South Gloucestershire Council
New Local Plan

Housing and Economic Land Availability Assessment (HELAA) & Site Selection Methodologies

Method Report

Regulation 19 Consultation: February 2025

Contents

Introduction 4
Section1: Housing and Economic Land Availability Assessment Methodology 4
Overview 4
Purpose of the HELAA 4
Context 5
HELAA Methodology 7
The Stages of HELAA preparation 7
Stage 1: Site/Broad location identification 7
1a Determine assessment area and site size 7
1b Desktop review of existing information 8
1c Call for Sites/broad locations 9
1d Site/Broad location survey 9
Stage 2: Site/broad location assessment 11
2a Estimating development potential 11
2b Suitability 16
2c Availability 20
2d Achievability 22
Deliverable versus Developable 23
Duty to Cooperate 24
Engagement 25
Section 2: Site Selection Methodology (Including HELAA) 26
Introduction 26
Housing and Economic Land Availability Assessment 26
Urban Sites and Lens Apportionment 28
The Emerging Preferred Strategy 29
New Site received during the Local Plan Phase 3 and Phase 4 consultations 30
Conclusion 30
Appendix 1: Long list of Call for Sites) 31
Appendix 2 Sites removed from Assessment 56

Introduction

1. The document has been presented in two parts. The first section covers the method applied to the Housing and Economic Land Availability Assessment. This is an assessment undertaken to government requirements as outlined in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). This is an important initial step in understanding the portfolio of sites that will be included in the Regulation 19 Local Plan locational strategy.

2. The second section covers the site selection method applied and gives an overview of how all site submitted have progressed from initial submission through the Call for Sites exercises through to the final conclusion on whether ach site is included or excluded from the Regulation 19 Local Plan locational strategy. As outlined below this process includes the HELAA but goes on to outline the other technical evidence and work undertaken after the initial HELAA work is concluded. This was previously published in the Regulation 18 Local Plan Topic Paper for Housing Land Supply and Bristol Unmet Need consultation which ran form 19 July 2024 to 13 September 2024. For clarity and to take account of updates to sites as well as new sites the methodology has been moved here to sit alongside the HELAA method. An updated Site Assessment Schedule will also be published alongside this methodology document and the HELAA.

Section1: Housing and Economic Land Availability Assessment Methodology

Overview

1. The preparation of a Strategic Housing Land Availability Assessment (SHLAA) is required by the National Planning Policy Framework (NPPF) (para 70). The Government's National Planning Practice Guidance (NPPG) supports the preparation of Housing and Economic Land Availability Assessments (HELAA) as part of the same exercise. For clarity we will refer to this process as the HELAA assessment.

Purpose of the HELAA

The HELAA in its final form will identify a future potential supply of land which is suitable, available and achievable for housing and economic development over the plan period. This can then form a part of the evidence base when preparing the Local Plan and support any work undertaken on sub regional planning issues. This will provide information to assist spatial strategy development, and more detailed site development considerations. The NPPG makes it clear that the assessment is an

important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land.

The preparation of the HELAA accords with the most up to date guidance available in the Government's Planning Practice Guidance, (NPPG) which notes that such assessments should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

This approach ensures that all potential land supply options are assessed together to help inform which sites are potentially the most suitable and deliverable taking into account constraints and other factors that influence delivery. The HELAA has been prepared alongside the emerging South Gloucestershire Local Plan 2026 - 2041 to inform potential strategy choices, site allocations and evidence gathering.

The HELAA is an evidence source providing an audit of the amount of land available for housing and economic development. It aims to provide a realistic number of dwellings or amount of employment land that each site can potentially provide by assessing the site in order to determine whether it is suitable, available and achievable. It also indicates the potential timescales for their delivery. The HELAA is not part of the development plan and does not in itself allocate sites.

The identification of sites does not imply that there is a presumption in favour of any development proposal, or that planning permission will be granted or refused should an application be submitted. The status of a site may change over time. In all cases the Council will exercise its statutory duties in relation to the consideration and determination of planning applications. A site considered to be suitable, available and achievable does not mean the site will be allocated for development. The HELAA's role in the process is to create a pool of sites that could be considered for allocation. It is the Local Plan's role to consider and consult on potential allocations, from this pool. The Local Plan will need to take account not just of the suitability of the site but how or if that site ultimately aligns with the Plan's spatial strategy and objectives. This process will also require consultation and close working with communities, developers, statutory bodies and other interested parties. The HELAA represents just one part of a wider evidence base and should not be considered in isolation of other evidence. The HELAA integrates and links to other evidence. It informs rather than determines the plan making process.

National Planning Policy Guidance states that *'the assessment is an important evidence source to inform plan-making and decision taking…However the assessment does not in itself determine whether a site should be allocated for development'* (NPPG Paragraph: 001 Reference ID: 3-001-20190722).

Context

3. Following the decision of the West of England Mayoral Combined Authority (MCA) Mayor to stop all work on the West of England Mayoral Combined

Authority Spatial Development Strategy (SDS) in May 2022, the Local Plans for Bath & Northeast Somerset, Bristol and South Gloucestershire will now provide the strategic planning framework for the MCA area.

4. The issue of housing need will accordingly now be addressed through individual Local Plans for each of the Local Councils. To achieve this the Councils will continue their longstanding history of joint working and cooperation with each other and with other key bodies on strategic, cross boundary matters as they prepare their Local Plans.

5. South Gloucestershire council began preparation of its new Local Plan in 2020. Following the MCA decision in May 2022 the Local Plan was changed in scope to ensure its content and policies would provide the strategic framework for each UA in the MCA area where the SDS would previously have done so.

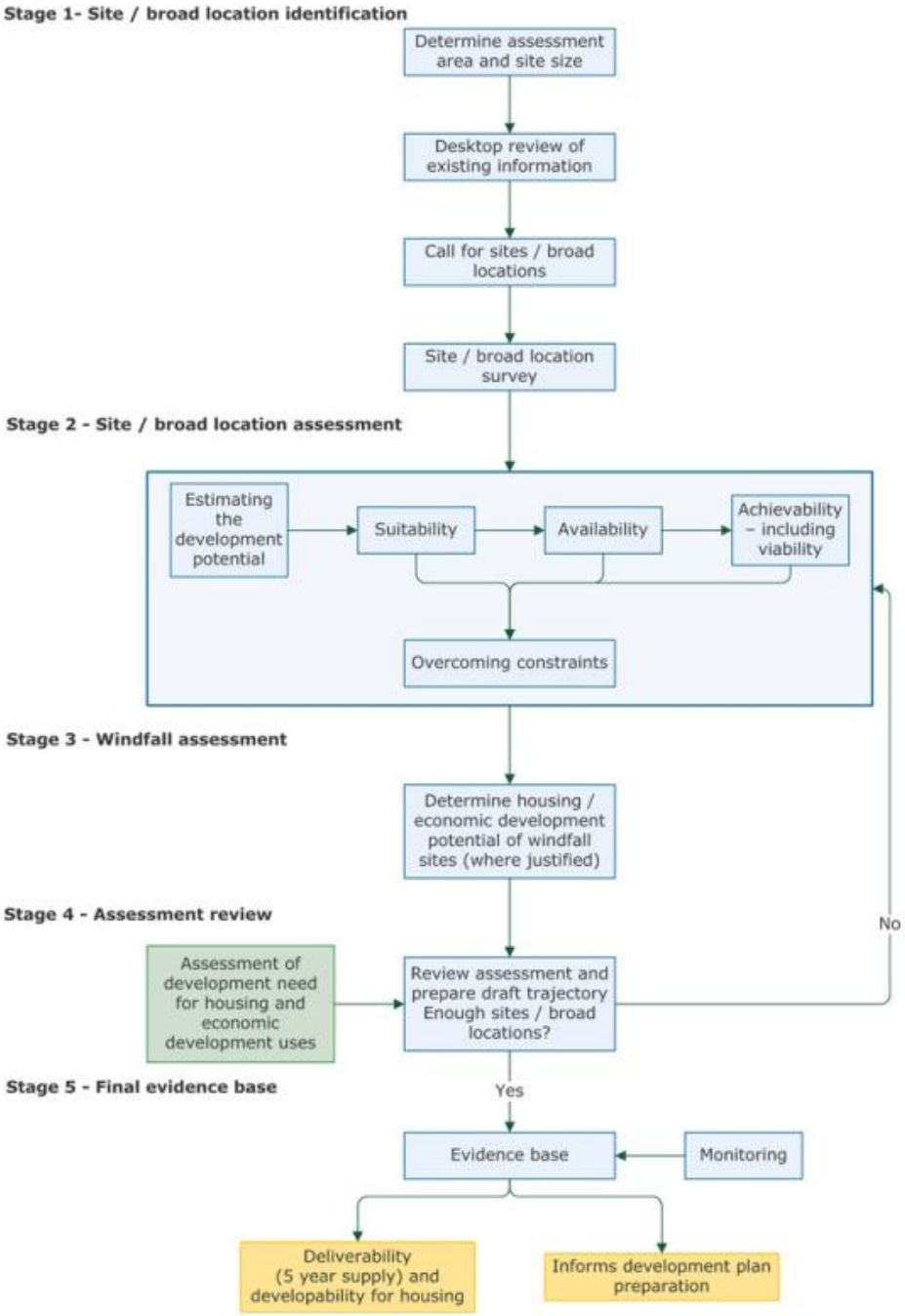
2. The HELAA will build on, and replace, historic versions of the South Gloucestershire Council SHLAA. All sites previously considered within the SHLAA where relevant to do so, will be included within the HELAA. The sites included within this HELAA and subject to the methodology have been significantly informed by a range of Call for Sites exercises. Call for Sites exercises took place between July and October 2020 and the council has continued to receive call for sites submission through Regulation 18 Local Plan consultations undertaken in 2020, 2022 and 2024 with the most recent taking place in between July and September 2024. The new HELAA will bring all this data together into a single technical report.

6. The West of England Mayoral Combined Authority (MCA) working with Bath & North East Somerset, Bristol and South Gloucestershire had previously published a SHLAA methodology to support the work on the SDS. This methodology will replace this and all other previous versions of the SHLAA or HELAA method.

HELAA Methodology

The Stages of HELAA preparation

7. The South Gloucestershire HELAA will follow the steps in the methodology set out in the NPPG. The following diagram taken from the NPPG summarises the stages required:



Stage 1: Site/Broad location identification

1a Determine assessment area and site size

8. The assessment area for the HELAA will cover the Local Authority area of South Gloucestershire.

9. It was agreed that for the purposes of conducting a Call for Sites that no site size limit or minimum should be given. This was to ensure as wide a range of potential sites could come forward as possible.

10. The HELAA will seek to identify sites for allocation where they are able to deliver 5 or more dwellings[1], or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above (HELAA NPPG para 009). This approach does not exclude smaller sites from coming forward during the plan period and separate policy mechanisms will be progressed to consider and determine applications for these types of developments. However, it is not considered effective or efficient to assess and potentially allocate sites for the new Local Plan which would provide less than 5 homes or 0.25 hectares of employment land, unless through the clustering of smaller sites it was demonstrated that this threshold could be reached that made it effective to consider undertaking. Such sites will be discounted from consideration in the HELAA. The Council has previously made an allowance for small windfall sites when calculating the supply of housing land and will continue to monitor this going forward.

1b Desktop review of existing information

11. NPPG outlines that local authorities should be proactive in identifying as wide a range of sites and broad locations for development as possible. At this stage the Council has identified sites from the following sources:

- The Call for Sites database carried forward from the 2018 Call for Sites exercise, including sites previously submitted during earlier Call for Sites exercises.
- New sites identified during the 2020 Call for Sites exercise which was open between 7th July 2020 and 20th October 2020. This has included the submission of council owned sites as well as engagement from other public sector bodies.
- New sites identified during the 2020 and 2022 Call for Sites exercises undertaken as part of the Regulation 18 Local Plan consultations. The 2022 Call for Sites exercise closed on 4th April 2022.
- New sites identified during 2024 Call for Site exercises which were open between 06th December to 16th February and an additional exercise open between 19th July and 13th September 2024.
- Further engagement with the Council's Property Services department in 2024 has identified additional sites.
- Opportunities identified through the Council's non-statutory vision and strategic infrastructure led master plans relating to Kingswood, Yate, Bristol

[1] Where a site has been promoted for less than 5 dwellings however it is large enough to accommodate more than 5 dwellings based on the HELAA Method for estimating development potential (see Stage 2a), the site will be retained in the process as the HELAA Method calculation will be used.

North Fringe, Parkway Station and Severnside and other promotional and regeneration activities undertaken by the council and its partners.

- The current range of Call for Sites can be viewed on our interactive map here.

12. Extant housing allocations will also be included for review to identify if the existing allocation is fit for purpose and identify any potential uplift over the plan period.

1c Call for Sites/broad locations

13. The range of Call for Sites exercise have created a wide ranging and comprehensive evidence base of potential development opportunities for consideration through the plan-making process within South Gloucestershire. The majority of these sites submitted are proposed for residential, employment or mixed use although some sites have been submitted for non-residential/employment purposes. These non-residential/employment sites may not necessarily be appropriate for assessment through the HELAA, however there may be other workstreams being progressed through the Local Plan where the identification of these sites may be helpful.

14. Through these exercises the Council has identified in the order of 600 sites for further consideration as of January 2025. The Council also expects to continue to receive Call for Site updates including new sites as part of the ongoing preparation of and consultation on its new Local Plan. These will also need to be included in the assessment as future updates to the HELAA. As part of the HELAA assessment progresses these sites will be either carried forward into a pool of sites, for further investigation against emerging new local plan strategy drivers, reasonable alternatives and related assessment to be considered for potential allocation or discounted due to their lack of suitability, availability or achievability.

15. The sites have been mapped and can be viewed online here. Each site has a unique reference which can be used to search for a particular site. Further information on each site can be found by selecting a site including access to the redacted site submission form and other supporting information received.

16. A list of all the sites considered at this stage can be found in Appendix 1.

1d Site/Broad location survey

Initial sift of sites and broad locations

17. The national planning policy guidance NPPG (Paragraph 014) makes clear that when taking into account national policy and designations, there may be some sites and broad locations which are clearly not suitable.

18. A number of major constraints which are considered to be 'showstoppers' have been identified based on policy and good practice in alignment with the previously published MCA and UA SHLAA and HELAA methodologies.

19. Where a site or broad location is wholly affected by a major constraint(s), it will be discounted at this stage. Where a site or broad location is partially affected by a major constraint(s), the unaffected part of the site or broad location will be taken forward (provided the remaining area still meets the site size thresholds). This approach reflects national policy (NPPF footnote 7) and guidance by allowing the HELAA to focus on those sites and locations with reasonable potential.

20. The following designations are considered major constraints:
    - Ancient Woodland
    - Common Land
    - Flood Zone 3b[2]
    - Health and Safety Executive Inner Zones
    - International ecological sites (SAC/SPA/RAMSAR/SSSI)
    - Local Nature Reserves
    - Open Access Land
    - Mineral Safeguarded Sites
    - National Nature Reserves
    - Nationally Registered Parks and Gardens
    - National Trust Inalienable Land
    - Registered Battlefields
    - Regionally Important Geological Sites
    - Scheduled Monuments
    - Sites already developed with no prospect of intensification or redevelopment (professional judgment)
    - Working mineral sites

21. Consideration of additional constraints identified in footnote 7 of the NPPF, such as Green Belt, Cotswolds Area of Outstanding Natural Beauty (AONB), designated Local Green Spaces (PSP4 sites on our adopted policies map) and other site specific constraints will be undertaken as part of the Stage 2 assessment set out below.

22. As recommended by NPPG, a range of key information will be recorded for each site using GIS mapping and analysis of site constraints. NPPG Paragraph 015 notes that the following information could be recorded:

    - site size, boundaries, and location;

[2] Only Flood Zone 3b is considered in the major constraints and sites or sections of sites falling into Flood Zone s3 b will not be considered. In relation to Flood Zone 3a, locations in this zone may still be considered in line with national guidance and subject to satisfaction of necessary policy tests.

- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);
- potential environmental constraints;
- consistency with the development plan's policies;
- proximity to services and other infrastructure, such as public transport;
- where relevant, development progress (e.g. ground works completed, number of units started, number of units completed); and
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

Stage 2: Site/broad location assessment

2a Estimating development potential

23. NPPG (Paragraph 016) states that estimating the development potential of a site or broad location for growth can be guided by existing or emerging planning policy, including locally determined policies on density. The National Policy Planning Policy Framework outlines in Chapter 11 (Making effective use of land) that policy should make efficient use of land including in a way that makes '*as much use as possible of previously developed or 'brownfield land*' (NPPF paragraph 121).

24. In determining the proposed use of the site, the use identified by the site promoter in the Call for Sites submission will be applied. If no use is identified, the capacity assumptions below relating to residential and mixed-use sites will be applied.

25. This methodology sets out capacity assumptions for residential and mixed-use sites based on a density typology and size-based gross/net discount. Mixed use sites represent an important source of employment provision, as these include employment and community facilities. The initial calculation below has been applied to identify a net developable area for housing that accounts for infrastructure and other likely requirements for the land (e.g. landscaping, response to constraints and mixed use):

    - Sites under 2 hectares proposed for 100% residential: (90% of the site) x (Up to 2 hectares) x (dwellings per hectare).
    - Sites between 2 – 10 hectares proposed for 100% residential: (75% of the site) x (hectares of the site) x (dwellings per hectare).
    - Sites above 10 hectares with an assumption for mixed use: (50% of the site) x (hectares of the site) x (dwellings per hectare). [3]

[3] This is based on the assumption that the mixed-use site will be residential led with a smaller employment and community element.

26. As shown in Table 1, a set of density typologies have been applied to give the initial dwellings per hectare (dph) assumption based on the broad location of the site. Where a range is specified, the lower end has been applied in order to be suitably cautious regarding constraints and context. As further technical evidence has become available including any concept planning exercises, the initial density assumptions will be reviewed and considered to establish site capacities/densities as required. Accordingly, capacities generated from this exercise should be considered as a guide only. Any final site capacity may be derived from applying other technical considerations as explained below.

Table 1: Location type density assumptions

Location type	**Initial dph assumption[4]**
Suburban centres (high streets and transport hubs) and market town centres	70dph – 85dph
Suburban (including urban extensions)	50dph to 65dph
Market towns (outside centres including urban extensions)	50dph
New settlements	50dph to 65dph
Rural/villages	40dph

27. For mixed use sites, where the mix of uses and the proportion of these uses is set out in the Call for Sites submission in a masterplan or vision document, this will be used and the above density assumptions will be applied.

28. For economic development, a minimum plot ratio of 0.4 will be applied as this is a recognised conservative estimate used in Employment Land Reviews (including South Gloucestershire's Employment Land Review 2021). Therefore, on a site of 1 ha, 40% of the site would be the net developable area. Floorspace densities will not be applied, and the development potential will consist of the net developable area. It is considered that this represents a consistent and reasonable approach for the purposes of the HELAA given that at this stage the proposed employment uses and proposals of many sites will be undefined or will consist of several types of employment or retail uses with only approximate indication of mix and related areas. Where the floorspace has been specified in the Call for Sites submission, the proposed floorspace will be used in the HELAA.

29. Assumptions made in relation to developable areas and capacity at this stage remain indicative. If, in assessing the development potential of a site or broad location, it is found that the developable site area or potential capacity falls below the size thresholds set out in Stage 1a, then the site or broad location

[4] Where a dph range has been used the initial theoretical capacity will be calculated on the lower end of the range. This is to ensure a reasonable assumption before specific site constraints/opportunities are fully understood and investigated.

will be excluded from further assessment, subject to considering whether it could effectively form part of a cluster of sites.

30. Where a site has planning permission, the final capacity has been adjusted to take the permission into account, as this gives a more accurate indication of what is likely to be built out on site. Should the permission lapse, the applicant should take into account the adopted or emerging Local Plan policy on density. Care has been taken to ensure there has been no double counting between permissions and allocations when calculating the total housing and employment capacities.

31. Estimating the capacity of a site is an indicative estimation and does not dictate the final capacity possible or suitable in planning terms. Design and specific site circumstances, as the new local plan progress and ultimately at the outline or and then full or reserved matters application stage will determine final capacity. It is important to note this to ensure the HELAA does not unintentionally misguide the viability and lead to inflated site prospects.

32. For some sites there will be justification for a deviation from the above approach where site specific constraints identified through the assessment show that the overall site as submitted may not be suitable for development, but modified areas might be. In such cases, the Council will make appropriate adjustments to the net developable area in these cases where it is considered the standard calculation does not take into account the constraints identified.

33. The HELAA seeks to apply a consistent approach to the initial calculation of development capacity applying the above assumptions. It is acknowledged that in some cases the site promoter has identified a proposed development scale in terms of the net developable area and/or density. Where the promoter has demonstrated site capacity has been considered (e.g. through preparing a D&A statement or masterplan), this figure has been used instead of the high-level HELAA calculation. This is in recognition that the HELAA assumption (set out above) is a high-level initial desk-based assessment.

34. It is also important to note that in this HELAA site assessment, many Call for Site submissions and first public display of potential site allocations in the Local Plan consultations, are based on primarily high-level evidence and assumptions available at the time. It is expected that as the new local plan progresses, further work is undertaken by site promoters and work by all parties is undertaken to determine phasing of development and site masterplan, capacities, developable areas and exact areas for different land uses will evolve.

Estimating Development Potential of Urban and Market Town Sites

35. For a number of sites, officers have been able to go further to investigate site capacities for urban and market town sites. This section sets out the process which has been used to establish the urban and market town site allocation capacity figures, which have previously been set out in Section 4 of the Phase 3 Local Plan public consultation and are confirmed in the Regulation 19 Local Plan.

36. The capacity methodology responds to the National Planning Policy Framework (NPPF) requirement set out in Chapter 11 'Making Effective Use of Land.' In particular, Para 127a provides a strong direction to develop and provide policies which optimise the use of land and to significantly uplift the average densities of residential development in sustainable locations which are well-served by public transport.

Urban and Market Town Sites - Initial HELAA capacity and site selection

37. The HELAA process provided the initial site capacity figure, considering location, access to shops and services, and any significant site constraints, such as flooding, contamination, or landscape features. That initial site capacity figures were set out in the Phase 2 public consultation. For the urban and market town site capacities set out in the Phase 3 public consultation and then confirmed in the Regulation 19 Local Plan consultation, the HELAA approach was used as a starting point, with a more detailed capacity process carried out for each urban and market town sites, to test the initial figures and to provide a more realistic and deliverable capacity. A series of site promoter/developer meetings were organised alongside this, in order to further refine and confirm appropriate site capacities.

38. There are two main calculations which have been developed to test and support the stated capacity figure for each site; density and developable site area, both of which are summarised below.

Urban and Market Town Sites - Site capacity: density

39. The density assumption broadly depends on the site's location and is linked to how sustainably located each site is and the character of the local context. A site located near to the centre of one of the sustainable town centres is likely to be able to support a higher density of development, when compared with a site in a more remote or rural location, due to access to shops, services and public transport options. The immediate surrounding context of every site will be different, and this context is taken into account as part of the capacity methodology. This part of the process is supported by the Density and Character Study (Jan 2022), which was commissioned to investigate the

various sustainable Urban Lifestyle areas referred to at Phase 2 (now referred to as Urban and Town Hubs). That study analysed each of the areas, with the result being a series of bespoke density ranges, taking into account character and context, location, local shops, services and facilities, including access to public transport and open spaces.

40. This density study has been augmented by a context analysis of each of the proposed urban market town site allocations. This analysis includes a review of the site and context, including known features such as flooding, landscape, heritage, and planning designations. This information is available through the South Gloucestershire Cadcorp interactive map, which can be found here. Recent relevant planning applications were also considered, as well as any Design Review Panel (DRP) submissions.

41. For sites which are located outside of the Urban Lifestyle areas identified in the Density and Character Study, the existing density of a number of residential areas immediately adjacent to the site were analysed and used as a baseline. A percentage uplift figure was then applied to this baseline to achieve an optimised-density figure and to make effective use of land. This figure was then checked to ensure that the resulting figure was appropriate to the context and could be used.

Urban and Market Town Sites - Site capacity: developable area

42. The second part of the process involves calculating how much of a site can be developed for homes and their associated parking and access requirements, referred to as the developable area. Often most of the total area of smaller urban sites can be used to provide homes and associated parking, but for some medium and most larger sites, at least some of the site area is normally set aside for areas of Public Open Space (POS), or possibly even employment uses, community facilities, shops etc. A developable area table specific to urban and market town areas within South Gloucestershire has been developed, based on adopted figures, research and best-practice from other local authority areas, and from analysis of developable areas from permitted local developments within South Gloucestershire. It is common for Local Authorities to use this approach and provides a clear and defined method which can be applied consistently across all sites.

Urban and Market Town Sites -The site capacity

43. The density and developable areas calculations are brought together to determine how many new homes can be provided on each site.

44. It should be noted that the capacity figures, development considerations and supporting context analysis set out in each of the site template sheets, is not exhaustive or final and may change during the process through Regulation 19, the examination process and the adoption of the sites as allocations.

45. Both the density and developable area estimates that underpin the proposed site capacity figures are a way of establishing a more realistic capacity than the higher-level HELAA process, and are both subject to change, depending on site-specific considerations. The capacity figures which are provided are the starting point for more detailed design work to be undertaken by the site developers through the planning application process, which in each case will determine the final capacity for each site.

2b Suitability

46. NPPG outlines that a site can be considered suitable if 'it can provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.' (NPPG HELAA, Paragraph: 018 Reference ID: 3-018-20190722). NPPG adds that when considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as national policies, appropriateness and likely market attractiveness for the type of development proposed, contribution to regeneration priority areas, and the potential impacts including the effect upon landscapes (including landscape features, nature and heritage conservation) (Paragraph 018).

47. The initial sift undertaken at Stage 1d has already removed sites or parts of sites which are impacted by major constraints. The assessment of suitability has therefore focused on other constraints and policy consistency. These are shown in Table 2 below and have been based on policy and good practice and alignment with other UA SHLAA and HELAA methodologies. It is acknowledged that some of these constraints could impact on the net developable area of sites however in comparison to the major constraints set out in Stage 1d, the impact of these constraints is less definitive and professional judgement has been applied.

Table 2: Other constraints and policy consistency

Physical Constraints	Access: • Access to the site (vehicular and pedestrian) • Public Rights of Way (PROW) Contamination and Pollution: • Contamination • Air Quality Hazardous risks:

	• Electric tower buffer • Overhead lines • Gas/oil pipelines Flood Risk and Drainage: • Flood zones 2 and 3a • Surface water and groundwater flooding • Drainage features
Environmental Constraints	Ecology: • Priority Habitats • Site of Nature Conservation Interest (SNCI) • Local Wildlife Site (LWS) • Buffers of international ecological sites (SSSI, SAC, SPA, Ramsar) • Buffer of Ancient Woodland • Tree Preservation Order (TPO) • Best and Most Versatile Agricultural Land (BMV) Landscape: • Area of Outstanding Natural Beauty (AONB) • Landscape Character Area • Landscape features (topography/Slopes/views) •
Heritage Constraints	• Archaeological Areas • Conservation Areas • Listed Buildings • Locally Listed Parks and Gardens
Development Plan and NPPF Consistency	• Adopted/emerging allocations • Green Belt • Land type (brownfield/greenfield, urban/rural) • Designated Local Green Space • Minerals Safeguarding Areas • Safeguarded Employment Sites • Made Neighbourhood Plan Areas
Impact of development on the surrounding area	• Likely impact of development on neighbouring land uses • Likely impact of neighbouring land uses on development (including motorways, railway lines etc)

48. In accordance with NPPG, the assessor has considered the GIS analysis and has reviewed each site applying professional judgement to consider the relevance of the identified constraints and whether the constraints can be mitigated.

49. Sites have been internally assessed by the Council's specialist officers including landscape, heritage, archaeology, transport were necessary. Specialist input for Flood Risk and Contamination has been led by GIS queries where specific potential constraints have been identified on or in proximity to the site. Ecological constraints have been considered through GIS analysis at this stage and further investigation may be required by specialists on selected

sites. The specialist officer comments will feed into the assessment process and will be combined with multi-disciplinary workshops where best professional judgement will be applied on a site-by-site basis.

50. If the assessor concludes that constraints cannot be mitigated, the site has been discounted at this stage. Where constraints are identified which the assessor believes could be mitigated, it has been important to outline this through the potential allocation proposals. This has ensured that potential constraints or assets on the site are taken into account during the allocation process, as well as the eventual application stage.

51. Taking into consideration all of the constraints and the potential for mitigation, a conclusion on suitability has been reached based on the following suitability categories:
52.
    - **Potentially Suitable** – Where the site is not affected by any constraints or where there are a number of constraints however it is considered likely that these could be mitigated.[5]
    - **Unsuitable** – Where the site is affected by constraints and it is considered that no mitigation that would result in an acceptable outcome is possible.

53. Some of the above constraints or the requirement for mitigation may further limit the net developable area beyond the initial size-based gross/net discount and professional judgement will be applied to assess this. This judgement has taken into consideration whether the initial gross/net discount could be sufficient to accommodate any required mitigation. This judgement has been applied on a site-by-site basis and therefore the outcomes may differ from the standard approach highlighted in the previous section.

Approach to Green Belt

54. It should be noted that although Green Belt is identified in the policy consistency section of Table 2 above, at this stage of the assessment, the HELAA did not discount sites on the basis of them being in the Green Belt. This is because work has been completed on a Green Belt Assessment to support the South Glos Local Plan. This has been published alongside the HELAA at the Regulation 19 consultation stage.

Approach to AONB

55. In addition, while the assessment has considered the percentage of the site within an AONB, these sites have not been automatically discounted at this stage. The impact of development on the AONB has been considered at the

[5] As it is not possible at this stage to definitively determine whether a site is suitable, the categories only consist of 'potentially suitable' and 'unsuitable'.

proceeding stages where further detailed site investigation work and concept framework development has been undertaken.

Approach to Safeguarded Employment Sites

56. Sites have not been ruled out where they are currently safeguarded employment sites. Instead, further consideration has been done beyond the HELAA to establish whether it is appropriate or reasonable for existing safeguarded employment sites to change to other uses. This was undertaken for example through the consultation of options on a number of sites, including whether to maintain them for employment uses. And also what form of development mix would be appropriate on sites that are currently safeguarded. The Future Economic Needs Assessment has considered our future of employment floorspace needs and the supply of employment land to meet them.

Approach to Services and Facilities

57. Access to services/facilities and the sustainability of the site more generally has not been considered at this stage. This has been considered as the sites progress and the Council's Local Plan objectives and spatial strategy have been incorporated into the process of establishing a new strategy and/or strategy alternatives for the new Local Plan. This was considered an appropriate way forward in the absence of an establish settlement hierarchy which other authorities use as a basis for removing sites through the HELAA. More information on later stages of the site selection process can be found in the sections below.

Approach to Flood Risk including Sequential and Exceptions Tests.

58. A significant portion of the district is impacted by higher flood risk zones including Flood Zone 2, 3a and 3b. As outlined above sites or parts of sites covered by Flood Zone 3b have been removed from the process and are considered unsuitable. At this stage in the process the Council also considers sites fully covered by Flood Zone 3a to be unsuitable for housing, however it has taken a view on parts of sites where some of the site falls within Flood Zone 1 or 2. In these cases, a view has been taken on whether the removal of higher-level flood zones render the entire site unsuitable or if a portion of the site could be appropriate for development. It is important to note that in these cases the capacity may not align with that submitted by the promoter.

59. The Council has taken this approach as it does not consider that both the sequential and exceptions tests can be engaged at this stage as it remains to be appropriately demonstrated that sites within Flood Zone 1 and 2 are unable to deliver the housing requirement over the plan period. The Council will aim to steer new development towards Flood Zone 1 and where there are no

reasonably available sites in Flood Zone 1, the sites within Flood Zone 2 will be considered. As the spatial strategy progresses and sites are considered against other assessments, the Council may exhaust sites within Flood Zone 1 and 2 and a reassessment of sites in Flood Zone 3a may then be required as part of the HELAA iterative process. At this stage, for the reasons explained above, it is not considered that an assessment on this basis is currently justified.

2c Availability

60. NPPG outlines that a site can be considered available if on the best information available (confirmed by the Call for Sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development.' (NPPG HELAA Paragraph: 019 Reference ID: 3-019-20190722).

61. Paragraph 019 adds that: '*the existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise.*' As part of this, the delivery record of the developer or landowner can be a relevant consideration.

62. The NPPF (Annex 2: Glossary) defines 'deliverable' as follows: '*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*'

63. Based on NPPG and NPPF, the assessment of availability has therefore focused on the following factors:
    - Planning history
    - Whether there is a willing landowner
    - The current use of the site and whether it is in active use
    - Number of landowners
    - Potential for access/legal constraints or ransom strips

64. At this stage it was not be possible to undertake full legal surveys of all submitted sites and therefore the Council has made use of the best available information in the assessment of sites. Information provided in Call for Site submissions and professional judgement has been applied. For the purposes of the high-level assessment, it is assumed that sites submitted through the Call for Sites with a clearly identified landowner or promoter indicate a willing landowner unless there are duplicate or overlapping submissions relating to a site which are contradictory or indicate otherwise.

65. Where a site was submitted through the Call for Sites prior to 2018, the Council has asked the site promoters to resubmit these sites. Sites which were not resubmitted were assumed to be unavailable.

66. Where a site has planning permission and it is fully built out or it is currently under construction and it is included in the Councils Housing Trajectory, these sites have been discounted from the HELAA process in order to avoid double counting.

67. It is acknowledged that the process only provides an indication of availability at this stage and further evidence (including Land Registry documentation and engagement with the site promoter) has been required to reach a definitive determination.

68. In accordance with NPPG (Para 021) consideration has been given as to how constraints which affect availability (including unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners) can be overcome.

69. To ensure efforts are focussed on sites with a reasonable prospect of delivering during the plan period where a site has been assessed as unsuitable it has been assumed to be unavailable. Where an unsuitable site is changed to potentially suitable the availability of the site is then reassessed. This approach assumes that an unsuitable site would not progress to the next stage of the assessment and is therefore unavailable.

70. Based on the assessment of the above factors, a high-level conclusion on availability will be reached based on the following availability categories[6]:

- **Potentially Available** – Based on best available information the site has willing landowner(s) and there are unlikely to be legal constraints or ransom strips. The site is not in active use or part of the site is in active use and there is evidence these uses are likely to cease. 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.

- **Unavailable** - Based on best available information the site does not have a willing landowner. The site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved. The majority of the site is in active use and there is evidence this use is unlikely to cease within the plan period. The site was submitted through the Call for Sites prior to 2018 and has not been resubmitted.

- **No current evidence of availability** - Based on best available information, it is unknown if the site has a willing landowner. The site is in active use,

[6] These categories are not exhaustive but provide an indication of how the above factors will contribute to the conclusion. Professional judgement will be applied taking into account all factors collectively.

and it is unknown if this can be resolved. The site has outline planning permission and an unsigned S106 and no evidence of delivery.

71. As part of the availability assessment, we identified two areas where further detailed work was required. This included sites promotions that overlapped, as well as sites submitted in 2018 where we had not had any contact since.

72. For those sites submitted in 2018 the Council attempted to contact these promoters to confirm they were still actively promoting the site. We also asked if they would be able to provide proof of land ownership to support our assessment. Where we did not hear back from promoters, we have considered these sites to be unavailable. Where we have had a response confirming the promoter is still actively promoting the site, we have concluded that the site is still available.

73. We have contacted those site promoters where there is an identified overlap and have sought to remove sites which are either no longer being promoted or which are now being promoted by a larger site promotion. Where we have been unable to confirm that overlapping site submissions are being promoting together, we have separated these by confirming land ownerships. The Council will no longer accept over lapping sites and where sites do overlap, the Council will require proof of landownership.

2d Achievability

74. NPPG outlines that a site can be considered achievable '*where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.*' (NPPG HELAA Paragraph: 020 Reference ID: 3-020-20190722). This is essentially a judgement about the economic viability of a site or broad location, and the capacity of the developer to complete and let or sell the development over a certain period (Para 020). As part of this, it has been important to identify whether there are likely to be any abnormal costs that may result in the proposed development being financially unviable, for instance due to a need to deliver major utilities infrastructure or undertake remediation works on contaminated sites. The findings from the suitability assessment and the consideration of mitigation requirements has assisted in identifying whether there are likely to be any abnormal costs. In accordance with NPPG, consideration has been given as to how any achievability constraints can be overcome.

75. The assessment of achievability has therefore focused on the following factors:
    - Market attractiveness as far as this is understood at the time
    - Whether a viability assessment has been undertaken
    - Whether the site has a promoter or developer on board

- The number of developers involved (if relevant)
- Whether there are likely to be any abnormal costs
- Whether any funding has been secured (for example, in relation to strategic transport infrastructure schemes)

76. The likely phasing of development has also been recorded including the estimated start date, lead in time and build-out rates for the development of different scale of sites. On the largest sites, allowance should be made for several developers to be involved. Information submitted through the Call for Sites has been used in the first instance. This will be tested for reasonableness. The Council's estimate will also be used if there is no information provided in the Call for Sites submission.

77. At this stage, a desk-based assessment based on best available information and professional judgement has been applied to determine the achievability of the sites. It is recognised that additional evidence on market attractiveness and economic viability including discussions with site promoters or landowners may be required to reach a definitive conclusion on achievability.

78. To ensure efforts are focussed on sites with a reasonable prospect of delivering during the plan period where a site has been assessed as unsuitable the site has been assumed to be unachievable. Where an unsuitable site is changed to potentially suitable the achievability of the site is then reassessed. This approach assumes that an unsuitable site would not progress to the next stage of the assessment and is therefore unachievable.

79. Based on the assessment of the above factors, a high-level conclusion on achievability will be reached based on the following categories:

    - **Potentially Achievable**- Based on best available information, the site has no obvious issues which are likely to impact the viability of the site or there are issues identified however further information is required to determine if these can be addressed.

    - **Unachievable** - Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.

Deliverable versus Developable

80. National guidance outlines that as part of the HELAA assessment sites should be categorised based on their likely built out timeline during the plan period. This is a first attempt to understand how sites that 'pass' the HELAA may influence a robust housing land supply and in particular the first five years of the plan. This ensures that any adopted plan can demonstrate a 5-year housing land supply in the first five years of the plan but also throughout the plan period,

which is usually 15 years. Sites are therefore categorised in the report as either deliverable, developable or undeliverable/undevelopable.

Deliverable

81. Sites have been categorised as deliverable where there is a reasonable assumption, based on the information available at the time, that the site could in theory start delivering homes in the first five years of the plan. For the HELAA Report, sites that are considered suitable, available and achievable have been assumed to be deliverable, unless based on officer judgement, there is a clear reason that this may not be the case. Sites that are suitable, available and achievable but are proposed for over 500 dwellings are not considered deliverable but are instead considered developable, unless there is clear evidence that this is unlikely to be the case. This reflects the Lichfield's 'Start to Finish' research (2020) which monitored 97 case studies and determined that, on average, sites that were delivering more that 500 homes where more likely to start delivering their first homes after 5 years from allocation in the local plan. This takes account of the process involved to deliver homes including the procurement of outline and reserved matters planning permission.

Developable

82. Sites have been categorised as developable where there is a reasonable assumption, based on the information available at the time, that they could in theory start delivering homes after the first 5 years of the plan but within the plan period. To start these sites include those that are considered suitable, available and achievable but are proposing more that 500 homes. Also included are sites that are suitable but are not available or achievable, unless there are clear reasons why sites would not be developable.

Undeliverable/undevelopable

83. Sites that have been assessed as unsuitable, unavailable and unachievable will be considered undeliverable and undevelopable and this will be reflected in the HELAA Report. These are sites that are either not suitable for development or that are unlikely to deliver homes in the 15-year plan period.

Duty to Cooperate

84. In the interests of the Duty to Cooperate, the method report will be shared with MCA, the UAs within the MCA area and adjoining LPAs which the Council shares an administrative boundary with. The comments received will be reviewed and where appropriate will feed into the methodology.

Engagement

85. This method and the HELAA report will be published as part of the Regulation 19 stage of the Local Plan consultation, and we will encourage active engagement from site promoters and other stakeholders.

86. We have continued to engage with site promoters as site investigation and consideration has moved beyond HELAA to ensure we have the most up to date information, particularly around ensuring a site's availability. This engagement will continue through the Regulation 19 consultation and submission of the final version of the plan to examination. The Methodology will continue to be updated as required.

Section 2: Site Selection Methodology (Including HELAA)

Introduction

87. This section explains the overall site selection process and was originally set out in the Local Plan Topic Paper for Housing Land Supply and Bristol Unmet Need which was consulted on between 19th July 2024 and 13th September 2024 and can found viewed by following this link. The site selection process has been set out below for clarity and so that the full process can be viewed in one place alongside the HELAA Methodology. The methodology below has been applied to all sites submitted and the detail can be viewed in the Site Assessment Schedule published as part of the Regulation 19 consultation.

88. In accordance with national guidance a series of Calls for Sites have been made since 2018 and were opened during each local plan consultation. In total this has provided a portfolio of 597 sites for assessment. This includes new sites received during the two most recent consultations undertaken, the Local Plan Phase 3 consultation between 06 December 2023 – 16 February 2024 as well as the Local Plan Phase 4 Topic Paper consultation between 19 July 2024 and 13 September 2024.

89. The site selection methodology has been applied to all sites to ensure a consistent approach however some sites have come in at a later stage of the process and therefore those sites received after the launch of the Local Plan Phase 3 consultation will not feature in the Local Plan Phase 3 document or supporting maps. However, for the purposes of the methodology the sites have been apportioned retrospectively. For example, a site that has been submitted and assessed in the Local Plan Phase 4 consultation has been retrospectively apportioned to the lenses had they have met the criteria. This ensures that all sites considered as part of preparing the South Gloucestershire Local Plan during its Regulation 18 stage have been reviewed and assessed on a consistent basis.

Housing and Economic Land Availability Assessment

90. To summarise the site review process was applied to 597 sites and comprised an initial ‘Stage 1’ assessment. The full list of site assessment considerations applied at this stage can be found above in the HELAA Methodology. This process broadly involved ruling out duplicate sites, sites withdrawn by promoters, sites with planning permission and which were being built out, and sites that were submitted for non-development proposals. The remaining sites were progressed to HELAA and SA. Further details can be found at column G of the Site Assessment Schedule.

91. Sites at this stage were then assessed through the HELAA removing those found to be unsuitable, unavailable and unachievable. For more information on this assessment please see the full HELAA methodology above in particular pages 8-20 as well as the supporting HELAA Report. Sites at this stage were also appraised through the Sustainability Appraisal. Both the HELAA Report and SA assessments can be found online on our evidence base webpage. A summary of the HELAA assessment can be found in columns H-K of the Site Assessment Schedule.
92. Some sites identified as deliverable or developable in the HELAA were not taken forward into the lenses. Sites were removed for the following reasons:

    1. Sites which had satisfied the tests of deliverability in the HELAA that had received planning permission prior to finalisation of the lenses were removed. Dependent on the scale and proposed delivery timescale of these sites some are included in the new Local Plan commitments figures.

    2. Sites which had satisfied the tests of deliverability in the HELAA which were focused on sites for Gypsy Traveller/Travelling Show People or renewable energy installations were considered through other parts of the Phase 3 EPS and therefore were not considered in the lenses.

    3. Sites which had satisfied the test of deliverability in the HELAA were also then assessed in relation to their location to those villages in South Gloucestershire that were considered suitable as villages that could contribute to an emerging spatial strategy. The Phase 2 Regulation 18 Consultation, Creating Sustainable Villages and Settlements chapter set out the rural settlements where allocations for new homes maybe appropriate, due to those rural settlements having a minimum level of sustainable access to services and facilities and the potential to avoid significant constraints. Those sites that were in locations without a minimum level of sustainable access to key services and facilities and no realistic prospect of achieving access, were not considered sustainable and therefore not appropriate to feature in any of the three lenses.

    4. Sites that were not near the urban edge of Bristol, market towns, transport corridors or any villages or settlements in South Gloucestershire, and not of a scale to provide services and facilities or deliverable public transport solutions, were also removed. These sites were effectively being promoted as free-standing hamlets or dwellings, lacking sustainable access to services and facilities. They also lacked the scale and/or clear commitment to deliver a reasonable level of services and facilities on site, and/or supporting infrastructure to make them sustainable.

93. The individual site assessments for this section of the method are set out at column M of the Site Assessment Schedule.

Urban Sites and Lens Apportionment

94. At this stage sites within the north and east fringe of the urban areas of South Gloucestershire or within the Market Towns of Yate and Thornbury were included in the Local Plan locational strategy. These can be viewed in column N of the Site Assessment Schedule. It is important to note that some sites have since been granted planning permission and therefore may not necessarily feature in the final locational strategy set out in the Regulation 19 Local Plan Document. If this is the case, the reasons for this are set out in column V of the Site Assessment Schedule.

95. Beyond the urban area, three spatial options (referred to as lenses) to accommodate housing were considered to inform the Emerging Preferred Strategy (EPS) at the Local Plan Phase 3 consultation. To ensure a consistency in the way all sites have been revised, sites that have been submitted and assessed after the publication of the Phase 3 consultation have been retrospectively apportioned to the lenses if they met the criteria and the details of this can be found in columns N-Q of the Site Assessment Schedule. These lenses were as follows:

Lens 1 No Green Belt Loss

96. The No Green Belt Loss lens applied the spatial strategy principle to avoid any Green Belt loss to deliver the strategy over the plan period and therefore did not include any of the sites that were within the Green Belt. An interactive map as well as a full site schedule was published as part of the Local Plan Phase 3 consultation and the schedule can be found here.

Lens 2 Urban Edge

97. The Urban Edge lens applied the spatial strategy principle to focus growth towards the main urban centre of Greater Bristol where the majority of jobs, services and facilities would be located with good existing infrastructure and public transport connections. An interactive map as well as a full site schedule was published as part of the Local Plan Phase 3 consultation and the schedule can be found here.

Lens 3 Transport Corridors

98. The Transport Corridor lens applied the spatial strategy principle to focus growth at and along main transport corridors and transport hubs where there was more potential for modal shift and public transport opportunities to be explored. An interactive map as well as a full site schedule was published as part of the Local Plan Phase 3 consultation and the schedule can be found here.

99. For more information about these lenses, how they were created, as well as an assessment of their strengths and weaknesses as a spatial strategy please see the Local Plan Phase 3 consultation document Chapter 6.

The Emerging Preferred Strategy

100. Sites apportioned to the three lenses were then considered against further criteria to establish the Emerging Preferred Strategy for the Local Plan Phase 3 consultation. For more information on this part of the assessment please see Chapter 5 of the Local Plan Phase 3 consultation document. The criteria applied were:

- The ability of existing infrastructure to support the proposed capacity at site and place level, taking into account new infrastructure where this is in a suitable location and a reasonable prospect of availability and viability for the infrastructure to be developed at the point envisaged
- The existence of services and facilities or the ability to deliver new services and facilities to support the projected capacity from new homes, for example school places.
- The local characteristics or constraints of each site or place for example the impact of development on the setting of heritage assets or the presence of areas of higher flood risk.

101. 91 sites were considered to perform sufficiently well in sustainability and infrastructure delivery terms to form the 74 greenfield sites, and the 17 urban allocations proposed as potential development sites in the Emerging Preferred Strategy (EPS) set out in the Local Plan Phase 3 consultation. The reason for the identification of two different types of site allocations is that national policy (Chapter 11 of the NPPF) tasks plan makers to identify and prioritise opportunities from brownfield land first. As part of this exercise, officers also considered greenfield sites within the defined settlement boundaries of the Bristol North Fringe, (BNF), Bristol East Fringe (BEF), Yate/ Sodbury and Thornbury, where the principle of development had already been established. In addition, the Council reopened its call for sites with an objective to attract further brownfield site opportunities. Where further sites were submitted these were assessed using the above methodology and feature in the Site Assessment Schedule.

102. The Council has also considered the additional capacity at the Former Filton Airfield site following the approval of planning application P22/02113/O which, which subject to completion of the s.106 agreement will increase the capacity of the YTL Brabazon site from 2,675 to 6,500. The Authority's Monitoring Report 2024 Housing Trajectory identifies, 2942 homes, are considered capable of being delivered in the Plan-period up to 2041. Please

follow the link here to the Authority Monitoring webpage. This capacity will continue to be kept under review.

New Site received during the Local Plan Phase 3 and Phase 4 consultations

103. As explained throughout the method, new sites and updates to existing sites have continued to be submitted throughout the process. To clarify, all sites have been assessed through the same methodological approach outlined above. Where new information has been submitted on sites that is relevant to their assessment this has been reviewed and, in some cases, resulted in a change to the assessment. New sites submitted after the Local Plan Phase 3 has been retrospectively considered against the lens apportionment to understand if the site would have met the criteria. This has all be documented on the Site Assessment Schedule.

Conclusion

104. The above methodology outlines the full process undertaken to establish a proportionate and reasonable evidence base on which to build a locational strategy that delivers against national and local planning and other objectives. The council has undertaken this as a transparent process and has published the Site Assessment Schedule and HELAA alongside this methodology to explain how each site has been treated consistently through the application of this methodology. It is important to note that almost 600 sites have been assessed, and each are unique with their own strengths and weaknesses, constraints and mitigations. However, the approach applied is robust and has ensured the council can objectively take forward a locational strategy that will confidently deliver the homes and jobs needed in sustainable locations over the plan period.

Appendix 1: Long list of Call for Sites)

Site Reference	Address
SG001	Land at Crossways, Thornbury
SG002	Land at, Marsh Farm, East Pucklechurch
SG003	Land at The Griffin, Warmley
SG004	Land South of Gloucester Road, Almondsbury
SG005	Land to the north of Warmley, East Fringe
SG006	Land to rear of 37-39 Birgage Road,Hawkesbury Upton
SG007	Field to west of Engine Common
SG008	West Pucklechurch
SG009	Land at Church Lane, Cromhall, GL12 8AL
SG010	Field to South of Tanhouse Lane (Opposite Leechpool Dairy Farm)
SG011	Fields to West of Engine Common (Adjacent to 13 Engine Common)
SG012	Woodland and Fields to the east of North Road
SG014	Land to East of Engine Common
SG017	Hicks Common Livery Stables and associated Land
SG018	Land adjacent, Brendon, Wotton Road, Rangeworthy
SG019	Land off, Charfield Hill, Charfield
SG020	Land at Cromhall Quarry
SG021	Land at Longcross Farm, Cromhall
SG022	Land between France Lane and Park Street, Hawkesbury Upton
SG023	Land to the rear of The Buthay, Wickwar

Site Reference	Address
SG024	Land to the West of B4058 at Bagstone, between Court Orchard and The Old Plough
SG025	Land to West of Sodbury Road
SG026	Part of France Lane Farm, Hawkesbury Upton
SG027	Land at Bristol Road, Hambrook
SG028	The Chalet, Alveston Hill, Alveston
SG029	Land at Townsend Marshfield
SG030	Land south of Gloucester Road, Thornbury
SG031	Land south of Horwood Lane, Wickwar
SG032	Land at Castle Farm Road, Hanham
SG033	Land at Church Road, Severn Beach
SG034	Land on the East side of Dyers Lane, Iron Acton, Bristol
SG035	Oldbury Power Station Site, Oldbury Naite, Thornbury
SG036	Land at Windmill Farm, Sodbury Road, Wickwar
SG037	Noades House, Old Hundred Lane, Tormarton
SG038	Garden of 7 Yate Rocks
SG039	Land at Ford Farm, Yate Rocks
SG040	Land South of Merlin Road
SG042	Land at Yate Rocks, Yate BS37 7BT
SG043	Land to the south west of Lawnes Farm, Forty Acre Lane, Alveston
SG045	Land west of Sodbury Rd, Wickwar
SG046	Land adjoining and to the rear of 65-67 Cleeve Hill
SG047	Land to the rear of Park Farm, Barry Road, Oldland Common
SG048	Leechpool Dairy Farm, Tanhouse Lane, Rangeworthy, BS37 7QA

Site Reference	Address
SG049	4 Townsend Lane, Almondsbury, BS32 4DY
SG050	Harvey Shopfitters Ltd, Warehouse & Premise adjacent to 19 Common Rd, Hanham
SG051	Land at Brewery Hill, Upton Cheyney, Bristol, BS30 6LY
SG052	Land at North West Thornbury
SG053	Land north and east of Lyde Green Road, Emersons Green
SG054	Crossways Business Park, Crossways Lane, Thornbury
SG055	Land alongside the B4061 (Old Gloucester Road) and the A38 at Whitfield/Falfield
SG056	Lansdown House, Whitewall Lane, Thornbury
SG057	Land at Bristol Road, Cromhall
SG058	Land off Chase Lane, Wickwar
SG059	Land to rear of Ducie Close, Cromhall, GL12 8AH
SG060	Woodend Farm, Woodend Lane, Cromhall
SG061	Land near Old Gloucester Road, Alveston
SG062	Tortworth Garden Village
SG063	Land adjacent to Falfield Village, Eastwood Park, Falfield
SG064	Land adjacent to The Firs, Crossways Lane, Thornbury
SG065	Land at Barnhill, Chipping Sodbury
SG068	Land East of Coalpit Heath
SG070	Land east of Abson Road, Pucklechurch
SG072	Fishers Farm, Hallen
SG074	Land and buildings at Bowling Hill, Chipping Sodbury
SG075	Land and buildings at London Road, Warmley

Site Reference	Address
SG077	Lucus Works, Kingswood
SG079	Land north of High Street, Iron Acton, South Gloucestershire
SG080	Land at Yew Tree Farm, Morton Street, Thornbury
SG081	Land by Aust Road and Elberton Road, Olveston(3)
SG082	Land at Hanham Cricket Club
SG083	Land at Rudgeway
SG084	Corner of Forty Acre Lane, Alveston, BS35 3QU
SG086	Land by Aust Road and Elberton Road, Olveston(1)
SG087	Land at, Catherine Hill, Olveston
SG088	Land at, Shubbery Farm, Shortwood
SG089	Land north of Hackett Lane, Thornbury
SG090	Land rear of, Playing Field, Tockington
SG091	Land North of, Forty Acre Lane, Alveston
SG092	Land to the North of Wotton Road, Charfield
SG093	Land west of North Road - Engine Common (inc. Football Ground)
SG095	Land at East Charfield
SG096	Land at Vattingstone Lane Alveston
SG098	Land north of Wotton Road, Charfield
SG100	Land at Badminton Road, Yate
SG101	Land at Haw Lane, Olveston
SG102	Land at Upper Hazel Farm, Strode Common, Alveston
SG103	Glebe Field and Wood
SG104	Land at Bromley Heath Road, Bromley Heath
SG105	Land to the north of Abbots Road/Court Farm Road

Site Reference	Address
SG106	Land South of, Forty Acre Lane, Alveston
SG107	Land off Park Road
SG108	The Ridings, Wickwar Road, Chipping Sodbury
SG110	Land at Roundways Coalpit Heath
SG111	Land east and west of Westerleigh Road
SG112	Land east of Chipping Soddbury
SG113	Land to the south of Charfield
SG114	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)
SG115	Buckover Garden Village
SG116	Land of the west side of Carsons Road Warmley
SG119	Land at, Hallen Field, Severn Road, Hallen
SG121	Land at, Cromhall, South Gloucestershire
SG122	Glebe land, Falfield,
SG126	Land to the south of Park Street, Hawkesbury Upton, Nr Badminton
SG129	Land off, Engine Common Lane, Yate
SG131	Land at, Cossham Street, Mangotsfield
SG133	Land adjoining Elm Tree Cottage, Hardy Lane, Tockington
SG134	Land to the South of Hardy Lane and West of Lower Tockington Road
SG135	Land to the west of, Ableton Lane, Severn Beach
SG136	Land at, Bank Road, Pilning
SG139	Land between, Brins Close, Field Farm Close and Hunts Ground Rd, Stoke Gifford
SG140	Lower Marlwood Farm, Kington Lane, Thornbury

Site Reference	Address
SG150	Jarrocks Estate, Westerleigh Road, Westerleigh
SG157	Land at, Post Farm, Thornbury
SG158	Land adjacent, Westways, Wotton Road, Rangeworthy
SG159	Land at, Wick Quarry, Wick
SG163	Land to the rear of, Burma House and Bella Vista, Westerleigh Road, Westerleigh
SG169	Rowley Fields, Watery Lane
SG170	Land at, Totteroak Farm, Little Sodbury
SG171	Land to the East of, Kings Square, Bitton
SG172	Land to the Rear of, London Road, Wick
SG174	Land at Old Hundred House, Tormarton,
SG177	Land off, Alveston Hill, Thornbury
SG178	Land off, Beacon Lane, Winterbourne
SG179	Land adjacent, The Bungalow, Cutts Heath
SG180	Land at, Wotton Road, Charfield
SG181	Site W3, Land off, Bristol Road
SG182	Site W2, Land off, Bristol Road
SG183	Site W1, Land off, Bristol Road
SG189	Land adjacent, Church Farm, Acton Turville
SG193	Jarretts Nurseries, Barry Road, Oldland Common
SG204	Land off, Tanners Lane, Marshfield
SG209	Land at, Shortwood
SG212	Land north of, London Road, Wick
SG213	Land at Severn Road, Severn Beach

Site Reference	Address
SG227	East of, Green Lane, Marshfield
SG228	Land off, Wotton Road, Rangeworthy
SG230	Land at, Townsend Lane, Almondsbury
SG232	Land adjacent 375, Badminton Road, Yate
SG235	Land at, Bennetts Barn, Tormarton
SG242	Land off, Perrinpit Road, and Bristol Road
SG246	Pitt Farm
SG256	West of Park Lane, Frampton Cotterell
SG279	Westmarsh Lane, Oldbury on Severn,
SG280	Land south of the B4055, Easter Compton
SG285	Homeapple Hill, South of Bridgeyate Common
SG289	Land adjacent to The Fosse, Crossways Lane, Thornbury
SG291	Land adjoining 92 Wotton Road, Charfield
SG292	Land at Alveston Road, Old Down
SG295	Cloisters Road, Winterbourne, BS36 1LL
SG300	Tall Trees, Almondsbury
SG304	Hill Farm, Westerleigh Hill, Westerleigh
SG310	Land at Holly Hill Farm, Iron Acton
SG311	Land at Holly Hill Lane, Iron Acton, BS37 9XZ
SG312	Land Behind 189 - 207 North Road Yate
SG313	Paddock off the British, off North Road Yate
SG315	Land Off Station Road Iron Acton
SG316	Rear of:- 359 North Road, Yate
SG320	Abbots Way, Gloucester Rd, Almondsbury

Site Reference	Address
SG323	Stable Folly, Stowell Hill Road, Tytherington
SG327	Land at the Paddock Site
SG328	Land to the East of Badminotn Road, North of Lockington Road
SG330	Land at Over Lane, Almondsbury, BS32 4BT
SG332	Land at Hortham Lane, Almondsbury, BS32 4JH
SG346	Land south of Shortwood Hill, Mangotsfield, BS16 9PF
SG347	Land Adjacent Lyde Green Farm, Emersons Green
SG348	Land Adjacent to Tormarton
SG350	Land opposite The Fosse, Crossways Lane, Thornbury, BS35 3UE
SG360	Land off High Street, Doynton next to Three Horseshoes
SG361	Land off High Street, Doynton Between The Acre & Brook House
SG363	Land off High Street, Oldland Common
SG367	Villa Farm, Aust, BS35 4AX
SG372	The Sawmiils, Bath Road, Bridge Yate
SG380	Land off Bristol Road
SG381	Land at Fieldgrove Lane, Bath Road, Bitton
SG382	Land at Pool Lodge Farm, Dyers Lane, Iron Acton
SG383	Land at Dyers Lane, Iron Acton
SG384	Land at Frome Mill Farm, Nibley Lane, Nibley
SG386	Land at Short Hill Road, Westerleigh
SG387	Land at Shortwood
SG388	Land at Yate Road, Iron Acton
SG389	Land at April OCttage, 180 Shortwoood Road, Pucklechurch
SG390	Land Adjacent to 6 Sherbourne Close, Kingswood

Site Reference	Address
SG391	Land Adjacent to Severn View, 80 Gloucester Road, Rudgeway
SG392	Land at Field 1 Old Rectory, High Street, Iron Acton
SG393	Land at Field 2 Old Rectory, High Street, Iron Acton
SG394	Land on the West Side of Ram HIll, Coalpit Heath
SG395	Land South of the Hollybush Inn, Bath Road, Bridgeyate
SG396	Land between Wotton Road and Chruch Lane, Rangeworthy
SG397	Land at 4 Harris Barton, Frampton Cotterell
SG399	Land at Hambrook Business Park, The Stream, Hambrook
SG400	Land to the South of Minerva, 15 Gloucester Road, Rudgeway
SG401	Land Between Over Lane and the B4055, Easter Compton
SG402	Land at New Farm, 215 Bristol Road, Frampton Cotterell
SG403	Land at Ryedown Lane, Bitton
SG404	Land at 9 Engine Common Lane, Yate
SG405	Land at Pool Farm, Whitfield, Wotton Under Edge
SG406	Land at Woodhouse Eaves
SG407	Land Adjacent to The Homestead, Manor Road, Wick
SG408	Land East of Trinity Lane, Chipping Sodbury
SG409	Land to the west of Stowell Hill Road, Tytherington
SG410	Land at 2 Peters Cottages, Sodbury Road, Wickwar
SG411	Land at The Worthys, Bradley Stoke
SG412	Land at Grove Farm, Coxgrove HIll, Pucklechurch
SG413	Land at the Carpenters Arms, 10 Church Road, Wick
SG414	Land on the North East Side of Old Gloucster Road, Hambrook
SG415	Land on the North West Side of Gloucester Road, Almondsbury

Site Reference	Address
SG416	Land at West Street Farm, West Street, Tytherington
SG417	Land on the West Side of Severndale, Severn Road, Hallen
SG418	Land at Straight Mile, Gloucster Road, Rudgeway
SG419	Land at 404 North Road, Yate
SG421	Land at Washingpool Lodge, Main Road, Easter Compton
SG422	Land at North Avon Magistrates Court, Kennedy Way, Yate
SG423	Land at Players Lane, Hambrook
SG425	Land on the North Side of Shaymoor Lane, Lyde Green
SG426	Land at Park Mill Farm and Quarry Farm, Thornbury
SG427	Land to the Rear of Almshouses, Marshfield
SG428	Land at former Kleeneze Site, Ansteys Road, Hanham
SG429	Land at Manor Farm, Tormarton
SG430	Land at Bristol Road, Frampton Cotterell
SG431	Land at School Garden Nursery, Elberton Road, Olveston
SG433	Land at Ben's Tiles and Reclamation Ltd, 119 Bristol Road, Frampton Cotterell
SG434	Land at Alveston Hotel, Davids Lane, Alveston
SG435	Land North of Perrinpit Road, Frampton Cotterell
SG436	Land at Filton 20 Business Park, Golf Course Lane
SG437	Land to the NOrth of the Railway Line, Winterbourne
SG438	Land at Iron Acton, Near Bristol Road (B4058)
SG441	Land at Over Court Farmhouse and Outbuildings (Over Court Barns) and Adjoining Land
SG442	Land at Jupiter Road, Patchway

Site Reference	Address
SG443	Land at the Rose and Crown, Wotton, Rangeworthy
SG444	Land at Thornbury
SG445	Land at Tytherington
SG446	Land at York Gardens, Winterbourne
SG447	Land at Springwater Farm, Brewery HIll, Bitton
SG448	Land at Church Farm, Moorhouse Lane, Hallen
SG449	Land at Wotton ROad, Rangeworthy
SG450	Land Adjacent to A38, Alveston
SG451	Land Rear of Acacia Avenue
SG452	Land at Lower Woodhouse Farm, Fernhill, Almondsbury
SG453	Land at Church Lane, East of Elberton Road, Elberton
SG454	Land Adjoining 294 Badminton Road, Coalpit Heath
SG455	Land at Rockland, Dodmore Crossing, Westerleigh
SG457	Land at Harts Cottage, Gloucester Road, Almondsbury
SG458	Land RO Beaufort Hunt PH, Borad Street, Chipping Sodbury
SG459	Land at Westerleigh
SG460	Land at The Grange, Elberton
SG462	Land at 65 Abbotts Road, Hanham Abbots
SG463	Land on the West side of Churchend Lane, Charfield
SG465	15 and 17a, London Road, Warmley
SG467	River View, Land adjacent to Frome Mill Farm
SG469	Land West of Yate Road & Stover Road, Yate
SG470	Land at Beech Hill Farm, Westerleigh Road, Yate
SG471	Woodlands Farm, 103 Badminton Road, Coalpit Heath

Site Reference	Address
SG474	Land rear of Bath Road
SG477	Stover Bridge, Nibley Gardens, Bridge Road
SG478	Stover Trading Estate
SG480	Grange Farm, Tormarton
SG481	Land to the east of the B4055, Pilning Station
SG482	Land to West of North Road and South of Mission Road, Engine Common
SG483	Down Road Field
SG498	Oxbarton Mead Road
SG547	Highwood Road Cribbs Causeway
SG569	Savages Wood Road, Land Off
SG593	Whitehouse Lane
SG599	Land at Oakfield Farm, Green Lane
SG601	Land at Brook Farm Junction 14
SG602	Land at Plot E10, Northfield Park, Hayes Way, Patchway
SG603	Land at Cribbs Causeway
SG604	Land at Sports Ground, Station Road, Henbury
SG605	Land at Hanham Community Centre
SG606	Land at Springfiled Lakes, Bath Road-Brewery Hill, Bitton
SG607	Bridge View, Westerleigh Road, Westerleigh
SG608	Land at Vilner Farm, Thornbury
SG609	Land at Jeffries Hill Bottom, Hanham
SG610	Land on the South Side of Court Farm, Longwell Green and South of Stratton Place, Court Farm Road
SG612	Henfield Paddock, Henfield Road, Coalpit Heath

Site Reference	Address
SG613	Land on the north side of Badminton Road
SG615	Castle Farm, Poplar Lane, Wickwar, Wotton-Under-Edge, GL12 8NS
SG616	Land at GIlslake Farm, Pilning
SG617	Sodbury Road, Wickwar, Wotton-Under-Edge, GL12 8NR
SG618	Land to the South of Church Lane, Winterbourne
SG619	Land at Down Road and badminton Road
SG620	Land to west of Park Farm
SG621	Land East of North Road, Engine Common
SG700	Land to rear of 1 Cleeves Court Court Farm Road Longwell Green Bristol BS30 9AW
SG701	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX
SG703	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ
SG704	Land south of Yate Road, Yate
SG705	Land to the north of The Old Rectory, Charfield
SG706	Millstream Works, Station Works, Wickwar, Wotton-Under-Edge, GL12 8NB
SG707	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS37 5JG
SG708	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR
SG710	The Stables, Bristol Road, Iron Acton, South Glos. BS37 9TF
SG711	Land at Grey Gables, Vicarage Lane, Olveston,
SG712	Land to the north of Beacon Lane, Winterbourne
SG713	Land to west of Wotton Road, Rangeworthy
SG714	Land at Heneage Lane and The Gables, Falfield
SG715	Land at Merry Heaven Farm, Alveston
SG716	Land at Forty Acre Lane, Alveston

Site Reference	Address
SG717	Land off Midland Way, Thornbury
SG718	Land at Crossways, Thornbury
SG719	The Meads, Common Mead Lane, Hambrook,
SG720	Land at Cloverly Road, Oldland Common, BS30 8TX
SG721	Land behind 143 High Street Marshfield
SG722	Little Park Farm, Chipping Sodbury, Bristol.
SG724	Land at Fernhill, Almondsbury
SG725	Land at Woodmans Cottage, Eastwood Park
SG726	Land at Merville Farm
SG727	Land on the South Side of Gaunts Earthcott Lane
SG728	Land at North Road, Yate
SG729	Land to the east of Bristol Road
SG730	Land to east of B4058 at Heath End
SG731	Land at Townwell, Cromhall
SG732	Land to rear of 450 North Road, Yate
SG733	South side of 122 Westerleigh Road, Pucklechurch
SG735	Viridor Waste Management, North Way, Filton
SG736	The Orchard Hacket Lane Thornbury
SG737	Land at 12, The Park, Willsbridge BS30 6EE
SG738	Jarretts Garden Centre, Bath Road
SG739	Land at Talbots End, Cromhall
SG740	Land at Talbots End, Cromhall
SG741	Land to North of New Street, Charfield
SG742	Land adjacent to north of Heath End Garage

Site Reference	Address
SG743	Land at Downs Farm and Whistledown Farm,
SG744	Land at Angers Farm, Earthcott
SG745	Land at Church Hill (known as 'The Lagger'), Oldbury on Severn BS35 1QG
SG746	Land at Pilning Railway Station, Station Road, Pilining BS35 4JW
SG747	Land between Hallen Road and Moorhouse Lane, Hallen
SG748	Land at Wellinghouse Farm, Moorhouse Lane
SG749	The Oaks, Filton Road, Hambrook,
SG750	Old Stores, Chapel Road, Oldbury-on-Severn
SG751	Hill House Farm, Sodbury Road, Wickwar
SG752	White House Lane, Church Road, Pilning
SG753	Land South Side of Church Road
SG754	Land at the University of the West of England
SG755	Swanmoor Stoke
SG756	Land west of Sodbury Road
SG757	Land south of Wickwar Road, Rangeworthy
SG759	Land north of Holbrook Lane
SG760	Land south of Abbots Road
SG761	Land south of Upper Tockington Road
SG762	Land west of Winterbourne Hill
SG764	Brookman's Quarry
SG765	Dunkirk Barn
SG766	Feltham Farm, Hinton Road, Pucklechurch BS16 9JS
SG767	Behind Bridgeyate House London Road
SG768	Land off Gloucester Road (B4061)

Site Reference	Address
SG769	Land north of Haw Lane, Olveston
SG770	Land south of Badminton Road
SG771	Land north of The Down, Old Down
SG772	The Old Windmill, Falfield (Parcel A)
SG773	The Old Windmill, Falfield (Parcel B)
SG776	Land at Rushmoor Dairy, Badminton
SG777	Buffer Depot, Acton Turville
SG778	Land at Station Road
SG779	Land at Castle Inn Farm
SG780	Land on South Side of Central Avenue, Bristol
SG781	Land North of A38, Alveston
SG782	Land at Cann Lane, Wick
SG784	The Hayfields off Cossham Street
SG785	Woodhouse Park
SG786	Land off Gaunts Earthcott Lane
SG787	Land adjoining Spring Farm
SG788	Badminton Road, Winterbourne
SG789	Land by Aust Road and Elberton Road, Olveston(2)
SG791	Webbs Heath Farm
SG792	Land to the south of Tanhouse Lane, Engine Common, Yate, South Gloucestershire, BS37 7PX
SG793	Land north and west of Hambrook, Bristo
SG794	Green Lane
SG795	Land At France Lane To East Of Hawkesbury

Site Reference	Address
SG796	Land at Badminton Road
SG797	Land at Grey Cot
SG798	Land south west of Cromhall Lane
SG799	Land adjoining 1-6 Aust Road, Northwick
SG800	Land South of Mapleridge Lane
SG801	Land off North Road, Yate, BS37 7LJ
SG802	Land on the north of Bury Hill Lane
SG803	Land off Claypitt Hill
SG804	Land at Hares Farm
SG805	Land at Pound Farm
SG806	Land at Morton Farm
SG807	Pilning Village Hall and playing field
SG808	Bank Road, Pilning BS35 4JG
SG810	Engine Common Yate
SG812	Land at Gilslake Farm
SG816	Yate Town Centre
SG817	Land to west of Wotton Road
SG820	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG
SG821	Recreation Ground Oaklands Drive, Almondsbury
SG822	Crossley Farm, Swan Lane, Winterbourne BS36 1RH
SG823	Field to south of Rock View, Engine Common Lane
SG824	West of Yate Rocks
SG825	Land off Blackhorse Hill
SG826	Land at Hideaway Cottage, Whitfield GL12 8DR

Site Reference	Address
SG828	The Saw Mills, Cuckoo Lane
SG829	Land east of Inglestone Road / Alexander Hosea School, Wickwar, South Gloucestershire
SG830	The Vicarage, The Glebe, Pilning
SG833	Land East of Coldharbour Lane, Stoke Gifford, Bristol, BS16 1FJ
SG834	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge
SG835	Former Silverhill School, Swan Lane, Winterbourne, Bristol BS36 1RL
SG836	Land off Chapel Lane, Old Sodbury
SG838	Land Ajoining The Lodge, Gloucester Road, Thornbury, BS35 3TU
SG839	Land at the rear of Esperanza, Blackhorse Hill, Easter Compton, South Gloucestershire, BS35 5PR
SG840	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol
SG841	Land to the rear of Home Farm
SG842	Land at Berrows Mead
SG845	Leigh Farm Leigh Lane
SG846	Land to the East of Court Farm Road
SG847	Land North of Holbrook Lane
SG848	Land off Oldbury Lane
SG849	Whiteshill House
SG850	Land west of B4061
SG851	Land to the west of Wotton Road
SG852	Heneage Farm, Moorslade Lane
SG853	Land North of Moorslade Lane
SG854	Land off Moorslade Lane

Site Reference	Address
SG855	Land at Dyers Lane
SG856	Thornbury Health Centre Eastland Road
SG857	Downend Clinic Buckingham Gardens
SG858	Filton Clinic Shields Avenue
SG859	The Plough and Horshoe Inn Gloucester Road
SG860	Land to the rear of the Steadings
SG861	Bolbrek Filton Road
SG862	Boydwick Farm
SG864	Land South of Luckington Road
SG865	Land to the North of Tormarton Road
SG866	Land to the West of Burton Road
SG867	Land to the South of Sodbury Road
SG868	Lower Shortwood
SG869	Land at Filton Retail Park, Fox Den Road
SG870	Plot 9000, Western Approach Buisness Park. Govier Way
SG871	Tytherington Quarry, Tytherington Road
SG872	Barnhill Quarry
SG873	Land east of Webbs Heath
SG874	Land at Church Quarry Baden HIll Road
SG875	Land between Tower Hill and Baden Hill Road
SG876	Land South of Almondsbury Garden Centre
SG877	Exhibition House, North View
SG878	Leyland Court Equestrian Centre
SG879	Rear of 32 Cleeve Hill

Site Reference	Address
SG880	Land to the South of Manor Road
SG881	Backfield Farm Business Park
SG882	Land adjacent to Grey Cottage
SG883	Land at Lapwing Farm
SG884	Land to rear of Silverhill School, Winterbourne
SG885	Site W2, Land off, Bristol Road
SG886	Land to north of New Road, Rangeworthy
SG887	Part of France Lane Farm, Hawkesbury Upton
SG889	The Grange School,
SG890	Land at The Paddock
SG892	Land at Hortham Lane, Almondsbury
SG893	Land at Crossways
SG894	Land at Gloucestershire Road
SG896	Glenfern and Land to East of Carsons Road
SG897	Land north of A420 and south if Goose Green
SG898	Vilner Farm
SG899	Kings Chase Shopping Centre
SG900	Land at Tytherington Quarry Wotton-underEdge Gloucestershire GL12 8UW
SG901	Abson Road Pucklechurch
SG904	28 Engine Common Lane Yate Bristol BS37 7PX
SG906	Land Adjacent to 82 Gloucester Road Rudgeway BS35 3RS
SG907	Land adjacent to Severn Beach Railway Station
SG908	Land South of Yate Road Yate
SG910	Homeapple Close

Site Reference	Address
SG911	Former Brightside Insurance
SG912	Land east of Chipping Soddbury
SG913	Land to West of Sodbury Road Wickwar
SG914	Land at Tanhouse Meadows Yate
SG916	Bristol Uniforms Limited 1 Wathen Street
SG917	Land at Tytherington
SG918	Land north-east of Pilning
SG920	Land off Whiteshill Common Hambrook
SG921	Land adjoining Hambrook Lane & Sturden Lane
SG922	The Land at the Old Beer Store High St Badminton GL9 1DG
SG923	Land to the East of Lymekiln Lane
SG924	Land Off Tockington Lane
SG925	46 Broad Street
SG926	The Quarters Colony Farm
SG927	The Old Vicarage
SG928	Land to the North of Berkeley Vale Motors
SG929	Land at Swan Lane
SG930	South East of Bell Land and Cattybrook Farm
SG931	Gilslake
SG932	Land at Varley Farm
SG933	South of Bradley Brook
SG934	West of Carsons Road
SG935	BAWA Leisure
SG936	Land at Marsh Common Swanmoor Stoke

Site Reference	Address
SG937	Bradley Stoke Way
SG938	Land off Tockington Lane, Almondsbury
SG939	Land to the south of Tanners Lane, Marshfield
SG940	Land at Station Road, Little Stoke
SG941	Land to rear of Park Farm, Barry Road, Oldland Common
SG942	Land to south of Trench Lane, Winterbourne
SG943	Land at Riding Barn Hill, Wick
SG944	The Willows, Hall End Lane, Wickwar
SG945	Syston Farm, Carsons Road, Mangotsfield
SG946	Pomphrey Hill, Mangotsfield
SG947	Land at Limebrook Farm, London Road, Wick
SG948	Land south of the Hollybush, Bath Road, Bridgeyate.
SG949	Land at Grove Farm, Coxgrove Hill, Pucklechurch
SG950	Land adjacent to Lawnes Farm, Forty Acre Lane, Alveston
SG951	Land West of Stover Road/Yate Road, Yate
SG952	Land to the south of Lawnes Farm, Forty Acre Lane, Alveston
SG953	Land sout of Badminton Road, Old Sodbury
SG954	Highfield House, 112 Riding Barn Hill, Wick
SG955	Land Lying to the East of Bath Road, Bridgeyate
SG956	Frenchay Christmas Tree Farm, Old Gloucester Road, Frenchay
SG957	Land at Hempton Court, Park Avenue, Aztec West Business Park
SG958	The Manor House, Forty Acre Lane, Alveston
SG959	Area E, Severnside
SG960	Land between 150 and 160 Westerleigh Road, Pucklechurch

Site Reference	Address
SG961	Estuary land, Severnside
SG962	Sweet Briar and Olcote, Main Road, Easter Compton,
SG963	CEMEX Floors, London Road, Wick,
SG964	Land to the North and East of Highbrook View
SG965	Greenacres Farm, Old Gloucester Road, Winterbourne
SG966	Land between Green Acres and the Old Vicarae, Church Lane, Rangeworthy
SG967	Elm Farm Stables, 118 London Road, Bridgeyate
SG968	St Mary's Rugby Club, Trench Lane, Almondsbury
SG969	Land to rear of 25 Park Lane, Winterbourne
SG970	Filton Retail Park, Fox Den Road, Stoke Gifford
SG971	The Travellers Site, Bank Road, Pilning
SG972	The Stables Field, land to the north of the Barn, Commonmead Lane, Old Sodbury
SG973	Field north and east of Crossing Cottage, Latteridge Road, Iron Acton
SG974	Land at Westfield Lane, Stoke Gifford
SG975	Emergency Air Operations Base, Gloucester Road, Almondsbury
SG976	Land north of Abbots Road, Hanham
SG977	The Aviva Centre, Stoke Gifford
SG978	Land at Ladden Garden Village, Yate
SG979	Land at Leechpool, Yate
SG980	Land adjacent to Bitton Sports and Social club
SG981	Land to the South of the Bristol Road
SG982	Lodge Farm, Carsons Road, Mangotsfield, Bristol, BS16 9LW
SG983	Myrtle Farm, Siston Hill, Bristol BS30 5LU

Site Reference	Address
SG984	Land at Henfield, Westerleigh Road, Coalpit Heath
SG985	Land at Hambrook Lane, Stoke Gifford
SG986	Land north of Lyde Green Road
SG987	Land at Old Hundred House, Tormarton
SG988	Land at Pool Farm, Wotton Road
SG989	Land North of Shortwood Hill
SG990	Mounds Court Farm
SG991	Land at Old Kemps Plants, The Copp, Westerleigh, Bristol, BS37 8QH
SG992	8 Fairacre, Over Lane, Almondsbury, BS32 4BP
SG993	Land West of Wotton Road, Rangeworthy, BS37 7NA (south of call for sites land ref SG851
SG994	Clifton Rugby Football Club, Cribbs Causeway, Bristol, BS10 7TT
SG995	Land at 140 Westerleigh Road, Pucklechurch, BS16 9PY
SG996	Kendleshire Golf Course Annex, Badminton Road
SG997	Land East of Ladden Garden Village
SG998	Land North of Ladden Garden Village and West of Wickwar Road, Yate
SG999	Land on the East side of Bath Road, North Common, Warmley
SG1000	Land Adjoining Bath Road, Bridgeyate
SG1001	Land on the East side of Bath Road, North Common, Warmley
SG1002	Thornbury Health Centre
SG1003	Castle School
SG1004	Whirlpool
SG1005	Harry Stoke Road, Harry Stoke
SG1006	Cranleigh Court, Yate

Site Reference	Address
SG1007	Former Watermore Junior School

Appendix 2 Sites removed from Assessment

The table below sets out sites that have been removed from the report and the reason why. This includes sites that are duplicates or overlaps with other existing sites. Work was undertaken to identify the correct site to take forward based on contact with site promoters and landowner evidence. Also included are sites submitted for non-development uses for example where a site was promoted for a Grene Belt extension. This goes beyond the purpose of the HELAA and is not the right place to assess sites for this kind of promoted use. Finally the list includes sites that have been withdrawn by the promoter as they no longer wish to promote the site for the proposed use.

Site reference	Address	Reason for Removal
SG013	Land West of Bristol Road, Thornbury	Duplicate (See SG850)
SG015	Land at Poplar Farm, Frampton Cotterell	Overlap (See SG729)
SG016	Land rear of Arnolds Field Estate and the Buthay, Wickwar	Overlap (See SG023)
SG041	Land rear of Mount Pleasant Farm, Longwell Green, BS30 9DG	Overlap (see SG474)
SG043	Land to the south west of Lawnes Farm, Forty Acre Lane, Alveston	Overlap (See SG952)
SG067	Land at Hortham Lane, Almondsbury	Duplicate (see SG892)
SG076	Land to rear of Willow Cottage, Siston Hill, Warmley	Overlap (see SG005)
SG085	Land Adajcent to the Ashlands, London Road	Overlap (see SG897)
SG094	Land at Shaymoor Lane, Pilning	Overlap (see SG755)
SG137	Land off, London Road, Bridgeyate	Overlap (see SG897)
SG248	Greenacres	Non-development use proposed (allotment and play space)
SG259	Land at Hanham Hall, off Gover Road, Hanham	Non-development use porposed (Green Belt extension)
SG281	Washingpool Farm and Easter Compton Area West of M5	Overlap (see SG755)
SG282	Shortwood Lodge Golf Club, Bristol	Overlap (see SG868)
SG283	Land at Williams Close, Longwell Green	Overlap (see SG474)
SG284	Land to the South of Cleve RFC, Mangotsfield	Overlap (see SG784)
SG298	Land north of Siston Hill, Warmley	Overlap (see SG005)
SG299	Land off Goose Green, Siston	Overlap (see SG005)
SG305	Land at Dyers Lane, Iron Acton	Overlap (see SG855)
SG308	Land at Mounds Court Farm, Webbs Heath Road, Warmley, Bristol, BS30 5LU	Overlap (see SG897)

Site reference	Address	Reason for Removal
SG322	Land adjacent to Alexander Hosea Primary School, Wickwar	Duplicate (see SG829)
SG343	Rock House Farm, Main Road, Shortwood - (Site 4)	Overlap (see SG868)
SG362	Land Off Redfield Hill, Oldland Common	Overlap (see SG047)
SG385	Land at Riverside Farm, Land near Cog Milll, Bristol Road, Frampton Cotterell	Duplicate (see SG729)
SG424	Land at 111 Marshfield Common Road, Pilning	Overlap (see SG755)
SG432	Land at Webbs Heath and Springfields, Bridgeyate, Warmley	Overlap (see SG897)
SG464	Land at Webbs Heath and Springfields, Bridgeyate, Warmley	Overlap (see SG897)
SG472	Land to the Rear of Mount Pleasant Farm, Longwell Green	Overlap (see SG474)
SG475	Land at Shortwood Road, Pucklechurch	Overlap (see SG008)
SG476	April Cottage, 180 Shortwood Road	Overlap (see SG008)
SG582	The Grange School,	Duplicate (see SG889)
SG616	Land at GIlslake Farm, Pilning	Duplicate (See SG481)
SG644	Land off Itchington Road	Overlap (see SG416)
SG723	Off Bridge Road, Shortwood, Mangotsfield, Bristol. Adjacent to Shortwood Golf Club.	Overlap (see SG868)
SG815	Gilslake	Duplicate (see SG931)
SG843	Land at Brereton Way (including Cowhorn Hill Depot) Tower Road South	Withdrawn by promoter
SG844	Frampton End Farm	Withdrawn by promoter
SG888	Land East of Coalpit Heath	Duplicate (see SG068)
SG891	Land east of Abson Road, Pucklechurch	Duplicate (see SG070)
SG895	Well House, The Chipping	Overlap (see SG868)