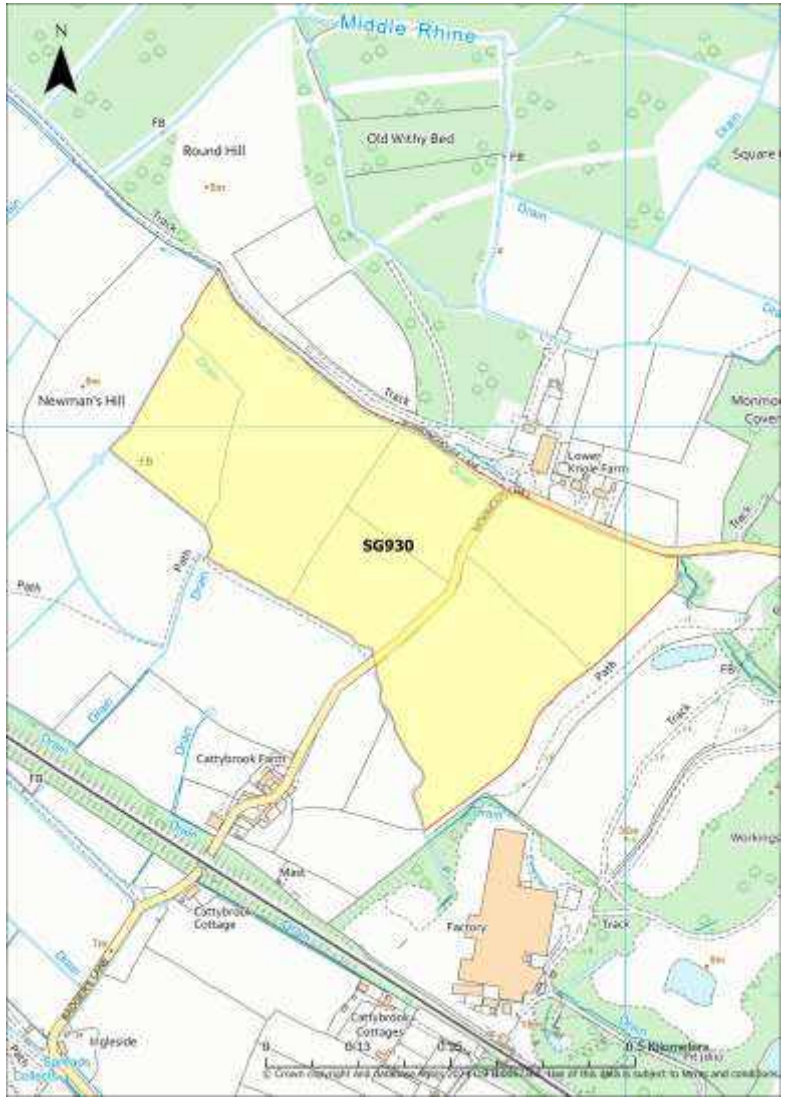
Site Reference:	SG929
Site Name:	Land at Swan Lane
Gross Site Area (Ha):	34.22297
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including an OH power line, oil pipeline (21%) and landscape, heritage (adjacent to CA), and potential archaeology constraints however these could be avoided/mitigated. Site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and there are unlikely to be any issues which affect the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	212



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG930
Site Name:	South East of Bell Land and Cattybrook Farm
Gross Site Area (Ha):	22.359453
Proposed Use:	Renewable Energy
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	Site has constraints including Flood Zone 3a (64.71%), Priority Habitat (58.47%), gas pipelines, and access constraints. The site area has been reduced to reflect these constraints - the entire western parcel is not suitable. Site is in the GB (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

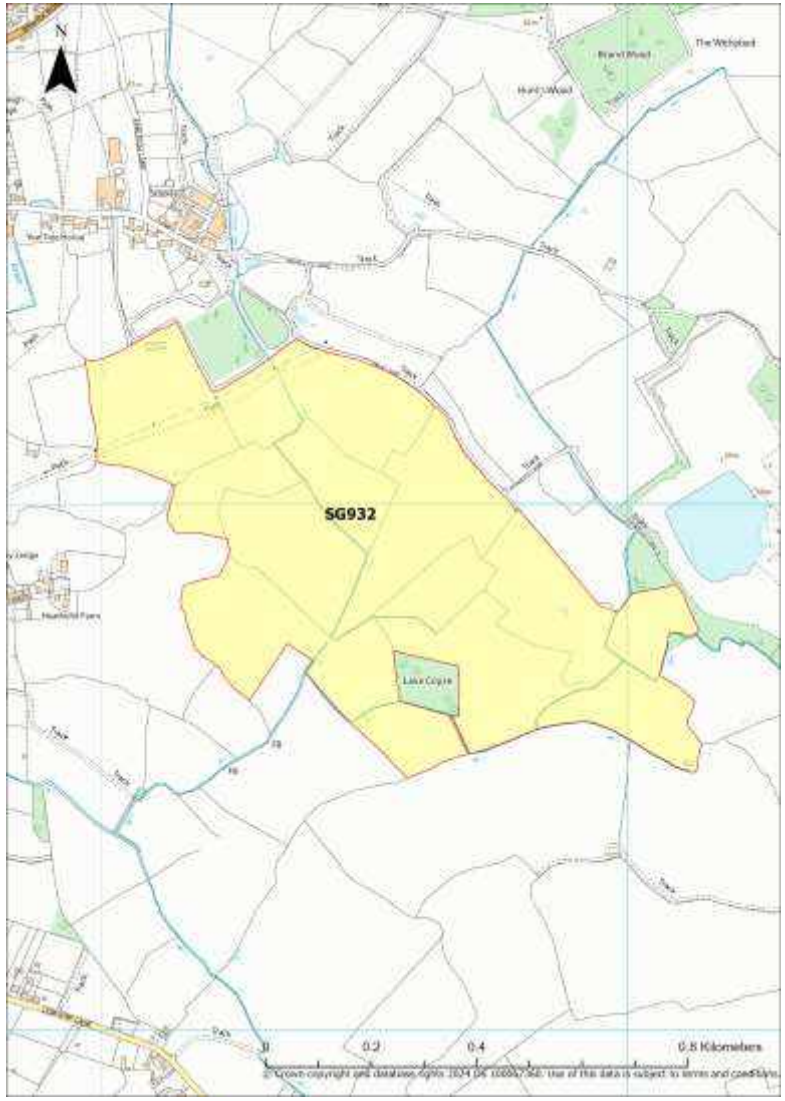
Site Reference:	SG931
Site Name:	Gilslake
Gross Site Area (Ha):	31.659881
Proposed Use:	Renewable Energy
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to being Priority Habitat (99.76%) and being within Flood Zone 3a (99.91%). It would therefore need to pass both the sequential and exception test. The site also has access constraints. No mitigation/avoidance possible.
Availability:	No - not available
Availability Conclusion:	Based on the suitability assessment the site is assessed as unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Based on the suitability assessment the site is assessed as unachievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

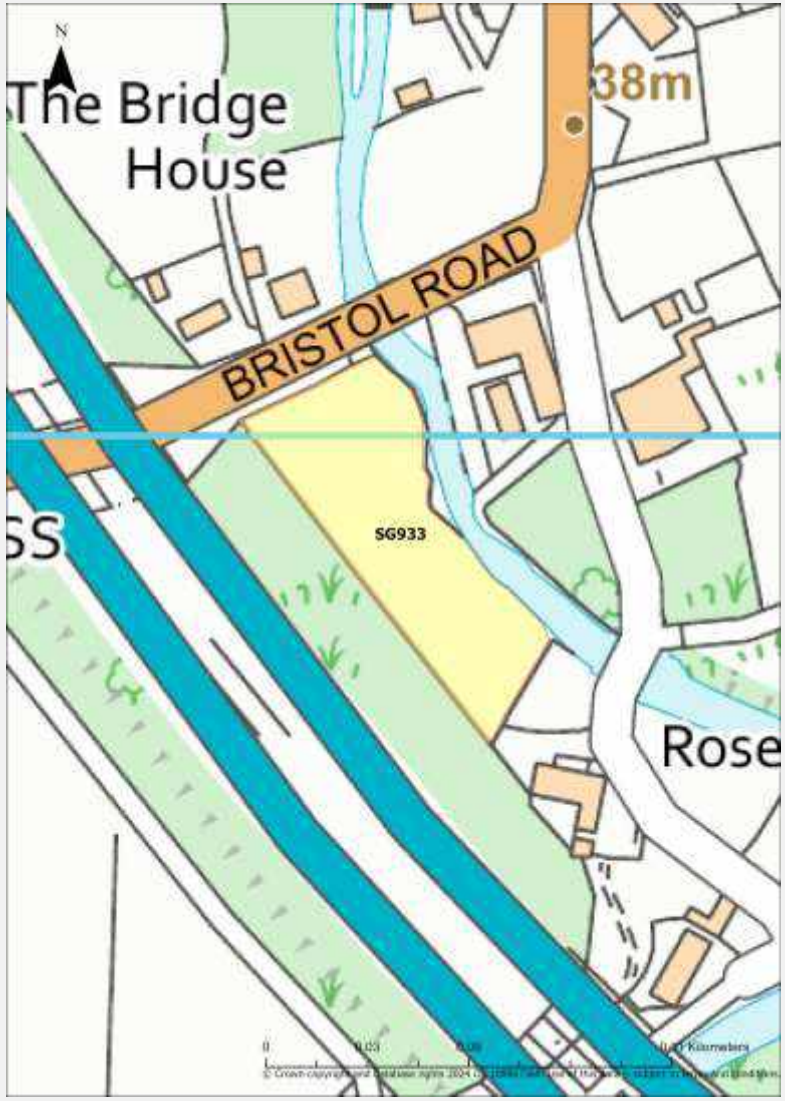
Site Reference:	SG932
Site Name:	Land at Varley Farm
Gross Site Area (Ha):	51.321113
Proposed Use:	Renewable Energy (Solar)
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a pending full planning application for the construction of a solar farm (P22/07114/F). Determination deadline 22 March 2023.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information, the site has a willing landowner and developer. There is currently a pending planning application for the construction of a solar farm on the site (P22/07114/F). Determination deadline 22 March 2023.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

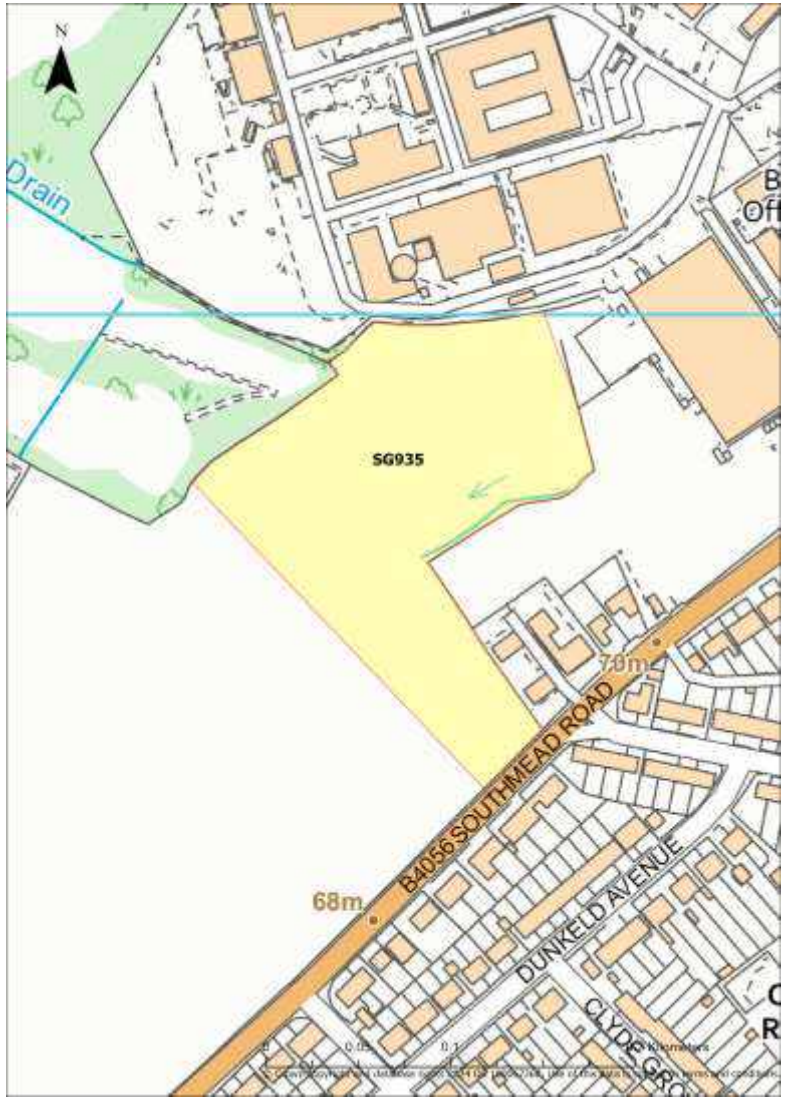
Site Reference:	SG933
Site Name:	South of Bradley Brook
Gross Site Area (Ha):	0.334914
Proposed Use:	
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site is potentially unsuitable due to the SNCI within the site (19.27%). It is considered that no mitigation/avoidance is possible as a 30m buffer would be required which would occupy the whole of the site.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG935
Site Name:	BAWA Leisure
Gross Site Area (Ha):	2.749506
Proposed Use:	
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 100% playing field and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

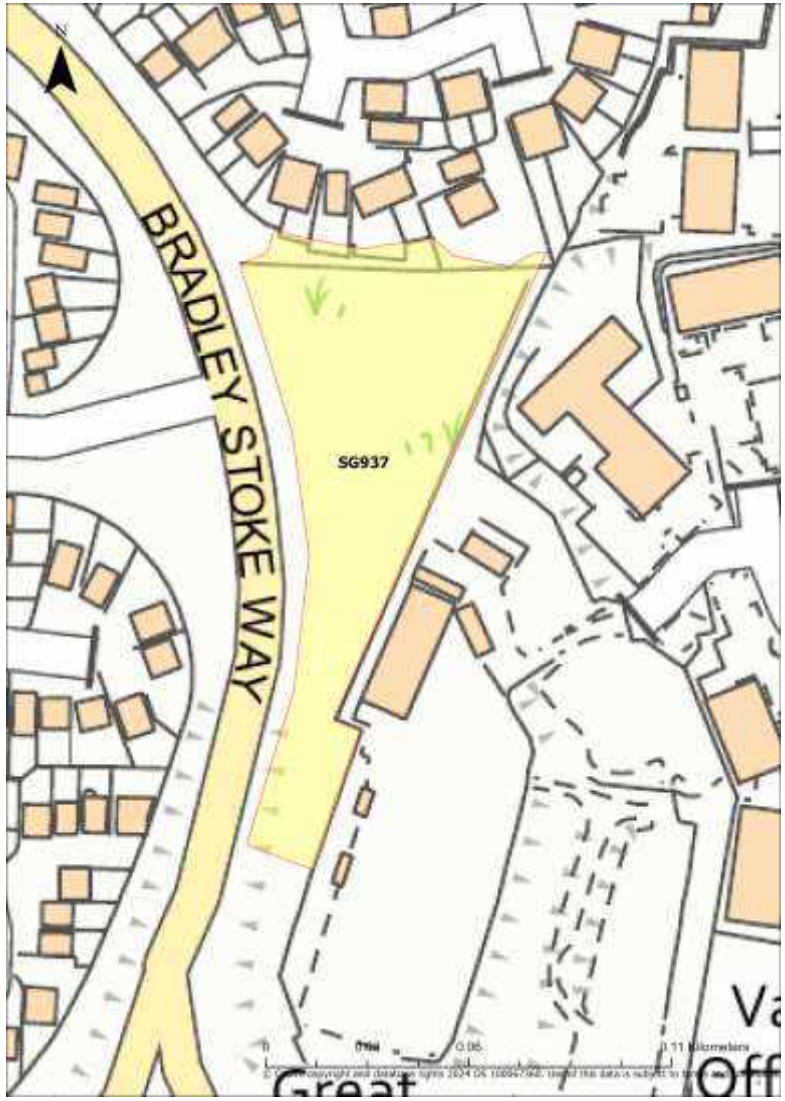
Site Reference:	SG936
Site Name:	Land at Marsh Common Swanmoor Stoke
Gross Site Area (Ha):	6.407215
Proposed Use:	
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 100% Flood Risk 3 and 100% BMV agricultural land and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

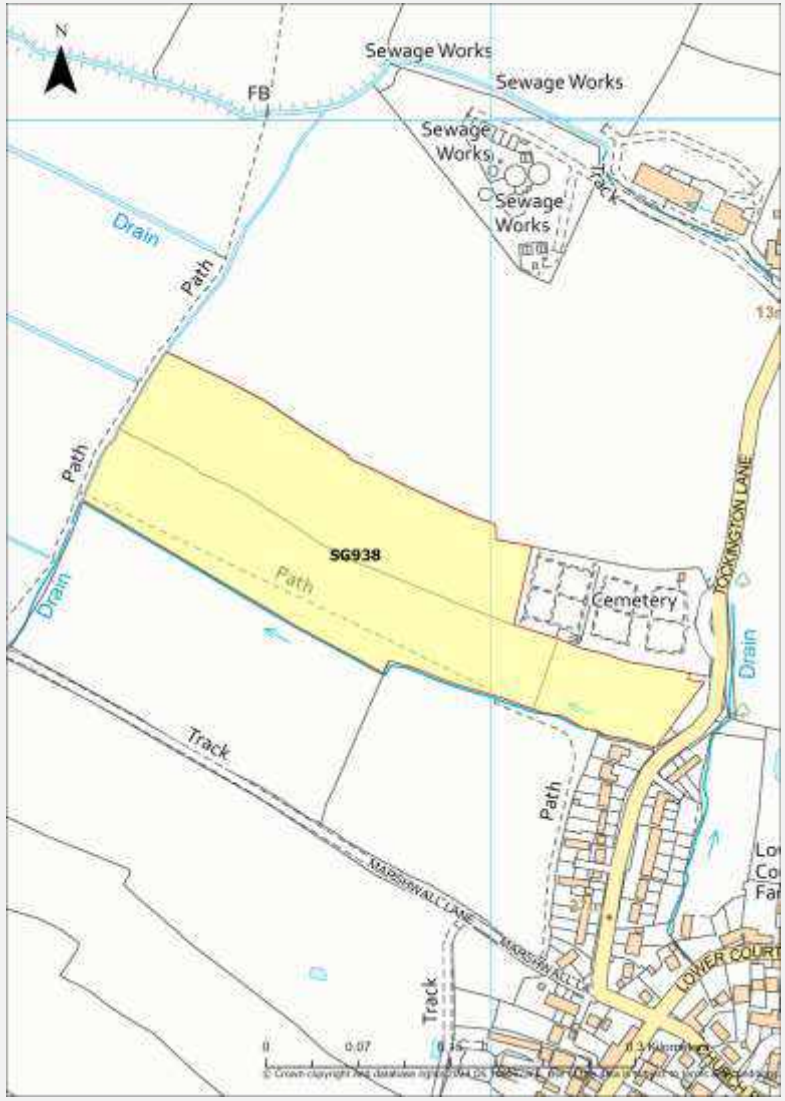
Site Reference:	SG937
Site Name:	Bradley Stoke Way
Gross Site Area (Ha):	0.613604
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has planning permission P23/01546/F.
Availability:	Yes - potentially available
Availability Conclusion:	The site has full detailed planning permission and a signed S106 with clear evidence of delivery or the site has outline planning permission and an unsigned S106 however there is clear evidence of delivery
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

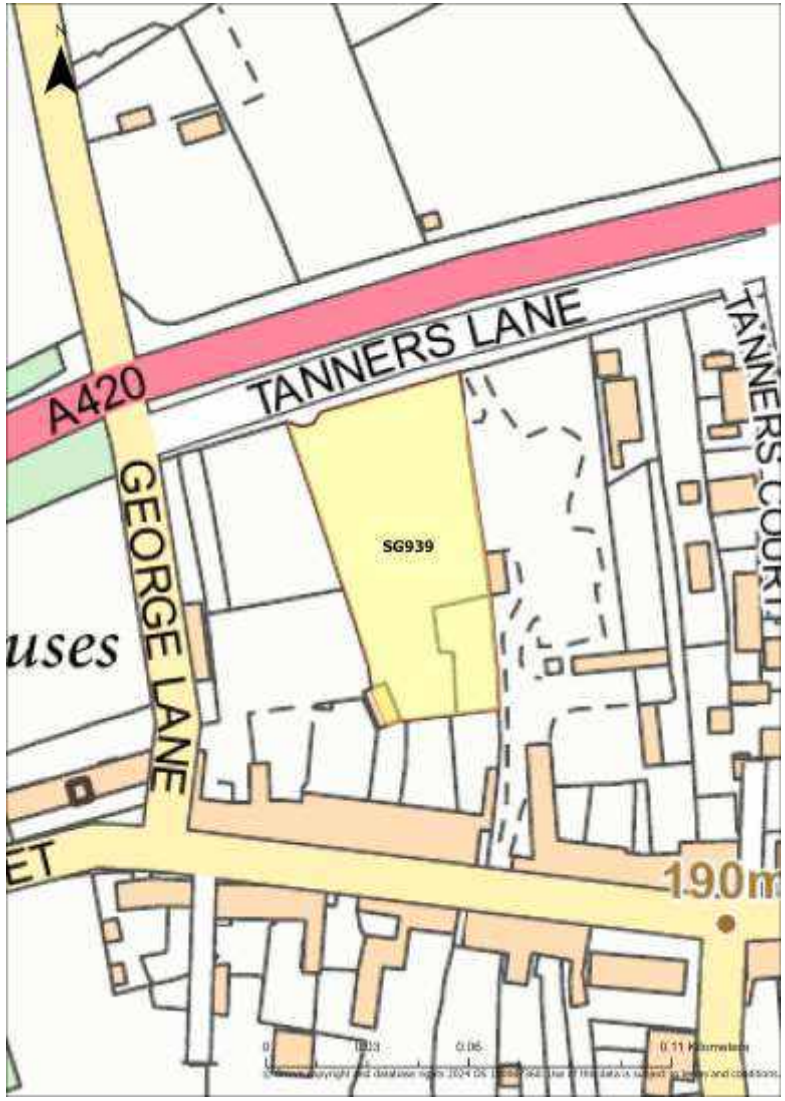
Site Reference:	SG938
Site Name:	Land off Tockington Lane, Almondsbury
Gross Site Area (Ha):	1.304701
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including BMV agricultural land, contamination, impact on heritage assets including character and rural setting and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has a willing landowner, is not in active use, however access to Tockington Lane via 3rd party land
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG939
Site Name:	Land to the south of Tanners Lane, Marshfield
Gross Site Area (Ha):	0.35856
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 100% AONB, 100% Conservation Area and unclear access and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

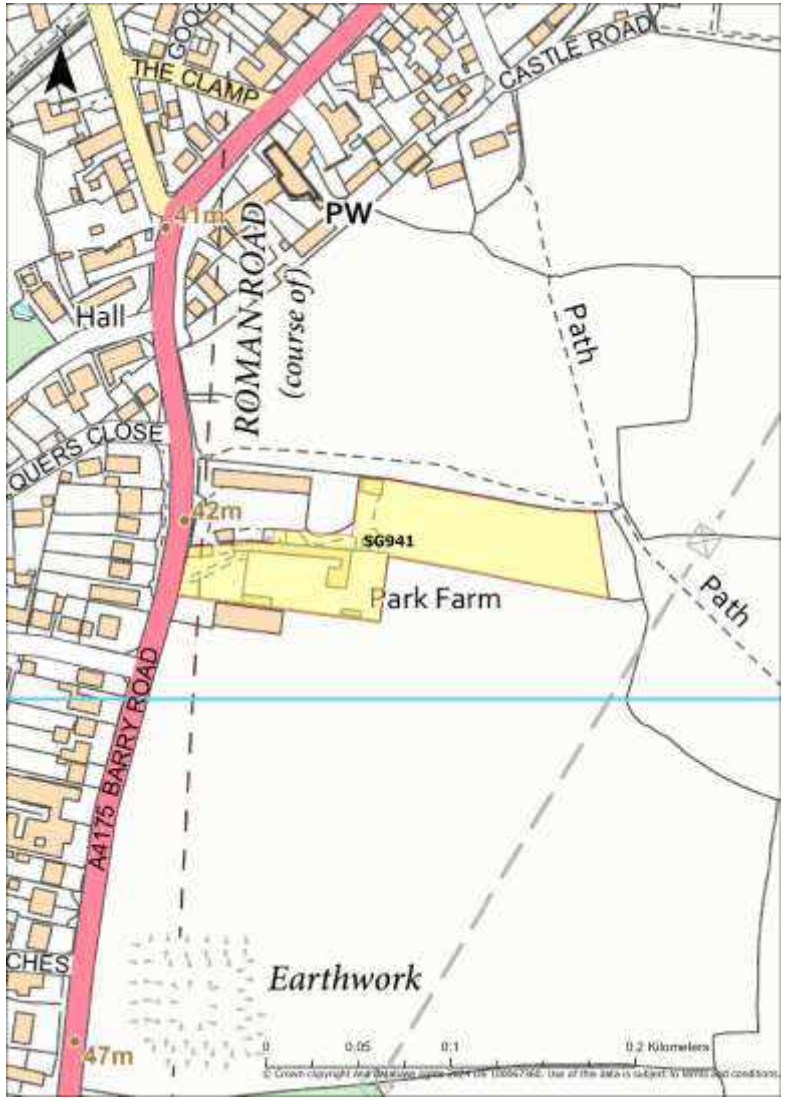
Site Reference:	SG940
Site Name:	Land at Station Road, Little Stoke
Gross Site Area (Ha):	0.342277
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including contamination, noise, proximity to railway line and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

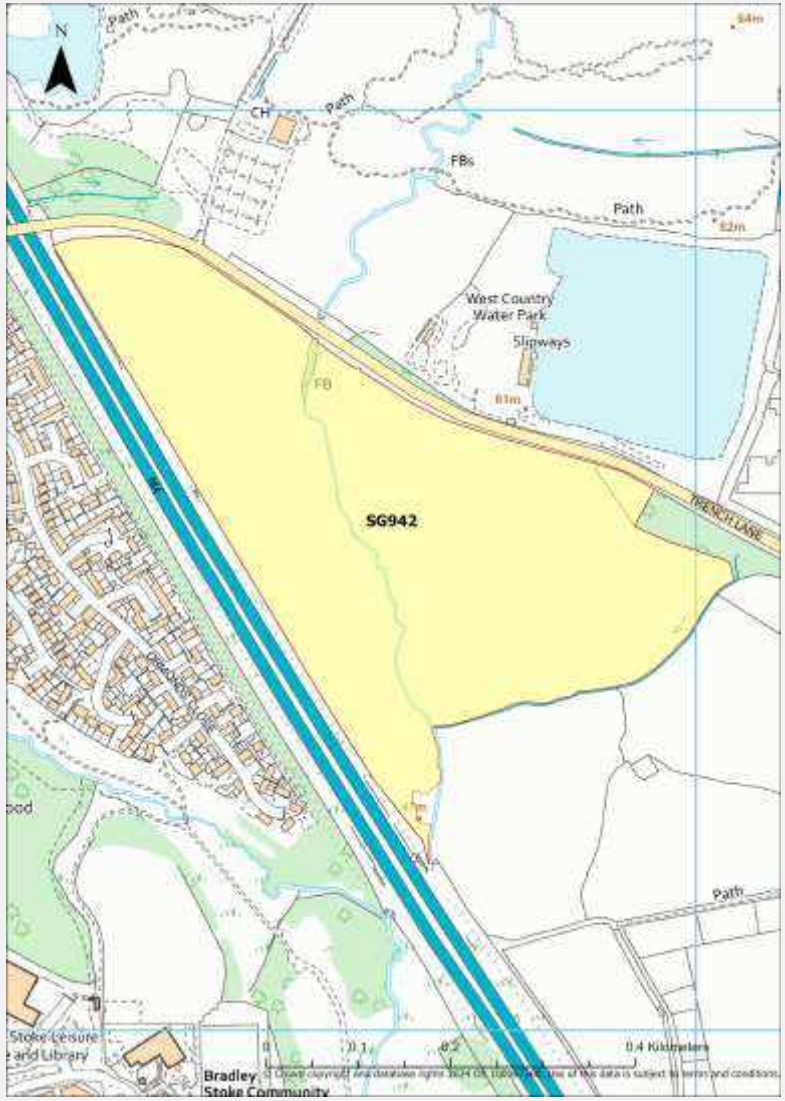
Site Reference:	SG941
Site Name:	Land to rear of Park Farm, Barry Road, Oldland Common
Gross Site Area (Ha):	0.976508
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including impact on locally listed heritage asset and BMV agricultural land and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

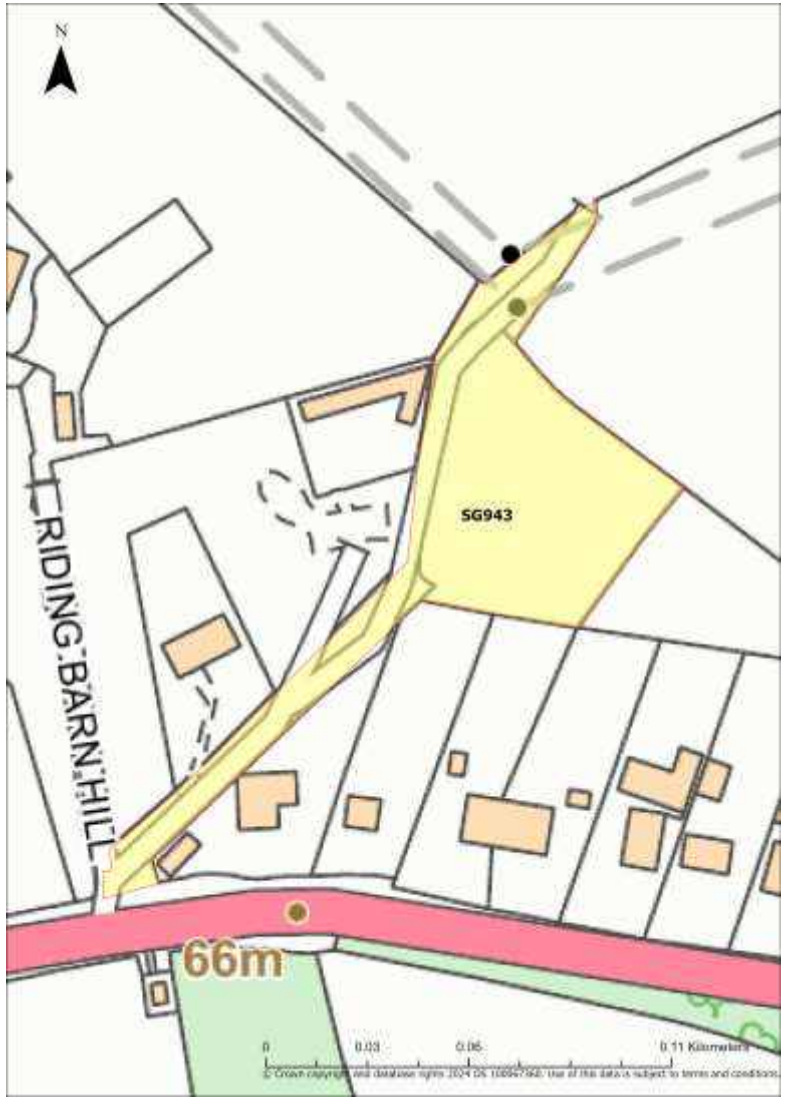
Site Reference:	SG942
Site Name:	Land to south of Trench Lane, Winterbourne
Gross Site Area (Ha):	18.839893
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 51% contamination, Oil Pipeline buffer requried, 2% FZ2, 12% Surface water however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and there unlikely yo be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are viability issues identified however further information is required to determine if these can be addressed
HELAA Conclusion:	Potenitally Developable
Initial Capacity:	170



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

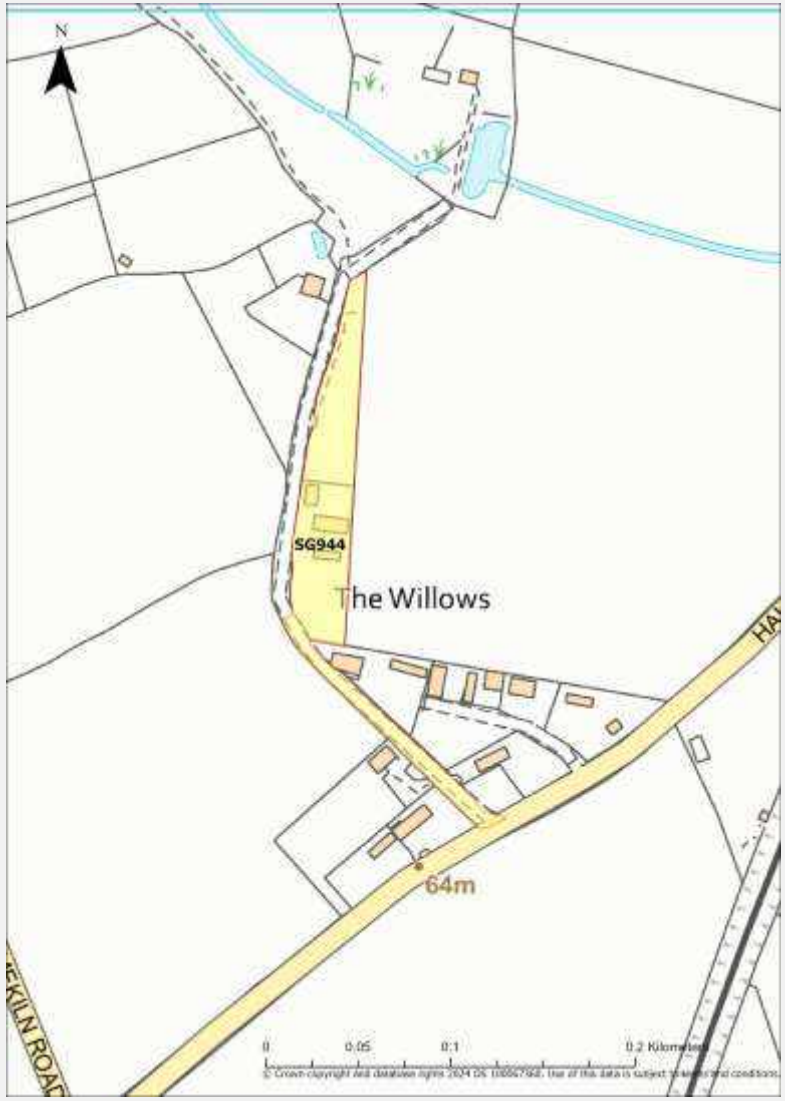
Site Reference:	SG943
Site Name:	Land at Riding Barn Hill, Wick
Gross Site Area (Ha):	0.558249
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including unlcear/unsuitable access, 100% BMV agricultural land and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverbale/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG944
Site Name:	The Willows, Hall End Lane, Wickwar
Gross Site Area (Ha):	0.615558
Proposed Use:	G & T
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	Site promoted for less than 5 dwellings
Availability:	No - not available
Availability Conclusion:	Site promoted for less than 5 dwellings
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Site promoted for less than 5 dwellings
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG979
Site Name:	Land at Leechpool, Yate
Gross Site Area (Ha):	6.633441
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	155



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

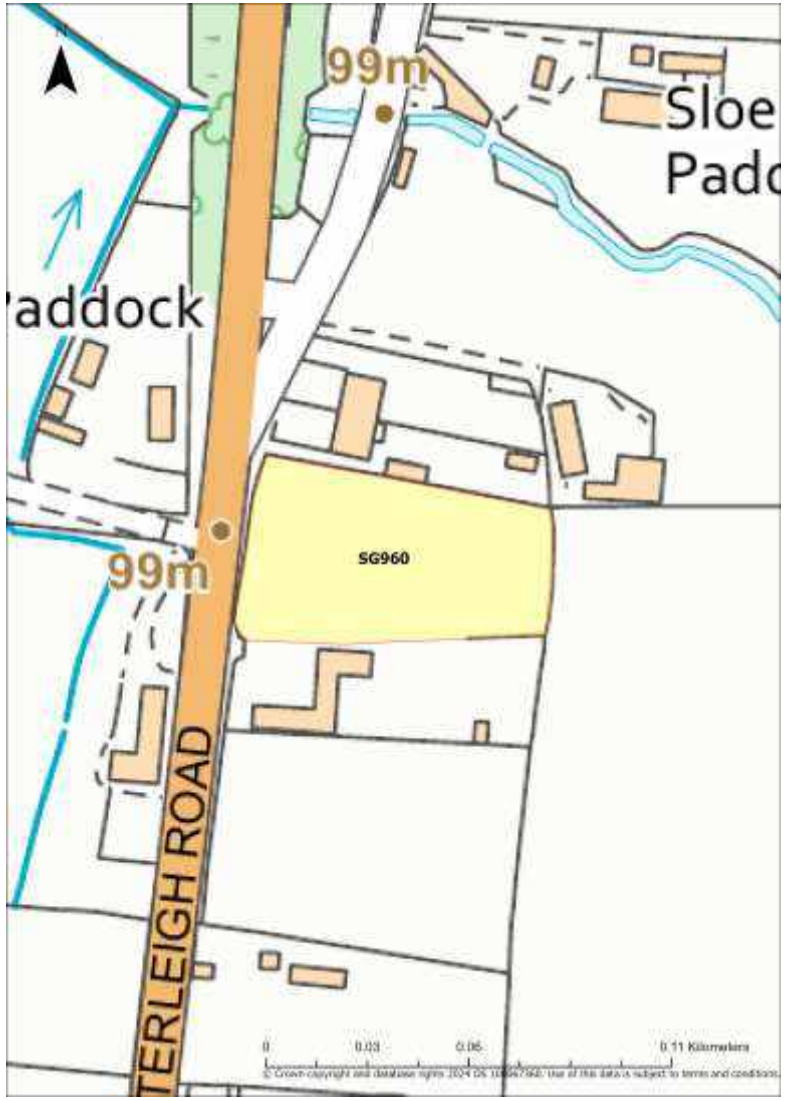
Site Reference:	SG978
Site Name:	Land at Ladden Garden Village, Yate
Gross Site Area (Ha):	7.039766
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) the site is not in active use the site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	140



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG960
Site Name:	Land between 150 and 160 Westerleigh Road, Pucklechurch
Gross Site Area (Ha):	0.359557
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowner(s) the site is not in active use the site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	5



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

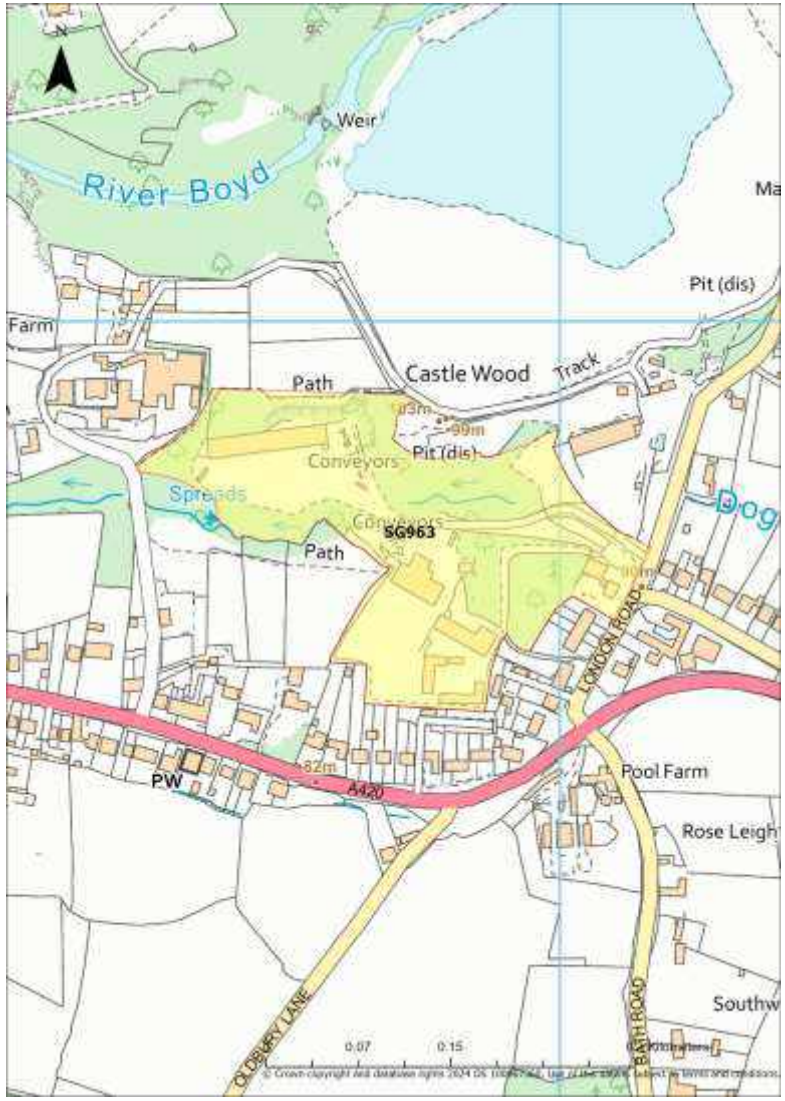
Site Reference:	SG962
Site Name:	Sweet Briar and Olcote, Main Road, Easter Compton,
Gross Site Area (Ha):	0.252643
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including heritage and having active uses on site and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site is potentially unsuitable as it is affected by constraints including heritage and having active uses on site and it is considered that no mitigation / avoidance is possible.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	9



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG963
Site Name:	CEMEX Floors, London Road, Wick,
Gross Site Area (Ha):	5.346489
Proposed Use:	Residential (retention of Cemex plant)
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 44% potential contamination, surface water, 80% BMV Land however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner part of the site is in active use and there is evidence these uses are likely to cease he site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	45



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	

Site Reference:	SG964
Site Name:	Land to the North and East of Highbrook View
Gross Site Area (Ha):	0.357414
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 11% contamination, TPO and access however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowner the site is not in active use the site has clear ownership there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	8



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

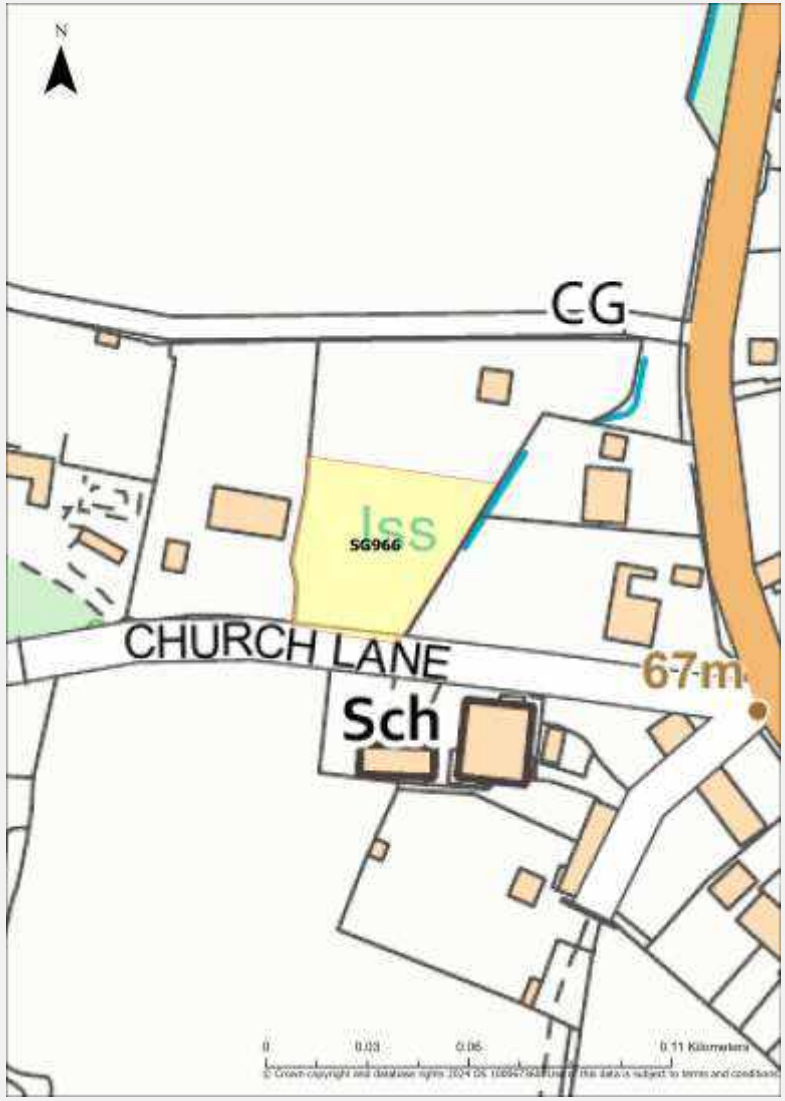
Site Reference:	SG965
Site Name:	Greenacres Farm, Old Gloucester Road, Winterbourne
Gross Site Area (Ha):	0.966127
Proposed Use:	Safeguard for employment
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including being in active use for employment, 4.5% SNCI, 30% Flood Zone 2, 15% Flood Zone 3 and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on best available information the majority of the site is in active use and there is evidence this use is unlikely to cease within the plan period.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site is in active use, and it is unknown if this can be resolved.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

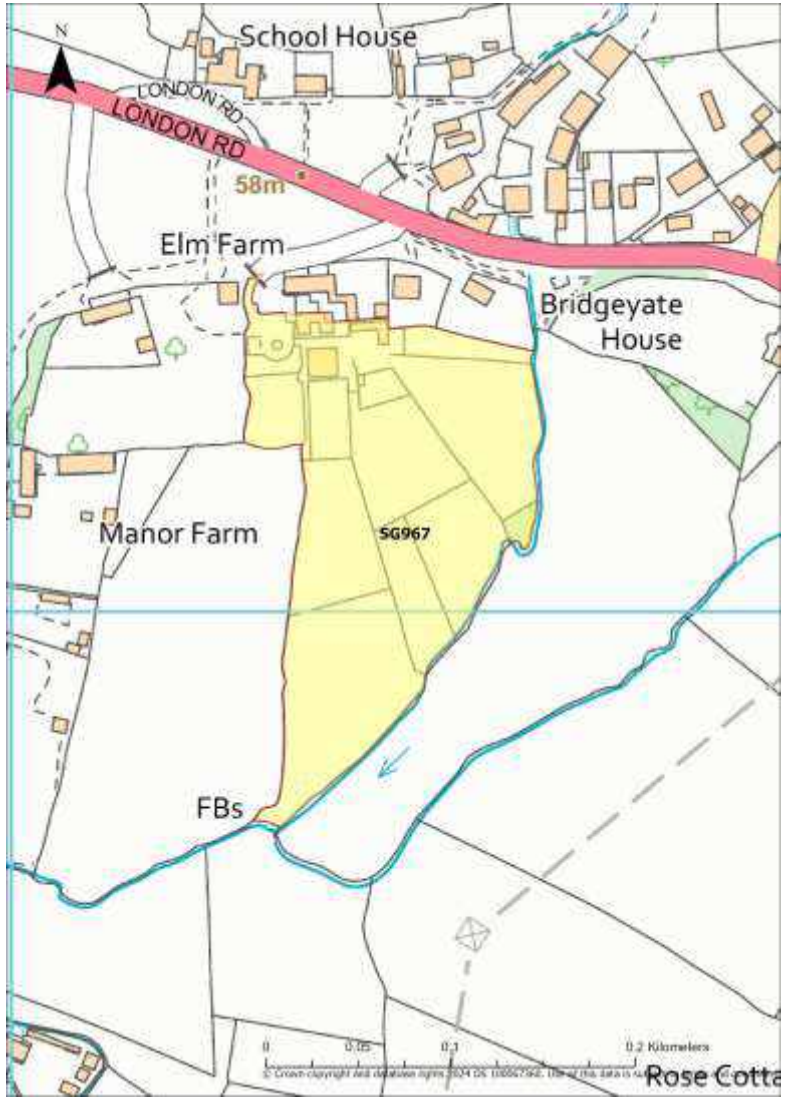
Site Reference:	SG966
Site Name:	Land between Green Acres and the Old Vicarae, Church Lane,
Gross Site Area (Ha):	0.192382
Proposed Use:	Gypsy and Travellers Pitches
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including setting of heritage assets and BMV land however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner the site is not in active use the site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	6



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

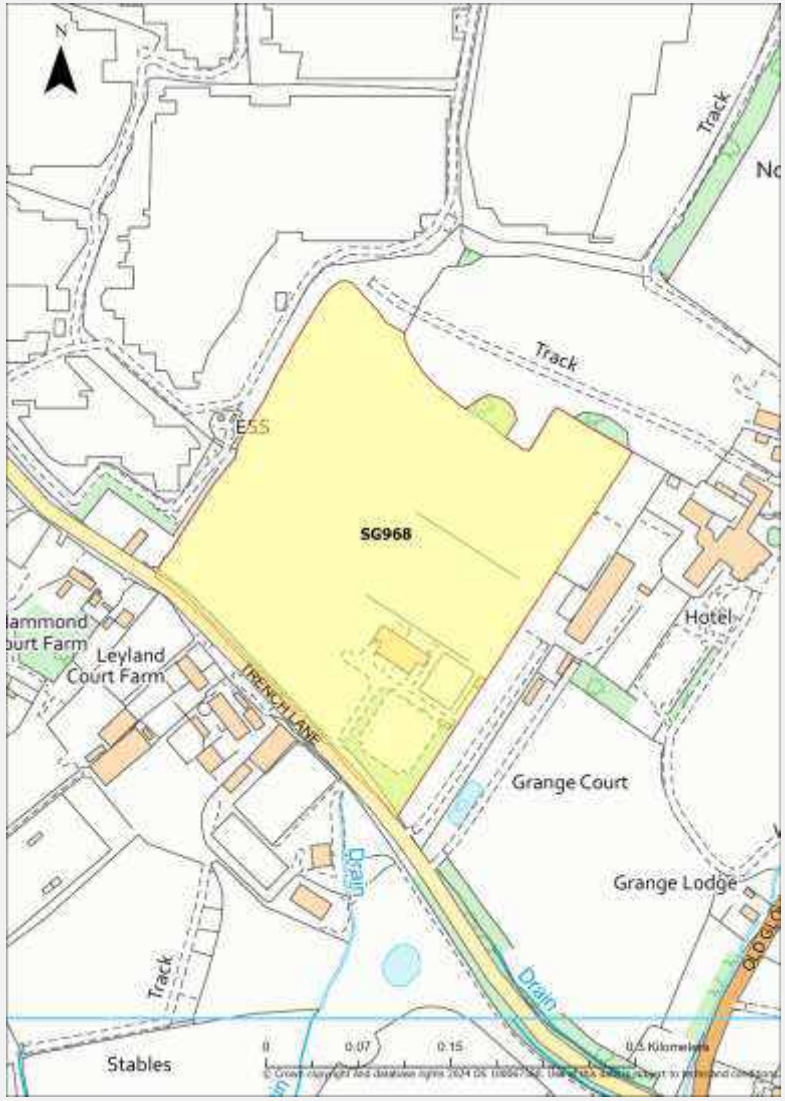
Site Reference:	SG967
Site Name:	Elm Farm Stables, 118 London Road, Bridgeyate
Gross Site Area (Ha):	2.767737
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including unsuitable transport access, 10% Flood Zone 2, 23% Flood Zone 3 and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved particuallry relating to gaining suitable vehicular access.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG968
Site Name:	St Mary's Rugby Club, Trench Lane, Almondsbury
Gross Site Area (Ha):	8.284506
Proposed Use:	Mixed use
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including the entire site being playing fields, TPO coverage and BMV and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

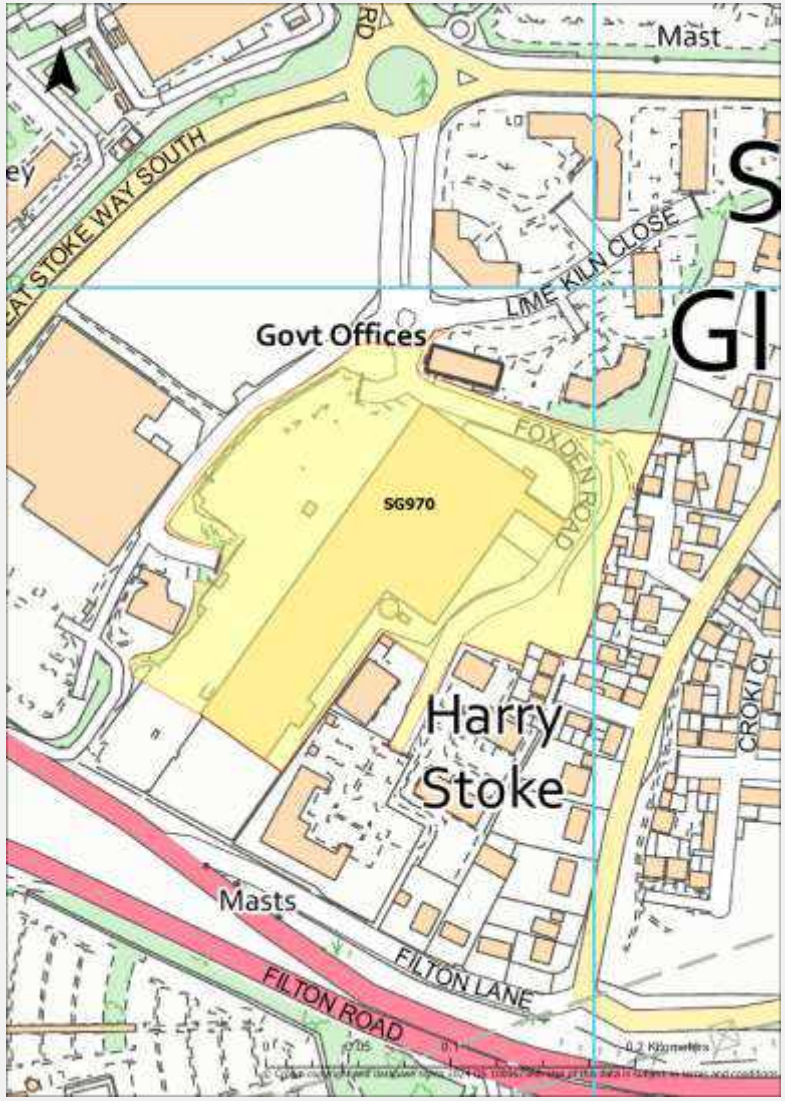
Site Reference:	SG969
Site Name:	Land to rear of 25 Park Lane, Winterbourne
Gross Site Area (Ha):	3.733586
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including challenging suitable access, SNCI and landscape and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available..
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG970
Site Name:	Filton Retail Park, Fox Den Road, Stoke Gifford
Gross Site Area (Ha):	3.720135
Proposed Use:	Mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including being in active town centre use however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner part of the site is in active use and there is evidence these uses are likely remain with mixed use development proposed.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	250



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

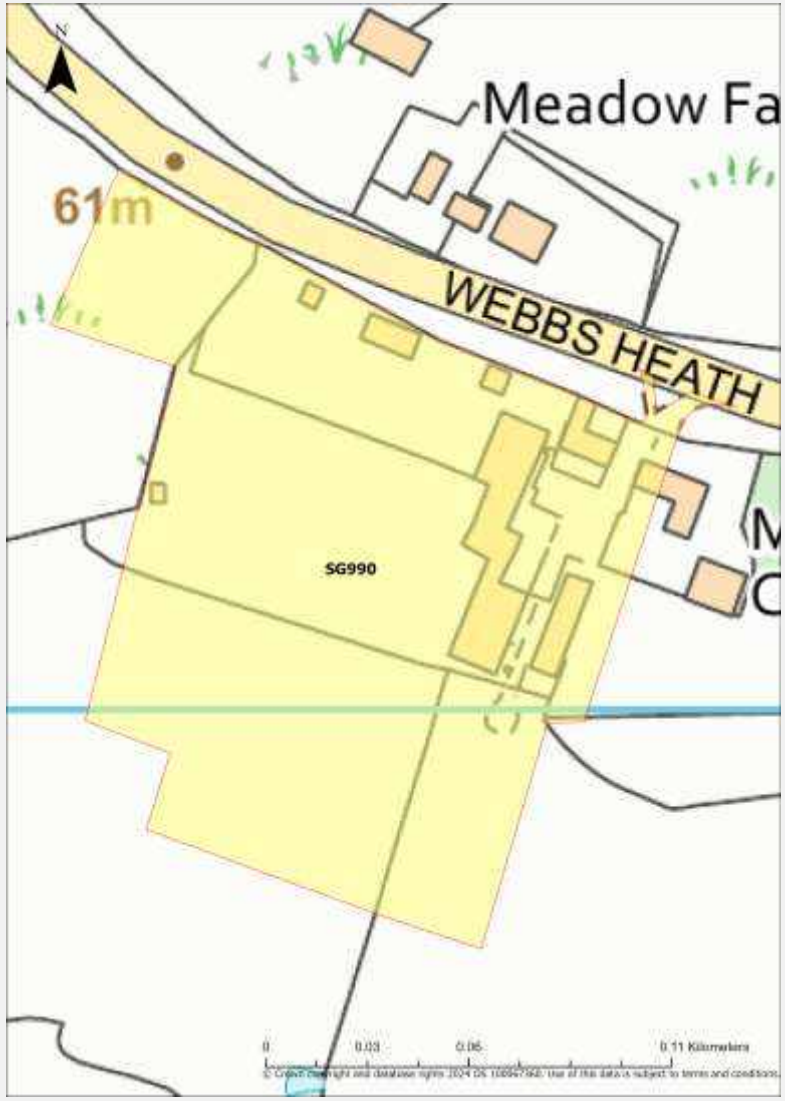
Site Reference:	SG971
Site Name:	The Travellers Site, Bank Road, Pilning
Gross Site Area (Ha):	0.400939
Proposed Use:	Gypsy and Travellers Pitches
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including being 100% in Flood Zone 3 and Prioirty Habitat and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

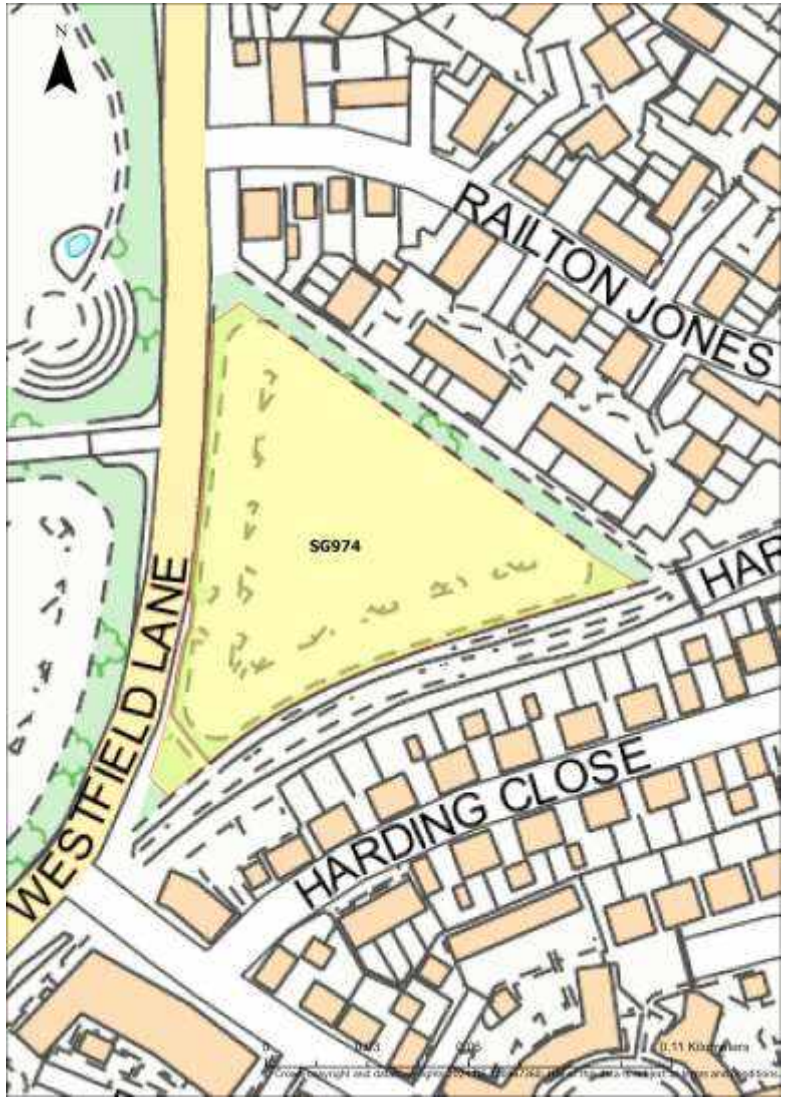
Site Reference:	SG990
Site Name:	Mounds Court Farm, Webbs Heath, Siston, Bristol, BS30 5LU
Gross Site Area (Ha):	0.45
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including listed buildings on site and 2.9% common land, however it is considered likely that these could be avoided/mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are viability issues identified however further information is required to determine if these can be addressd namely listed buidlings on site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	60



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

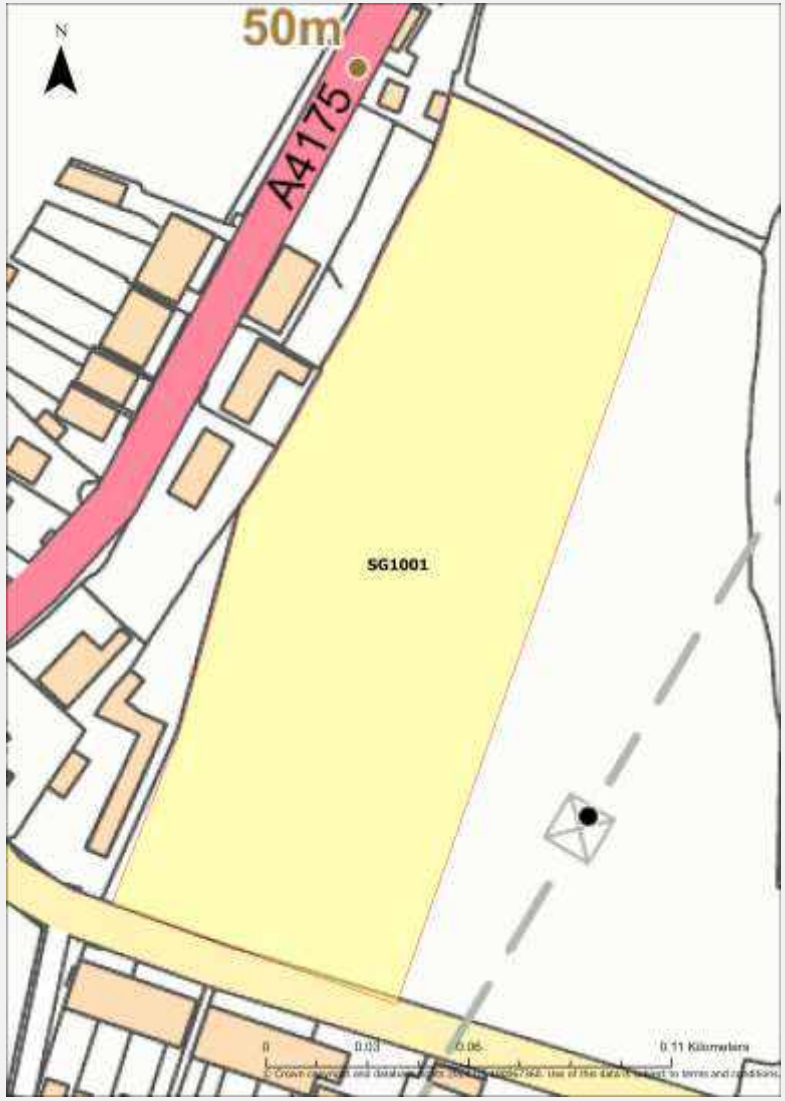
Site Reference:	SG974
Site Name:	Land at Westfield Lane, Stoke Gifford
Gross Site Area (Ha):	0.759902
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints however it falls within CS12 area safeguarded for employment.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, it is in active use as a car park however there is evidence this use will cease and there are unliekly to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	34



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

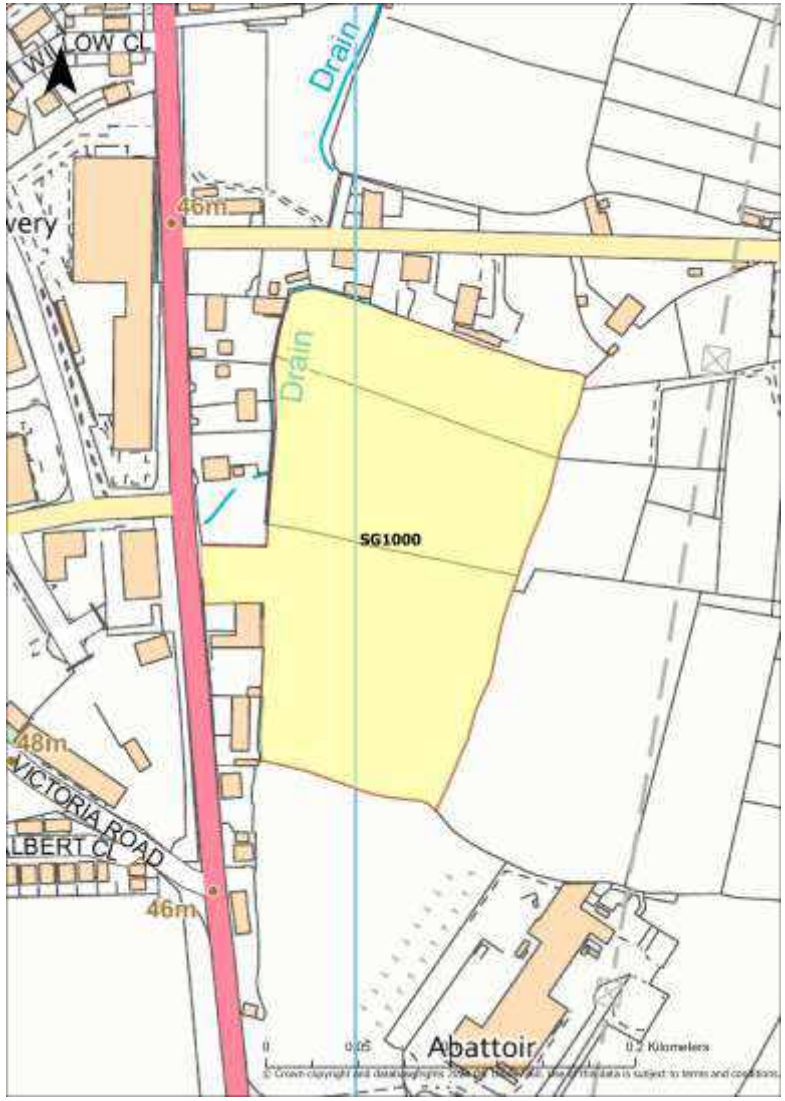
Site Reference:	SG1001
Site Name:	Land on the East side of Bath Road, North Common, Warmley
Gross Site Area (Ha):	1.8
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 3 heritage assets within 250m, 100% BMV Grade 3 and gas pipeline however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, is not in active use and there are unliekly to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	64



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

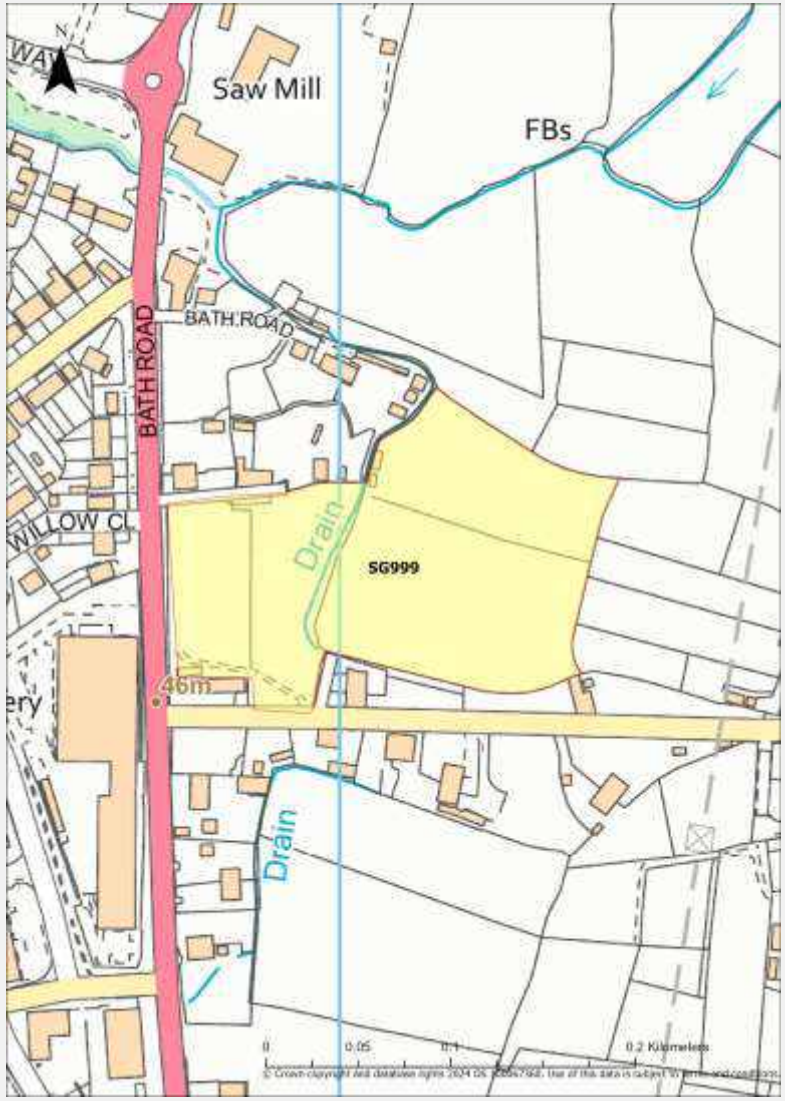
Site Reference:	SG1000
Site Name:	Land Adjoining Bath Road, Bridgeyate
Gross Site Area (Ha):	3.5
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% BMV Grade 3 and 53% SNCI coverage however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing developer, is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter however there are viability issues identified however further information is required to determine if these can be addressed
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	59



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

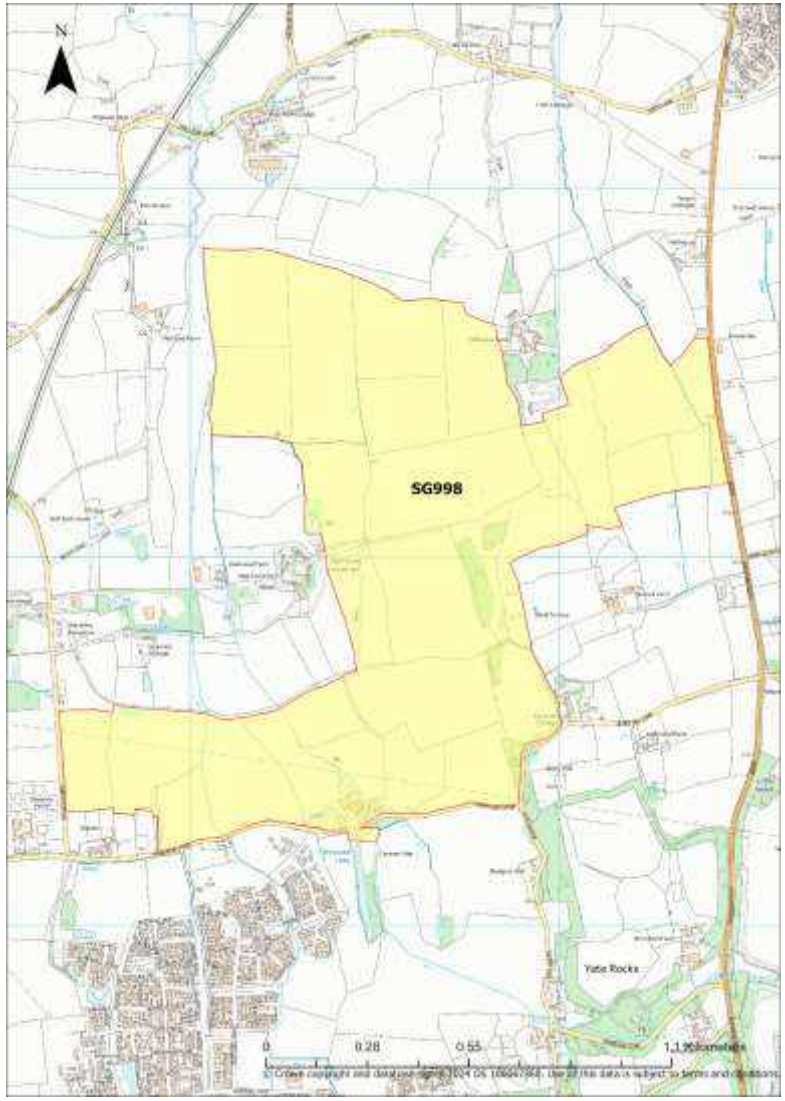
Site Reference:	SG999
Site Name:	Land on the East side of Bath Road, North Common, Warmley
Gross Site Area (Ha):	2.4
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 53% FZ 2 and is 100% BMV Grade 3 however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner, has clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	41



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

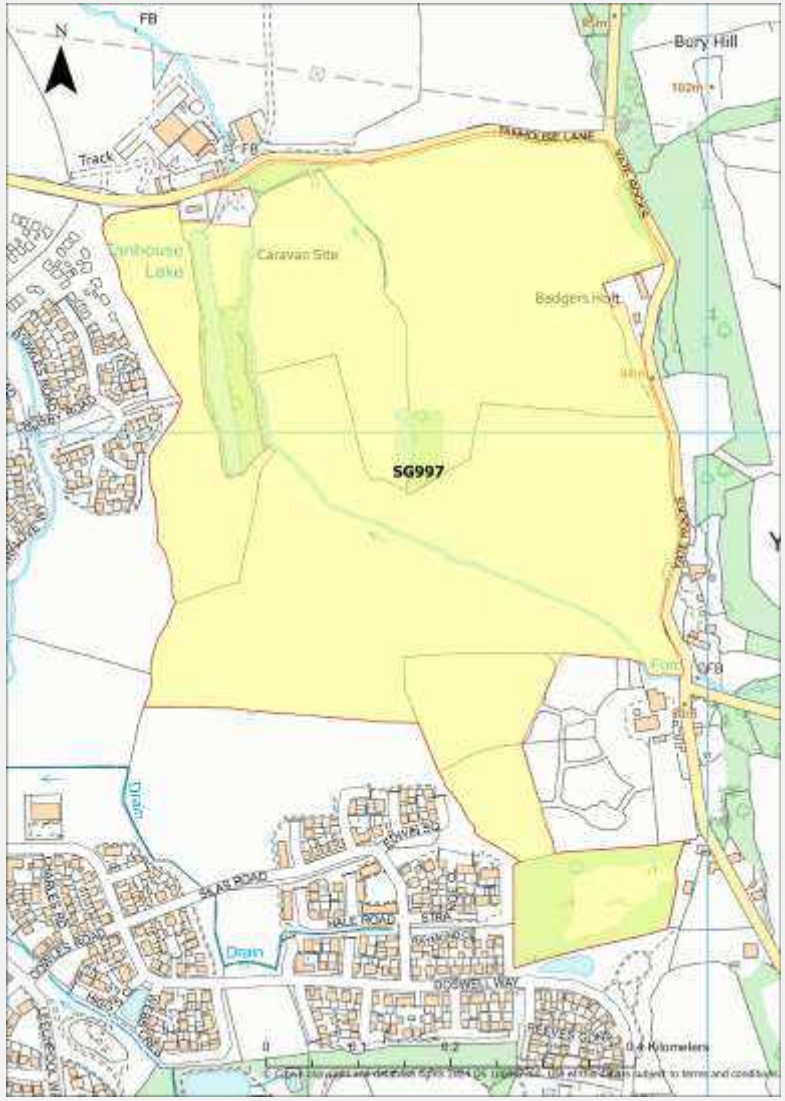
Site Reference:	SG998
Site Name:	Land North of Ladden Garden Village and West of Wickwar Roa
Gross Site Area (Ha):	136
Proposed Use:	Mixed Use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including overhead powerline, gas pipeline, 2% contamination, 5% FZ 3a, 15 heritage assets within 250m (1 on site), 5% SNCI & 4% priority habitat however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing developeris not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the has promoter on board there are viability issues identified however further information is required to determine if these can be addressed
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	1000



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

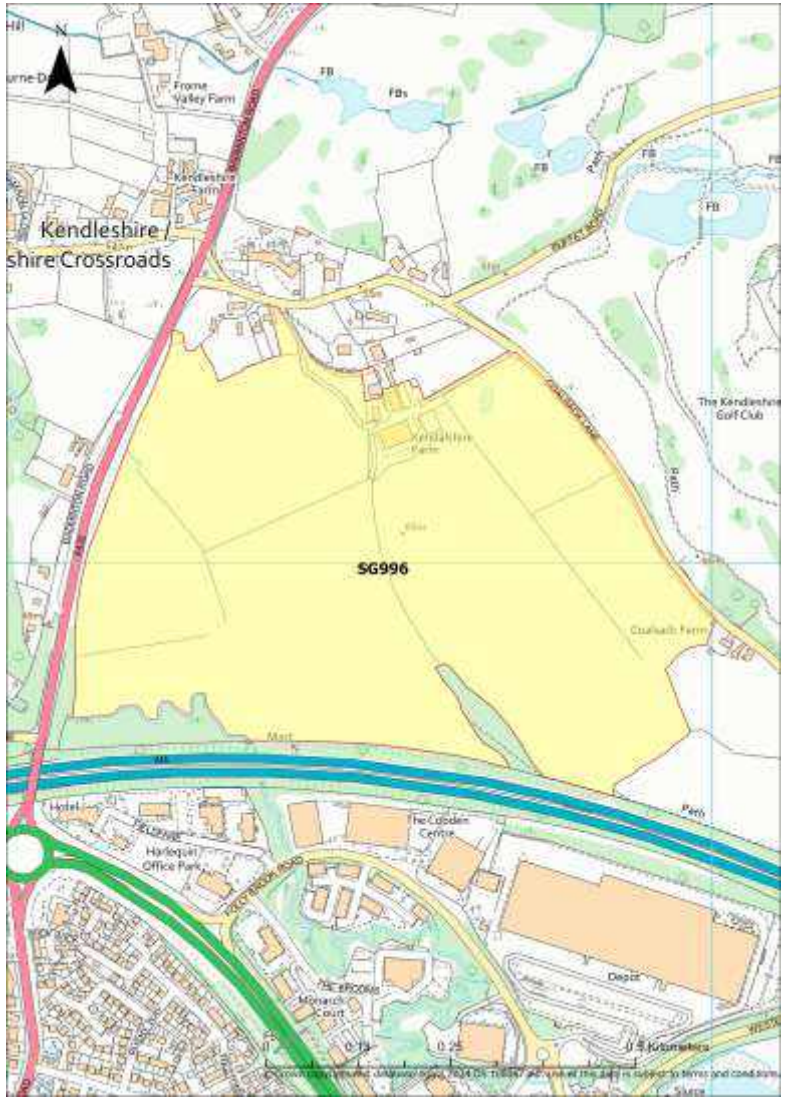
Site Reference:	SG997
Site Name:	Land East of Ladden Garden Village
Gross Site Area (Ha):	35.2
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including overhead powerline, gas pipeline, 1.6% contamination, 31% FZ3a & 5% SNCI however it is considered likely these could be mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is not in active use, has a willing land owner and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	190



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG996
Site Name:	Kendleshire Golf Course Annex, Badminton Road
Gross Site Area (Ha):	37.4
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 1% Flood Zone 3a coverage, gas pipeline, less tan 1% TPO coverage in Northeastern corner of site and SNCI buffer required. The site is within 250m of 3 heritage assets & is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing owner, is not in active use and there are unlikely to be lgeal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a developer on board and no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	870



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

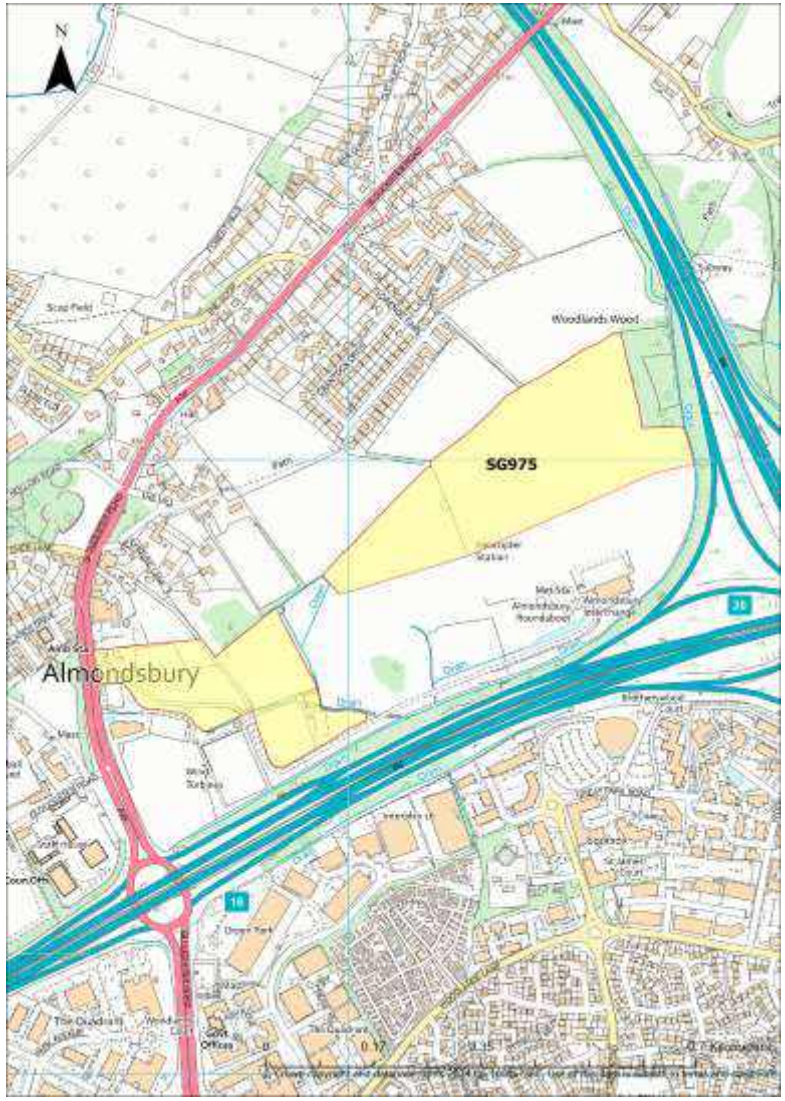
Site Reference:	SG995
Site Name:	Land at 140 Westerleigh Road, Pucklechurch, BS16 9PY
Gross Site Area (Ha):	0.65
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is constrained in that the land is 100% BMV Grade 3, however it is considered likely that this could be mitigated. The site is located in the Green Belt 100%
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing land owner and there are unliekly to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	23



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

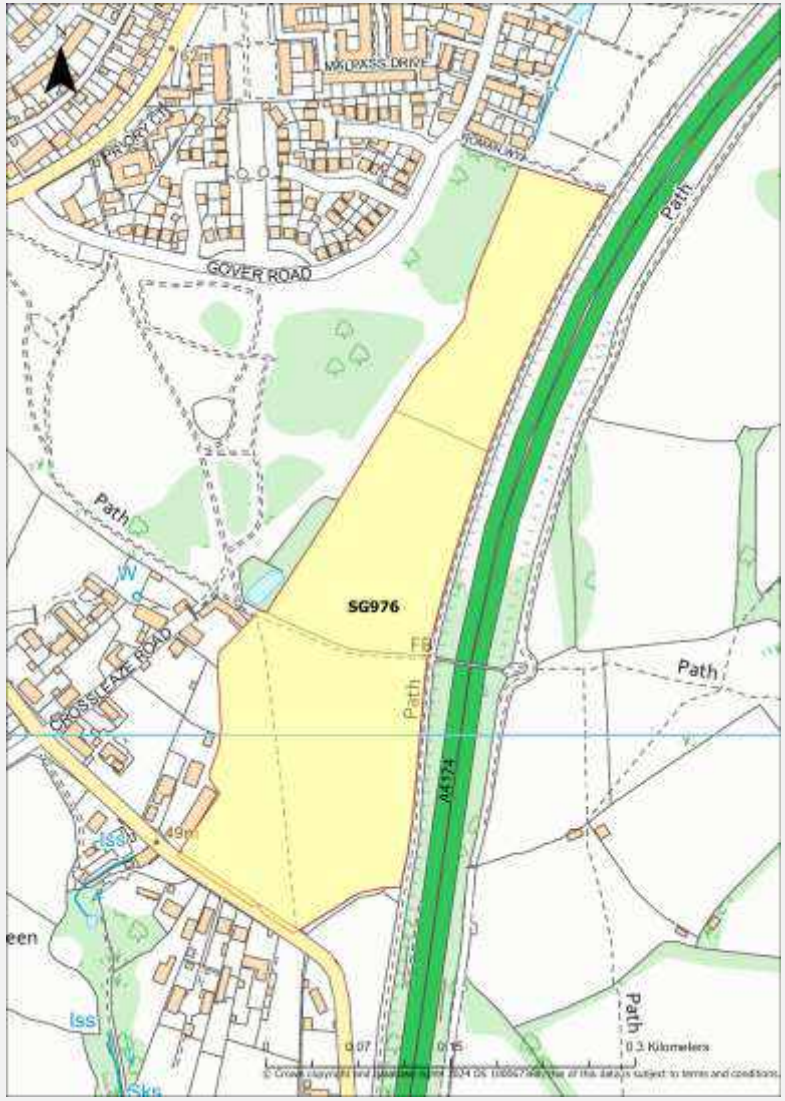
Site Reference:	SG975
Site Name:	Emergency Air Operations Base, Gloucester Road, Almondsbur
Gross Site Area (Ha):	14.979078
Proposed Use:	Employment
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including 82% BMV land, site access and potential noise issues and it is considered that no mitigation / avoidance is possible. The site is located in the Green Belt (100%).
Availability:	No - not available
Availability Conclusion:	Based on best available information the site requires access which is dependant on land (SG004) being given permission
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

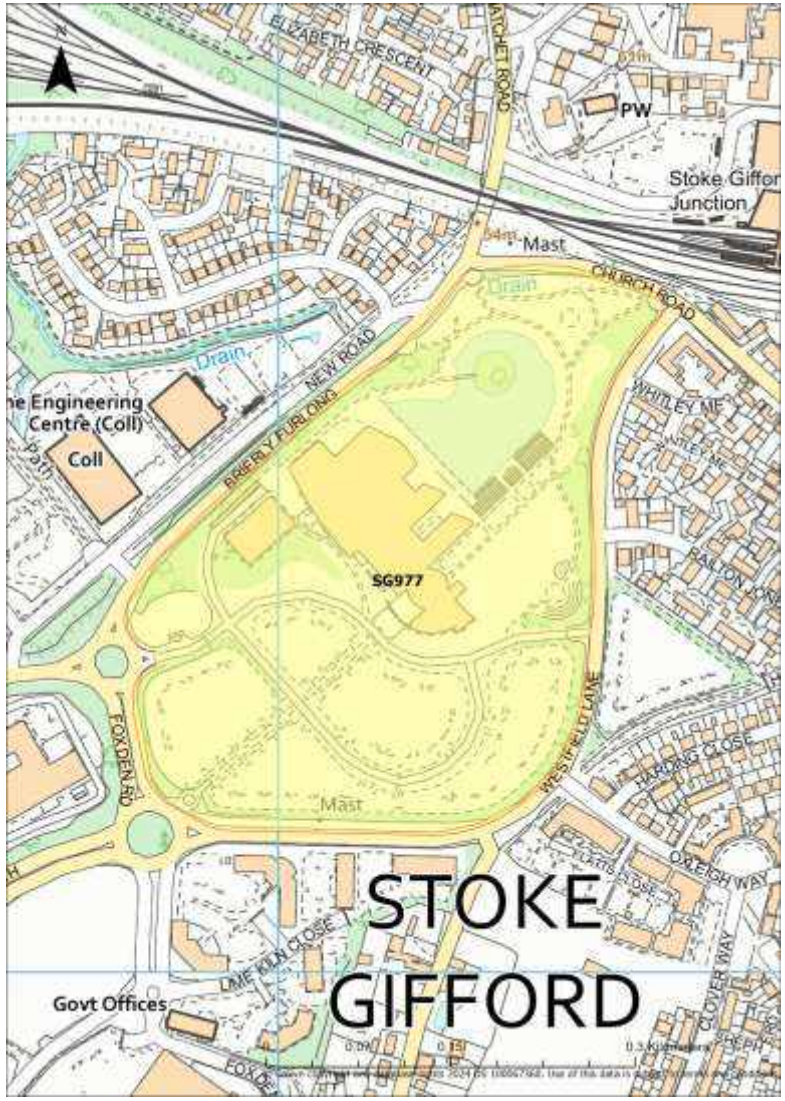
Site Reference:	SG976
Site Name:	Land north of Abbots Road, Hanham
Gross Site Area (Ha):	7.209498
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including challenging access, 55% BMV land, potential impact on SSSI, impact on Grade II listed building on site and 1% contamination and it is considered that no mitigation / avoidance is possible.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

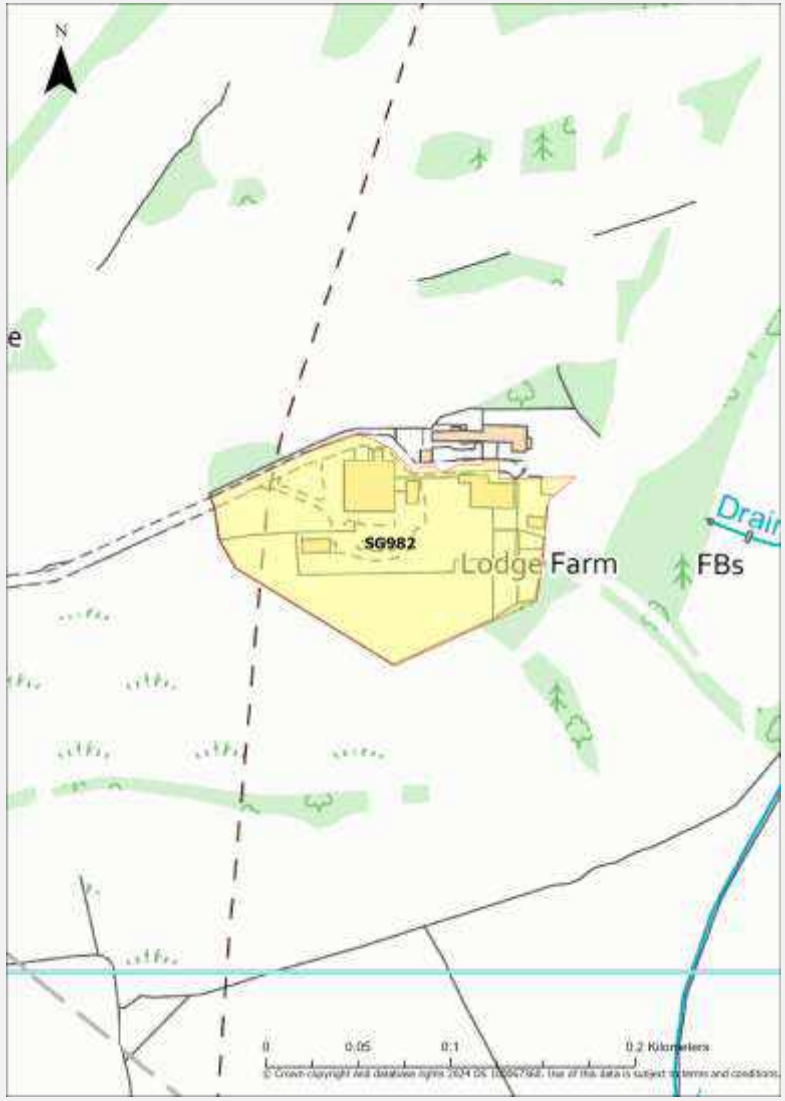
Site Reference:	SG977
Site Name:	The Aviva Centre, Stoke Gifford
Gross Site Area (Ha):	13.397588
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints however it falls within CS12 area safeguarded for employment.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner. Part of the site is in active use and there is evidence these uses are liekyl to cease, there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter onboard and the site has no obvious issues which are likely to impace the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	325



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:	Retain some existing office space

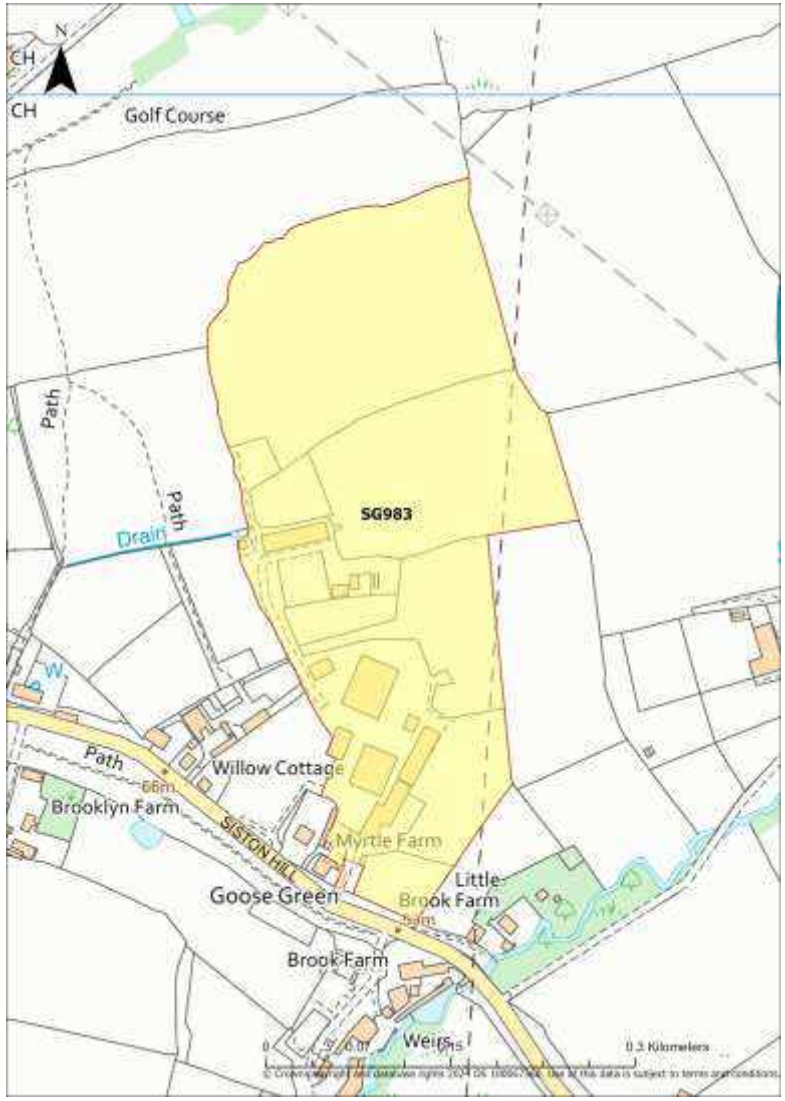
Site Reference:	SG982
Site Name:	Lodge Farm, Carsons Road, Mangotsfield, Bristol, BS16 9LW
Gross Site Area (Ha):	1.520728
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including impact on heritage assets on site and 100% BMV land and it is considered that no mitigation / avoidance is possible. The site is located in the Green Belt (100%).
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information the majority of the site is in active use and there is no evidence this use is will to cease within the plan period
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	54



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

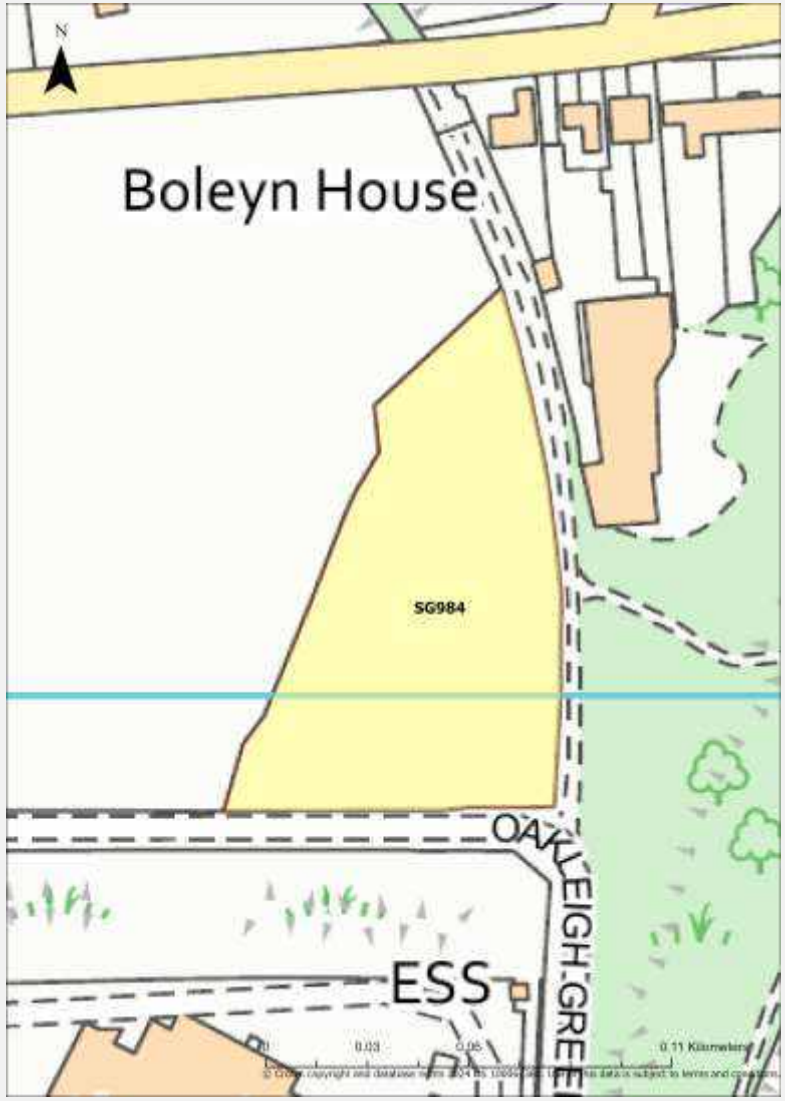
Site Reference:	SG983
Site Name:	Myrtle Farm, Siston Hill, Bristol BS30 5LU
Gross Site Area (Ha):	10.888682
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% BMV Land and potential impact on listed buildings with 250m of the site however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and there are unlikely to be legal constraints or ransom strips. However site is is mixed use active use and it its unknown if the existing uses will cease
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	218



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG984
Site Name:	Land at Henfield, Westerleigh Road, Coalpit Heath
Gross Site Area (Ha):	0.805044
Proposed Use:	Travelling Showpeople site
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% BMV Land however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the sitwe is not in active use, has clear ownership and there are unlikely to be legal constarints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

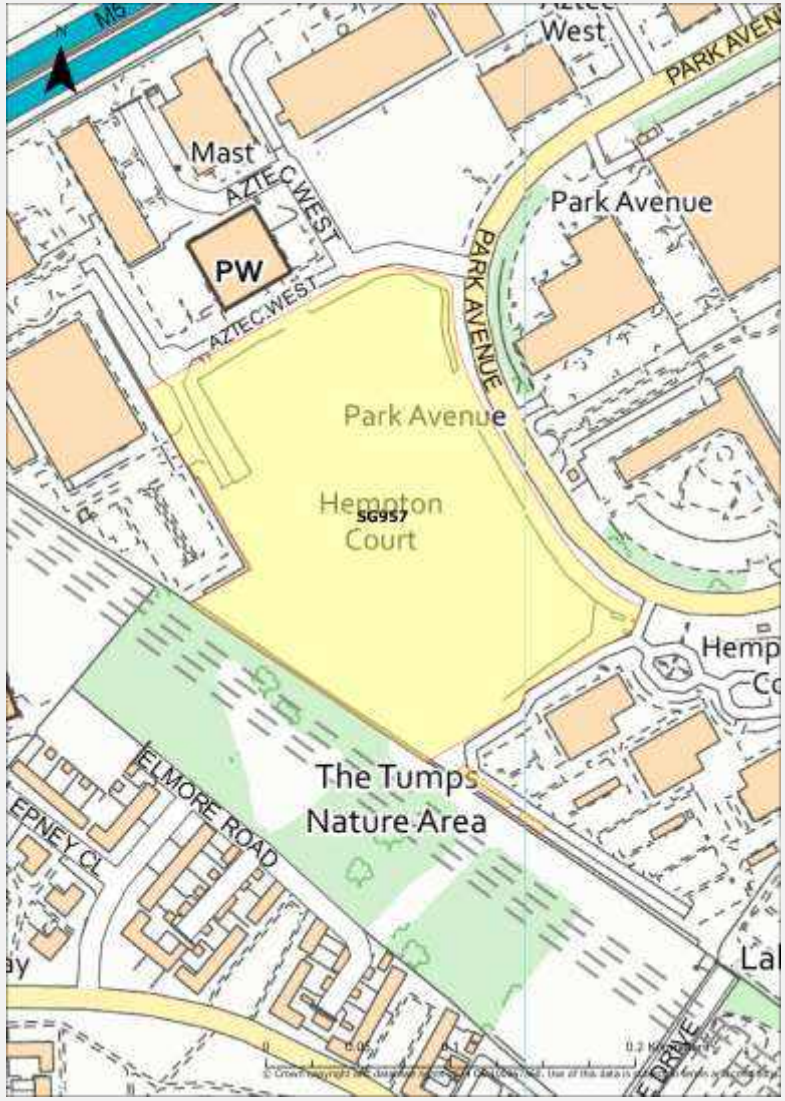
Site Reference:	SG958
Site Name:	The Manor House, Forty Acre Lane, Alveston
Gross Site Area (Ha):	6.222585
Proposed Use:	
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including unclear access and it is considered that no mitigation / avoidance is possible.
Availability:	Uncertain - no current evidence of clear availability
Availability Conclusion:	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unavailable and it is therefore not achievable.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

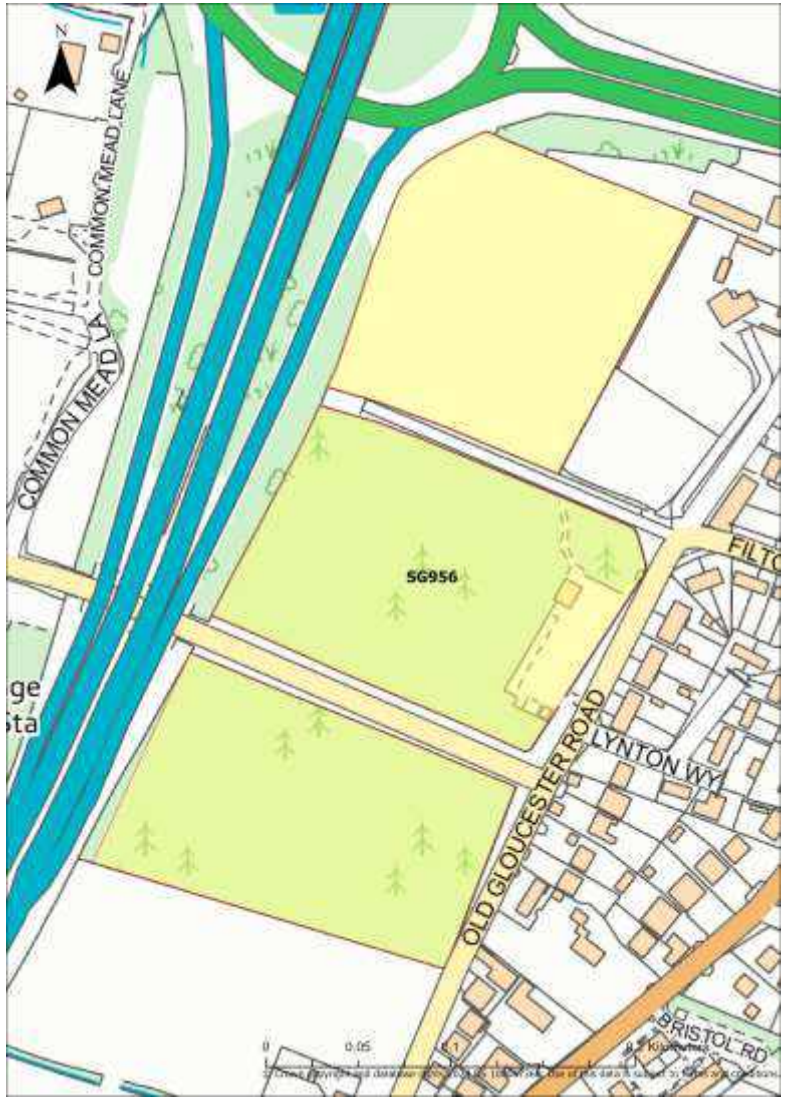
Site Reference:	SG957
Site Name:	Land at Hempton Court, Park Avenue, Aztec West Business Par
Gross Site Area (Ha):	3.983371
Proposed Use:	Employment
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including contamination however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowner the site is not in active use the site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed
HELAA Conclusion:	Potentially Developable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

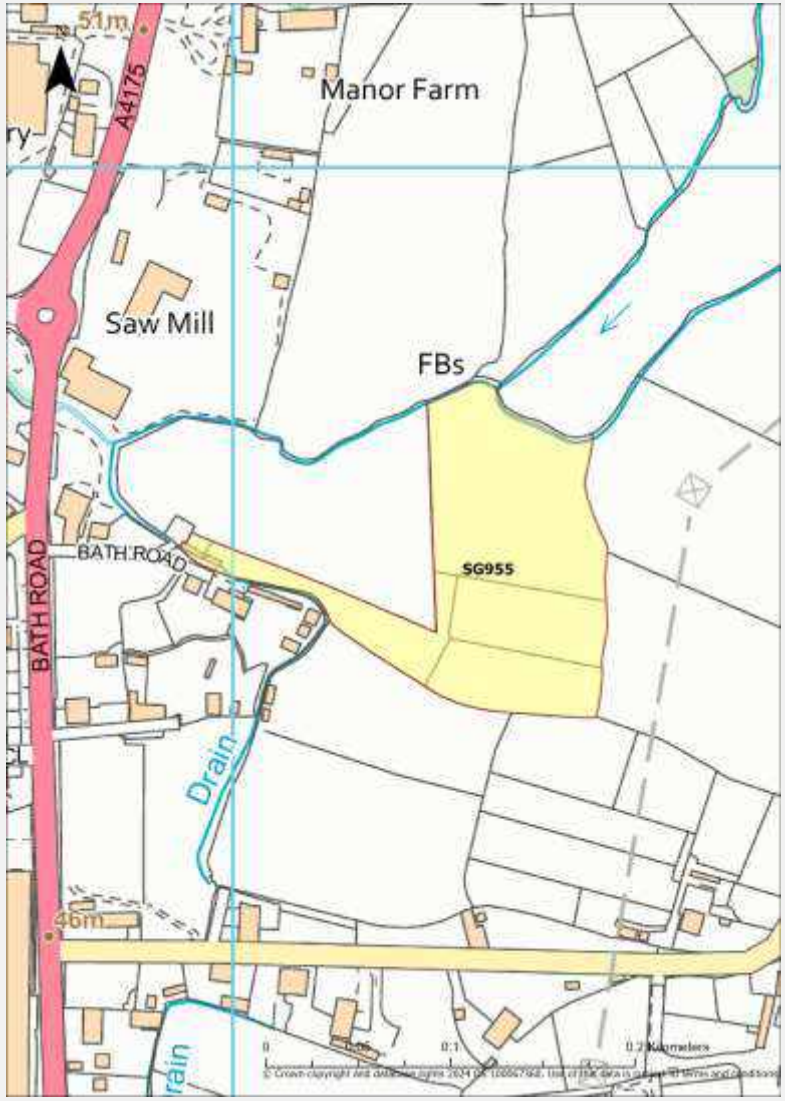
Site Reference:	SG956
Site Name:	Frenchay Christmas Tree Farm, Old Gloucester Road, Frenchay
Gross Site Area (Ha):	7.03167
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including BMV land, Noise, air quality and 4% surface water flooding however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowner the site is not in active use the site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	140



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG955
Site Name:	Land Lying to the East of Bath Road, Bridgeyate
Gross Site Area (Ha):	1.711821
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including 98% Flood Zone 3a, unsuitable access, SNCI and BMV land and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG954
Site Name:	Highfield House, 112 Riding Barn Hill, Wick
Gross Site Area (Ha):	0.850341
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% BMV land however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner the site is not in active use the site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	30



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

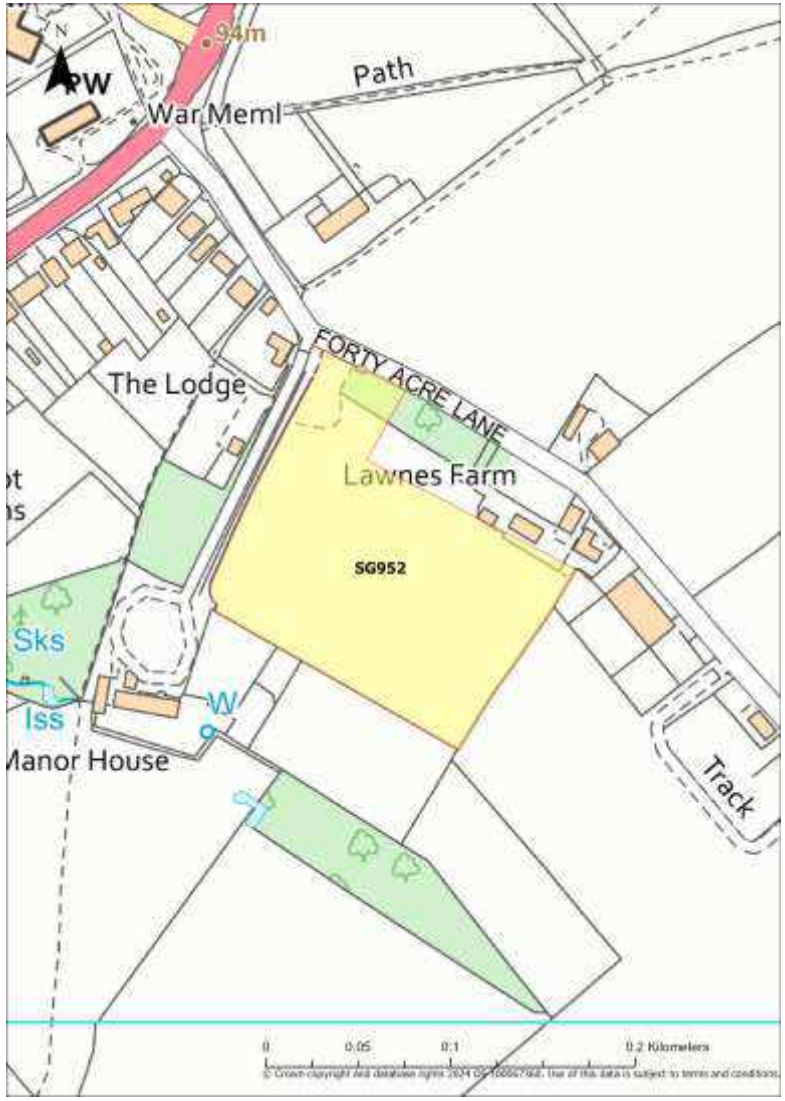
Site Reference:	SG953
Site Name:	Land sout of Badminton Road, Old Sodbury
Gross Site Area (Ha):	1.177875
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including 100% AONB, 76% BMV Land, unclear access and it is considered that no mitigation / avoidance is possible. The site is located in the Green Belt (100%).
Availability:	No - not available
Availability Conclusion:	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG952
Site Name:	Land to the south of Lawnes Farm, Forty Acre Lane, Alveston
Gross Site Area (Ha):	2.118931
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including setting of heritage assets and suitable access however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner the site is not in active use the site has clear ownership.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	60



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

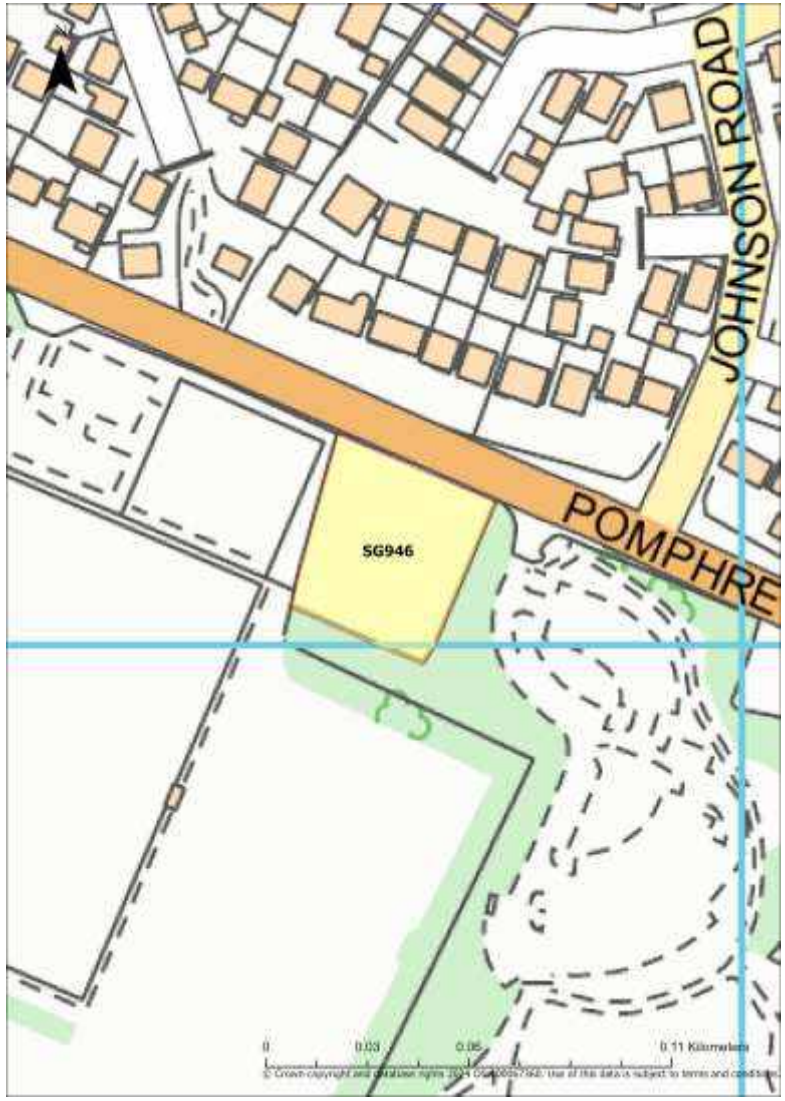
Site Reference:	SG945
Site Name:	Syston Farm, Carsons Road, Mangotsfield
Gross Site Area (Ha):	0.793838
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including impact on SNCI and buffer, 100% BMV agricultural land and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	Site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	Site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG946
Site Name:	Pomphrey Hill, Mangotsfield
Gross Site Area (Ha):	0.210919
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% BMV agricultural land however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willig landowner, is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

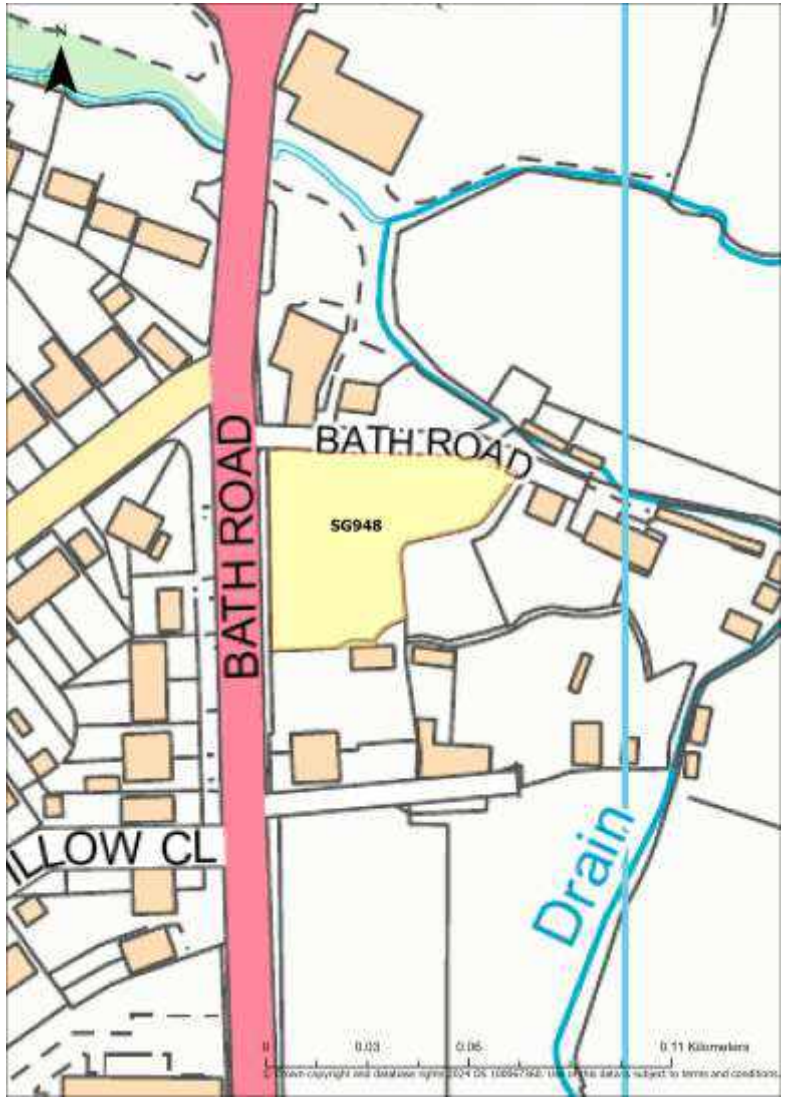
Site Reference:	SG947
Site Name:	Land at Limebrook Farm, London Road, Wick
Gross Site Area (Ha):	1.500906
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% BMV agricultural land however it is considered likely that these could be avoided / mitigated. The site is 100% within an AONB.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information he dite has a willing landowner, the site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	52



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG948
Site Name:	Land south of the Hollybush, Bath Road, Bridgeyate.
Gross Site Area (Ha):	0.244987
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	(Overlap see SG395)
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG985
Site Name:	Land at Hambrook Lane, Stoke Gifford
Gross Site Area (Ha):	3.355975
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% BMV Land, 66% contamination and 79% Tree Protection Order overlap however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing owner and there are likely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are viability issues identified however further information is required to determine if these can be addressed
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	35



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

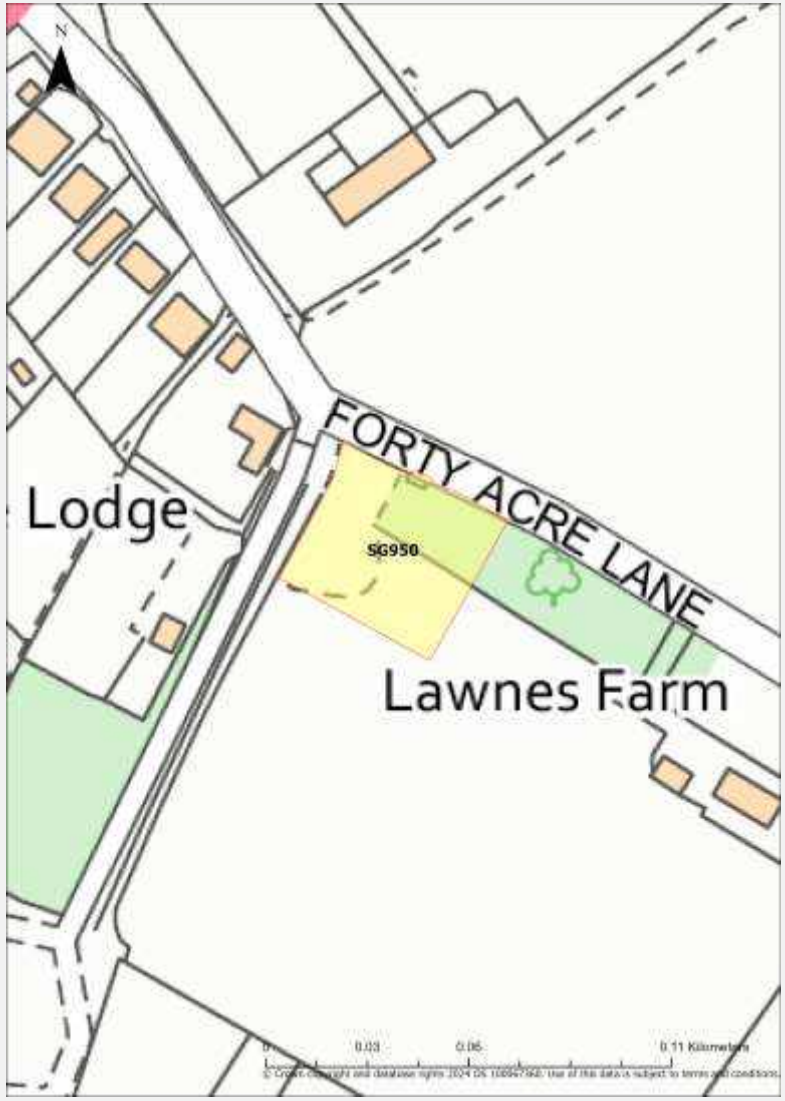
Site Reference:	SG951
Site Name:	Land West of Stover Road/Yate Road, Yate
Gross Site Area (Ha):	0.603354
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 100% BMV Grade 2 land and is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	27



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

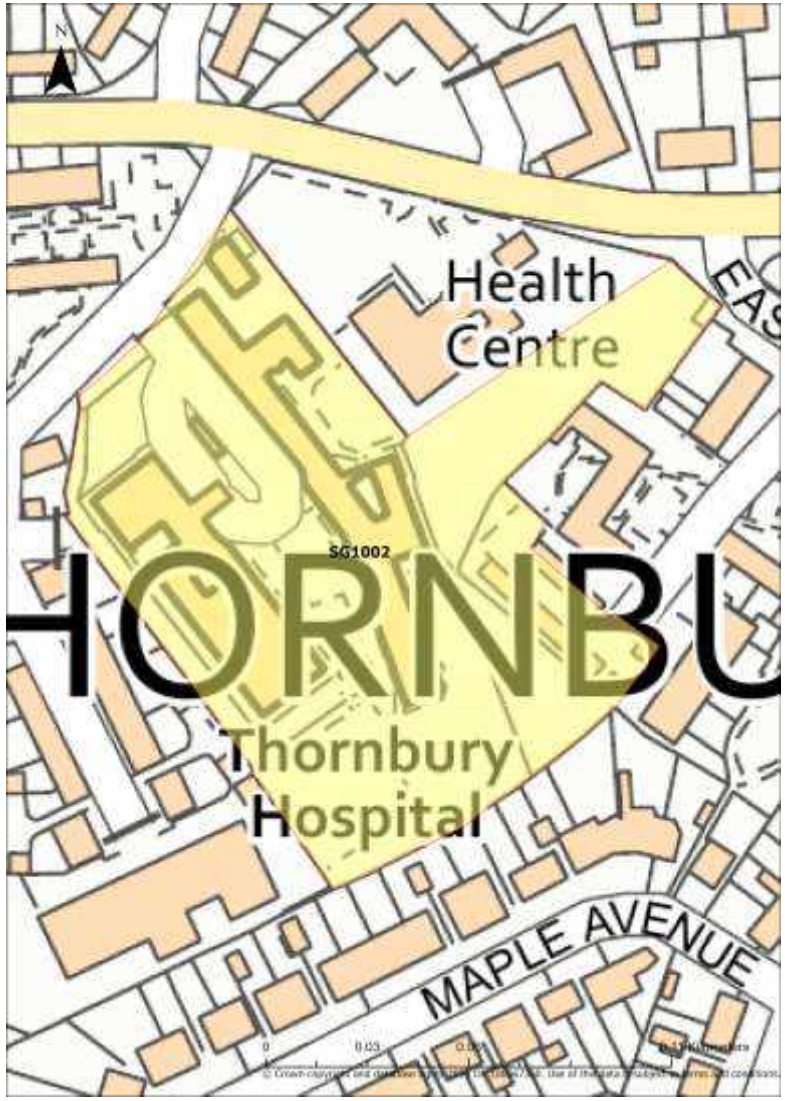
Site Reference:	SG950
Site Name:	Land adjacent to Lawnes Farm, Forty Acre Lane, Alveston
Gross Site Area (Ha):	0.200857
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 4 Grade II listed buildings within 250m of the site and 100% BMV Grade 3 however it is considered likely that these could be avoided. The site is located in the Green Belt (100%).
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing owner, is not inactive use and there are unlikely yo be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	8



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

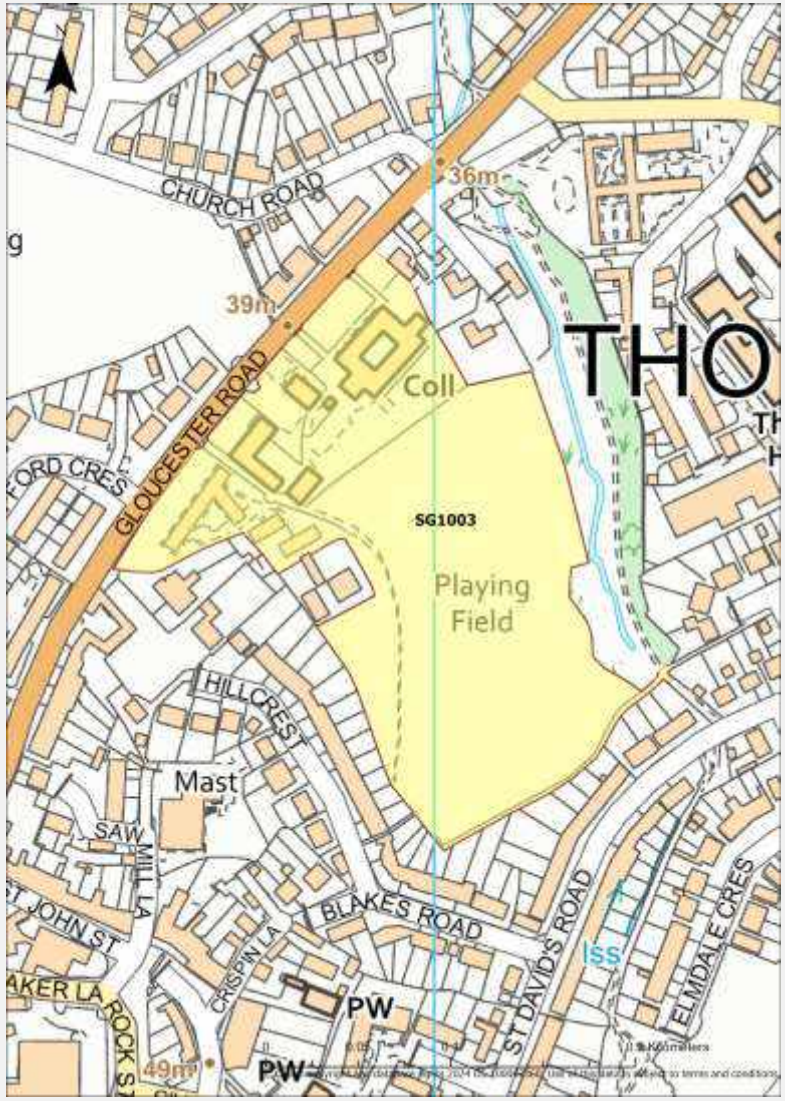
Site Reference:	SG1002
Site Name:	Thornbury Health Centre
Gross Site Area (Ha):	0
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 50% potential contamination and TPOs on site however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	75



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

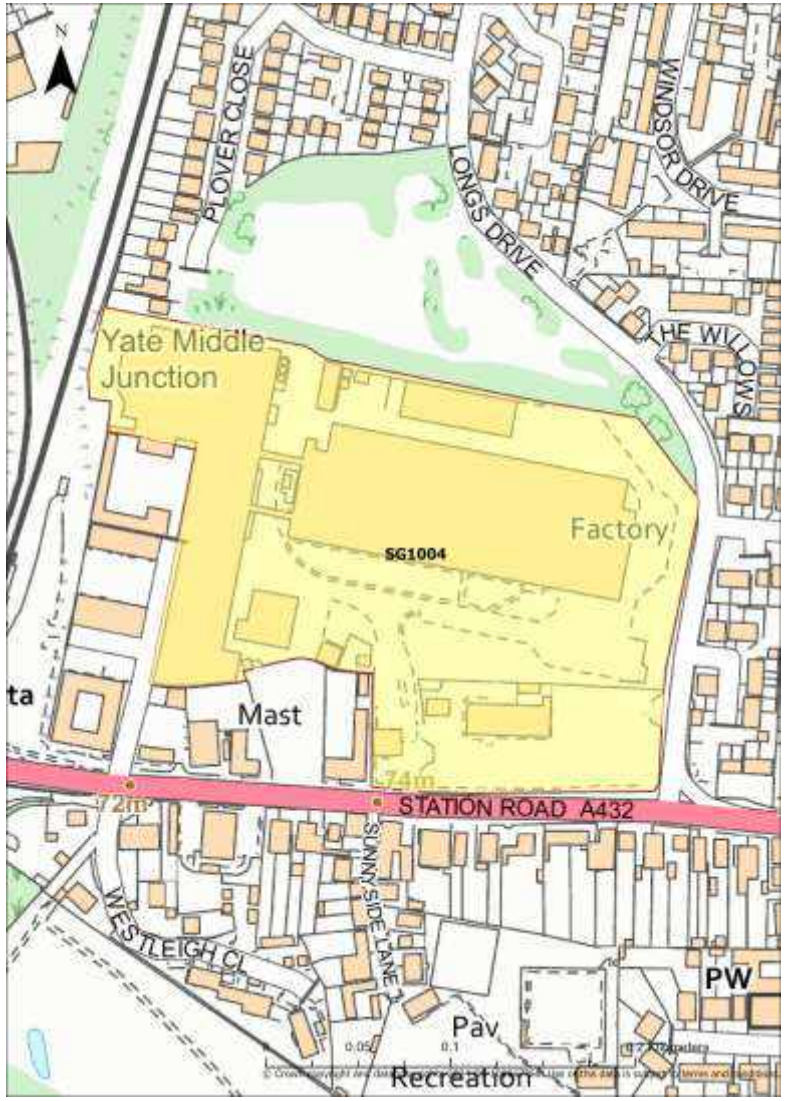
Site Reference:	SG1003
Site Name:	Castle School
Gross Site Area (Ha):	0
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including 7% Conservation Area and impact on heritage assets, TPO on site and 48% playing pitches however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board and there are viability issues identified however further information is required to determine if these can be addressed
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	100



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG1004
Site Name:	Whirlpool
Gross Site Area (Ha):	0
Proposed Use:	Mixed use
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including being in active employment use, 92% potential contamination and impact on heritage assets however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) and the site is in active use. Tthe site has clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Developable
Initial Capacity:	150



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG991
Site Name:	Land at Old Kemps Plants, The Copp, Westerleigh, Bristol, BS37
Gross Site Area (Ha):	1.83
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including within 250m of 4 listed budilings, it is 91% BMV Grade 2 and close to a train line to the north, however it is considered likely that these could be mitigated. The site is located in the Green Belt (100%)
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	66



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG992
Site Name:	8 Fairacre, Over Lane, Almondsbury, BS32 4BP
Gross Site Area (Ha):	0.46
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including unclear suitable access and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	0



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

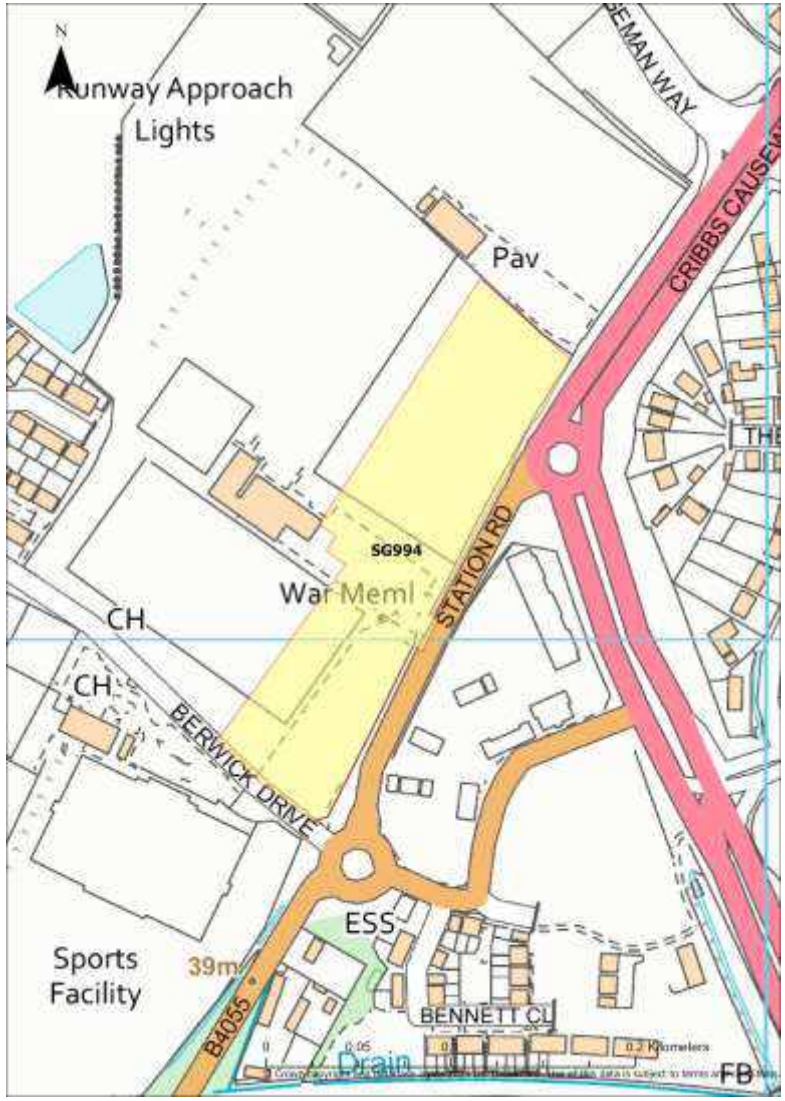
Site Reference:	SG993
Site Name:	Land West of Wotton Road, Rangeworthy, BS37 7NA (south of
Gross Site Area (Ha):	1.6
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site has a number of constraints including site access and 59% BMVGrade 1 land, 1.5% TPO and it is considered that no mitigation / avoidance is possible.
Availability:	No - not available
Availability Conclusion:	The site has been assessed as unsuitable and it is therefore not available.
Achievability:	No - unachievable
Achievability Conclusion:	The site has been assessed as unsuitable and it is therefore not achievable.
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	57



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

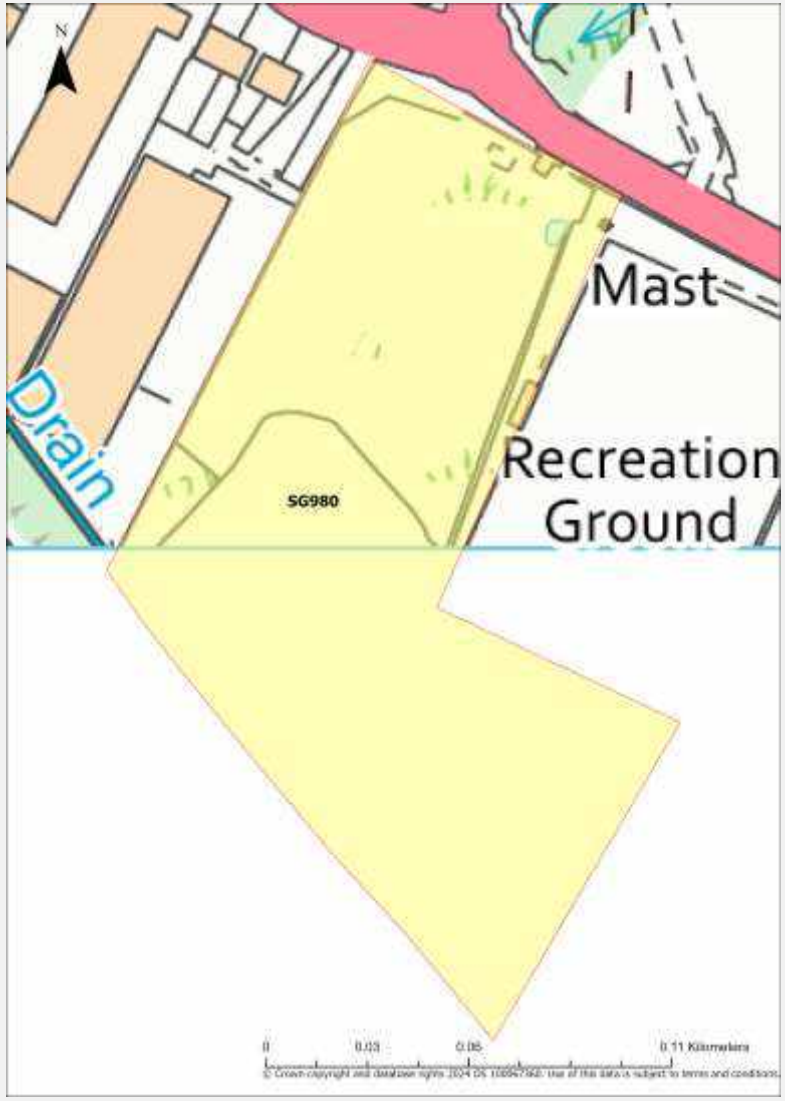
Site Reference:	SG994
Site Name:	Clifton Rugby Football Club, Cribbs Causeway, Bristol, BS10 7TT
Gross Site Area (Ha):	2
Proposed Use:	Residential
Suitability:	No – Potentially Unsuitable
Suitability Conclusion:	The site is potentially unsuitable as it is affected by constraints including 63% covering by playing pitches and BMVGrade 2, 100% and it is considered that no mitigation / avoidance is possible
Availability:	No - not available
Availability Conclusion:	Based on best available information the site is potentially unsuitable is therefore potentially unavailable.
Achievability:	No - unachievable
Achievability Conclusion:	Based on best available information the site is potentially unsuitable is therefore potentially unachieveable .
HELAA Conclusion:	Undeliverable/Undevelopable
Initial Capacity:	33



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG980
Site Name:	Land adjacent to Bitton Sports and Social club
Gross Site Area (Ha):	2.030702
Proposed Use:	
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including contamination, playing pitches and LGSD however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing a landowner the site has clear ownership there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	33



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Employment Initial Capacity:

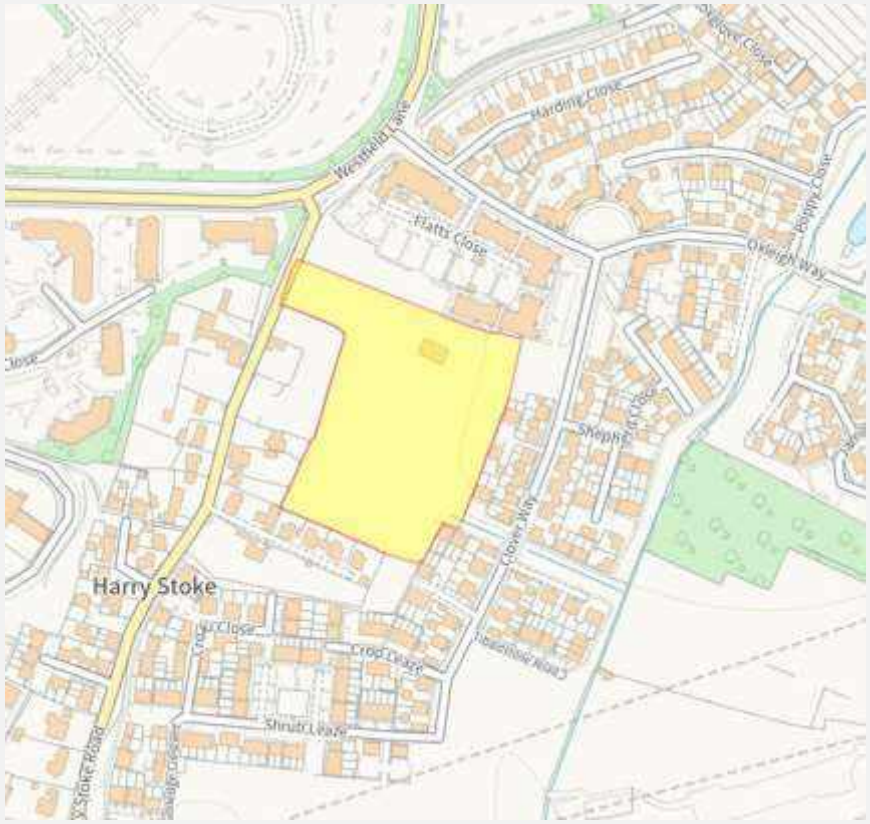
Site Reference:	SG934
Site Name:	West of Carsons Road
Gross Site Area (Ha):	4.576796
Proposed Use:	Employment
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including BMV agricultural land, commonland and SNCI however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing landowner(s) the site is not in active use he site has clear ownership there are unlikely to be legal constraints or ransom strips.
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter on board the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	0



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Employment Initial Capacity:	Employment, 25000 B1, 20,000 B2/B8

Site Reference:	SG1005
Site Name:	Harry Stoke Road
Gross Site Area (Ha):	2.24
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) the site is not in active use there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	50



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG1006
Site Name:	Cranleigh Court Road
Gross Site Area (Ha):	0.37
Proposed Use:	Residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site is not affected by any constraints.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	10



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity:

Site Reference:	SG1007
Site Name:	Former Watermore Junior School
Gross Site Area (Ha):	0.55
Proposed Use:	residential
Suitability:	Yes – Potentially Suitable
Suitability Conclusion:	The site has a number of constraints including existing buildings and locally listed heritage assets however it is considered likely that these could be avoided / mitigated.
Availability:	Yes - potentially available
Availability Conclusion:	Based on best available information the site has willing developer(s) / landowner(s) the site is not in active use, the site has clear ownershi pand there are unlikely to be legal constraints or ransom strips
Achievability:	Yes - potentially achievable
Achievability Conclusion:	Based on best available information the site has a promoter or developer on board there are viability issues identified however further information is required to determine if these can be addressed.
HELAA Conclusion:	Potentially Deliverable
Initial Capacity:	20



Map above shows promoted site boundary only and may not indicate the net developable area.

Employment Initial Capacity: