

Site Reference:	SG001
Site Name:	Land at Crossways, Thornbury
Gross Site Area (Ha):	7.18
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints however these have been dealt with through the outline and reserved matters planning permissions (Ref: P19/8659/O and P21/06953/RM).
Availability	Yes - potentially available
Availability Conclusions	Outline planning permission approved in September 2021 (Ref: P19/8659/O) for up to 80 dwellings and up to 1ha B1/B2/B8 uses. Planning permission for reserved matters granted in June 2022 (Ref: P21/06953/RM) for 69 dwellings.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and has planning permission. The site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG002
Site Name:	Land at, Marsh Farm, East Pucklechurch
Gross Site Area (Ha):	23.53
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions
 The site has a number of potential constraints including archaeology, heritage and landscape however it is considered likely that these could be avoided / mitigated. The site is located in the Green Belt (100%).

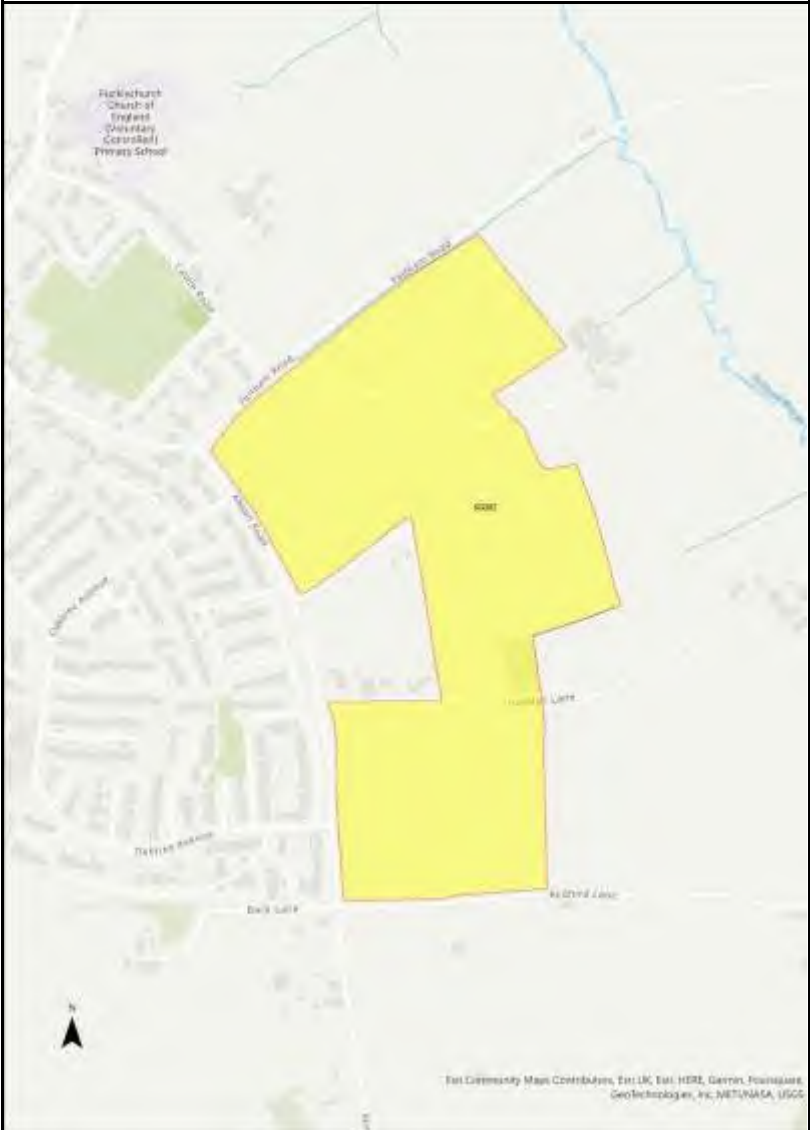
Availability Yes - potentially available

Availability Conclusions
 Based on best available information the site has a willing landowner and the site is not in active use. The site has clear ownership and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions
 Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 235

Employment Initial Capacity

Site Reference:	SG003
Site Name:	Land at The Griffin, Warmley
Gross Site Area (Ha):	3.31
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including the Grade II Listed public house within its boundary and an SNCI adjacent to the eastern boundary. However, it is likely that these could be avoided/mitigated. The site lies wholly within the Green Belt.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG004
Site Name:	Land South of Gloucester Road, Almondsbury
Gross Site Area (Ha):	15.92
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage, archaeology, and landscape constraints however it is considered likely these constraints could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

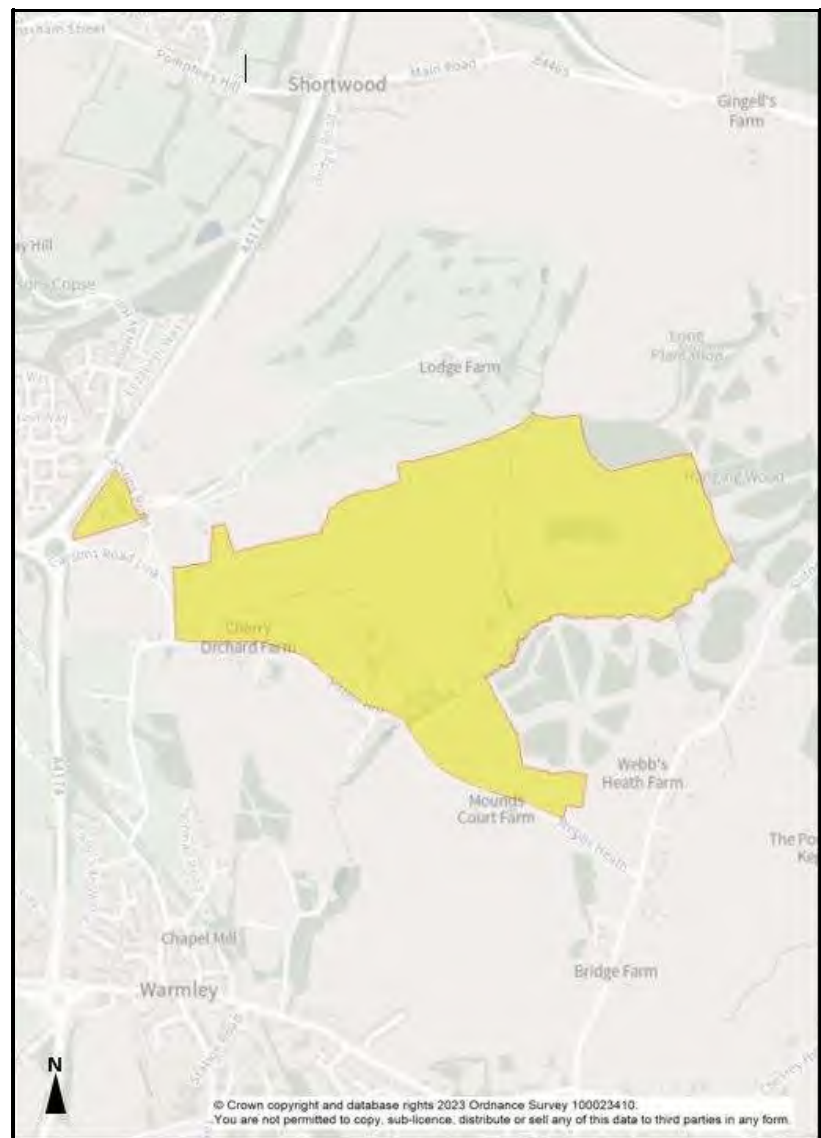
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG005
Site Name:	Land to the north of Warmley, East Fringe
Gross Site Area (Ha):	146.81
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including overhead powerlines, Conservation Area (0.01%), listed buildings, SNCI (0.87%), Priority Habitat (0.02%) however these could be avoided/mitigated. The site is located in the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

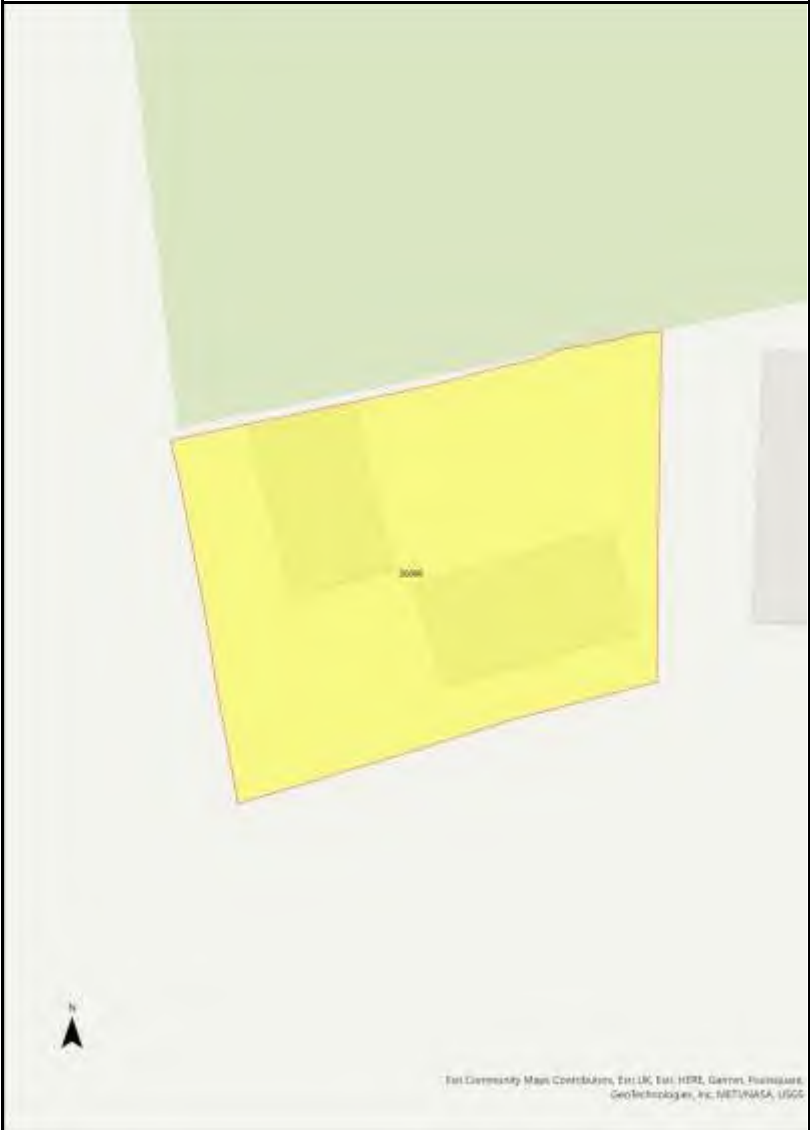
Site Reference:	SG006
Site Name:	Land to rear of 37-39 Birgage Road, Hawkesbury Upton
Gross Site Area (Ha):	0.15
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is considered unsuitable as it has been developed.

Availability	No - not available
Availability Conclusions	No - Not Available: Site promoted for under 5 dwellings

Achievability	No - unachievable
Achievability Conclusions	Site is not achievable as it has already been developed.

Deliverable:



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

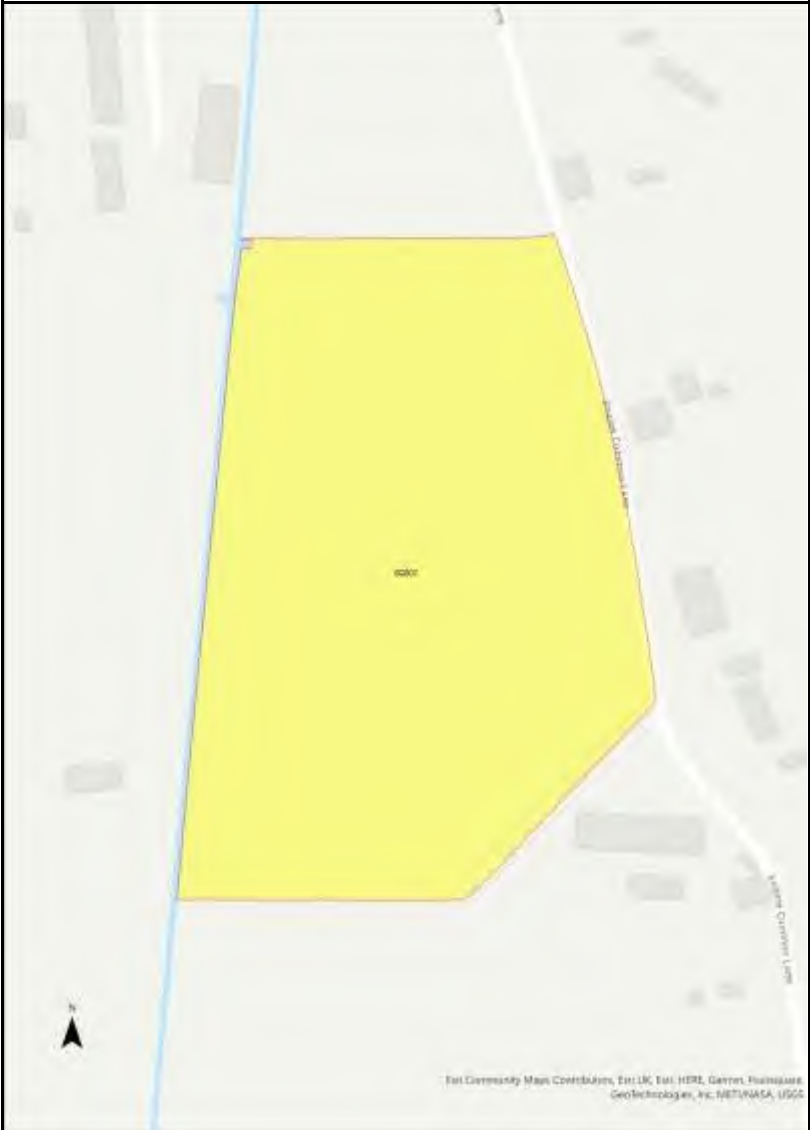
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG007
Site Name:	Field to west of Engine Common
Gross Site Area (Ha):	3.86
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including unmitigated potential harm on the local highway network landscape, access and potential archaeology and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

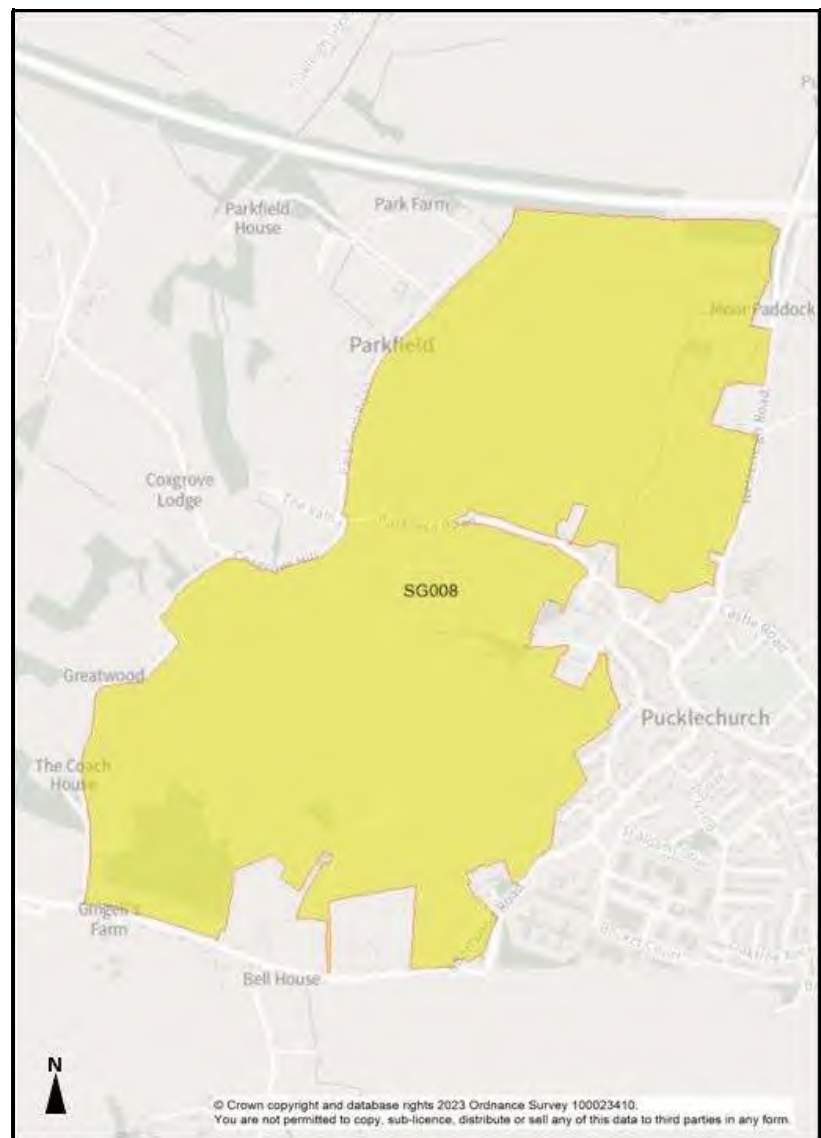
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG008
Site Name:	West Pucklechurch
Gross Site Area (Ha):	183.99
Proposed Uses:	Residential, mixed use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including heritage, landscape and archaeological constraints and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (99.98%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG009
Site Name:	Land at Church Lane, Cromhall, GL12 8AL
Gross Site Area (Ha):	3.43
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including proximity and significant harm on the setting of listed buildings, potential archaeology and landscape and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG010
Site Name:	Field to South of Tanhouse Lane (Opposite Leechpool D
Gross Site Area (Ha):	5.80
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is subject to some constraints including an overhead power line. It is considered that these could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has willing developer and landowner, it is not in active use, and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

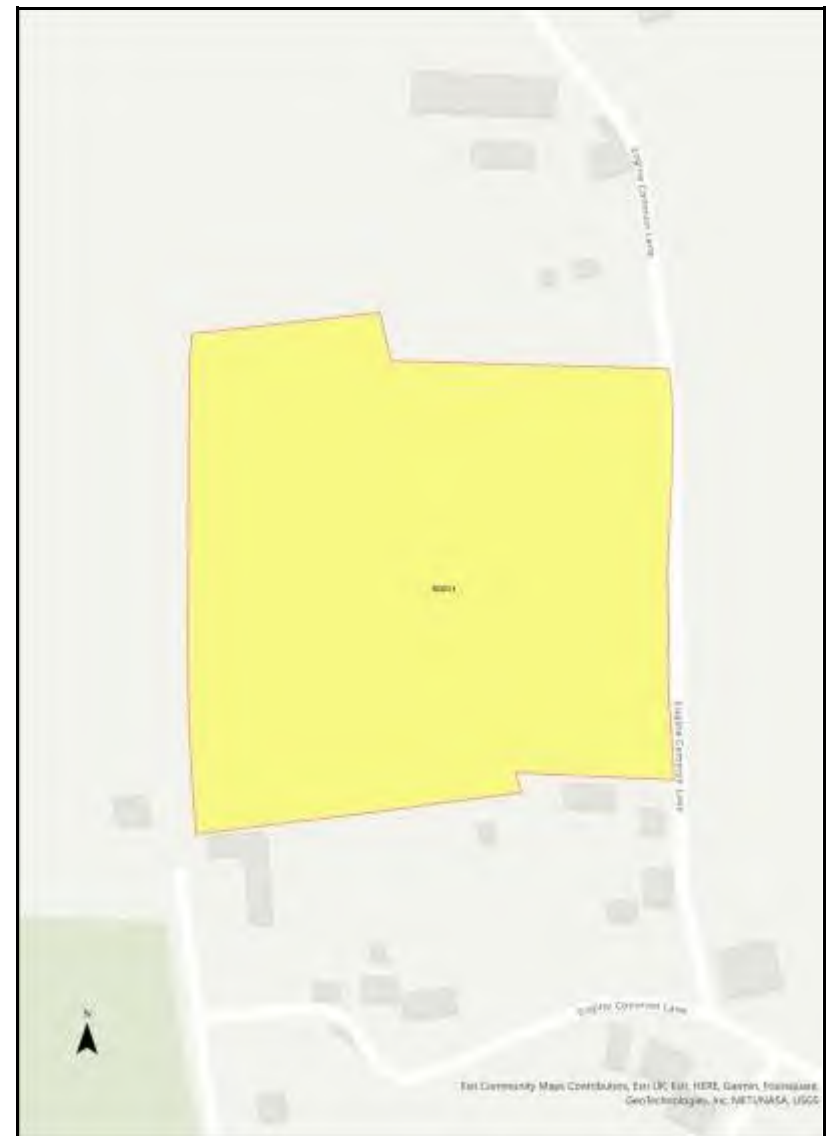
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG011
Site Name:	Fields to West of Engine Common (Adjacent to 13 Engin
Gross Site Area (Ha):	2.60
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including unsuitable local transport network, SNCI within the site (40.63%)overhead power line, TPOs (100%) and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available..
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

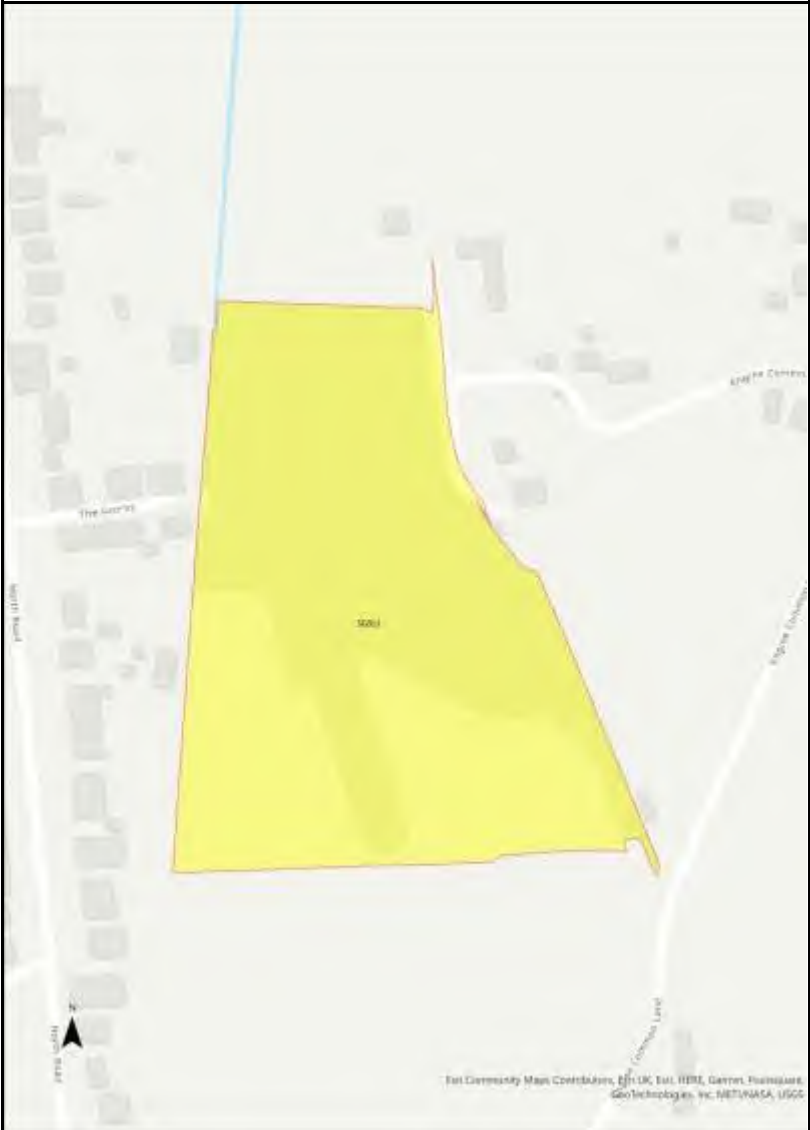
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG012
Site Name:	Woodland and Fields to the east of North Road
Gross Site Area (Ha):	3.74
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Potentially Unsuitable - The site is affected by constraints including access, 97% SNCI, 97% potential contamination, 100% TPO and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Unavailable - Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved. As a result of suitability conclusion, the site has been assessed as unavailable.
Achievability	No - unachievable
Achievability Conclusions	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period. As a result of suitability conclusion, the site has been assessed as unachievable.

Deliverable:



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Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG014
Site Name:	Land to East of Engine Common
Gross Site Area (Ha):	1.71
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including unsuitable access and it is considered that no mitigation / avoidance is possible.

Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Achievability	No - unachievable
Achievability Conclusions	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.

Deliverable:



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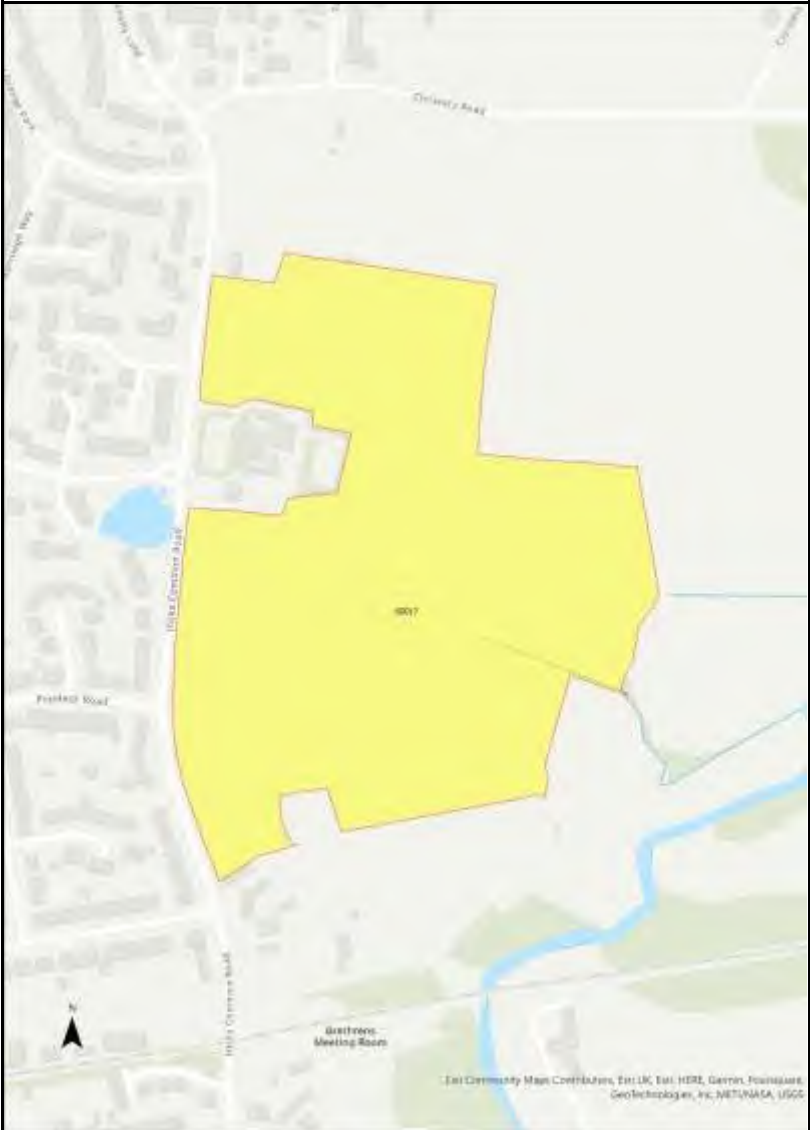
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG017
Site Name:	Hicks Common Livery Stables and associated Land
Gross Site Area (Ha):	12.31
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape and heritage constraints including proximity to SNCI, SSSI and listed buildings. The net developable area has been reduced to mitigate these constraints. The site is located within the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site is in the single ownership of a willing landowner. The site is vacant agricultural land and there is unlikely to be any legal/access constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board but not a developer. There are no obvious viability issues associated with the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG018
Site Name:	Land adjacent, Brendon, Wotton Road, Rangeworthy
Gross Site Area (Ha):	0.47
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has full planning permission for 5 dwellings and is fully built out.
Availability	No - not available
Availability Conclusions	Site has full planning permission for 5 dwellings and is fully built out. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	Site has full planning permission for 5 dwellings and is fully built out.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG019
Site Name:	Land off, Charfield Hill, Charfield
Gross Site Area (Ha):	8.07
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including ground water flooding (2.11%) and BMV agricultural land (9.51%) however it is considered likely these could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site is not in active use, it has a willing landowner and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG020
Site Name:	Land at Cromhall Quarry
Gross Site Area (Ha):	1.42
Proposed Uses:	Employment: B1/B2/B8)

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is brownfield land and has constraints including being within 250m of a SSSI (however it is not within its risk impact zone) and potential contamination (100%) however it is likely these constraints can be avoided/mitigated.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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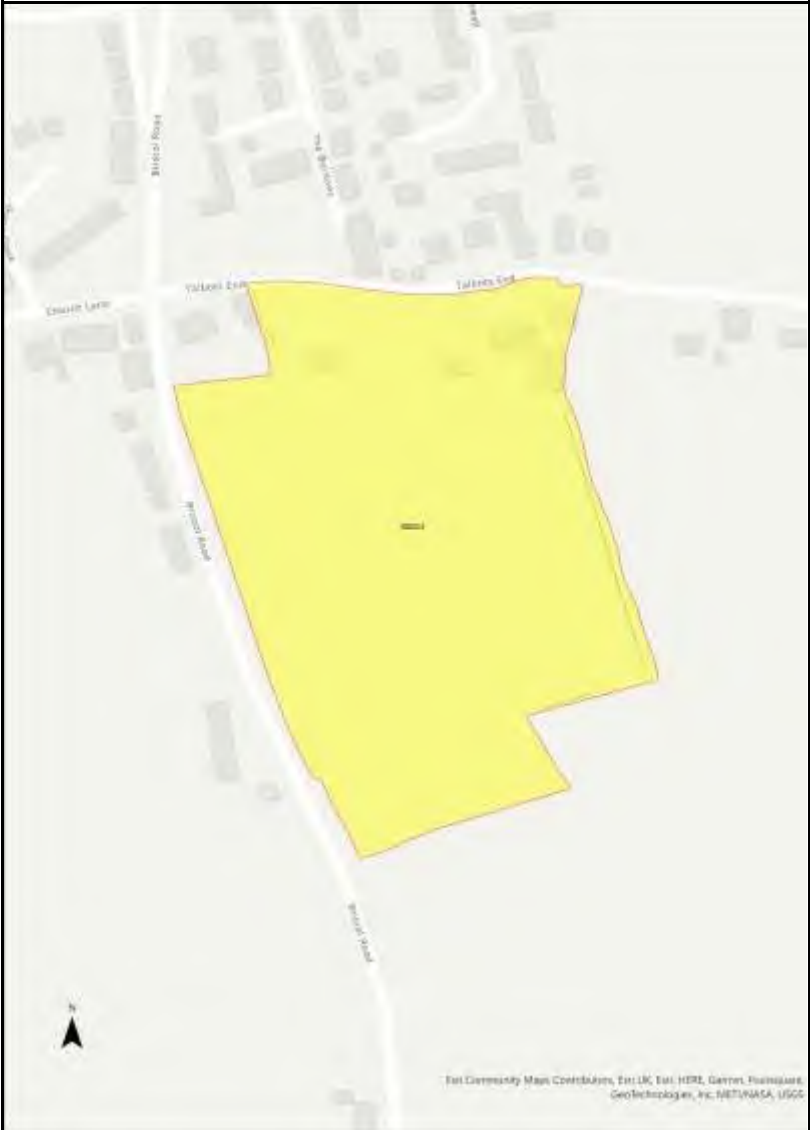
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG021
Site Name:	Land at Longcross Farm, Cromhall
Gross Site Area (Ha):	3.89
Proposed Uses:	Residential and new Primary School

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being in close proximity to several Listed Buildings, potential archaeology constraints, and moderate risk of ground water flooding (100%) however it is considered likely these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has willing developer(s) / landowner(s) the site has clear ownership
Achievability	Yes - potentially achievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG022
Site Name:	Land between France Lane and Park Street, Hawkesbur
Gross Site Area (Ha):	2.68
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape, access and heritage constraints (being in close proximity to Hawkesbury Upton Conservation Area) and the site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability	Yes - potentially available
Availability Conclusions	The site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a promoter on board. There are viability issues identified (a small area of potentially contaminated land is present at the western boundary) however further information is required to determine if these can be addressed.

Deliverable:



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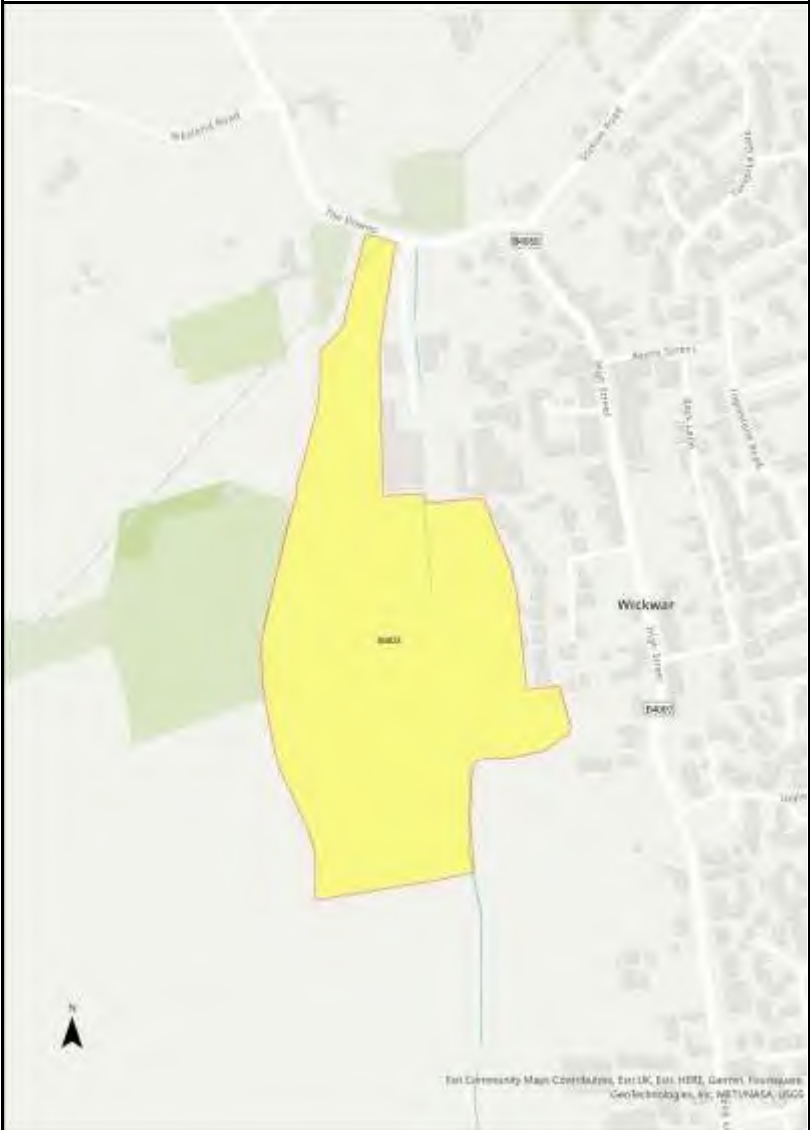
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG023
Site Name:	Land to the rear of The Buthay, Wickwar
Gross Site Area (Ha):	8.27
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as the northern portion of the site lies within Wickwar Conservation Area and forms part of the setting of Grade II listed Hill House. It is considered that the impact on heritage assets could not be mitigated.
Availability	No - not available
Availability Conclusions	The site has willing landowners and is not in active use. There are unlikely to be legal constraints or ransom strips. Based on suitability assessment site is not considered to be available.
Achievability	No - unachievable
Achievability Conclusions	Based on suitability assessment site is not considered to be achievable.

Deliverable:



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

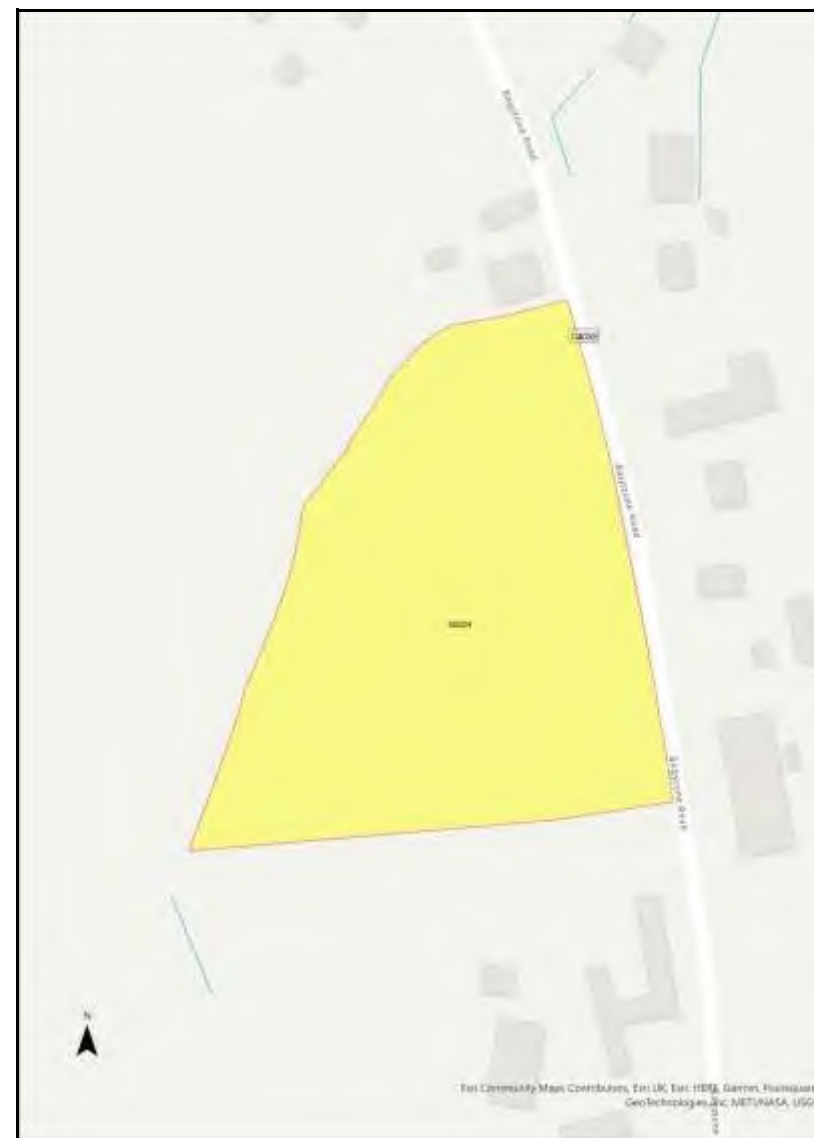
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG024
Site Name:	Land to the West of B4058 at Bagstone, between Court
Gross Site Area (Ha):	1.39
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including being in close proximity to a Grade II* and Grade II listed building. The site area has been reduced to reflect these constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG025
Site Name:	Land to West of Sodbury Road
Gross Site Area (Ha):	8.19
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to heritage less than substantial harm to listed buildings and landscape constraints. There is a pending outline planning application for 180 dwellings on the site (P22/01300/O).
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available. There is a pending planning application on the site for 180 dwellings (P22/01300/O).
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG026
Site Name:	Part of France Lane Farm, Hawkesbury Upton
Gross Site Area (Ha):	3.93
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape, access and heritage constraints (forming part of the setting of Hawkesbury Upton Conservation Area) and the site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and it is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG027
Site Name:	Land at Bristol Road, Hambrook
Gross Site Area (Ha):	20.05
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site has been assessed as potentially unsuitable due to heritage constraints (99.5% of the site is within Hambrook Conservation Area) and landscape constraints. It is considered that no mitigation/avoidance is possible.

Availability **No - not available**

Availability Conclusions
The site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: **Undeliverable/Undevelopable**



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

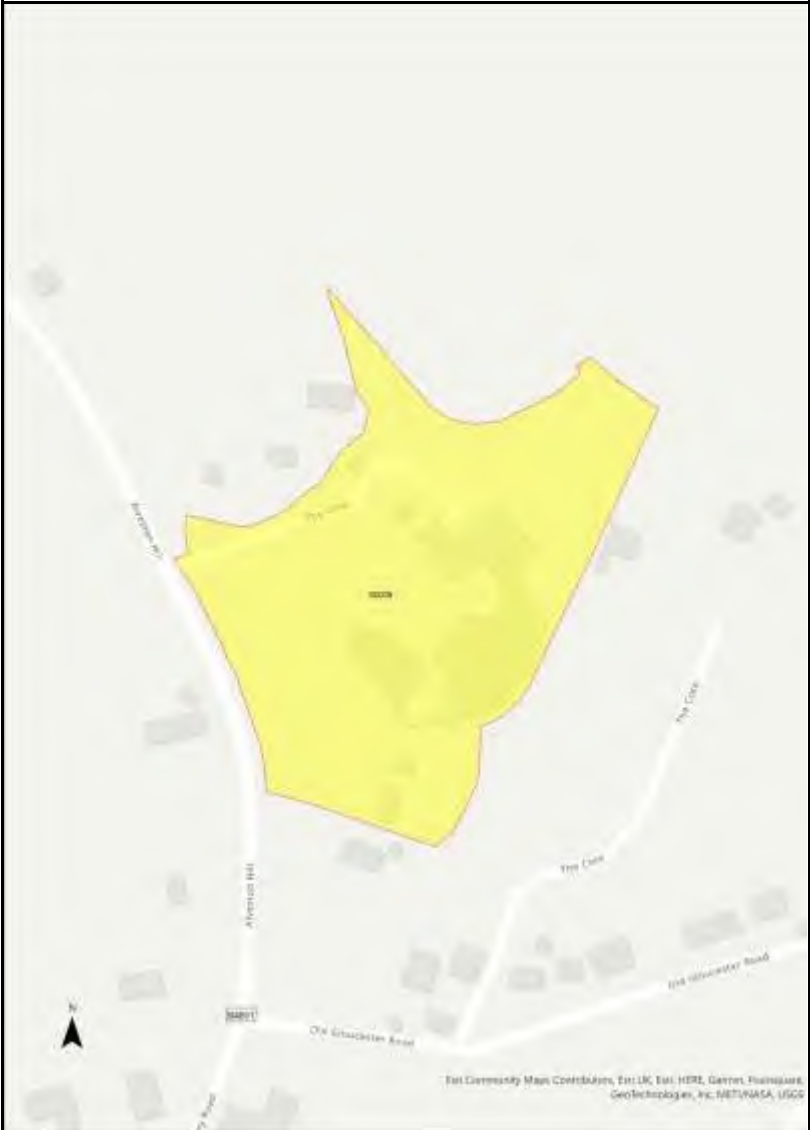
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG028
Site Name:	The Chalet, Alveston Hill, Alveston
Gross Site Area (Ha):	2.12
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it already includes existing development. The remaining undeveloped part of the site would not be able to accommodate 5 or more dwellings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available - site could only accommodate less than 5 dwellings.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable - site could only accommodate less than 5 dwellings.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG029
Site Name:	Land at Townsend Marshfield
Gross Site Area (Ha):	0.09
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.

Availability	No - not available
Availability Conclusions	No - Not Available: Site promoted for under 5 dwellings

Achievability	No - unachievable
Achievability Conclusions	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG030
Site Name:	Land south of Gloucester Road, Thornbury
Gross Site Area (Ha):	26.08
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to the heritage constraints - it would result in less than substantial harm to a number of listed buildings including a Grade II* listed building and their setting. It is considered that mitigation is not possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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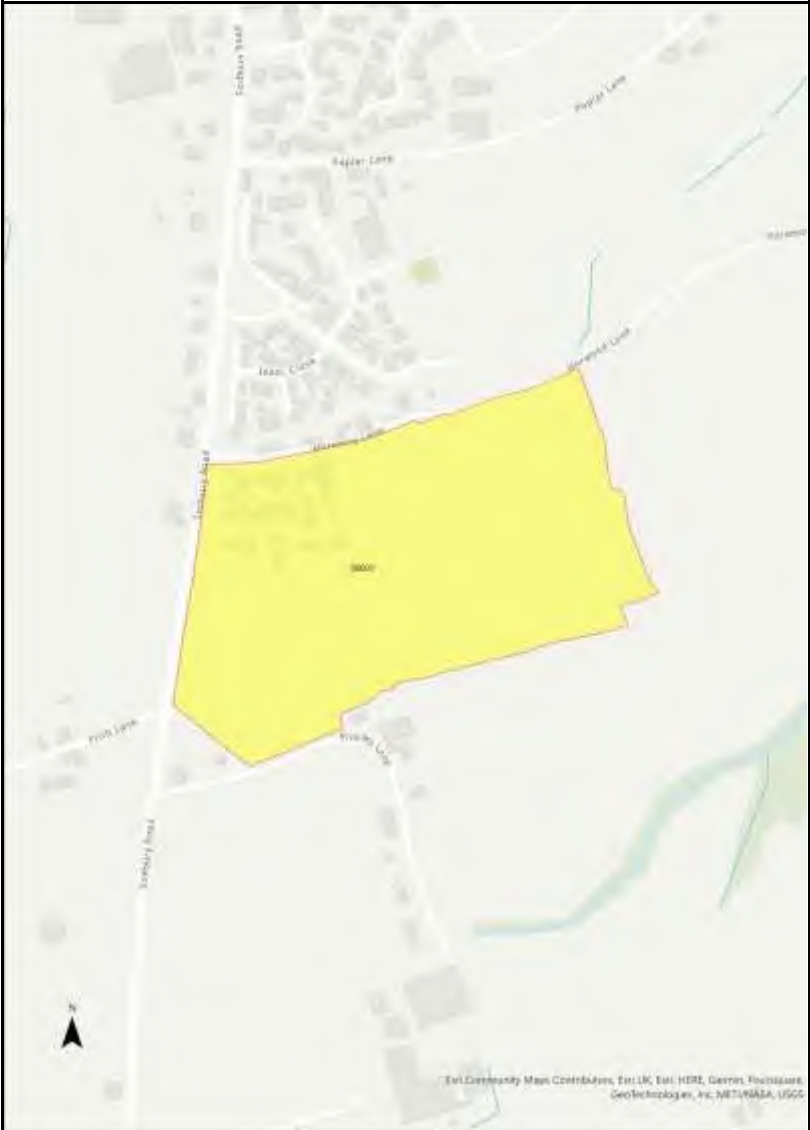
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG031
Site Name:	Land south of Horwood Lane, Wickwar
Gross Site Area (Ha):	9.24
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site lies within 150m of Bishops Hill Wood SSSI and contains an area of potential contamination. These constraints have been dealt with through the planning application process as the site has planning permission (PK17/4552/O and P19/5258/RM).
Availability	No - not available
Availability Conclusions	The site has full detailed planning permission (90 dwellings PK17/4552/O and P19/5258/RM) and a signed S106 with clear evidence of delivery.
Achievability	No - unachievable
Achievability Conclusions	The site has planning permission and is built out.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG032
Site Name:	Land at Castle Farm Road, Hanham
Gross Site Area (Ha):	8.31
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is affected by constraints including SNCI (48%), proximity to Hencliff Wood Ancient Woodland, and access constraints. The site area has been reduced to mitigate impacts on SNCI/Ancient Woodland. The site is located in the Green Belt (99.99%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has willing developers and landowner, the site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG033
Site Name:	Land at Church Road, Severn Beach
Gross Site Area (Ha):	7.09
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is entirely within Flood Zone 3a and is 95% within an SNCI and it considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	A housing developer is on board and keen to develop the site, however site concluded as unavailable due to being unsuitable.
Achievability	No - unachievable
Achievability Conclusions	Whilst there is a commercial agreement between landowner and developer, the constraints of the site regarding flood risk and SCNI designation are unlikely to be addressed

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG034
Site Name:	Land on the East side of Dyers Lane, Iron Acton, Bristol
Gross Site Area (Ha):	5.94
Proposed Uses:	Residential, Open Space

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including unsuitable access, archaeological constraints and an SNCI to the north and north east and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

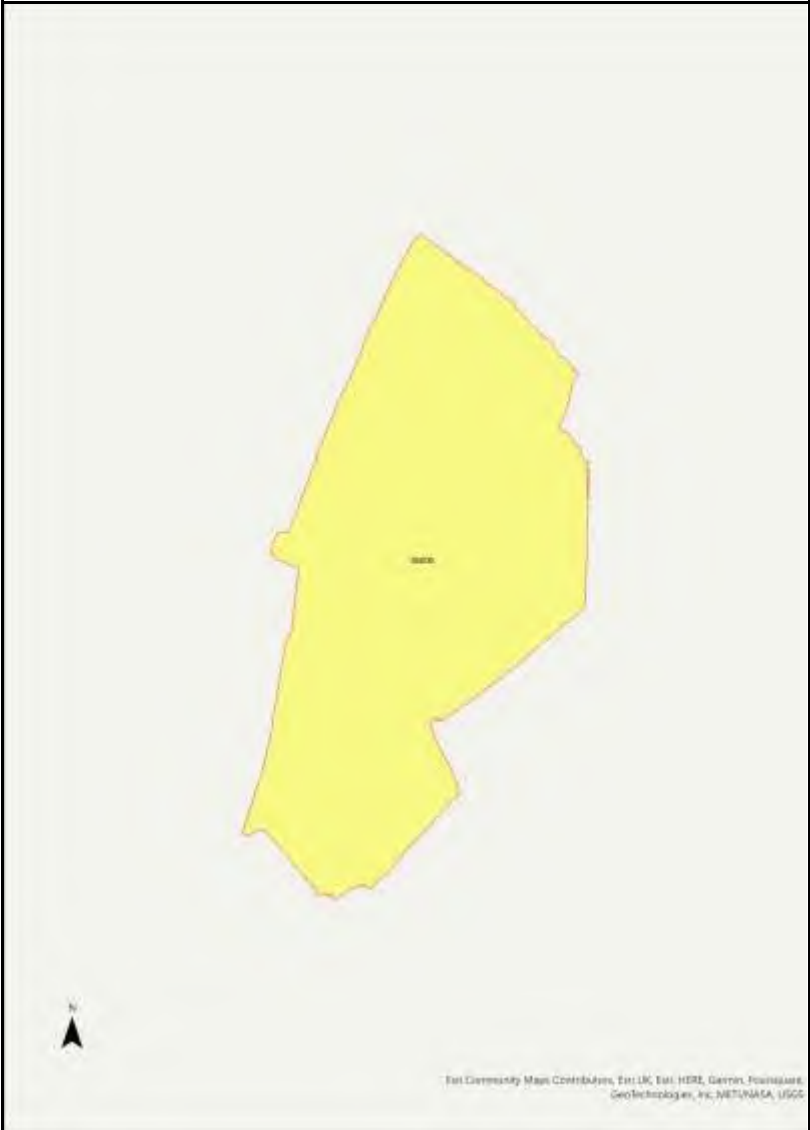
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG035
Site Name:	Oldbury Power Station Site, Oldbury Naite, Thornbury
Gross Site Area (Ha):	90.56
Proposed Uses:	Employment (B1, B2 B8)

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints and is currently undergoing the decommissioning process for the now closed Nuclear Power Station however it is considered likely that these could be avoided / mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is partly in active use (nuclear power station being decommissioned and remediated) and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has high potential abnormal costs due to the decommissioning and remediation however this is already taking place.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

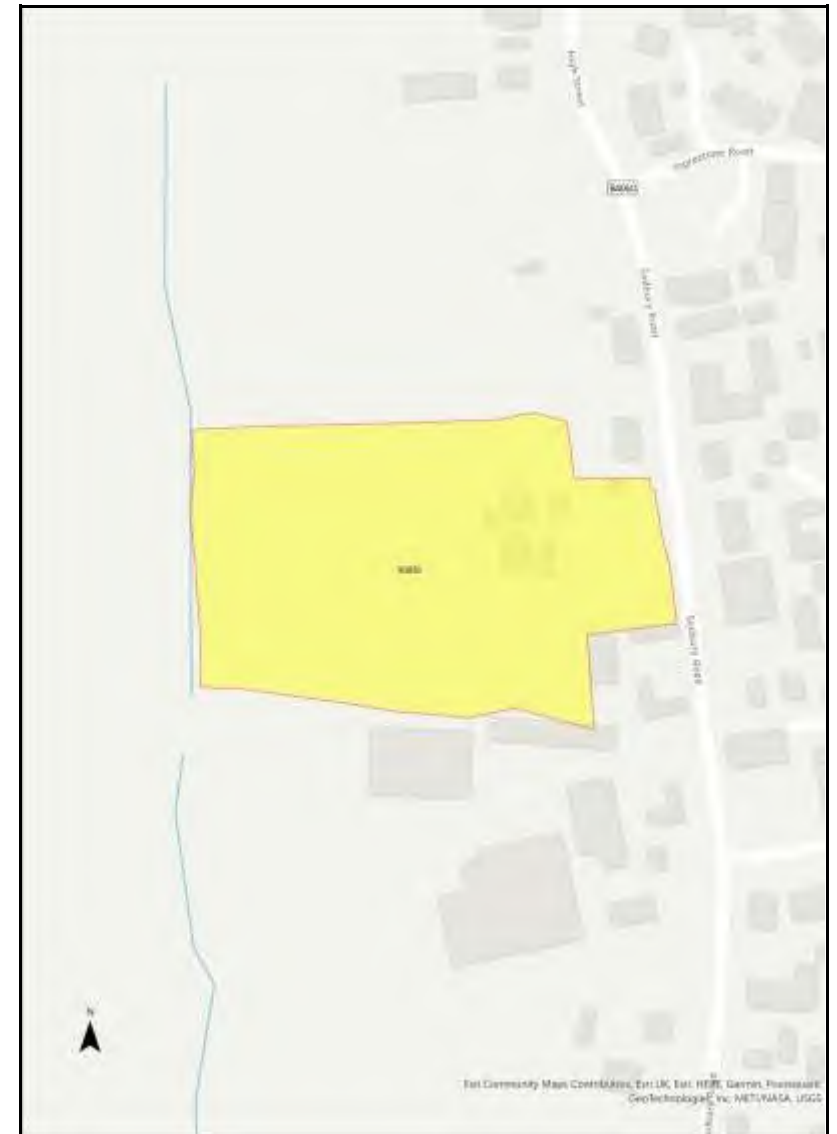
Site Reference:	SG036
Site Name:	Land at Windmill Farm, Sodbury Road, Wickwar
Gross Site Area (Ha):	2.08
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including heritage (proximity to listed buildings) and potential archaeology constraints however it is considered likely that these constraints could be avoided or impacts mitigated.

Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing developer and landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.

Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG037
Site Name:	Noades House, Old Hundred Lane, Tormarton
Gross Site Area (Ha):	0.07
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.

Availability **No - not available**

Availability Conclusions
No - Not Available: Site promoted for under 5 dwellings

Achievability **No - unachievable**

Achievability Conclusions
Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG038
Site Name:	Garden of 7 Yate Rocks
Gross Site Area (Ha):	0.28
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site promoted for under 5 dwellings

Availability	No - not available
Availability Conclusions	Site promoted for under 5 dwellings

Achievability	No - unachievable
Achievability Conclusions	Site promoted for under 5 dwellings

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG039
Site Name:	Land at Ford Farm, Yate Rocks
Gross Site Area (Ha):	4.62
Proposed Uses:	Residential & Tree Planting

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable as it has access constraints due to it being landlocked. The site promoter has not provided any evidence to demonstrate that access could be achievable. Site also has heritage constraints.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG040
Site Name:	Land South of Merlin Road
Gross Site Area (Ha):	6.04
Proposed Uses:	Leisure and Commercial

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The majority of the site has already been developed as part of hybrid planning permission PT18/1459/F. A smaller land parcel to the east of the site remains undeveloped although has outline planning permission for hotel and retail use.
Availability	Yes - potentially available
Availability Conclusions	The entire site is subject to hybrid planning permission PT8/1459/F for leisure and commercial uses. Part of the site is fully built out. Only the eastern part of the site is undeveloped (this is subject to outline planning permission for hotel/retail).
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

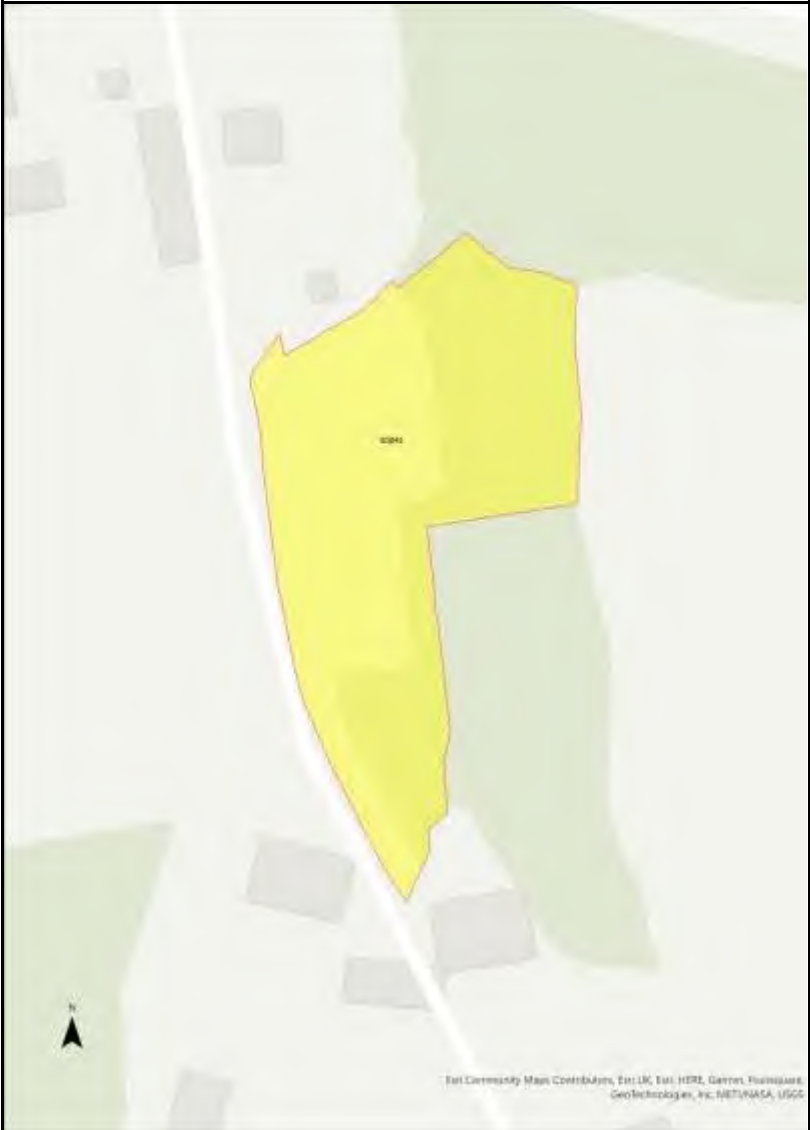
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG042
Site Name:	Land at Yate Rocks, Yate BS37 7BT
Gross Site Area (Ha):	0.35
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has constraints including being in close proximity to an SNCI (within 15m) however it is considered promoted for under 5 dwellings.
Availability	No - not available
Availability Conclusions	Site promoted for under 5 dwellings
Achievability	No - unachievable
Achievability Conclusions	Site promoted for under 5 dwellings

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG043
Site Name:	Land to the south west of Lawnes Farm, Forty Acre Lan
Gross Site Area (Ha):	2.69
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has access constraints, heritage constraints (being in close proximity to two Grade II listed buildings and potential archaeology constraints). The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG045
Site Name:	Land west of Sodbury Rd, Wickwar
Gross Site Area (Ha):	2.08
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including heritage (proximity to listed buildings) and potential archaeology constraints however it is considered likely that these constraints could be avoided or impacts mitigated.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG046
Site Name:	Land adjoining and to the rear of 65-67 Cleeve Hill
Gross Site Area (Ha):	0.49
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has full planning permission and has been fully built out.

Availability	No - not available
Availability Conclusions	No - Not Available: Planning Application PK17/5056/F approved 22 June 2018. Residential Land Survey indicates that development has commenced. Development has been fully built out.

Achievability	No - unachievable
Achievability Conclusions	Based on the availability assessment, the site is considered unachievable. Planning permission has been granted and site has been built out.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG047
Site Name:	Land to the rear of Park Farm, Barry Road, Oldland Com
Gross Site Area (Ha):	25.10
Proposed Uses:	Residential, Community, Local Retail and Employment

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is affected by constraints including an overhead powerline and heritage, archaeological and landscape constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (99.99%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and a developer, the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG048
Site Name:	Leechpool Dairy Farm, Tanhouse Lane, Rangeworthy, B
Gross Site Area (Ha):	0.36
Proposed Uses:	Any use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable - part of the site has planning permission and is being built out. The remainder of the site without planning permission is unlikely to deliver more than 5 dwellings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable - less than 5 dwellings. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG049
Site Name:	4 Townsend Lane, Almondsbury, BS32 4DY
Gross Site Area (Ha):	0.32
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	No - Potentially Unsuitable: Site promoted for under 5 dwellings
Availability	No - not available
Availability Conclusions	No - Not Available: Site promoted for under 5 dwellings
Achievability	No - unachievable
Achievability Conclusions	No - Unachievable: Site promoted for under 5 dwellings

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG050
Site Name:	Harvey Shopfitters Ltd, Warehouse & Premise adjacent
Gross Site Area (Ha):	0.65
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including SNCI and Priority Habitat (19.71%) and the site area has been reduced to mitigate impacts on these constraints. The site has potentially contaminated land (94.37%). The site is located in the Green Belt (99.32%).
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information the site has a willing landowner however it is currently in active use (specialist shopfitters) and it is unclear what will happen to the existing use.
Achievability	No - unachievable
Achievability Conclusions	Based on best available information, the site has been assessed as availability uncertain and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG051
Site Name:	Land at Brewery Hill, Upton Cheyney, Bristol, BS30 6LY
Gross Site Area (Ha):	0.56
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is entirely within Upton Cheyney Conservation Area and will harm its character and appearance. It will also impact the setting of numerous Listed Buildings. No mitigation/avoidance is possible. It is in an AONB (100%)
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG052
Site Name:	Land at North West Thornbury
Gross Site Area (Ha):	35.95
Proposed Uses:	Residential, Sports/Leisure, Retail

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including heritage constraints and proximity to SSCI and Ancient Woodland however outline planning permission for 595 dwellings was granted on appeal in Feb 2023 (PT18/6450/O).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners and developers. Outline planning permission was granted on appeal in Feb 2023 for 595 dwellings, primary school, retail and community hub (PT18/6450/O).
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG053
Site Name:	Land north and east of Lyde Green Road, Emersons Gre
Gross Site Area (Ha):	1.36
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions Site is has constraints including being adjacent to an SNCI and Common Land, and being within 250m of Grade II and II* listed buildings however it is considered likely that these constraints could be avoided/mitigated.

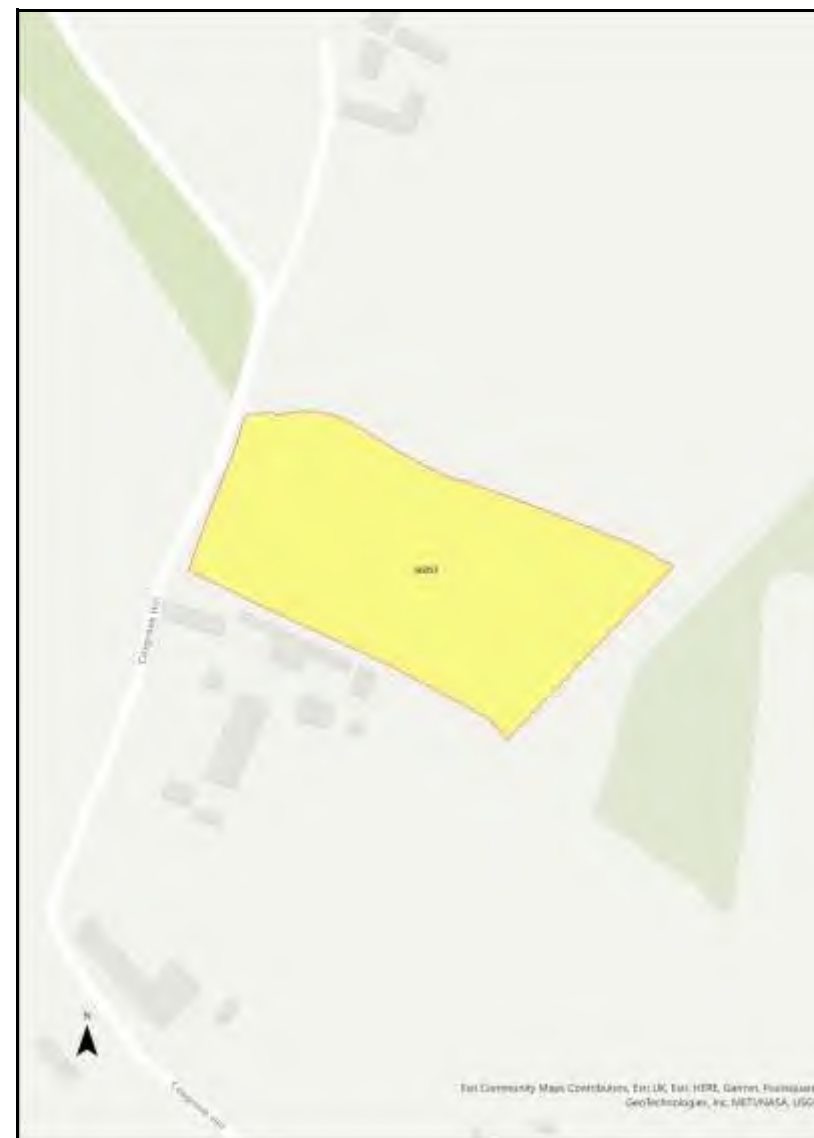
Availability Yes - potentially available

Availability Conclusions Based on best available information the site has a willing developer and landowner and is not in active use. The site has clear ownership and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 60

Employment Initial Capacity

Site Reference:	SG054
Site Name:	Crossways Business Park, Crossways Lane, Thornbury
Gross Site Area (Ha):	0.45
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site is not affected by any constraints

Availability Uncertain - no current evidence of clear availability

Availability Conclusions Based on best available information, the site is in active use, and it is unclear if it is available.

Achievability No - unachievable

Achievability Conclusions Based on best available information, availability is uncertain therefore the site is not achievable.

Deliverable: Undeliverable/Undevelopable



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

Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG055
Site Name:	Land alongside the B4061 (Old Gloucester Road) and th
Gross Site Area (Ha):	61.05
Proposed Uses:	Mixed use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including BMV agricultural land (100%), SNCI within site (0.05%), SSSI within 250m buffer, SNCI and Ancient Woodland within 15m buffer however these could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use, and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board. The site is intended to form an extension to Buckover Garden Village and therefore delivery is dependent on this.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG056
Site Name:	Lansdown House, Whitewall Lane, Thornbury
Gross Site Area (Ha):	1.90
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including landscape harm (VIH), potential harm to local transport network and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG057
Site Name:	Land at Bristol Road, Cromhall
Gross Site Area (Ha):	2.56
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including approx 63% of the site being at High Risk of Groundwater Flooding and potential archaeology constraints however it is considered likely these could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner who is also a developer. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact its viability.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG059
Site Name:	Land to rear of Ducie Close, Cromhall, GL12 8AH
Gross Site Area (Ha):	0.54
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including potential archaeology constraints and being in close proximity to a number of locally listed buildings however it is considered likely that any impacts could be avoided/mitigated. The site is 100% BMV agricultural land.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG060
Site Name:	Woodend Farm, Woodend Lane, Cromhall
Gross Site Area (Ha):	1.18
Proposed Uses:	Employment B1

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has been assessed as potentially unsuitable as it is being promoted for less than 500sqm of employment floorspace.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. (Site being promoted for less than 500sqm employment floorspace).
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable. (Site being promoted for less than 500sqm employment floorspace).

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG061
Site Name:	Land near Old Gloucester Road, Alveston
Gross Site Area (Ha):	0.99
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including vehicular and pedestrian access and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as potentially unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG062
Site Name:	Tortworth Garden Village
Gross Site Area (Ha):	235.01
Proposed Uses:	Residential, Employment, Other

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including Grade II* and Grade II listed buildings, Grade II* Registered Park and Garden, SNCI, significant archaeology potential and Transport issues and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has a number of active uses and although the promoter states these could form part of masterplan for the site there is no further evidence submitted. Site promoted by a developer with no legal interest.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available evidence, the site has potential abnormal costs that could be resolved. Limited evidence of developer.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG063
Site Name:	Land adjacent to Falfield Village, Eastwood Park, Falfield
Gross Site Area (Ha):	2.67
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including being entirely within Grade II Eastwood Park Local Historic Park and Garden, harm to the setting of heritage and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG064
Site Name:	Land adjacent to The Firs, Crossways Lane, Thornbury
Gross Site Area (Ha):	0.63
Proposed Uses:	Residential & Other

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is affected by 16.8% TPO overlap, however it is considered likely that these could be avoided.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners, it is not in active use and there are unlikely to be any legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG065
Site Name:	Land at Barnhill, Chipping Sodbury
Gross Site Area (Ha):	9.00
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including 61% RIGS, potential contamination however it is considered likely that these could be avoided / mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, part of the site is in active use and there is evidence these uses are likely to cease, the site has clear ownership, there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board, there are viability issues identified however further information is required to determine if these can be addressed

Deliverable:



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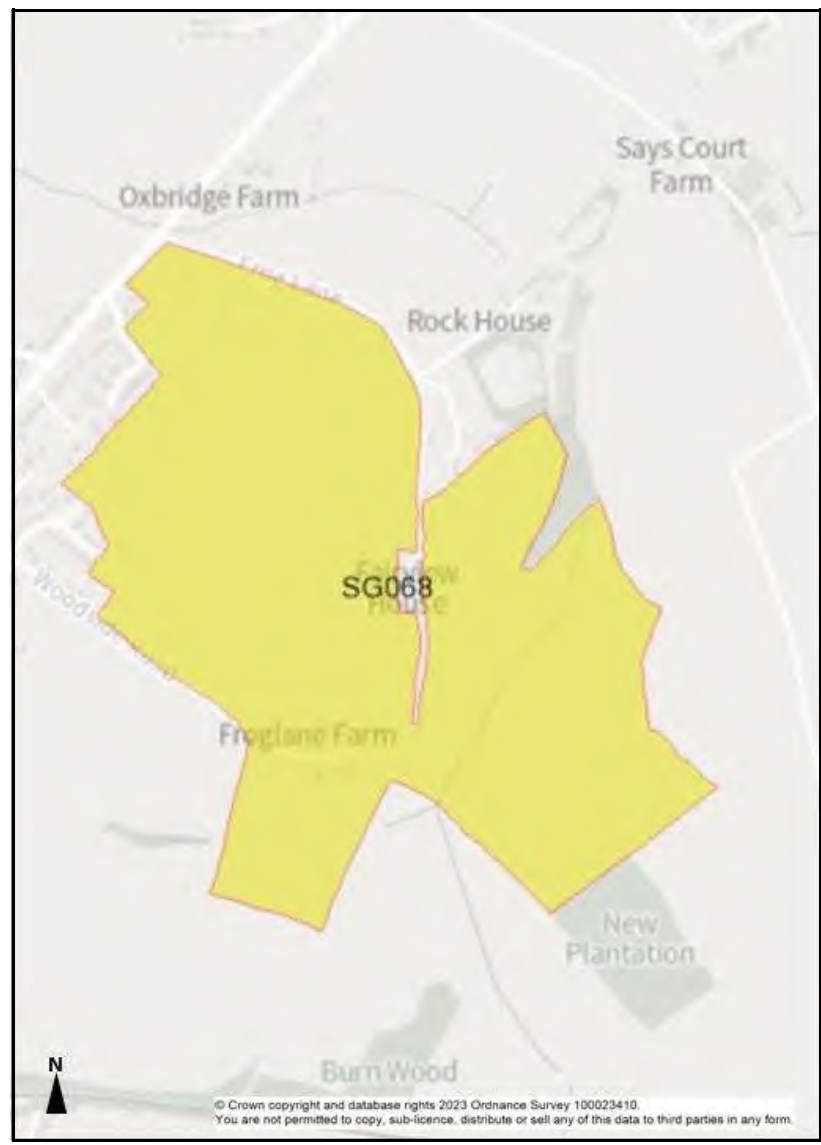
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG068
Site Name:	Land East of Coalpit Heath
Gross Site Area (Ha):	52.70
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including potential archaeological constraints, BMV agricultural land (77.58%) and an SNCI within 15m of the site, however it is considered likely these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG070
Site Name:	Land east of Abson Road, Pucklechurch
Gross Site Area (Ha):	1.76
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has potential archaeological and heritage constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site as a willing landowner and is not in active use. The site has clear ownership (according to CfS submission) and there is unlikely to be legal constraints/ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site / there are viability issues identified however further information is required to determine if these can be addressed.

Deliverable:



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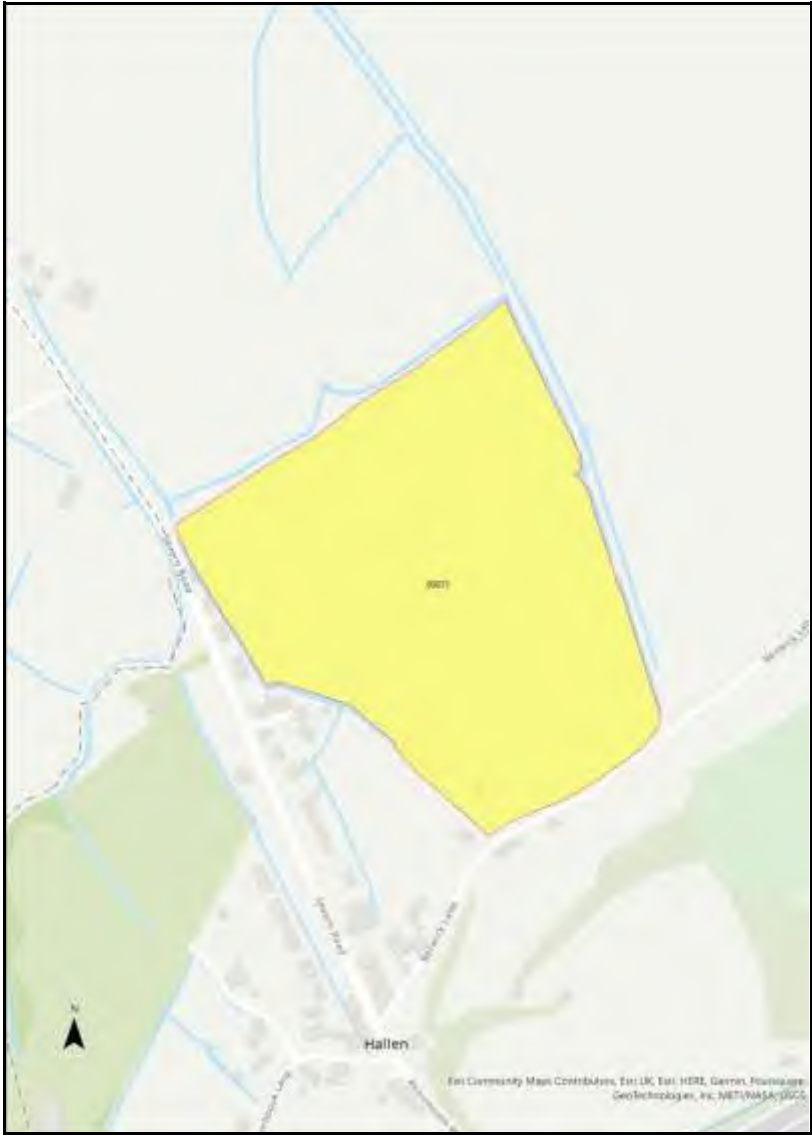
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG072
Site Name:	Fishers Farm, Hallen
Gross Site Area (Ha):	9.85
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it has 98.37% Priority Habitat. It is considered that no mitigation / avoidance is possible. The site is also 99.84% contaminated land. The site lies wholly within the Green Belt.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site is unachievable given that it is unsuitable for development.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG074
Site Name:	Land and buildings at Bowling Hill, Chipping Sodbury
Gross Site Area (Ha):	0.54
Proposed Uses:	Residential, Employment

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is subject to major constraints (53% Flood Zone 3b) as well as Grade II listed building within the site and an SNCI. Site located in wider CS12 safeguarded employment area. It is considered that no avoidance/mitigation is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and unavailable and is therefore not achievable.

Deliverable:



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

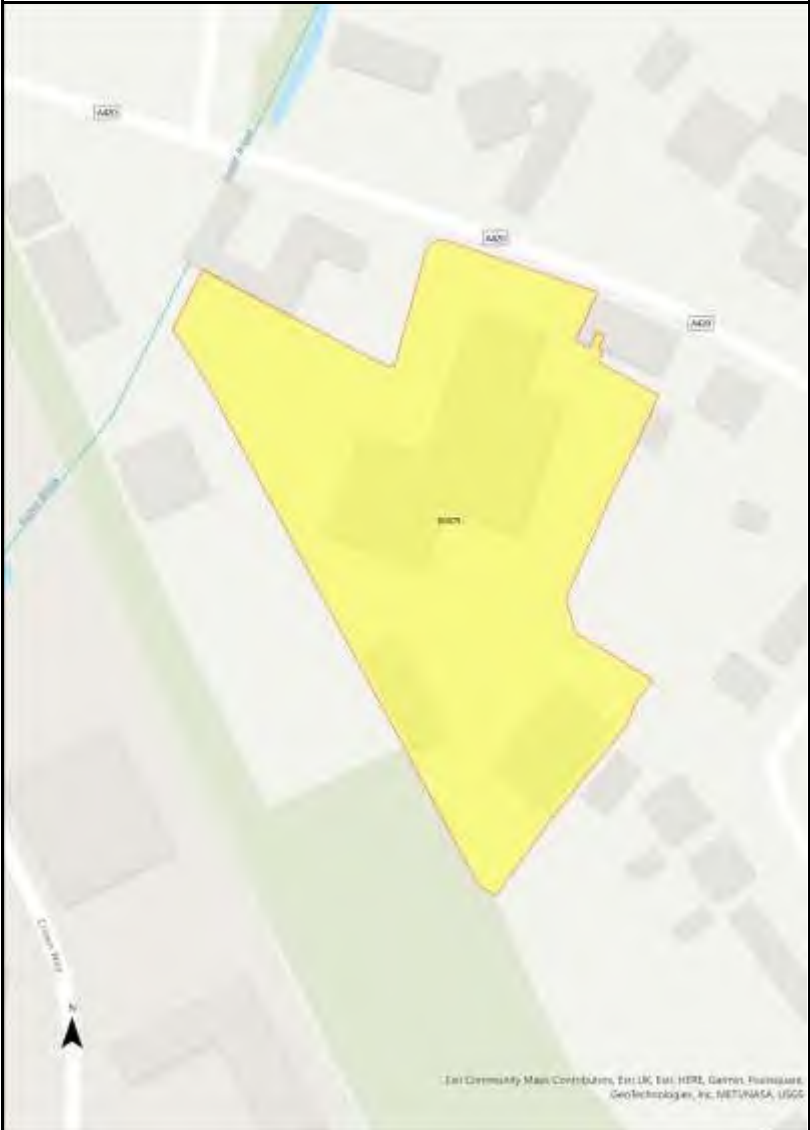
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG075
Site Name:	Land and buildings at London Road, Warmley
Gross Site Area (Ha):	0.87
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is brownfield land. The site is subject to some constraints being within an AQMA and including an area of Flood Zone 2 (7.93%) however it is considered likely that these constraints can be avoided/mitigated.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG077
Site Name:	Lucus Works, Kingswood
Gross Site Area (Ha):	1.40
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is brownfield land. Site is subject to constraints including potential contamination (96.78%) however it is considered likely this could be mitigated. The site is in a safeguarded employment area (99.67%) and further investigation is required on this
Availability	No - not available
Availability Conclusions	Based on best available information the site is in active use and was submitted through the Call for Sites prior to 2018 and has not been resubmitted. Based on this, and the suitability assessment the site is considered to be unavailable.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG079
Site Name:	Land north of High Street, Iron Acton, South Gloucester
Gross Site Area (Ha):	2.26
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including Iron Acton Conservation Area (100%) and the setting of a number of Listed Buildings and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and is therefore unavailable. There is also potential for access issues from the site to the B4059 given that highways owns the intervening land.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and is therefore unachievable.

Deliverable:



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

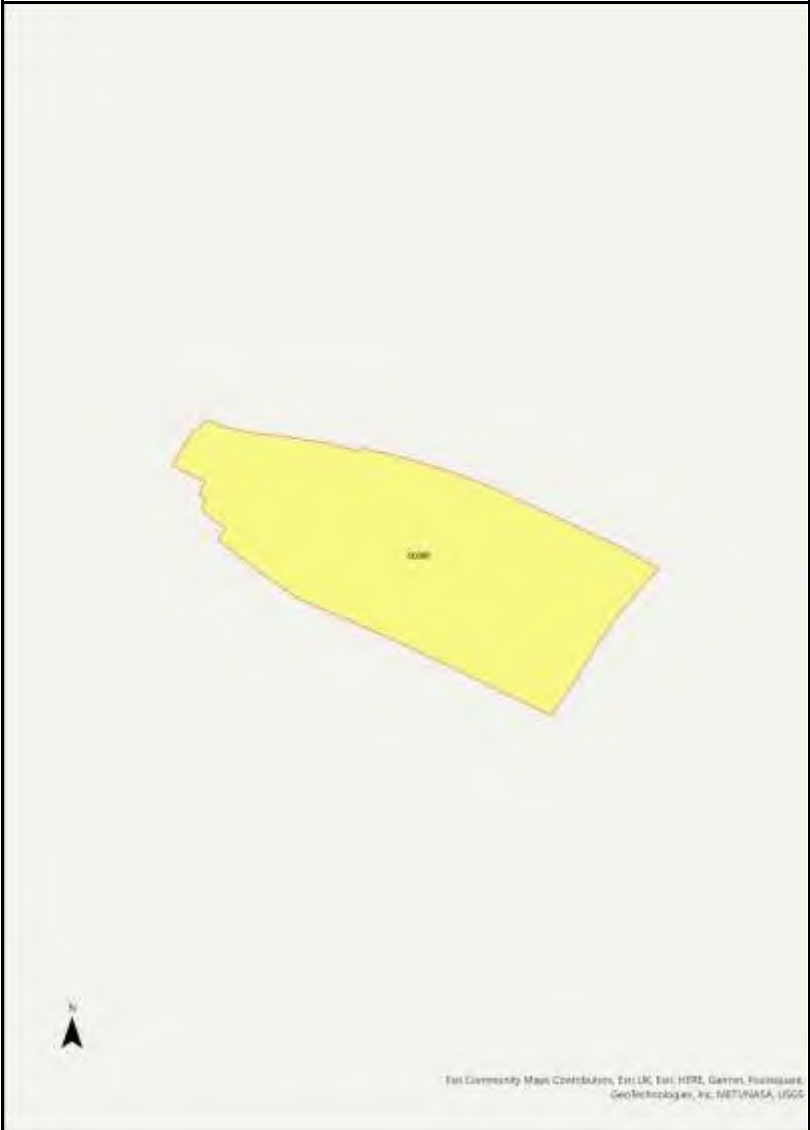
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG080
Site Name:	Land at Yew Tree Farm, Morton Street, Thornbury
Gross Site Area (Ha):	2.29
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to the heritage constraints - it would result in less than substantial harm to two Grade II listed buildings. It is considered that mitigation is not possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG081
Site Name:	Land by Aust Road and Elberton Road, Olveston(3)
Gross Site Area (Ha):	2.37
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including landscape, heritage (being approx 150m from Olveston Conservation Area) and potential archaeology constraints and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG082
Site Name:	Land at Hanham Cricket Club
Gross Site Area (Ha):	2.44
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has been assessed as potentially unsuitable as it has existing uses (Hanham Cricket Ground, Tennis Court, Playing Field) - CFS Form states these will be relocated to site SG105 however this site has been assessed as unsuitable in the HELAA.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. The site is in active use as sports pitches and the CFS Form states this would be relocated to an alternative site (SG105) however SG105 has been assessed as unsuitable in the HELAA.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG083
Site Name:	Land at Rudgeway
Gross Site Area (Ha):	2.81
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including being in close proximity to two Grade II listed buildings and potential archaeology constraints. The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be any legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG084
Site Name:	Corner of Forty Acre Lane, Alveston, BS35 3QU
Gross Site Area (Ha):	3.09
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage constraints (close proximity to Grade II listed buildings), access constraints and potential archaeological constraints. The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based of available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG086
Site Name:	Land by Aust Road and Elberton Road, Olveston(1)
Gross Site Area (Ha):	3.87
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including Flood Zone 3a (36.94%) and potential archaeology, landscape and heritage constraints (adjacent to CA), it is considered that these could be avoided/mitigated. Site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be any legal constraints or potential ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG087
Site Name:	Land at, Catherine Hill, Olveston
Gross Site Area (Ha):	4.57
Proposed Uses:	Residential, Office, General Industrial/Warehousing, Sp

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to heritage and archaeology constraints - it is within Olveston Conservation Area (3.74%) and forms part of the setting of setting of Olveston Court Moat Scheduled Monument. No mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore considered to be unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG088
Site Name:	Land at, Shubbery Farm, Shortwood
Gross Site Area (Ha):	4.84
Proposed Uses:	Residential, Office, General Industrial/Warehousing, Sp

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The only constraint affecting the site is a Grade II listed building within 250m however it is considered likely that any potential impacts could be mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG089
Site Name:	Land north of Hackett Lane, Thornbury
Gross Site Area (Ha):	6.86
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including an overhead powerline, electric pole buffer, FZ3a (23.71%), two Grade II listed buildings within 250m, and landscape constraints (visually important hillside) however these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG090
Site Name:	Land rear of, Playing Field, Tockington
Gross Site Area (Ha):	5.33
Proposed Uses:	Residential, Office, General Industrial/Warehousing, Sp

Suitability **No – Potentially Unsuitable**

Suitability Conclusions Site is potentially unsuitable due to access constraints (site is landlocked) and heritage constraints (impact on Grade II listed Tockington Manor School). It is considered that no mitigation/avoidance is possible.

Availability **No - not available**

Availability Conclusions The site is unsuitable for development and therefore is considered unavailable.

Achievability **No - unachievable**

Achievability Conclusions The site is unsuitable for development and therefore is considered unachievable.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG091
Site Name:	Land North of, Forty Acre Lane, Alveston
Gross Site Area (Ha):	5.64
Proposed Uses:	Residential, Office, General Industrial/Warehousing, Sp

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including access constraints and heritage constraints (proximity to listed buildings). The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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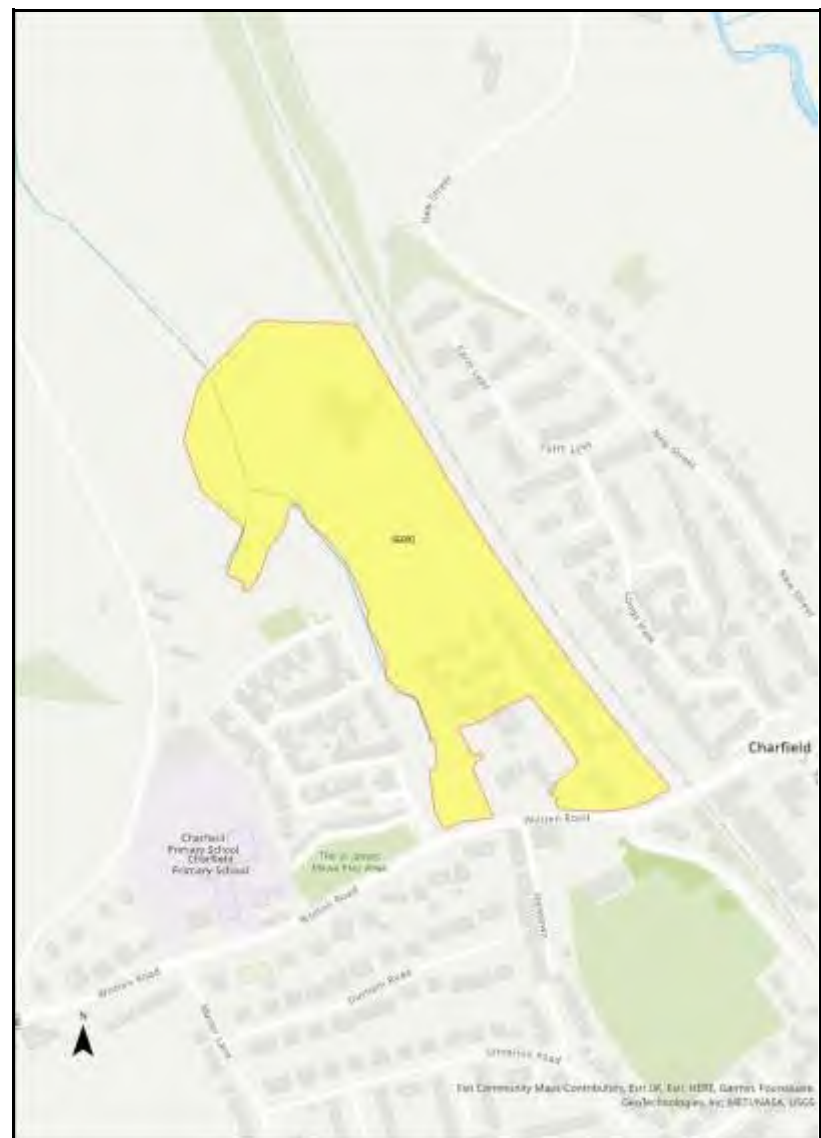
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG092
Site Name:	Land to the North of Wotton Road, Charfield
Gross Site Area (Ha):	6.08
Proposed Uses:	Residential, Office, General Industrial/Warehousing, Sp

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
Availability	No - not available
Availability Conclusions	Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
Achievability	No - unachievable
Achievability Conclusions	Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG093
Site Name:	Land west of North Road - Engine Common (inc. Footba
Gross Site Area (Ha):	5.70
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including potential contamination and an SNCI immediately adjacent to the site however these have been dealt with through the planning application process.
Availability	Yes - potentially available
Availability Conclusions	The site has full planning permission for 118 dwellings, open space, drainage, landscaping and ancillary work (Ref: P19/2575/F) granted in January 2022.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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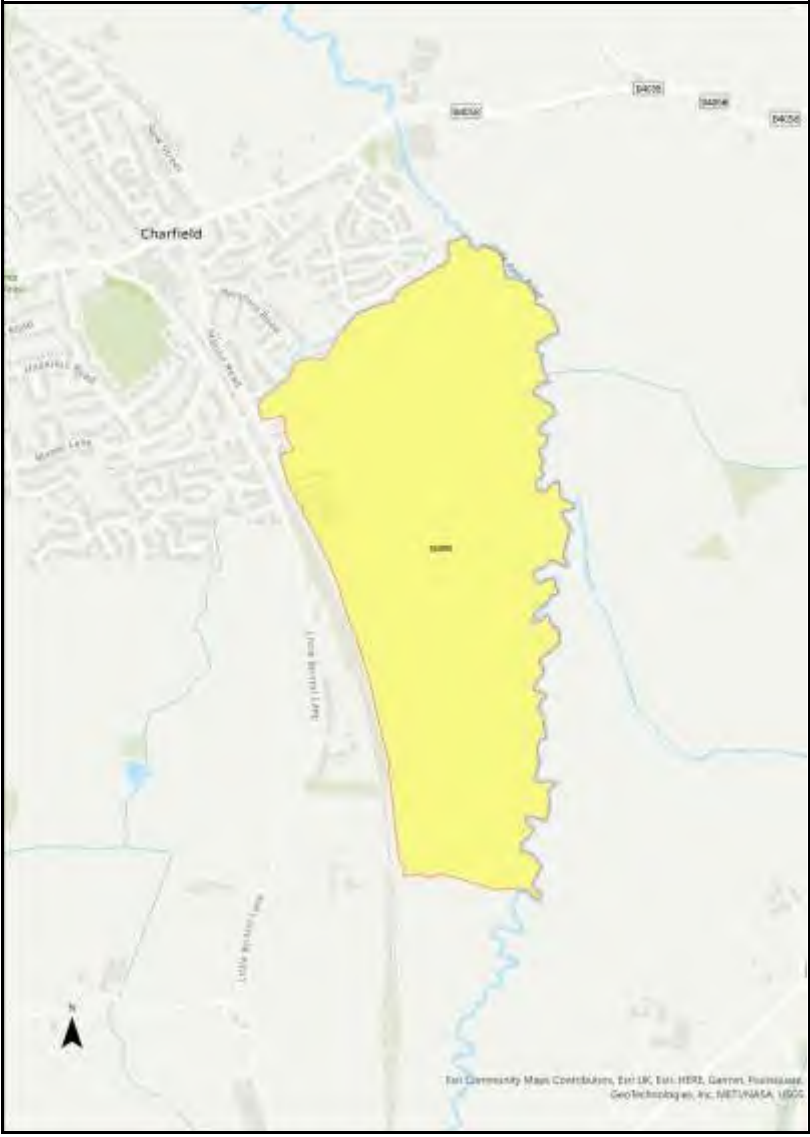
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG095
Site Name:	Land at East Charfield
Gross Site Area (Ha):	46.05
Proposed Uses:	Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to access constraints. Due to the scale of the site, the site would need strategic highway considerations and no evidence has been provided by the site promoter on this.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG096
Site Name:	Land at Vattingstone Lane Alveston
Gross Site Area (Ha):	17.44
Proposed Uses:	Residential & open space/leisure

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including a Scheduled Monument and the site area has been reduced to mitigate any impacts. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and the site has no issues which are likely to impact its viability.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG098
Site Name:	Land north of Wotton Road, Charfield
Gross Site Area (Ha):	14.93
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints however these have been dealt with in the pending planning application on the site (P19/18237/O).
Availability	Yes - potentially available
Availability Conclusions	Site is available - The site has a pending planning application (P19/18237/O) validated 13/01/2020.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site. The site has a pending planning application (P19/18237/O) validated 13/01/2020.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG100
Site Name:	Land at Badminton Road, Yate
Gross Site Area (Ha):	28.09
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including OH powerlines and pole, gas pipeline, SNCI within and adjacent to the site, and archaeological, heritage and landscape constraints however these constraints can be avoided/mitigated. The site is located in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, the site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG101
Site Name:	Land at Haw Lane, Olveston
Gross Site Area (Ha):	15.46
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including landscape (VIH), access, potential archaeology, and heritage constraints (Olveston CA and Tockington CA) and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and is therefore unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and is therefore unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG102
Site Name:	Land at Upper Hazel Farm, Strode Common, Alveston
Gross Site Area (Ha):	16.32
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is affected by constraints including being adjacent to a Scheduled Monument and an SNCI. The net developable area has been reduced to provide mitigation. The site is located within the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or ransom strips. Part of the site is in active use (residential) and this will be retained.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG103
Site Name:	Glebe Field and Wood
Gross Site Area (Ha):	6.95
Proposed Uses:	Residential

Suitability No – Potentially Unsuitable

Suitability Conclusions The site has been assessed as potentially unsuitable due to access constraints. Greenhill Lane would not be able to accommodate the level of development. No evidence provided by site promoter to demonstrate that access could be achieved.

Availability No - not available

Availability Conclusions Site has been assessed as unsuitable and it is therefore not available.

Achievability No - unachievable

Achievability Conclusions Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: Undeliverable/Undevelopable



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

Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG104
Site Name:	Land at Bromley Heath Road, Bromley Heath
Gross Site Area (Ha):	16.48
Proposed Uses:	Residential, Employment

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including 9.23% SNCI, 8.97% Priority Habitat, proximity to Hambrook Conservation Area, archaeological constraints however it is considered likely these constraints could be avoided/mitigated. The site is 96.97% in the GB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and it is unlikely that there are any legal issues or potential for ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which impact the viability of the site

Deliverable:



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

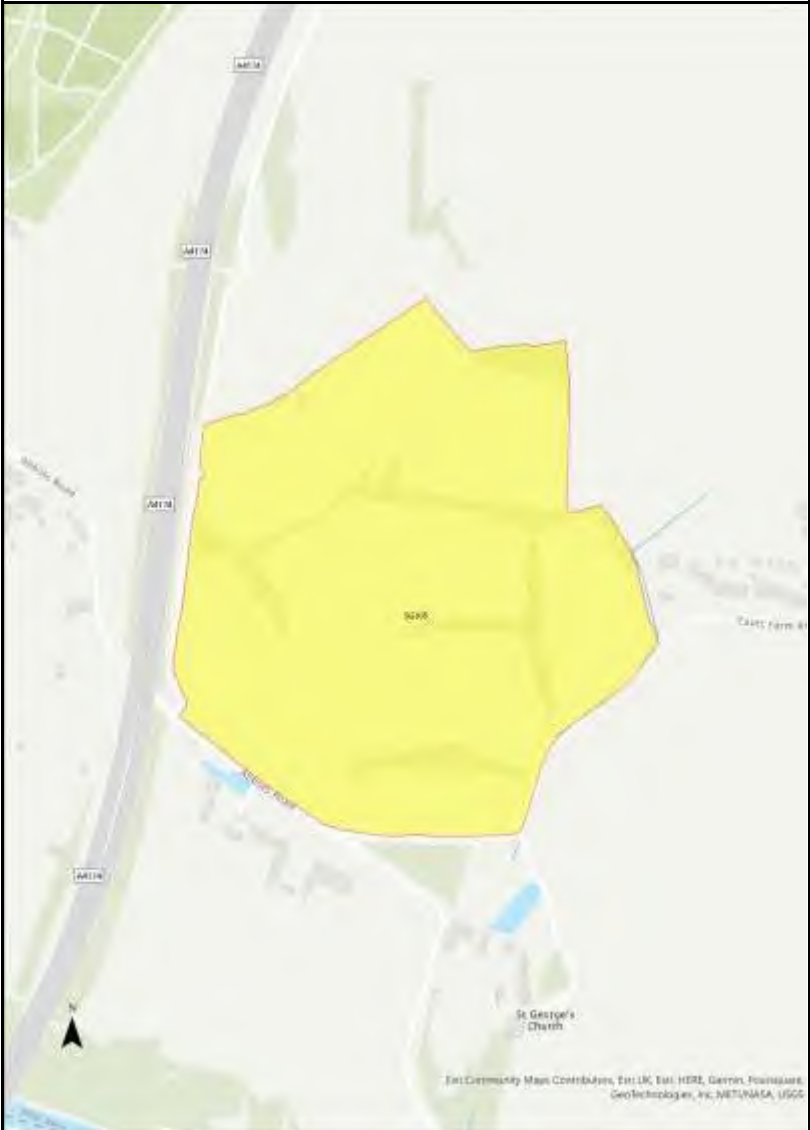
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG105
Site Name:	Land to the north of Abbots Road/Court Farm Road
Gross Site Area (Ha):	19.55
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including being within Hanham Abbots Conservation Area (58.89%), an SNCI on site (21.75%), 11 listed buildings within 250m and archaeological constraints and it is considered that no mitigation or avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Based on best available information, the site is not considered achievable as it is unsuitable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG106
Site Name:	Land South of, Forty Acre Lane, Alveston
Gross Site Area (Ha):	21.15
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to access constraints. The access proposed by the site promoter would not be able to accommodate the proposed scale of development. There are no alternative means of access. The site also has heritage constraints.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG107
Site Name:	Land off Park Road
Gross Site Area (Ha):	4.77
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site has a few constraints including 0.3% TPO overlap and 0.5% potential contamination however it is considered likely that these could either be avoided or impact mitigated.

Availability Yes - potentially available

Availability Conclusions Based on best available information the site is not in active use and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions The site is considered to be suitable and achievable and based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 89

Employment Initial Capacity

Site Reference:	SG108
Site Name:	The Ridings, Wickwar Road, Chipping Sodbury
Gross Site Area (Ha):	5.45
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including heritage, landscape however it is considered likely that these could be avoided / mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, the site is not in active use, the site has clear ownership, there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG110
Site Name:	Land at Roundways Coalpit Heath
Gross Site Area (Ha):	38.83
Proposed Uses:	Mixed Use

Suitability Yes – Potentially Suitable

Suitability Conclusions The site has a few constraints including potential archaeological constraints, 0.03% within an SNCI, 0.05% TPO, however it is considered that these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).

Availability Yes - potentially available

Availability Conclusions Based on best available information the site has a willing landowner/developer and there are unlikely to be legal constraints or ransom strips

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information, the site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 971

Employment Initial Capacity

Site Reference:	SG111
Site Name:	Land east and west of Westerleigh Road
Gross Site Area (Ha):	8.04
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including an overhead powerline and poles, a gas pipeline, Grade II listed buildings within 250m and FZ3a (10%) however it is considered likely these constraints could be avoided/mitigated. The site is located in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

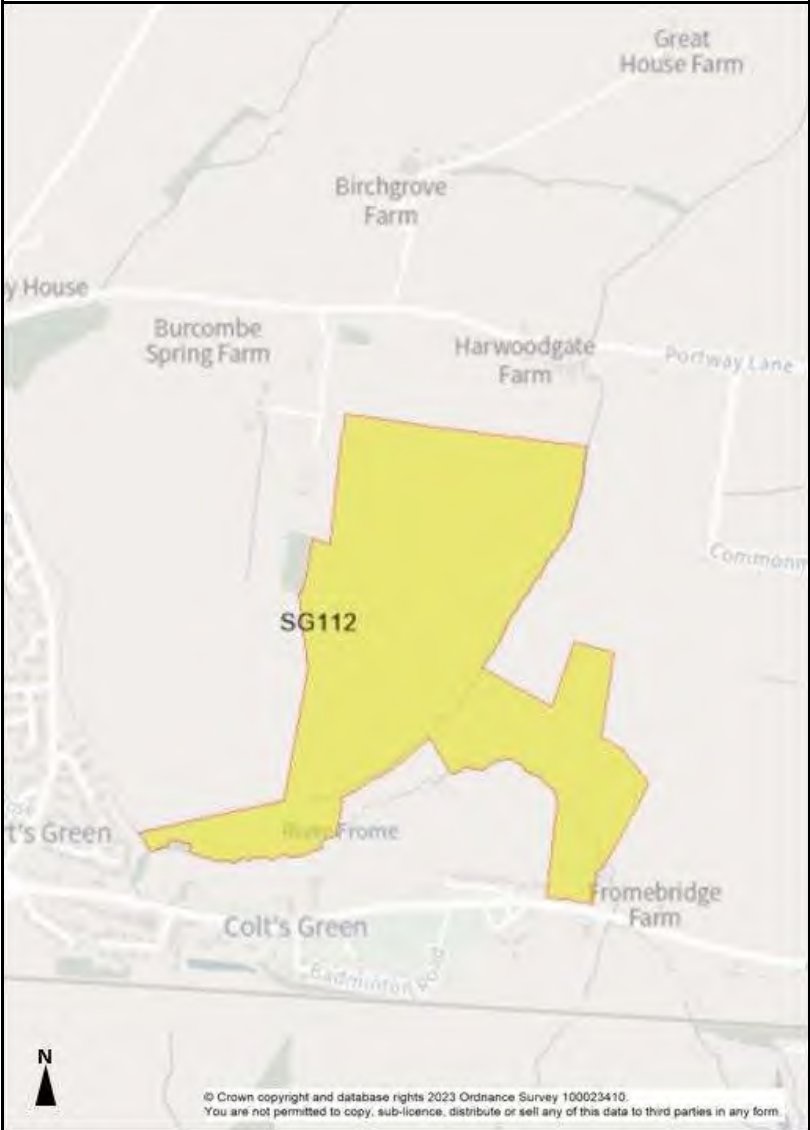
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG112
Site Name:	Land east of Chipping Sodbury
Gross Site Area (Ha):	65.72
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as development would result in substantial harm as outlined in NPPF paragraph 201 on Park Farm Grade II listed building and less than substantial harm on a number of other listed buildings. No mitigation/avoidance possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as potentially unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG113
Site Name:	Land to the south of Charfield
Gross Site Area (Ha):	67.89
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints however these have been dealt with in the pending planning application covering the northern section of the site P19/2452/O.
Availability	Yes - potentially available
Availability Conclusions	Site is available - Northern section of the site is the subject of a pending outline planning application P19/2452/O originally submitted in March 2019 and amended in July 2020.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site. The northern section of the site has a pending outline planning application P19/2452/O originally submitted in March 2019 and amended in July 2020.

Deliverable:



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

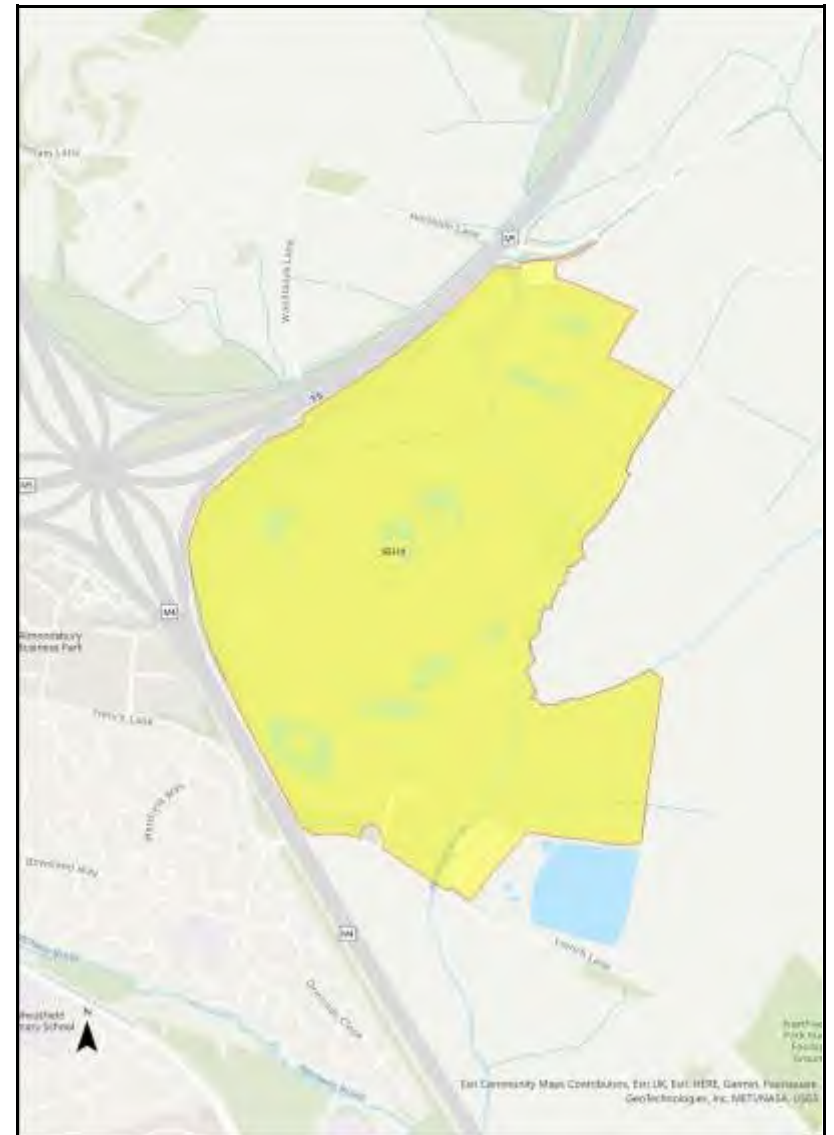
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG114
Site Name:	Woodlands Golf Course, Trench Lane, Almondsbury, (W
Gross Site Area (Ha):	110.61
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including FZ3a (5.57%), OH power lines, potential contamination (8.66%), and potential archaeological and heritage constraints however it is considered likely these could be avoided/mitigated. The site is located in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 1750

Employment Initial Capacity

Site Reference:	SG115
Site Name:	Buckover Garden Village
Gross Site Area (Ha):	204.64
Proposed Uses:	Mixed Use

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

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 3000

Employment Initial Capacity Flexible E Class

Site Reference:	SG116
Site Name:	Land of the west side of Carsons Road Warmley
Gross Site Area (Ha):	0.94
Proposed Uses:	Vehicle Depot

Suitability Yes – Potentially Suitable

Suitability Conclusions The site has surface water flooding (3.62%) and no other constraints. The site is proposed for a waste collection vehicle depot. The site is located in the Green Belt (100%).

Availability Yes - potentially available

Availability Conclusions Based on best available information the site has clear ownership and is not in active use. There are unlikely to be legal constraints or ransom strips. The site is owned by the Council.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has no obvious issues which are likely to impact the viability of the site

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG119
Site Name:	Land at, Hallen Field, Severn Road, Hallen
Gross Site Area (Ha):	0.21
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is almost entirely within Flood Zone 3a (99.92%) and would therefore need to pass both the sequential and exception test. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG121
Site Name:	Land at, Cromhall, South Gloucestershire
Gross Site Area (Ha):	1.21
Proposed Uses:	Residential, Employment, Retail, Other

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including heritage (proximity to listed buildings) and landscape constraints and approximately 61% of the site being at risk of Groundwater Flooding however it is considered that these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site is vacant and is being promoted by a single, willing landowner. There are unlikely to be legal/access constraints or potential for ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board but no developer. There are viability issues identified in terms of access, however further information is required to determine if these can be addressed.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG122
Site Name:	Glebe land, Falfield,
Gross Site Area (Ha):	0.86
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to access constraints. The site does not extend to the A38. The promoter states that access could be provided from the development to the west (via third party land) however no evidence of an agreement on this.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG126
Site Name:	Land to the south of Park Street, Hawkesbury Upton, Nr
Gross Site Area (Ha):	1.40
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being entirely within an AONB, partly within Hawkesbury Upton CA and containing potentially contaminated land however these issues have been considered as part of the planning permission for 21 dwellings (P19/4513/RM).
Availability	Yes - potentially available
Availability Conclusions	The site has full detailed planning permission and a signed S106 for 21 dwellings with associated works (P19/4513/RM). This was granted in November 2019 and the S106 was updated in December 2020.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG129
Site Name:	Land off, Engine Common Lane, Yate
Gross Site Area (Ha):	7.26
Proposed Uses:	Residential, Employment

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including access, flooding, contamination and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved.
Achievability	No - unachievable
Achievability Conclusions	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG131
Site Name:	Land at, Cossham Street, Mangotsfield
Gross Site Area (Ha):	5.21
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including heritage constraints (Grade II listed buildings within 250m) and being within the SNCI 15m buffer however it is considered these constraints could be avoided/mitigated. Site is located in the Green Belt (99.97%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based in best available information the site has a developer of board and no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG133
Site Name:	Land adjoining Elm Tree Cottage, Hardy Lane, Tockington
Gross Site Area (Ha):	0.36
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being in close proximity to Tockington CA and listed buildings, and potential archaeology constraints however it is considered likely these could be avoided/mitigated. The site is located wholly within the Green Belt.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG134
Site Name:	Land to the South of Hardy Lane and West of Lower Toc
Gross Site Area (Ha):	3.13
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions Site has constraints including its close proximity to Listed Buildings and Tockington Conservation Area and potential archaeology constraints. The site area has been reduced to mitigate any impacts. The site is within the Green Belt (100%).

Availability Yes - potentially available

Availability Conclusions Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 22

Employment Initial Capacity

Site Reference:	SG135
Site Name:	Land to the west of, Ableton Lane, Severn Beach
Gross Site Area (Ha):	9.14
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as over half of the site (approx 5.8ha) overlaps with SSSI, SAC, RAMSAR and SPA buffer, and the whole site is Priority Habitat and in Flood Zone 3a. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG136
Site Name:	Land at, Bank Road, Pilning
Gross Site Area (Ha):	0.69
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as 99.93% of the site is within Flood Zone 3a and 99.99% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.

Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG139
Site Name:	Land between, Brins Close, Field Farm Close and Hunts
Gross Site Area (Ha):	0.97
Proposed Uses:	Residential, Employment, Retail

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from being 100% BMV agricultural land and 68.81% of the site is at risk of ground water flooding.

Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner and the site is not in active use. The site has clear ownership. There are unlikely to be legal constraints or ransom strips.

Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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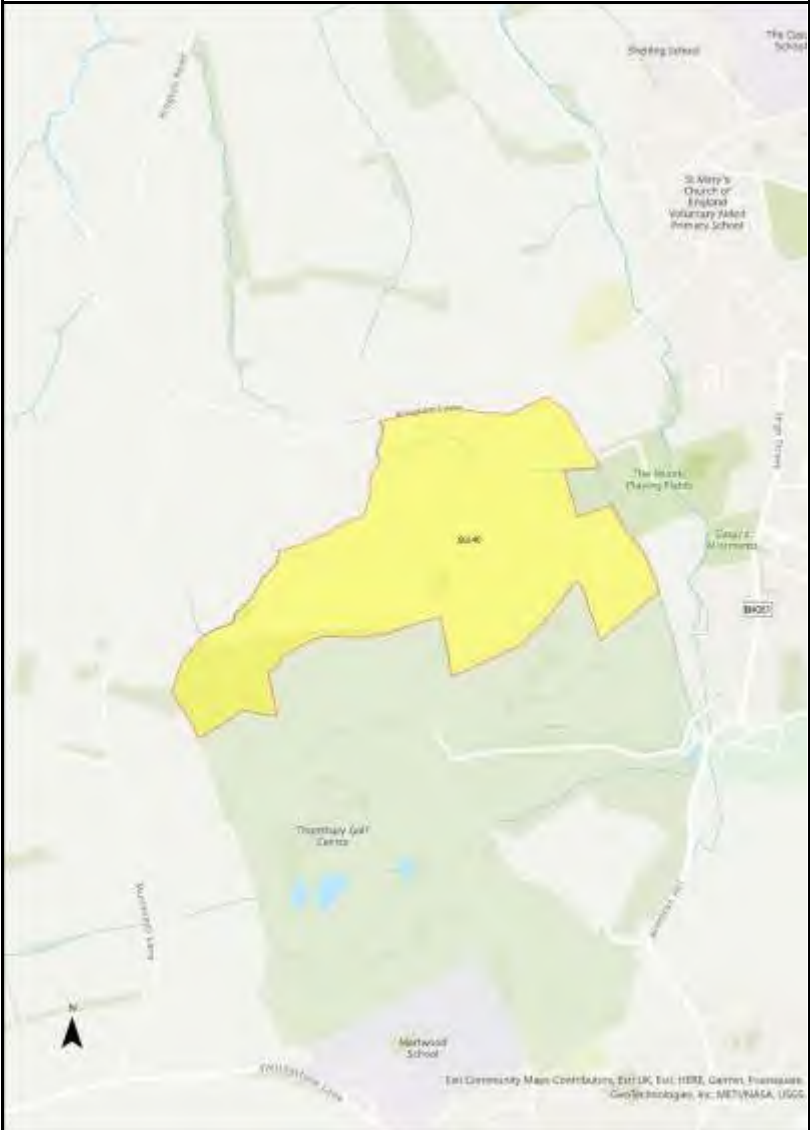
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG140
Site Name:	Lower Marlwood Farm, Kington Lane, Thornbury
Gross Site Area (Ha):	41.04
Proposed Uses:	Residential, Employment, Retail

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to the heritage constraints - it would result in less than substantial harm to the setting of adjacent Thornbury Conservation Area and a Grade I listed building. It is considered that mitigation is not possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG150
Site Name:	Jarrocks Estate, Westerleigh Road, Westerleigh
Gross Site Area (Ha):	2.14
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is partly brownfield. Site has heritage constraints (being adjacent to a Grade II listed building & in close proximity to other listed buildings). Site has full planning permission for 8 dwellings (P22/02179/RM). Site is in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing developer and landowners and is not in active use. The site has full planning permission for 8 dwellings (P22/02179/RM) granted in Dec 2022.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

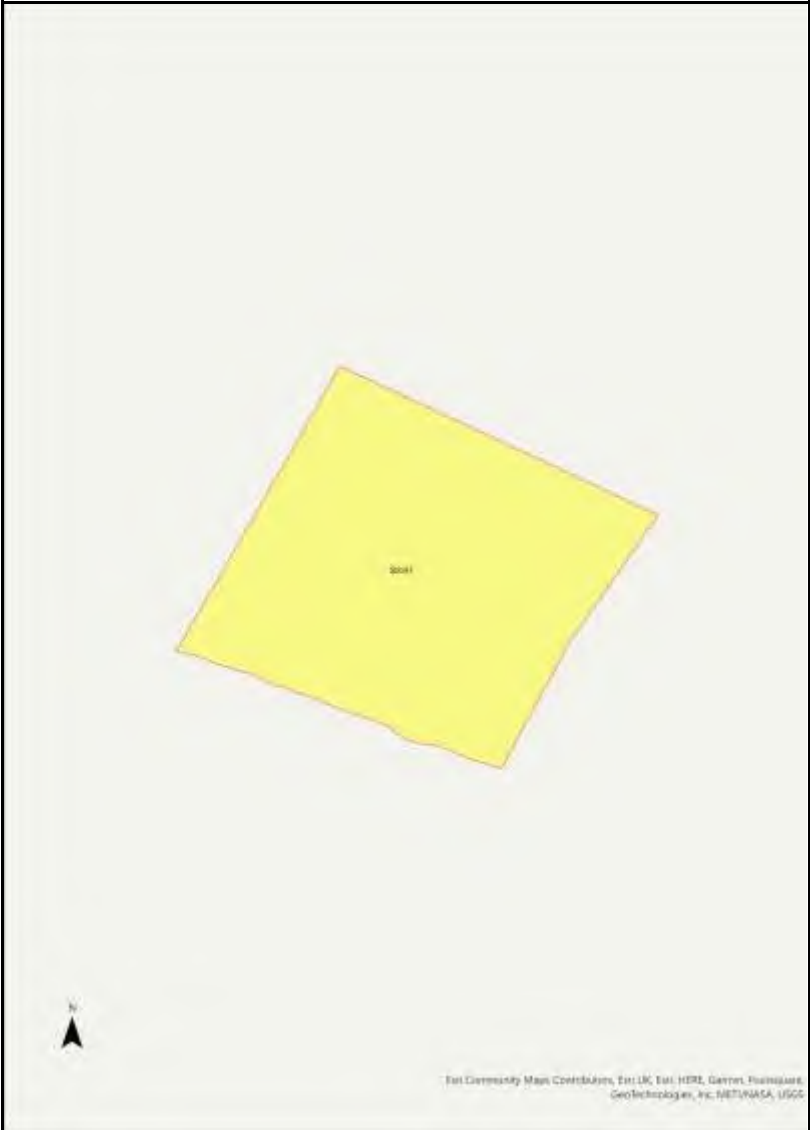
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG157
Site Name:	Land at, Post Farm, Thornbury
Gross Site Area (Ha):	2.10
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to the heritage constraints - it would result in less than substantial harm to two Grade II listed buildings. It is considered that mitigation is not possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG158
Site Name:	Land adjacent, Westways, Wotton Road, Rangeworthy
Gross Site Area (Ha):	0.65
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including being in close proximity to the Grade II Listed Rose and Crown Pub and the site is at moderate risk of Ground water flooding (99.92%) however it is considered likely that these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	The site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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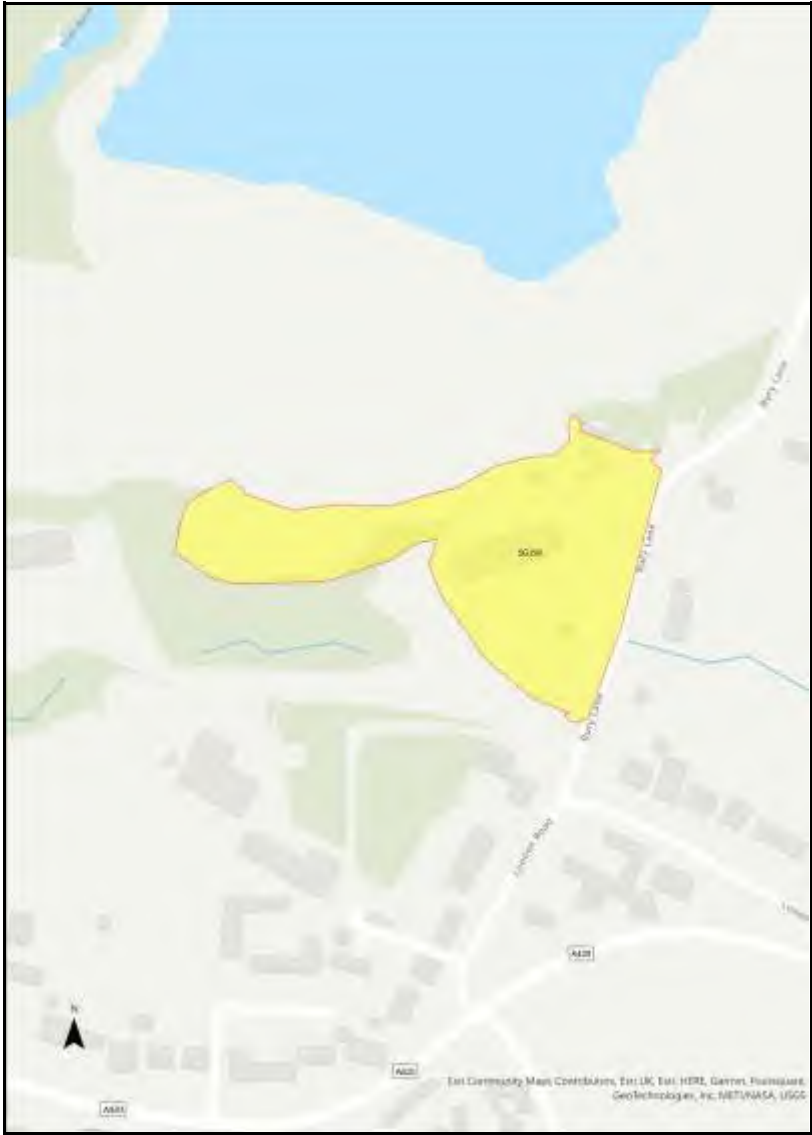
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG159
Site Name:	Land at, Wick Quarry, Wick
Gross Site Area (Ha):	1.62
Proposed Uses:	Residential, Employment

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

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 25

Employment Initial Capacity

Site Reference:	SG163
Site Name:	Land to the rear of, Burma House and Bella Vista, West
Gross Site Area (Ha):	1.89
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any major constraints. Site is 100% in the Green Belt.
Availability	Yes - potentially available
Availability Conclusions	The site is in single landownership, however there are 2 no. existing residential dwellings on site. Unknown if Bella Vista would be retained. Burma House may require demolition to create an access.
Achievability	No - unachievable
Achievability Conclusions	The site is in active use and there is limited evidence as to how this would be resolved. No evidence of site promoter or developer, funding, build out rates or start time.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG169
Site Name:	Rowley Fields, Watery Lane
Gross Site Area (Ha):	0.34
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Potentially unsuitable: The site is affected by constraints including the presence of FZ3b (41.64%). The area not within FZ3b falls within FZ3a (19.62%). The remaining area would fall below the site size threshold.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site is not achievable as the site is unsuitable.

Deliverable:



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

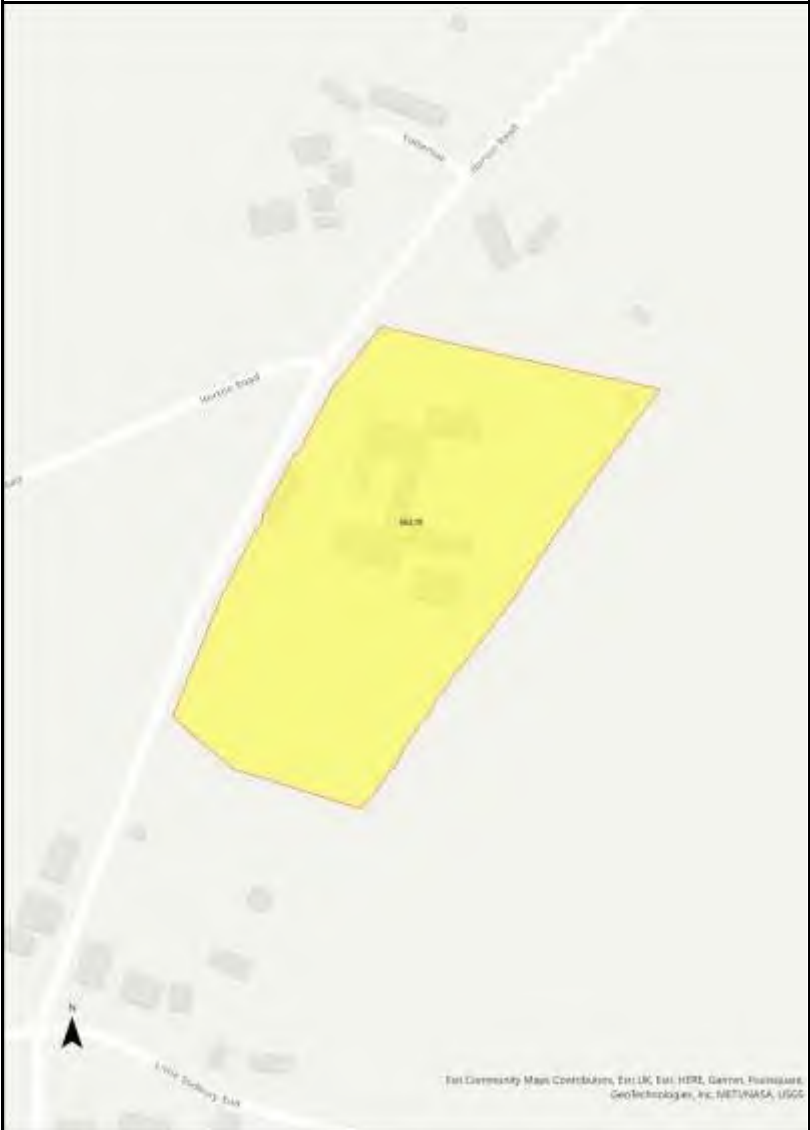
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG170
Site Name:	Land at, Totter oak Farm, Little Sodbury
Gross Site Area (Ha):	2.09
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site is not achievable as the site is unsuitable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG171
Site Name:	Land to the East of, Kings Square, Bitton
Gross Site Area (Ha):	1.72
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is entirely within Bitton Conservation Area and development would cause demonstratable harm. It also includes an SNCI (6%) - excluding the SNCI plus 30m buffer would reduce the site area to an unviable thin strip.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG172
Site Name:	Land to the Rear of, London Road, Wick
Gross Site Area (Ha):	0.14
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is identified as being at risk of surface water flooding (86%) (30yr, 100yr & 1000yr)) however it is considered likely this could be mitigated. The site is located wholly within the Green Belt and AONB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners who would act as the developers. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a developer on board. There are viability issues identified (i.e. the demolition of an existing building on site) however further information is required to determine if these can be addressed.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG174
Site Name:	Land at Old Hundred House, Tormarton,
Gross Site Area (Ha):	6.20
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints proximity to Grade II* Registered Park and Garden and Grade I and II LBs and the site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability	Yes - potentially available
Availability Conclusions	The site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG177
Site Name:	Land off, Alveston Hill, Thornbury
Gross Site Area (Ha):	4.01
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has potential archaeology, landscape (topography) and heritage constraints (middle distance views of the CA) however it is considered likely these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and there are unlikely to be any issues which impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG178
Site Name:	Land off, Beacon Lane, Winterbourne
Gross Site Area (Ha):	1.21
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to access, landscape and heritage constraints. Application PT17/1715/F for 2 dwellings was refused and dismissed at appeal on the basis of harm to the character and appearance of the area and encroachment.
Availability	No - not available
Availability Conclusions	Given suitability assessment the site has been assessed as unavailable. Application PT17/1715/F for 2 dwellings was refused and dismissed at appeal on the basis of encroachment on the countryside and harm to the character and appearance of the area.
Achievability	No - unachievable
Achievability Conclusions	Based on suitability conclusion site is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG179
Site Name:	Land adjacent, The Bungalow, Cutts Heath
Gross Site Area (Ha):	0.21
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is partly brownfield and is not affected by any constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner. Part of the site is in active use and there is evidence these uses are likely to cease. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG180
Site Name:	Land at, Wotton Road, Charfield
Gross Site Area (Ha):	6.87
Proposed Uses:	Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Western section of site is built out. Eastern section of site is the same as SG092 - Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
Availability	No - not available
Availability Conclusions	Not available - Western section of site is built out. Eastern section of site is the same as SG092 - Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.
Achievability	No - unachievable
Achievability Conclusions	Western section of site is built out. Eastern section of site is the same as SG092 - Site has planning permission and is under construction. Reference: PT16/6924/O. Approved on appeal APP/P0119/W/17/3179643.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG181
Site Name:	Site W3, Land off, Bristol Road
Gross Site Area (Ha):	4.34
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions
 The site has heritage constraints including proximity to Church Lane Conservation Area, a Local Historic Park & Garden and listed buildings. The site area has been reduced to reflect these constraints. The site is in the GB (99%).

Availability Yes - potentially available

Availability Conclusions
 Based on best available information the site is owned by a single, willing landowner. It is currently vacant and there is unlikely to be any access/legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions
 Based on best available information the site does not have a developer on board. There are no obvious viability issues identified.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 91

Employment Initial Capacity

Site Reference:	SG182
Site Name:	Site W2, Land off, Bristol Road
Gross Site Area (Ha):	4.38
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape, potential archaeology and it is at moderate risk of groundwater flooding (99.92%) however it is considered likely these constraints could be mitigated. The site is located within the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site is owned by a single landowner who supports proposals for the site. It is vacant and there is unlikely to be any access/legal constraints and/or potential for ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has not got a developer on board or funding secured but there are no obvious issues likely to affect the viability of the site.

Deliverable:



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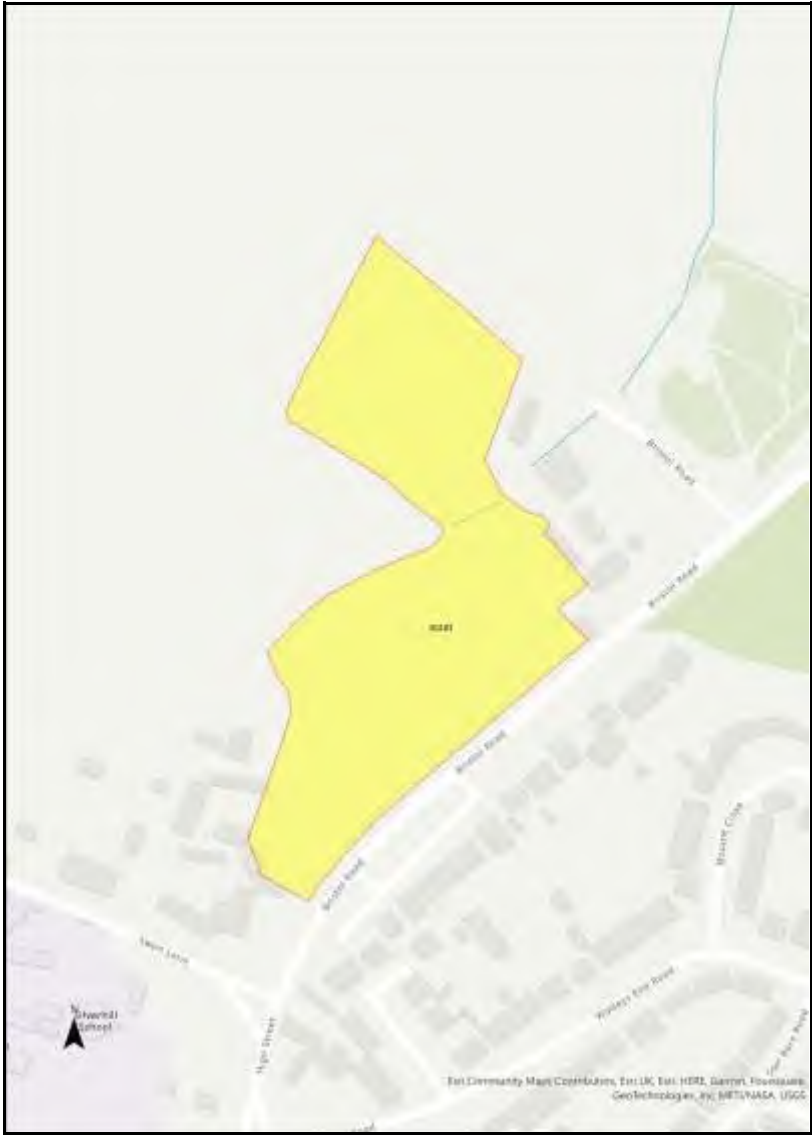
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG183
Site Name:	Site W1, Land off, Bristol Road
Gross Site Area (Ha):	2.65
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including oil pipeline buffer (31%) and moderate risk from ground water flooding (99.92%) however these constraints could be avoided/mitigated. The site is in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	The site has a willing landowner. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a promoter on board. There are viability issues identified (i.e. the likely need to demolish buildings on site) however further information is required to determine if these can be addressed.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG189
Site Name:	Land adjacent, Church Farm, Acton Turville
Gross Site Area (Ha):	0.46
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is entirely within Acton Turville Conservation Area and forms part of the setting for several listed buildings. It is considered that no mitigation/avoidance is possible. Site is entirely within the GB and AONB.
Availability	No - not available
Availability Conclusions	The site is unsuitable and therefore is considered unavailable. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable and unavailable and therefore is considered unachievable.

Deliverable:



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

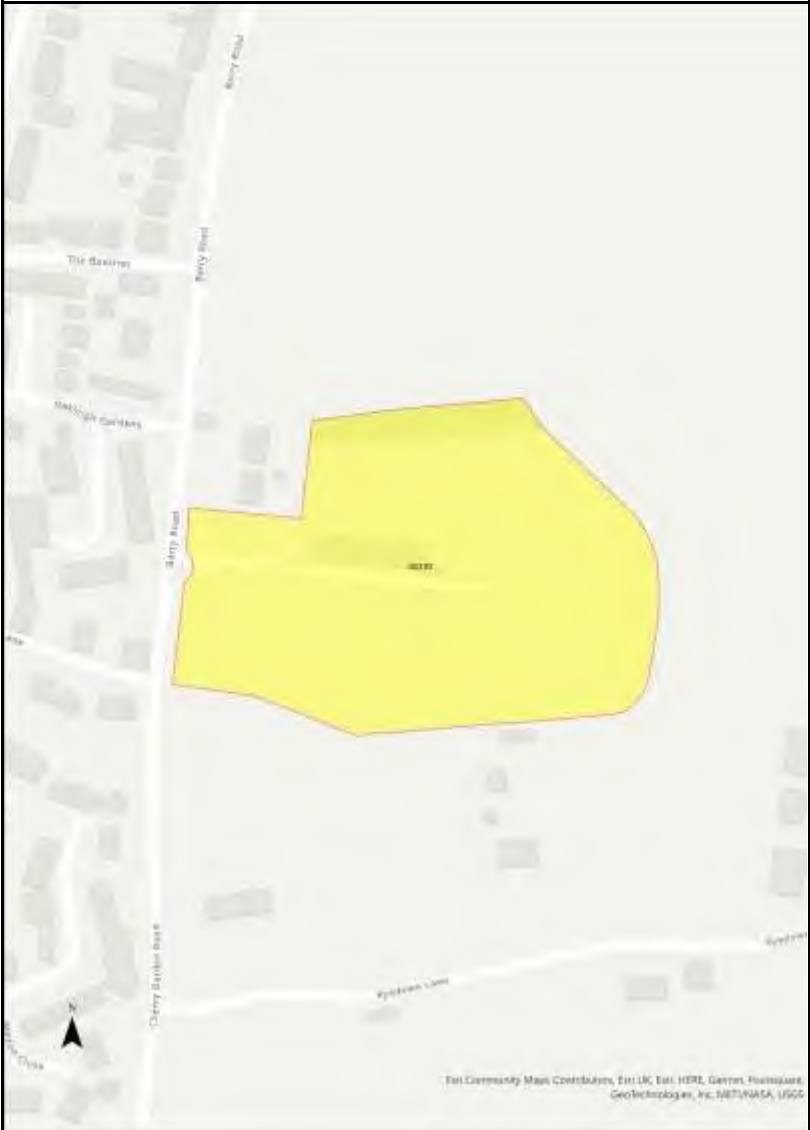
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG193
Site Name:	Jarretts Nurseries, Barry Road, Oldland Common
Gross Site Area (Ha):	2.99
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including potentially contaminated land (99.93), overhead powerlines and archaeological constraints however it is considered likely that these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based of best available information the site has a willing landowner. Site has hybrid planning permission for retail/café and 6 supported living dwellings (full) and 50 dwellings (outline) (P21/05366/F).
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site. However the majority of the site is potentially located on contaminated land which may impact the abnormal costs.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG204
Site Name:	Land off, Tanners Lane, Marshfield
Gross Site Area (Ha):	0.76
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being entirely within Marshfield Conservation Area and forming part of the setting of a number of Listed Buildings however it is considered likely that these could be mitigated. The site is within an AONB (100%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG209
Site Name:	Land at, Shortwood
Gross Site Area (Ha):	13.54
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has potential archaeological constraints and is immediately adjacent to an SNCI, however it is considered likely these constraints could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on available information, the site has a developer on board and had no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG212
Site Name:	Land north of, London Road, Wick
Gross Site Area (Ha):	1.12
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape constraints and risk of surface water flooding (21%) (30yr, 100yr & 1000yr) however it is considered likely that these could be mitigated. The site is located wholly within the Green Belt and an AONB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and is in single ownership. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG213
Site Name:	Land at Severn Road, Severn Beach
Gross Site Area (Ha):	14.40
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including 100% in Flood Zone 3a and almost entirely within buffer zone of SAC, SSSI, Ramsar and SPA - with over 50% of site priority habitat. Therefore considered unsuitable with no mitigation/avoidance possible.
Availability	No - not available
Availability Conclusions	Site assessed as unsuitable therefore it is not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	Site concluded as unachievable because it is unsuitable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG227
Site Name:	East of, Green Lane, Marshfield
Gross Site Area (Ha):	1.26
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to heritage constraints (site is entirely within Marshfield Conservation Area and in close proximity to Grade II* and Grade II listed buildings). Site is also located in an AONB (100%) and in Green Belt (99.8%).
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site is considered unsuitable and is therefore assessed as unachievable

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG228
Site Name:	Land off, Wotton Road, Rangeworthy
Gross Site Area (Ha):	8.00
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including OH powerline and poles, proximity to an SNCI and the Grade II listed Rose and Crown pub, and moderate risk of ground water flooding (62%) however it is likely that these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and clear ownership. There are unlikely to be any legal constraints or ransom strips. The site overlaps with SG886 which relates to the same landowner.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG230
Site Name:	Land at, Townsend Lane, Almondsbury
Gross Site Area (Ha):	7.55
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including 9.91% within Lower Almondsbury Conservation Area, harm to setting of listed buildings and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG232
Site Name:	Land adjacent 375, Badminton Road, Yate
Gross Site Area (Ha):	1.49
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	e is being promoted for less than 5 dwellings.

Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.

Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG235
Site Name:	Land at, Bennetts Barn, Tormarton
Gross Site Area (Ha):	0.97
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to heritage constraints (it is entirely within Tormarton CA, it contains a Grade II LB and is adjacent to Grade I and II LBs). No mitigation/avoidance is possible. The site is entirely within an AONB.
Availability	No - not available
Availability Conclusions	Site has been assessed as not suitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Based on the suitability assessment and the availability assessment the site is considered to be unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG242
Site Name:	Land off, Perrinpit Road, and Bristol Road
Gross Site Area (Ha):	2.97
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is currently landlocked. There is a farm access track from Perrinpit Road which connects to the site however this could not accommodate the development. CfS submission has not demonstrated that access is achievable
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG246
Site Name:	Pitt Farm
Gross Site Area (Ha):	6.89
Proposed Uses:	Residential plus new GP Surgery (offer)

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being adjacent to Marshfield Conservation Area, however it is considered likely that any impacts could be mitigated. The site is within the Green Belt (99.95%) and entirely within an AONB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and there are unlikely to be any legal constraints or potential ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG256
Site Name:	West of Park Lane, Frampton Cotterell
Gross Site Area (Ha):	0.06
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.

Availability	No - not available
Availability Conclusions	No - Not available: Site promoted for under 5 dwellings

Achievability	No - unachievable
Achievability Conclusions	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.

Deliverable:



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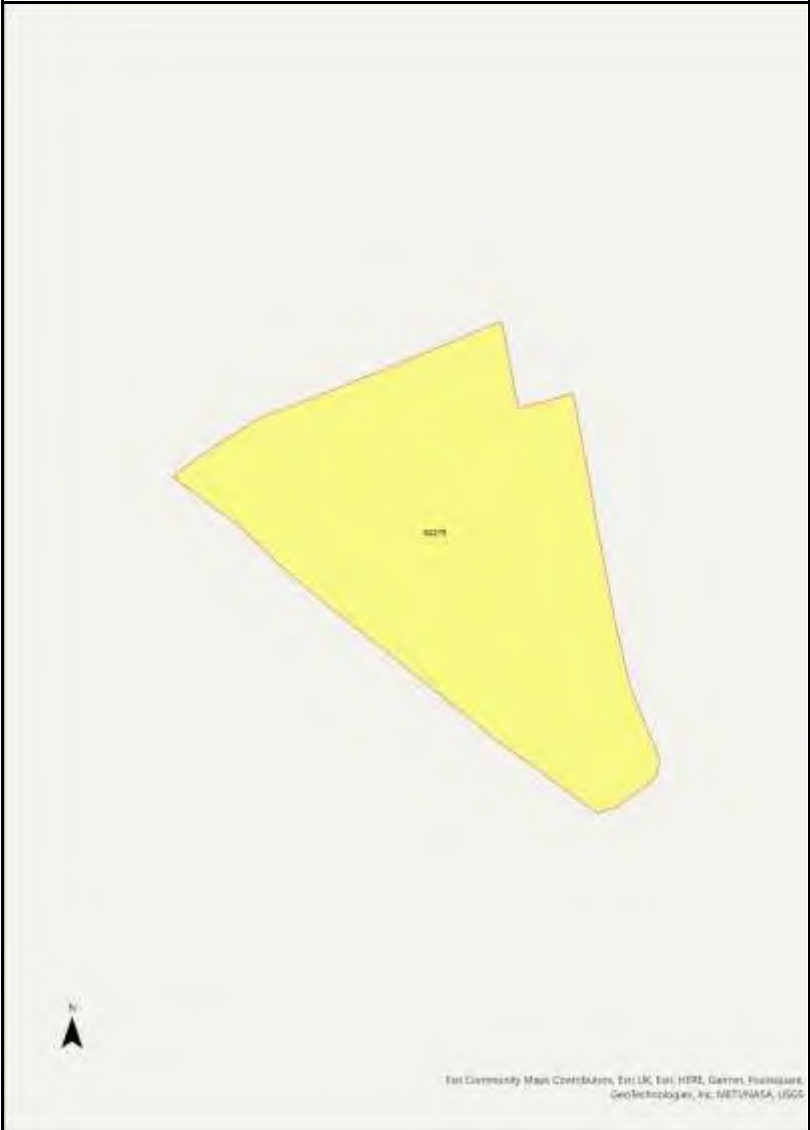
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG279
Site Name:	Westmarsh Lane, Oldbury on Severn,
Gross Site Area (Ha):	3.36
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to the combination of heritage constraints to the south (Grade II* listed building approx 90m away) and Flood Zone 3a (10.55%) to the north of the site. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG280
Site Name:	Land south of the B4055, Easter Compton
Gross Site Area (Ha):	32.89
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including listed buildings, potential archaeology, oil pipeline (25%), overhead powerline, SNCI (1.62%), and Priority Habitat (4.37%) and the site area has been reduced to reflect these constraints. The site is 97.92% GB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, the site has clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG285
Site Name:	Homeapple Hill, South of Bridgegate Common
Gross Site Area (Ha):	3.95
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including FZ3a (25.81%), an overhead powerline, and being in close proximity to an SNCI and Grade II listed building and it is considered that no mitigation / avoidance is possible.

Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG289
Site Name:	Land adjacent to The Fosse, Crossways Lane, Thornbury
Gross Site Area (Ha):	0.79
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site is potentially unsuitable as it is affected by constraints including 97% BMV agricultural land, landscape harm (VIH), potential harmful impact on local network capacity and it is considered that no mitigation / avoidance is possible.

Availability **No - not available**

Availability Conclusions
The site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG291
Site Name:	Land adjoining 92 Wotton Road, Charfield
Gross Site Area (Ha):	6.17
Proposed Uses:	Mixed Use

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
Site has planning permission and is fully built out.

Availability **No - not available**

Availability Conclusions
Not available - site has planning permission and is fully built out.

Achievability **No - unachievable**

Achievability Conclusions
Site has planning permission and is fully built out.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG292
Site Name:	Land at Alveston Road, Old Down
Gross Site Area (Ha):	0.23
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is located wholly within the Green Belt and a small part of the site (0.15%) is affected by groundwater flooding. It is not affected by any other constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site is in single ownership and there is clear evidence of this. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Best on best available information, the site has a promoter on board. The site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG295
Site Name:	Cloisters Road, Winterbourne, BS36 1LL
Gross Site Area (Ha):	6.60
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including potential archaeology, landscape and access constraints however it is considered likely these could be avoided/mitigated. Net developable area has been reduced due to access constraints. The site is in the GB (99.91%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG300
Site Name:	Tall Trees, Almondsbury
Gross Site Area (Ha):	0.58
Proposed Uses:	Office, Sports/Leisure

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including landscape constraints and potential impacts on heritage setting however it is considered likely that these could be avoided / mitigated.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG304
Site Name:	Hill Farm, Westerleigh Hill, Westerleigh
Gross Site Area (Ha):	0.85
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including landscape constraints (topography) and heritage constraints (being adjacent to Grade II Hill Farmhouse) however it is considered likely that these could be mitigated. The site is located wholly within the Green Belt.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG310
Site Name:	Land at Holly Hill Farm, Iron Acton
Gross Site Area (Ha):	3.21
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage constraints (proximity to Iron Acton CA and a number of listed buildings) and moderate risk of groundwater flooding (99%) and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable: Undeliverable/Undevelopable



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

Initial Capacity (Number of homes): 23

Employment Initial Capacity

Site Reference:	SG311
Site Name:	Land at Holly Hill Lane, Iron Acton, BS37 9XZ
Gross Site Area (Ha):	0.85
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to heritage constraints (due to the impact on the setting of Iron Acton Conservation Area). It is considered that this could not be avoided/mitigated.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG312
Site Name:	Land Behind 189 - 207 North Road Yate
Gross Site Area (Ha):	1.65
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from potential contamination (1.79%) and TPOs (1.23%) however it is considered likely these could be avoided or impacts mitigated.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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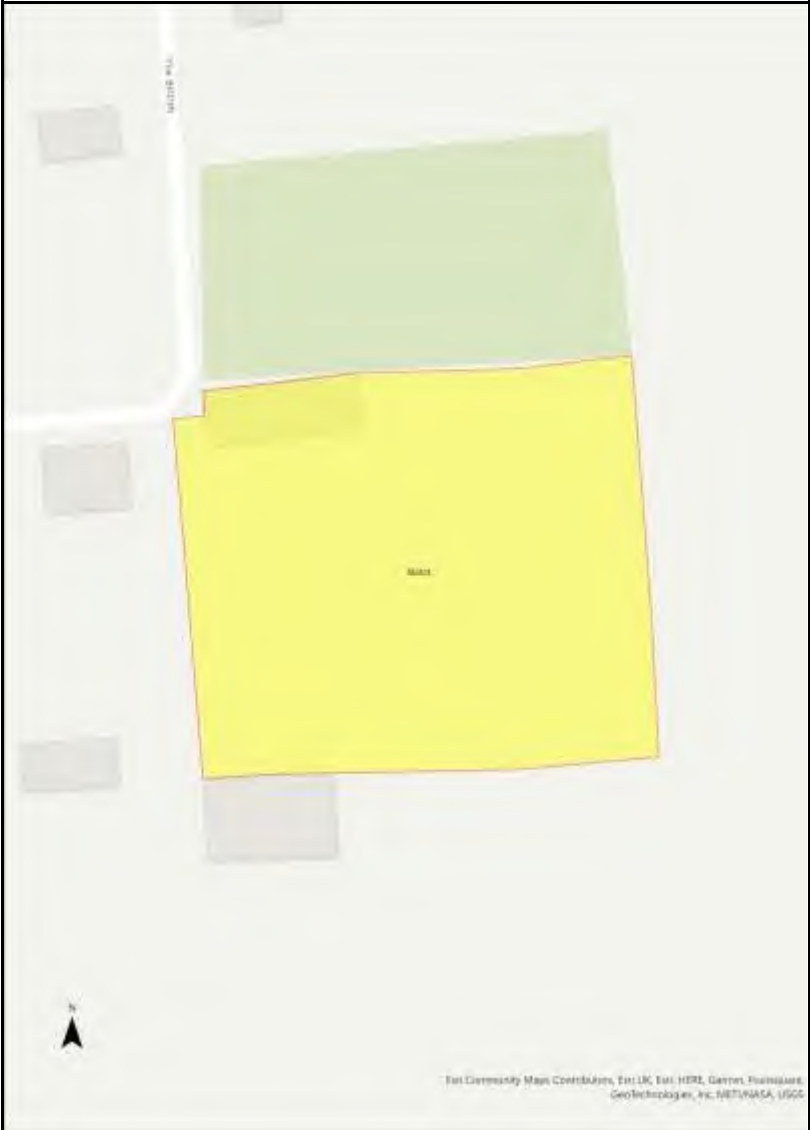
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG313
Site Name:	Paddock off the British, off North Road Yate
Gross Site Area (Ha):	0.24
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to access constraints as the site is landlocked.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG315
Site Name:	Land Off Station Road Iron Acton
Gross Site Area (Ha):	1.05
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including its close proximity to Iron Acton Conservation Area and landscape constraints (LNRN and strategic ecological network). It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is considered to be unsuitable for development and therefore based on the suitability assessment is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG316
Site Name:	Rear of:- 359 North Road, Yate
Gross Site Area (Ha):	1.94
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including suitable vehicular and non-vehicular access and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved.
Achievability	No - unachievable
Achievability Conclusions	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG320
Site Name:	Abbots Way, Gloucester Rd, Almondsbury
Gross Site Area (Ha):	0.28
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from being 100% BMV agricultural land. It is located wholly within the Green Belt.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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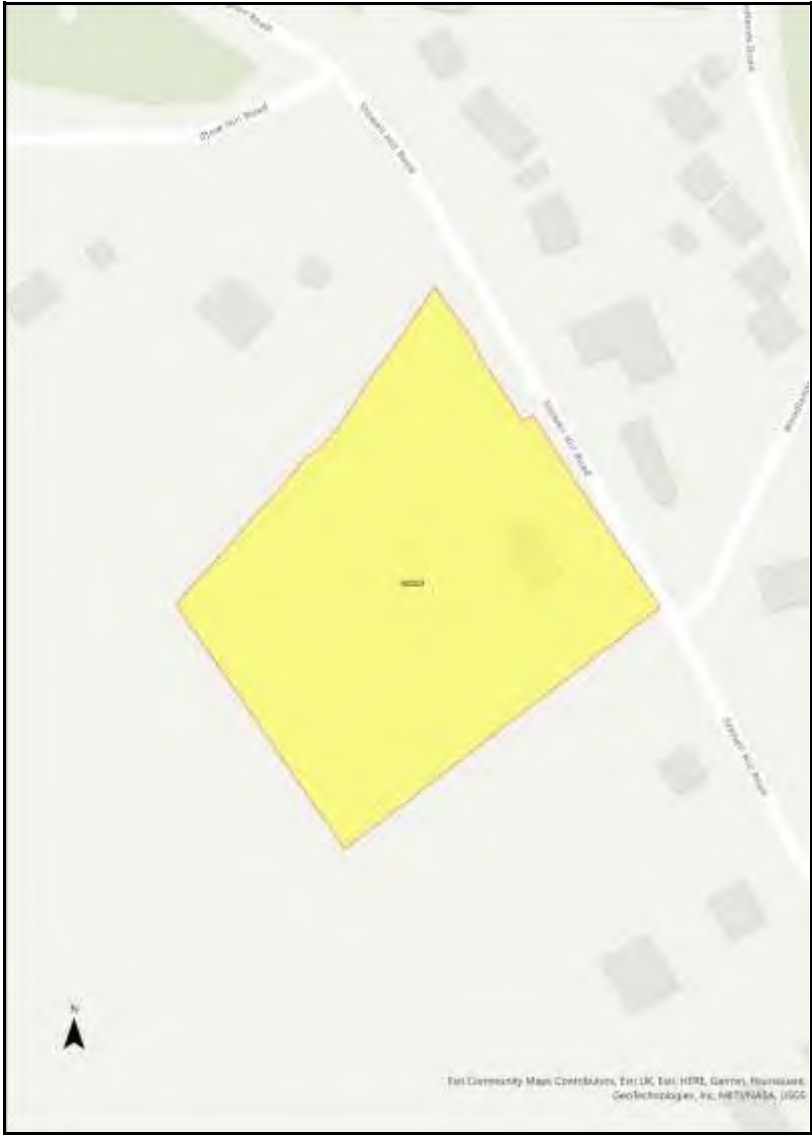
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG323
Site Name:	Stable Folly, Stowell Hill Road, Tytherington
Gross Site Area (Ha):	0.90
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has landscape constraints (visually important hillside), heritage constraints (close proximity to Grade II LB and Tytherington CA) and potential archaeology constraints however it is considered likely these constraints can be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership, and there are unlikely to be any legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG327
Site Name:	Land at the Paddock Site
Gross Site Area (Ha):	5.34
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including harm to the setting of Acton turville Conservation Area and it is considered that no mitigation / avoidance is possible. The site is entirely within an AONB.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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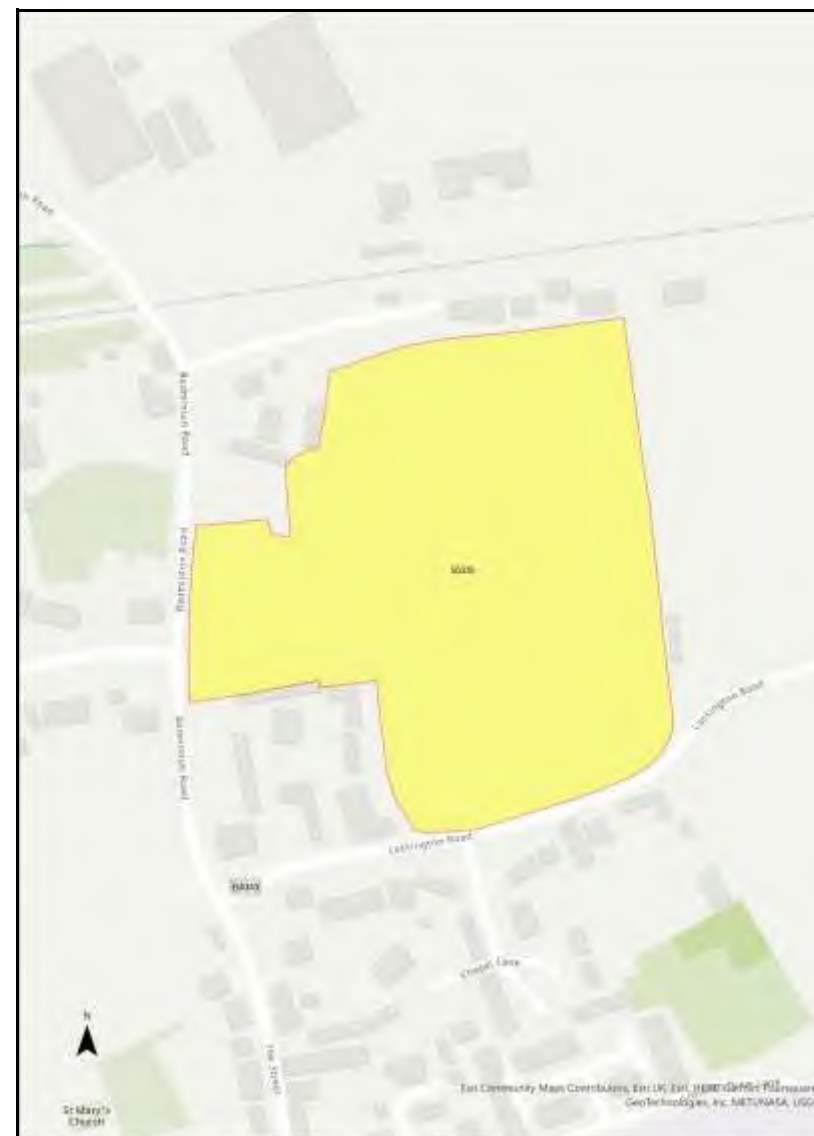
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG328
Site Name:	Land to the East of Badminotn Road, North of Lockingto
Gross Site Area (Ha):	4.41
Proposed Uses:	Residential, Sports/Leisure (linked green spaces)

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including archaeology constraints and being adjacent to Acton Turville Conservation Area and in close proximity to numerous listed buildings. The site area has been reduced to mitigate any impacts. The site is entirely within an AONB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has willing developer(s) / landowner(s), the site is not in active use and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG330
Site Name:	Land at Over Lane, Almondsbury, BS32 4BT
Gross Site Area (Ha):	0.55
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including being adjacent to the Local Historic Park and Garden Knole Park and approx 75m from Cattybrook Brickpit SSSI however it is considered likely that these could be mitigated. The site is located within the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board. There no obvious issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG332
Site Name:	Land at Hortham Lane, Almondsbury, BS32 4JH
Gross Site Area (Ha):	2.10
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site is not affected by any constraints (other than 100% BMV). The site is located within the Green Belt (100%)

Availability Yes - potentially available

Availability Conclusions Based on best available information the site as a willing landowner and is not in active use. The site has clear ownership (according to CfS submission) and there is unlikely to be legal constraints/ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 63

Employment Initial Capacity

Site Reference:	SG346
Site Name:	Land south of Shortwood Hill, Mangotsfield, BS16 9PF
Gross Site Area (Ha):	4.56
Proposed Uses:	Mixed Use

Suitability Yes – Potentially Suitable

Suitability Conclusions The site is affected by landscape, archaeology and heritage constraints and the net developable area has been reduced to ensure impacts are mitigated. The site is located in the Green Belt (100%).

Availability Yes - potentially available

Availability Conclusions Based on best available information the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information, the site has a developer on board and has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 50

Employment Initial Capacity

Site Reference:	SG347
Site Name:	Land Adjacent Lyde Green Farm, Emersons Green
Gross Site Area (Ha):	15.27
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including potential contamination (80%), safeguarded employment site (31.29%), three listed building (Grade II* and II), and being adjacent to an SNCI and Common Land. The site area has been reduced to reflect these constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has willing developer(s) / landowner(s) and the site is not in active use. The site has clear ownership. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board. The site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG348
Site Name:	Land Adjacent to Tormarton
Gross Site Area (Ha):	4.21
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is adjacent to an SNCI, and is adjacent to Tormarton CA, and in close proximity to numerous locally listed & listed buildings. The site area has been reduced to reflect these constraints. Site is entirely within an AONB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing developer and landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter and developer on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG350
Site Name:	Land opposite The Fosse, Crossways Lane, Thornbury, B
Gross Site Area (Ha):	3.18
Proposed Uses:	Residential, Office

Suitability No – Potentially Unsuitable

Suitability Conclusions The site is potentially unsuitable as it is affected by constraints including 8% within FZ3a, 1.89% within FZ2, landscape harm (VIH), potential harmful impact on local network capacity and it is considered that no mitigation / avoidance is possible.

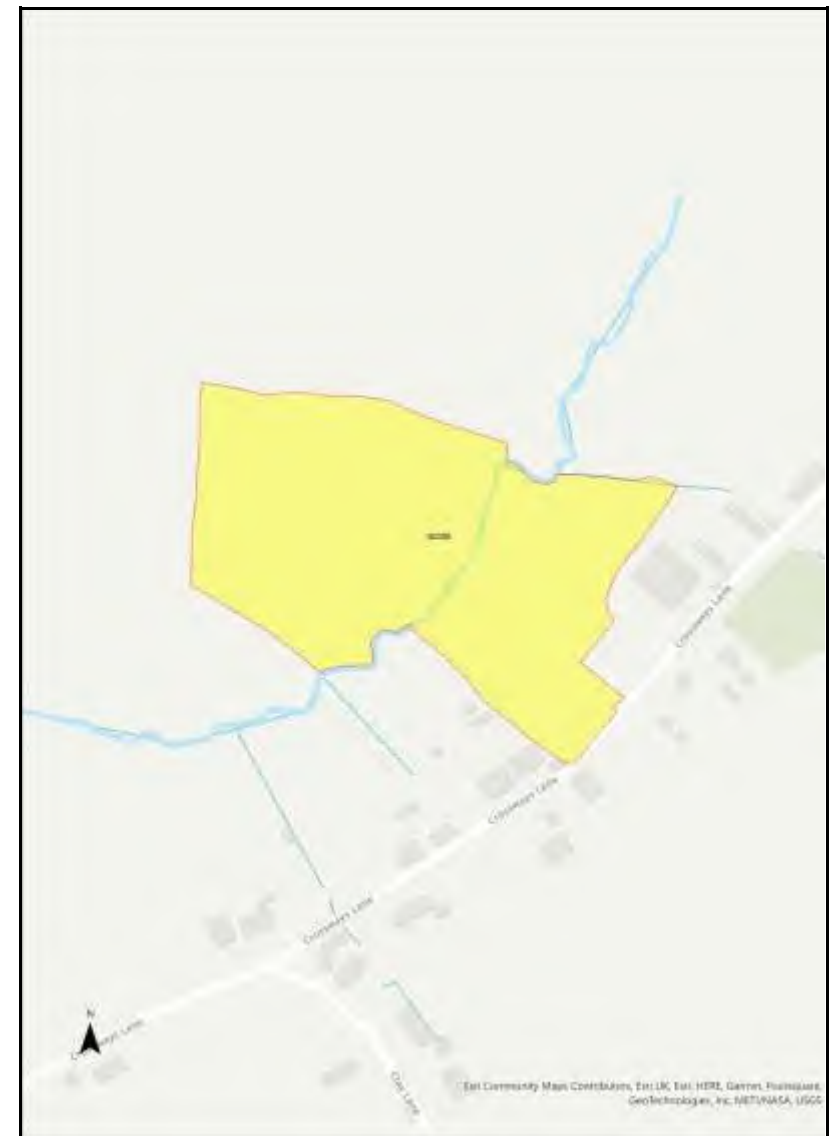
Availability No - not available

Availability Conclusions The site has been assessed as unsuitable and it is therefore not available.

Achievability No - unachievable

Achievability Conclusions The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: Undeliverable/Undevelopable



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

Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG360
Site Name:	Land off High Street, Doynton next to Three Horseshoes
Gross Site Area (Ha):	0.56
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to the heritage constraints - impact on Doynton Conservation Area (site is 39.22% within the CA) and numerous listed buildings (Grade II and II*). It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG361
Site Name:	Land off High Street, Doynton Between The Acre & Bro
Gross Site Area (Ha):	0.44
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is not directly connected to the road and the promoter has not confirmed that access could be achieved without third party land. The site is 100% within Doynton Conservation Area. No mitigation/avoidance possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG363
Site Name:	Land off High Street, Oldland Common
Gross Site Area (Ha):	19.40
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including 4.77% potential contamination, three Grade 2 listed buildings on site, landscape constraints, an OH power line, and SNCI within 15m buffer however it is considered these could be avoided/mitigated. The site is in the GB.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

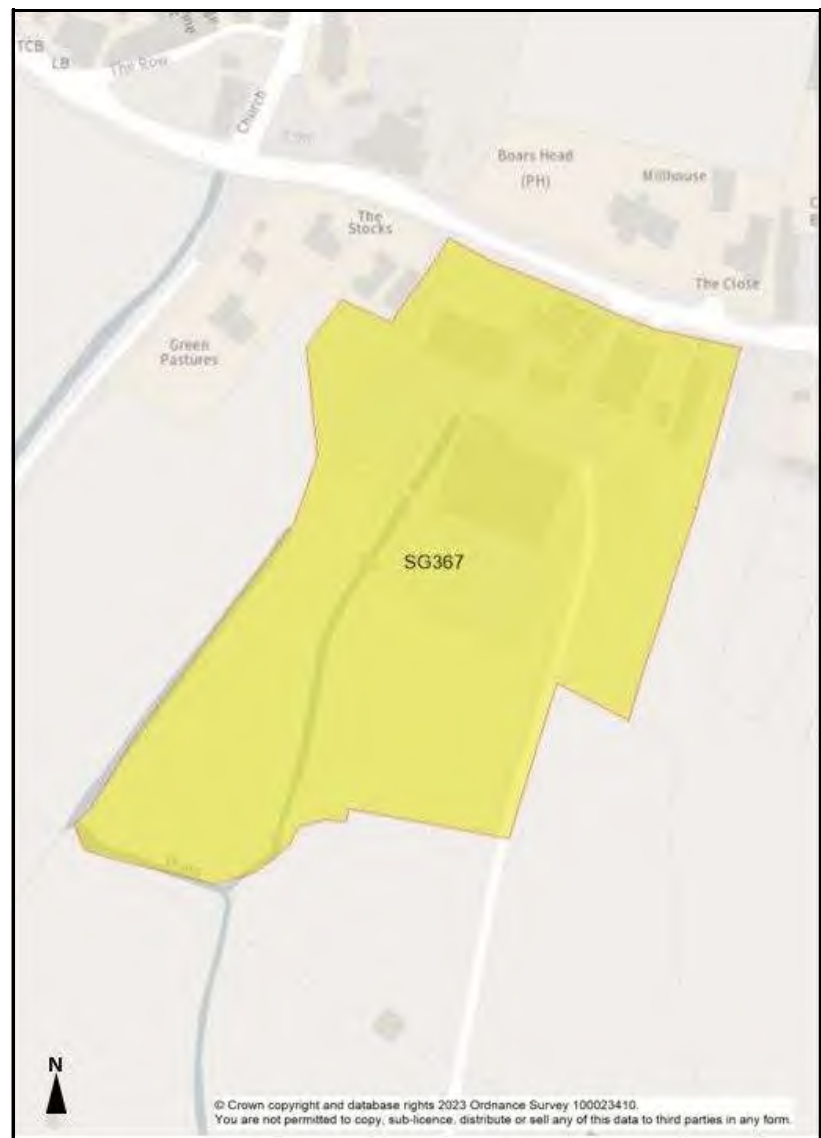
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG367
Site Name:	Villa Farm, Aust, BS35 4AX
Gross Site Area (Ha):	1.02
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including Flood Zone 3, Flood Zone 2 and is in close proximity to a number of Grade II listed buildings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG372
Site Name:	The Sawmiils, Bath Road, Bridge Yate
Gross Site Area (Ha):	5.38
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is partly brownfield and has constraints including FZ3a (36.45%), Common Land (1.76%), heritage constraints (proximity to locally listed buildings), and proximity to an SNCI however these constraints could be avoided/mitigated. Site is in GB (100%).
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, the site has a willing landowner and clear ownership. The site is in active use and this would need to be relocated as outlined by the promoter. Availability is therefore uncertain at this stage.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as availability uncertain and it is therefore unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG380
Site Name:	Land off Bristol Road
Gross Site Area (Ha):	1.72
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage constraints (proximity to a Grade II listed building) and the entire site moderate risk of groundwater flooding however it is considered likely these constraints can be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, the site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG381
Site Name:	Land at Fieldgrove Lane, Bath Road, Bitton
Gross Site Area (Ha):	3.51
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape, heritage and archaeology constraints however it is considered likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG382
Site Name:	Land at Pool Lodge Farm, Dyers Lane, Iron Acton
Gross Site Area (Ha):	23.77
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including an overhead power line and landscape, heritage and archaeological constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners and a developer, it is not in active use and there are unlikely to be legal constraint or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG383
Site Name:	Land at Dyers Lane, Iron Acton
Gross Site Area (Ha):	7.16
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including vehicular and non-vehicular access and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

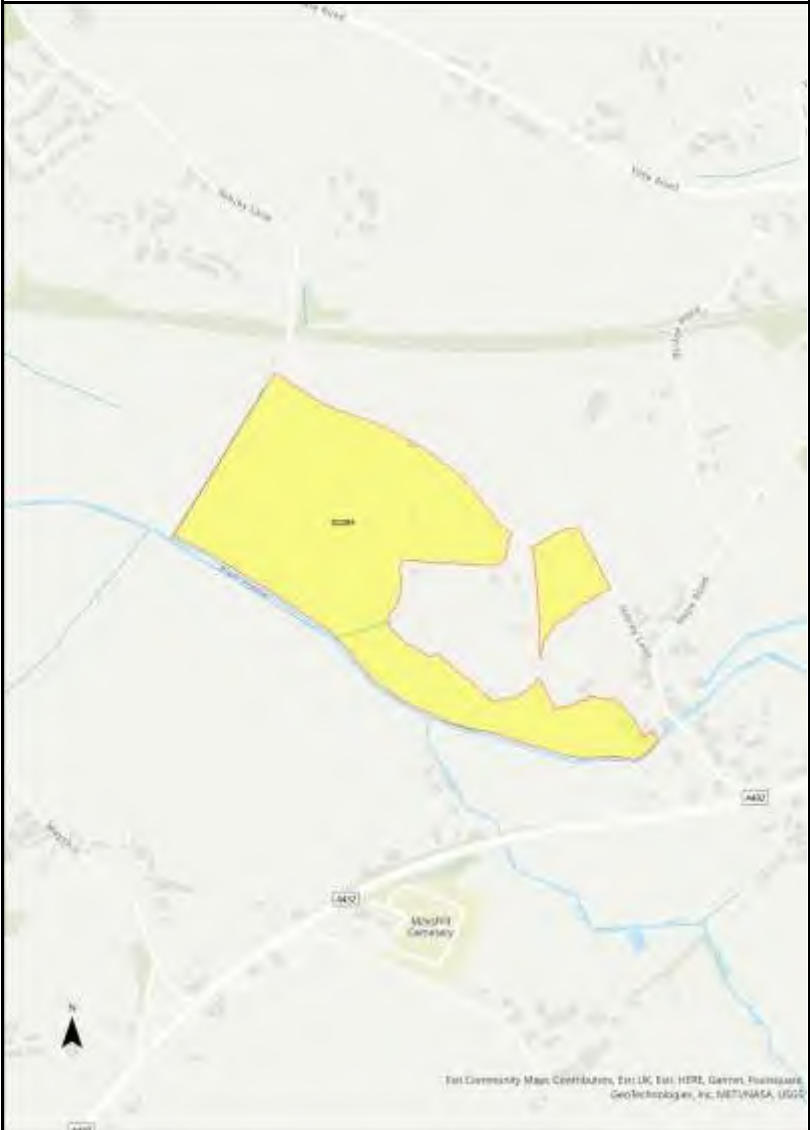
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG384
Site Name:	Land at Frome Mill Farm, Nibley Lane, Nibley
Gross Site Area (Ha):	13.50
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including access constraints and FZ2 (6.72%) and 3a (8.13%) and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG386
Site Name:	Land at Short Hill Road, Westerleigh
Gross Site Area (Ha):	0.40
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to access (landlocked) - the existing single lane track is inadequate & 3rd party land would be required to achieve suitable access. The site promoter states they are in the process of contacting the adjacent landowner.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. Third party land would be required to provide access - there is no evidence this could be achieved.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG387
Site Name:	Land at Shortwood
Gross Site Area (Ha):	1.42
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has potential archaeological constraints and there is an overhead power line running through it however it is considered likely this constraints could be avoided or mitigated. The site is located in the Green Belt (100%),
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG388
Site Name:	Land at Yate Road, Iron Acton
Gross Site Area (Ha):	0.09
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	ite has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.

Availability	No - not available
Availability Conclusions	No - Not Available: Site promoted for less than 5 dwellings

Achievability	No - unachievable
Achievability Conclusions	No - Unachievable: Site promoted for less than 5 dwellings

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG390
Site Name:	Land Adjacent to 6 Sherbourne Close, Kingswood
Gross Site Area (Ha):	0.02
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.

Availability **No - not available**

Availability Conclusions
Site promoted for less than 5 dwellings and therefore is considered to be unavailable.

Achievability **No - unachievable**

Achievability Conclusions
Site promoted for less than 5 dwellings and does not meet HELAA assessment requirements on that basis. Therefore is considered unachievable.

Deliverable: **Undeliverable/Undevelopable**



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

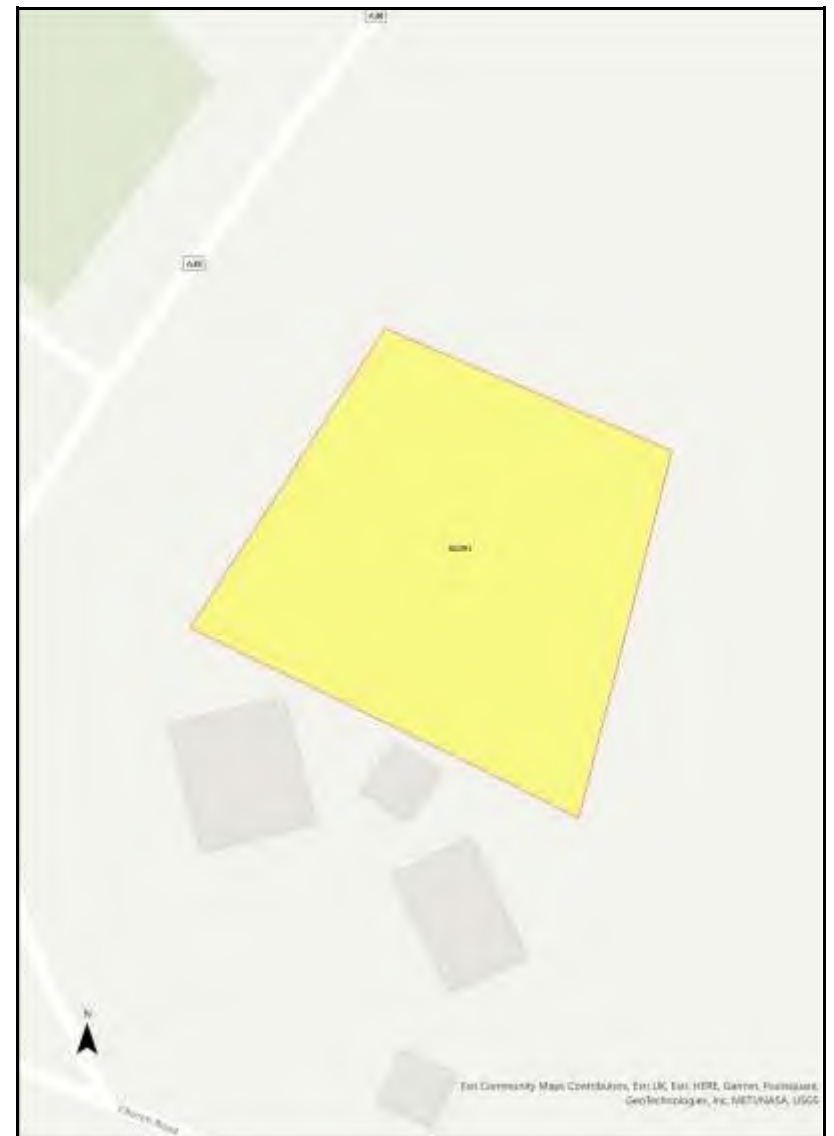
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG391
Site Name:	Land Adjacent to Severn View, 80 Gloucester Road, Rud
Gross Site Area (Ha):	0.14
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability	No - not available
Availability Conclusions	No - Not available: Site promoted for under 5 dwellings
Achievability	No - unachievable
Achievability Conclusions	No - Unachievable: Site promoted for under 5 dwellings

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG392
Site Name:	Land at Field 1 Old Rectory, High Street, Iron Acton
Gross Site Area (Ha):	0.69
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to access constraints (site is landlocked) and heritage constraints (proximity to Iron Acton CA and several Listed Buildings). It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

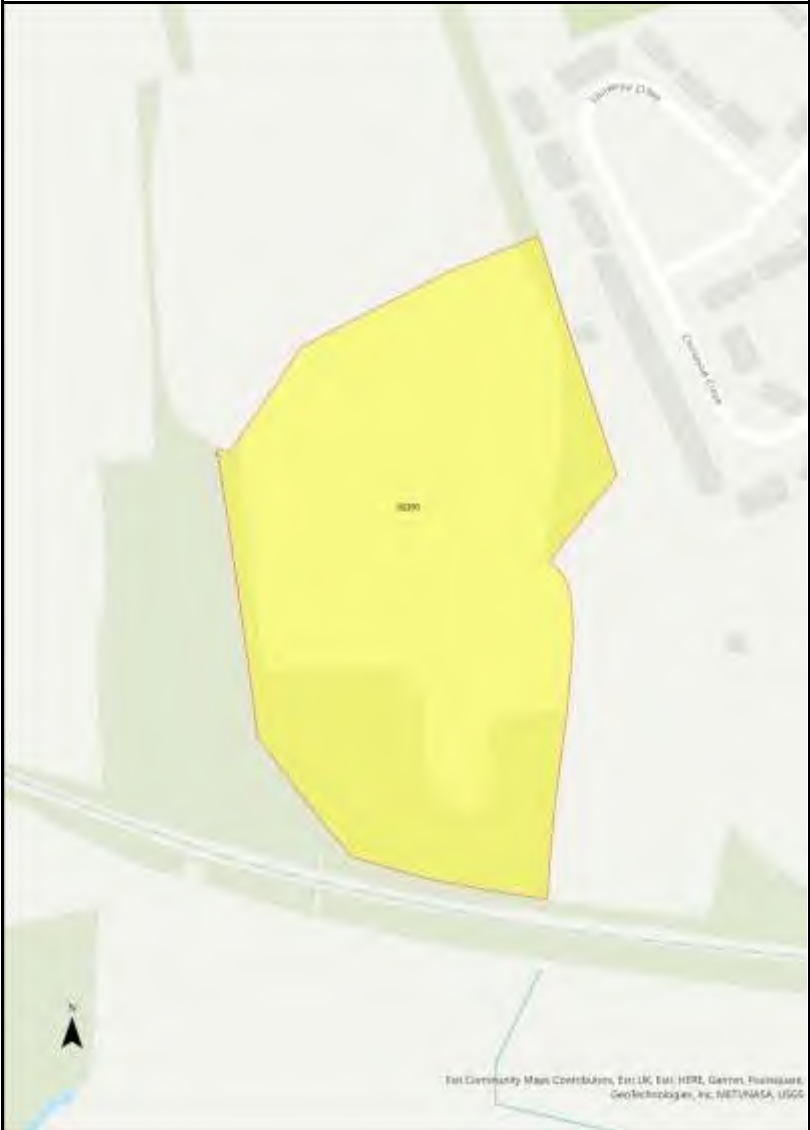
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG393
Site Name:	Land at Field 2 Old Rectory, High Street, Iron Acton
Gross Site Area (Ha):	2.65
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to access constraints (site is landlocked and the promoter has not demonstrated that access could be achieved) and heritage constraints (proximity to CA and LBs). It is considered that no mitigation/avoidance is possible
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

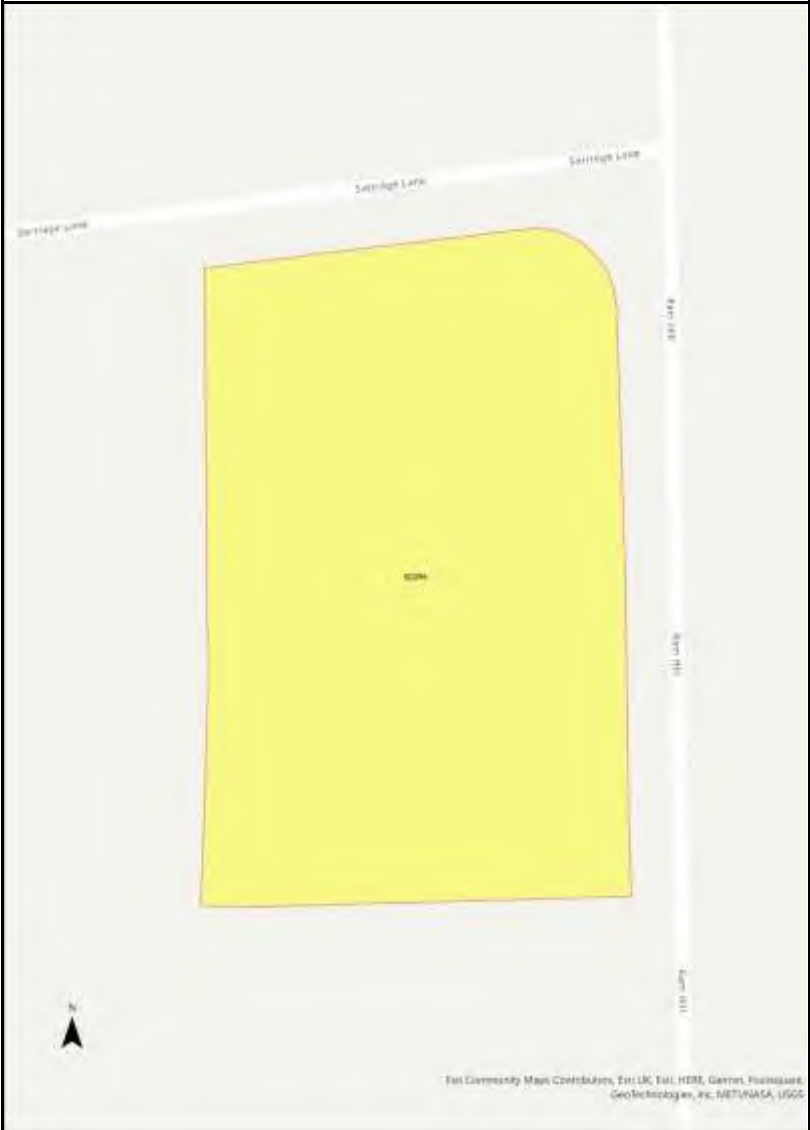
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG394
Site Name:	Land on the West Side of Ram Hill, Coalpit Heath
Gross Site Area (Ha):	0.14
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not subject to any constraints. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site does not have a promoter/developer on board. The site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG395
Site Name:	Land South of the Hollybush Inn, Bath Road, Bridgegate
Gross Site Area (Ha):	0.25
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	No - Potentially Unsuitable: Site promoted for under 5 dwellings.Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability	No - not available
Availability Conclusions	No - Unavailable: site promoted for under 5 dwellings
Achievability	No - unachievable
Achievability Conclusions	No - Unachievable: Site promoted for under 5 dwellings

Deliverable:



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

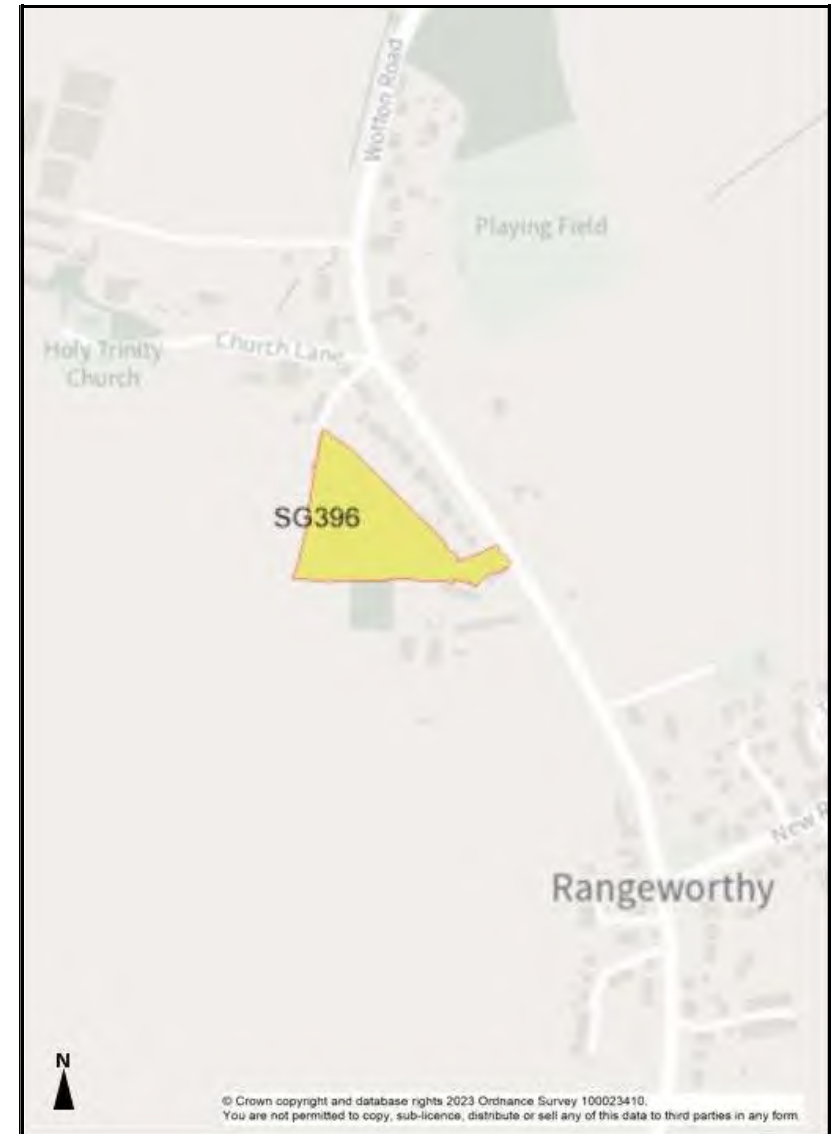
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG396
Site Name:	Land between Wotton Road and Chruch Lane, Rangewo
Gross Site Area (Ha):	4.29
Proposed Uses:	Residential, Office, Sports/Leisure, Retail. Other

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The eastern half of the site has planning permission for 13 dwellings. The western half of the site is potentially unsuitable due to the heritage constraints (being in close proximity to Grade II* listed buildings). No mitigation/avoidance is possible.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner. The eastern half of the site has outline planning permission for 13 dwellings, office and retail (P20/06928/O) granted in May 2022.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG397
Site Name:	Land at 4 Harris Barton, Frampton Cotterell
Gross Site Area (Ha):	1.38
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions This site has landscape and heritage constraints specifically the Frome Valley landform should be protected. The site is located in the Green Belt (99.99%).

Availability Yes - potentially available

Availability Conclusions Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has no obvious issues which are likely to impact the viability of the site

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 5

Employment Initial Capacity

Site Reference:	SG399
Site Name:	Land at Hambrook Business Park, The Stream, Hambrook
Gross Site Area (Ha):	0.92
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is within Hambrook CA (100%) and includes a Grade II Listed building however due to it being a brownfield site, the heritage constraints can be mitigated. The site includes FZ3a (50.63%) and the site area has been reduced. Site is 100% GB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, it has clear ownership and there are unlikely to be any legal constraints or potential ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG400
Site Name:	Land to the South of Minerva, 15 Gloucester Road, Rud
Gross Site Area (Ha):	1.48
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including majority Priority Habitat, landscape, potential ecology, and potential archaeology constraints and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site is considered unachievable given that it is unsuitable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG401
Site Name:	Land Between Over Lane and the B4055, Easter Compt
Gross Site Area (Ha):	2.97
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is in close proximity to an SNCI however it is considered likely that any impacts could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG403
Site Name:	Land at Ryedown Lane, Bitton
Gross Site Area (Ha):	1.42
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints. The site is located in the Green Belt (100%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG404
Site Name:	Land at 9 Engine Common Lane, Yate
Gross Site Area (Ha):	0.47
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including access potential contamination, archaeology and SNCI buffer and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board, there are viability issues identified however further information is required to determine if these can be addressed.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG405
Site Name:	Land at Pool Farm, Whitfield, Wotton Under Edge
Gross Site Area (Ha):	1.51
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The only constraint on the site is BMV agricultural land (100%).

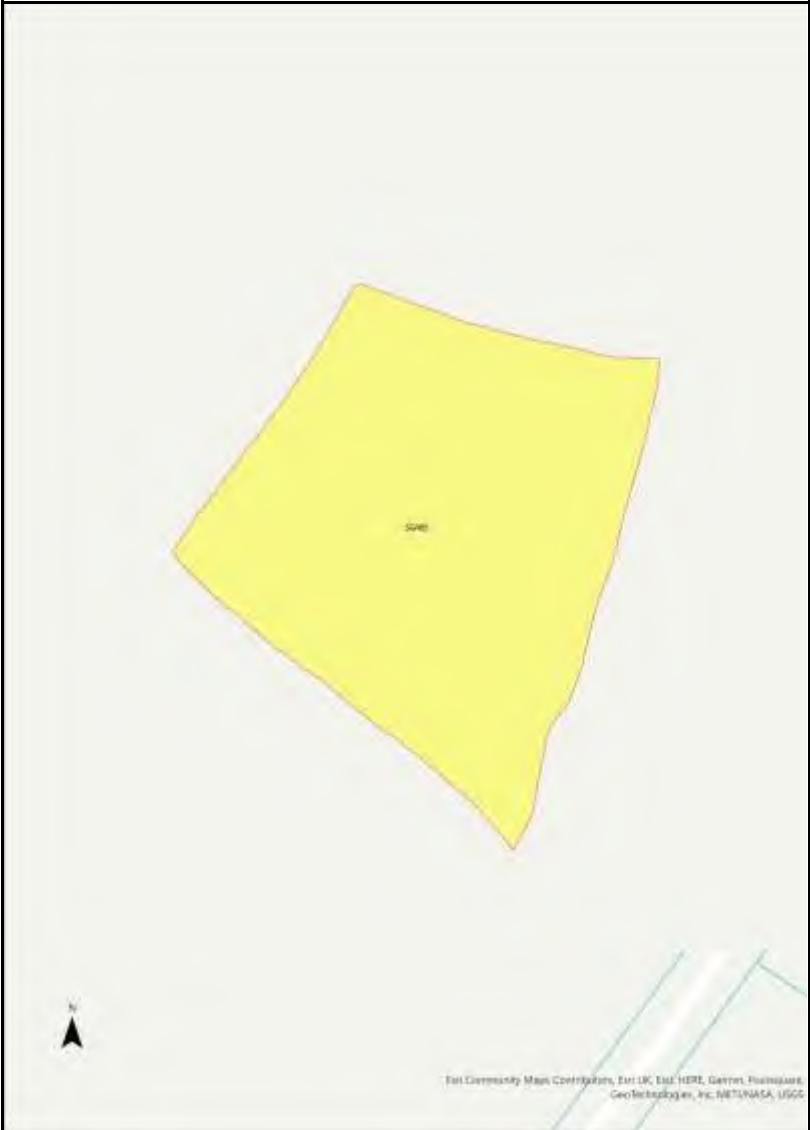
Availability Yes - potentially available

Availability Conclusions Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be potential legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 68

Employment Initial Capacity

Site Reference:	SG406
Site Name:	Land at Woodhouse Eaves
Gross Site Area (Ha):	0.18
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is partially developed. It is considered unsuitable in HELAA terms as the remaining site area would not be able to accommodate more than 5 dwellings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Based on the suitability assessment the site is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG407
Site Name:	Land Adjacent to The Homestead, Manor Road, Wick
Gross Site Area (Ha):	0.19
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has been assessed as unsuitable as the site area has been reduced to protect setting of heritage assets and likely to deliver less than 5 dwellings.
Availability	No - not available
Availability Conclusions	No - Not available: Site assessed and is likely to deliver under 5 dwellings
Achievability	No - unachievable
Achievability Conclusions	No - Unachievable: Site assessed and is likely to deliver under 5 dwellings

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG409
Site Name:	Land to the west of Stowell Hill Road, Tytherington
Gross Site Area (Ha):	4.77
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has landscape constraints (visually important hillside), heritage constraints (being adjacent to a Grade II LB and Tytherington CA) and potential archaeology constraints however it is considered likely these constraints can be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are no obvious issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG410
Site Name:	Land at 2 Peters Cottages, Sodbury Road, Wickwar
Gross Site Area (Ha):	0.18
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.

Availability **No - not available**

Availability Conclusions
Site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
Based on the suitability assessment the site is considered unachievable.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG411
Site Name:	Land at The Worthys, Bradley Stoke
Gross Site Area (Ha):	0.34
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site is considered unachievable given that it is unsuitable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG412
Site Name:	Land at Grove Farm, Coxgrove Hill, Pucklechurch
Gross Site Area (Ha):	0.47
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is not subject to any constraints however it has been recently developed for residential development and therefore would be unsuitable.
Availability	No - not available
Availability Conclusions	Planning Application PK18/4150/F approved on site and built out therefore site is unavailable.
Achievability	No - unachievable
Achievability Conclusions	Planning Application PK18/4150/F approved on site and built out, therefore site has been assessed as unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG413
Site Name:	Land at the Carpenters Arms, 10 Church Road, Wick
Gross Site Area (Ha):	0.48
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has planning permission and is currently being built out - P21/00712/F for 5 dwellings and P19/7800/F for 3 dwellings plus subdivision of existing pub into a dwelling and pub.
Availability	Yes - potentially available
Availability Conclusions	The site has full planning permission and with clear evidence of delivery. (P21/00712/F for 5 dwellings and P19/7800/F for 3 dwellings plus subdivision of existing pub into a dwelling and pub).
Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a developer on board. The site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG414
Site Name:	Land on the North East Side of Old Gloucester Road, Ha
Gross Site Area (Ha):	2.58
Proposed Uses:	Residential, Office, Sports/Leisure, Retail. Other

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has very few constraints apart from 100% BMV agricultural land. The site is adjacent to the M4 motorway however this can be mitigated. The site has a pending planning application for 30 dwellings (P22/04211/F).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site as a willing landowner and developer and is not in active use. The site has a pending planning application for 30 dwellings (P22/04211/F) - validated July 2022.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG415
Site Name:	Land on the North West Side of Gloucester Road, Almo
Gross Site Area (Ha):	0.76
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has landscape constraints (straddles visually important hillside) and heritage constraints (being in close proximity to locally listed buildings) however it is considered likely these constraints can be mitigated. Site is within the Green Belt (100%)
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. Therefore the site is assessed as not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG416
Site Name:	Land at West Street Farm, West Street, Tytherington
Gross Site Area (Ha):	19.47
Proposed Uses:	Residential

Suitability No – Potentially Unsuitable

Suitability Conclusions Site is potentially unsuitable - site is affected by constraints including access, flood risk, ecology, heritage, archaeology, priority habitat 41%, and it is considered that no mitigation / avoidance is possible.

Availability No - not available

Availability Conclusions Site has been assessed as unsuitable and it is therefore not available.

Achievability No - unachievable

Achievability Conclusions Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: Undeliverable/Undevelopable



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

Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG417
Site Name:	Land on the West Side of Severndale, Severn Road, Hall
Gross Site Area (Ha):	0.05
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
 No - Potentially Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.

Availability **No - not available**

Availability Conclusions
 No - Not Available: Site promoted for less than 5 dwellings

Achievability **No - unachievable**

Achievability Conclusions
 Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.

Deliverable: **Undeliverable/Undevelopable**



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

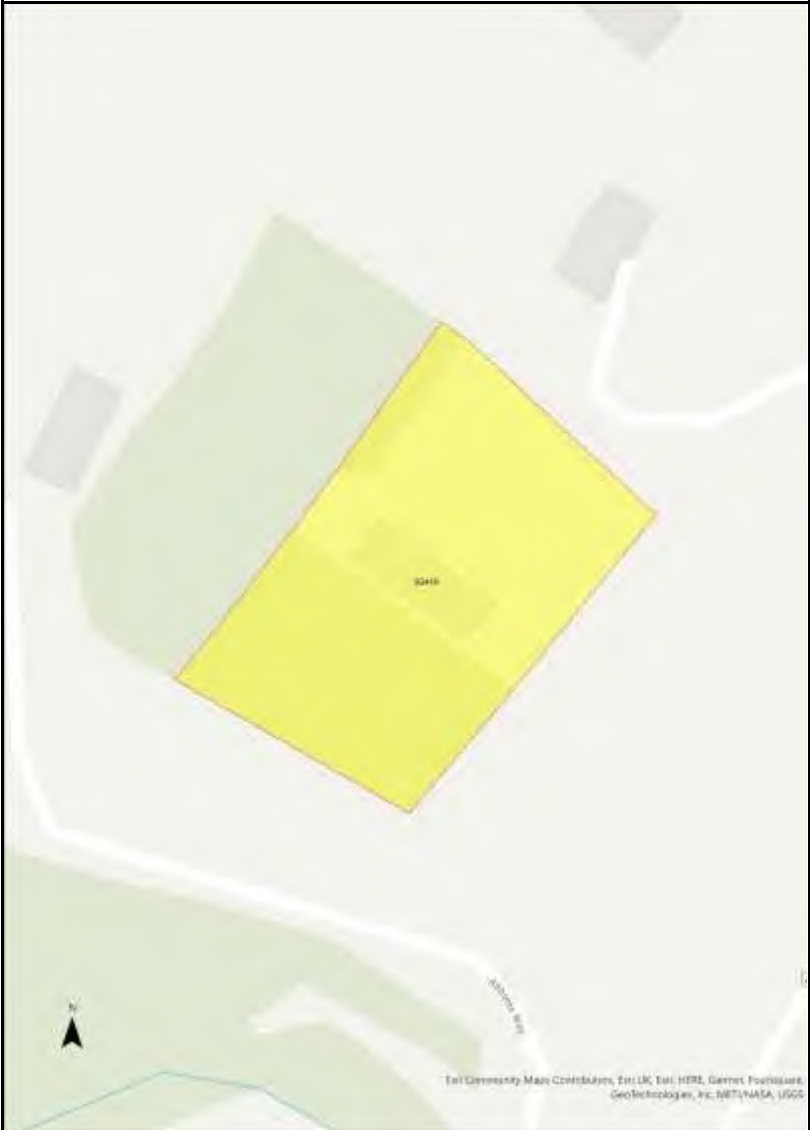
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG418
Site Name:	Land at Straight Mile, Gloucster Road, Rudgeway
Gross Site Area (Ha):	0.26
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has potential access constraints and approx 41% of the site is at risk of surface water flooding however it is likely these constraints can be mitigated. The site is located entirely within the Green Belt.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, the site has a willing landowner. The site does not have a direct road access. The promoter has suggested a solution (via Straight Mile Cottage - within their ownership) however this is not within the site boundary.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as availability uncertain and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG419
Site Name:	Land at 404 North Road, Yate
Gross Site Area (Ha):	0.77
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has potential archaeology constraints however it is considered likely this could be avoided or impacts mitigated. The site also has 100% TPO polygon coverage however further investigation is required to confirm TPOs on site.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are no issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG421
Site Name:	Land at Washingpool Lodge, Main Road, Easter Compto
Gross Site Area (Ha):	0.31
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is considered to be potentially unsuitable given it is 99.93% within Flood Zone 3a and would therefore need to pass both the sequential and exception test. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

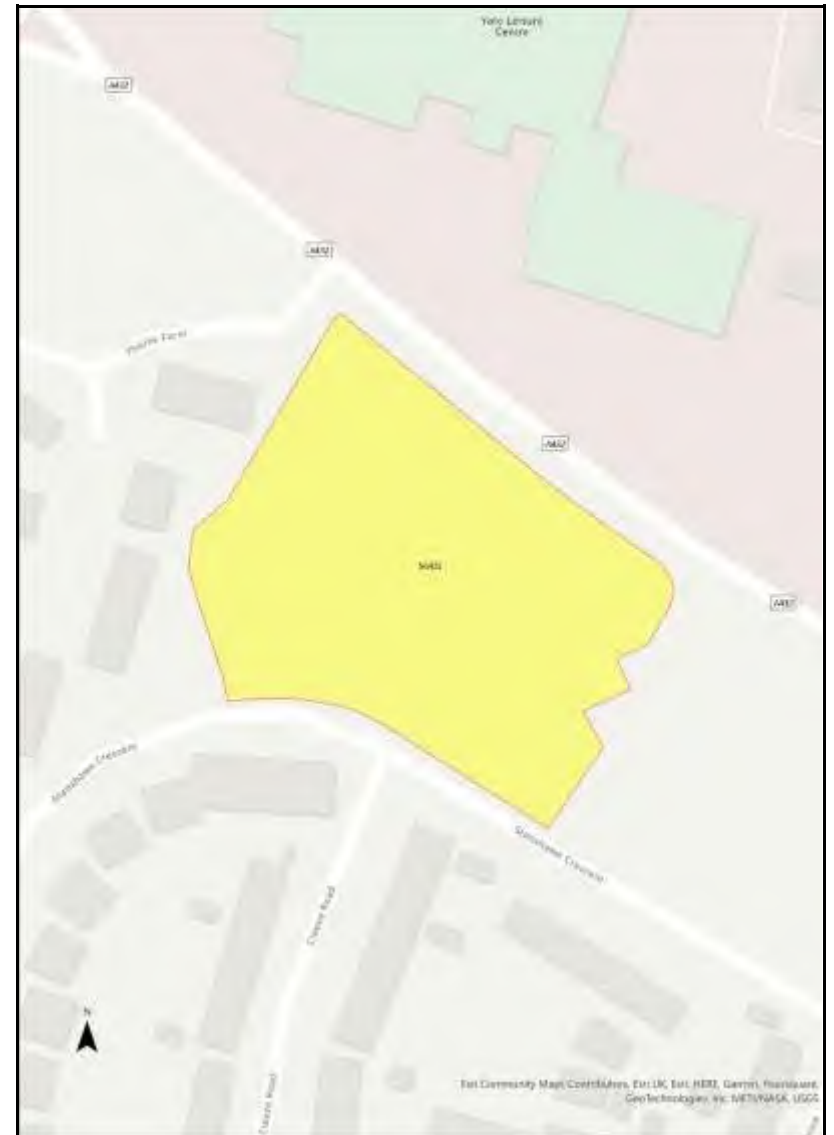
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG422
Site Name:	Land at North Avon Magistrates Court, Kennedy Way, Y
Gross Site Area (Ha):	0.77
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is already developed for residential development as per planning Application P19/15929/RM
Availability	No - not available
Availability Conclusions	Planning Application P19/15929/RM for 45 dwellings is nearly fully built out, the site is therefore unavailable.
Achievability	No - unachievable
Achievability Conclusions	Planning Application P19/15929/RM is nearly fully built out, the site is therefore unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG423
Site Name:	Land at Players Lane, Hambrook
Gross Site Area (Ha):	1.75
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including the M4 along the eastern boundary and the railway line along the northern boundary. The western section of the site has full planning permission for 9 dwellings (19/7772/F).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and the western part of the site has full detailed planning permission (19/7772/F) and a signed S106 for 9 dwellings.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

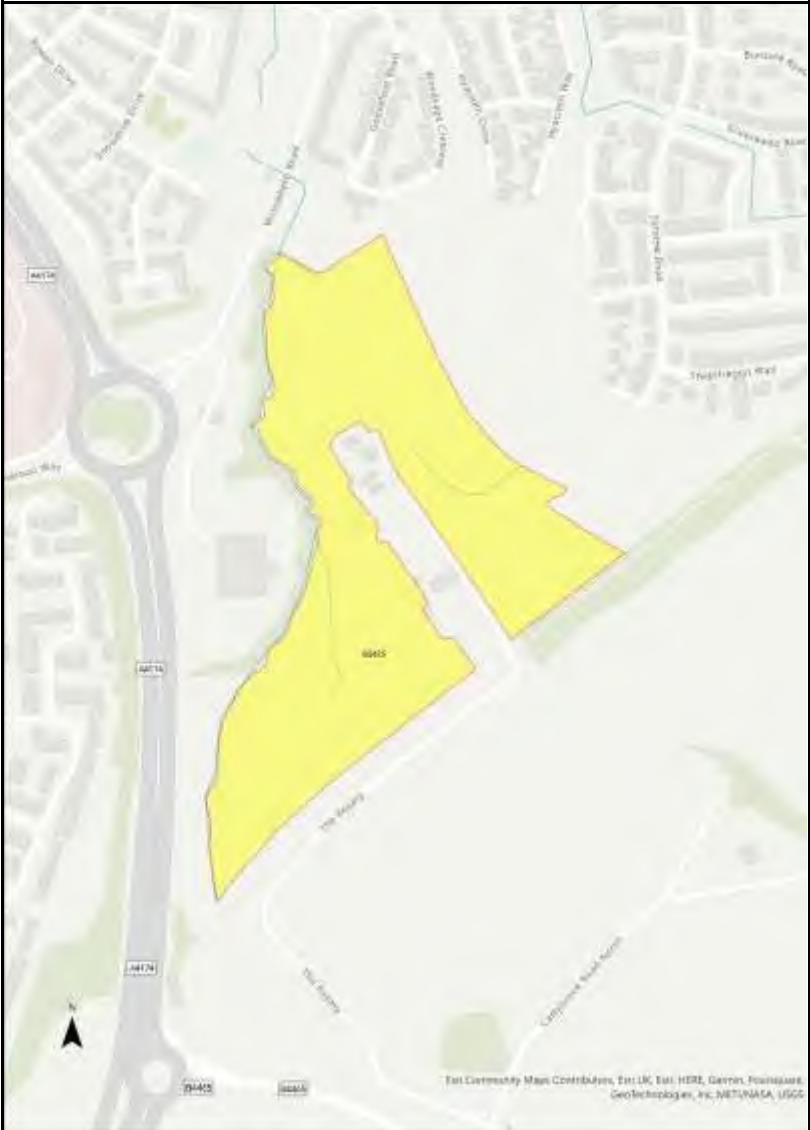
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG425
Site Name:	Land on the North Side of Shaymoor Lane, Lyde Green
Gross Site Area (Ha):	7.53
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is nearly entirely covered by an SNCI (99.33%) and Priority Habitat (98.58%). It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Based on the suitability assessment the site is considered to be unavailable.
Achievability	No - unachievable
Achievability Conclusions	Based on the suitability assessment the site is considered to be unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG426
Site Name:	Land at Park Mill Farm and Quarry Farm, Thornbury
Gross Site Area (Ha):	127.41
Proposed Uses:	Residential and Office

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable, substantial harm Grade I listed building, less than substantial harm to other Grade I listed buildings and their setting, harmful impact on setting of Conservation Area. It is considered that mitigation is not possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG427
Site Name:	Land to the Rear of Almshouses, Marshfield
Gross Site Area (Ha):	1.00
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to heritage constraints (site is entirely within Marshfield Conservation Area and in close proximity to Grade II* and Grade II listed buildings). Site is also located in an AONB (100%).
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore unavailable.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore considered to be unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG428
Site Name:	Land at former Kleeneze Site, Ansteys Road, Hanham
Gross Site Area (Ha):	2.36
Proposed Uses:	Residential, Office

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including potential contamination (97%) however it is considered likely this could be mitigated. The site is a safeguarded employment site (97%) and further investigation will be required on this as it proposed for mixed use.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has been acquired by a single, willing landowner. It is a vacant site. There are unlikely to be any access/legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter and developer on board. There are some issues that may impact the viability of the site (e.g. potential contaminated land). Call for Sites states that initial viability testing has been carried out by the developer but further evidence is required.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG429
Site Name:	Land at Manor Farm, Tormarton
Gross Site Area (Ha):	0.62
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to heritage constraints (it is entirely within Tormarton CA, it contains a Grade II LB and is adjacent to Grade I and II LBs). No mitigation/avoidance is possible. The site is entirely within an AONB.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG430
Site Name:	Land at Bristol Road, Frampton Cotterell
Gross Site Area (Ha):	0.72
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from 97.84% BMV agricultural land. The site is located in the Green Belt (100%). Part of the site is already developed for housing (40%) and only the remaining 60% of the site is being considered.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as not available and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG431
Site Name:	Land at School Garden Nursery, Elberton Road, Olvesto
Gross Site Area (Ha):	0.31
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable - Site has planning permission for 2 self build dwellings (P20/18701/F) - as this is below the HELAA site size threshold of 5 or more dwellings, site is unsuitable.
Availability	No - not available
Availability Conclusions	Site has planning permission for 2 self build dwellings - granted April 2021 (P20/18701/F) - as this is below the HELAA site size threshold of 5 or more dwellings, the site has been assessed as not available in HELAA terms.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG433
Site Name:	Land at Ben's Tiles and Reclamation Ltd, 119 Bristol Roa
Gross Site Area (Ha):	1.28
Proposed Uses:	Residential

Suitability **Yes – Potentially Suitable**

Suitability Conclusions
The site has 98.73% potential contamination however it is considered likely this could be mitigated. The site is located in the Green Belt (100%). There is a pending planning application on the site for erection of 25 dwellings (P22/00161/F).

Availability **No - not available**

Availability Conclusions
The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.

Achievability **Yes - potentially achievable**

Achievability Conclusions
Based on best available information, there are no issues which are likely to impact the viability of the site.

Deliverable: **Undeliverable/Undevelopable**



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

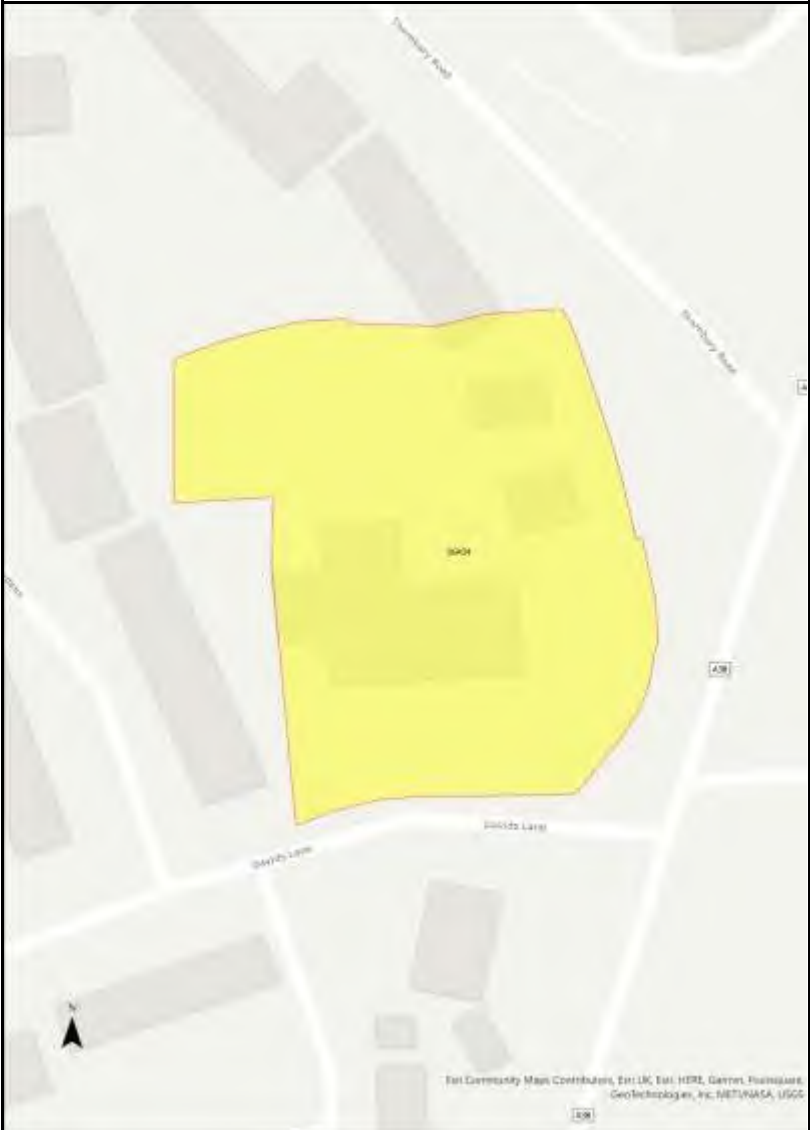
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG434
Site Name:	Land at Alveston Hotel, Davids Lane, Alveston
Gross Site Area (Ha):	0.51
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints. It lies wholly within the Green Belt and benefits from planning permission for the development of 22 dwellings (P20/23871/F).
Availability	Yes - potentially available
Availability Conclusions	The site has full detailed planning permission for 22 dwellings (P20/23871/F) and a signed S106 with clear evidence of delivery.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board. The site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG435
Site Name:	Land North of Perrinpit Road, Frampton Cotterell
Gross Site Area (Ha):	1.84
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is partly brownfield and is affected by very few constraints. The site is located in the Green Belt (100%)
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as availability uncertain and it is therefore not achievable at this stage.

Deliverable:



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

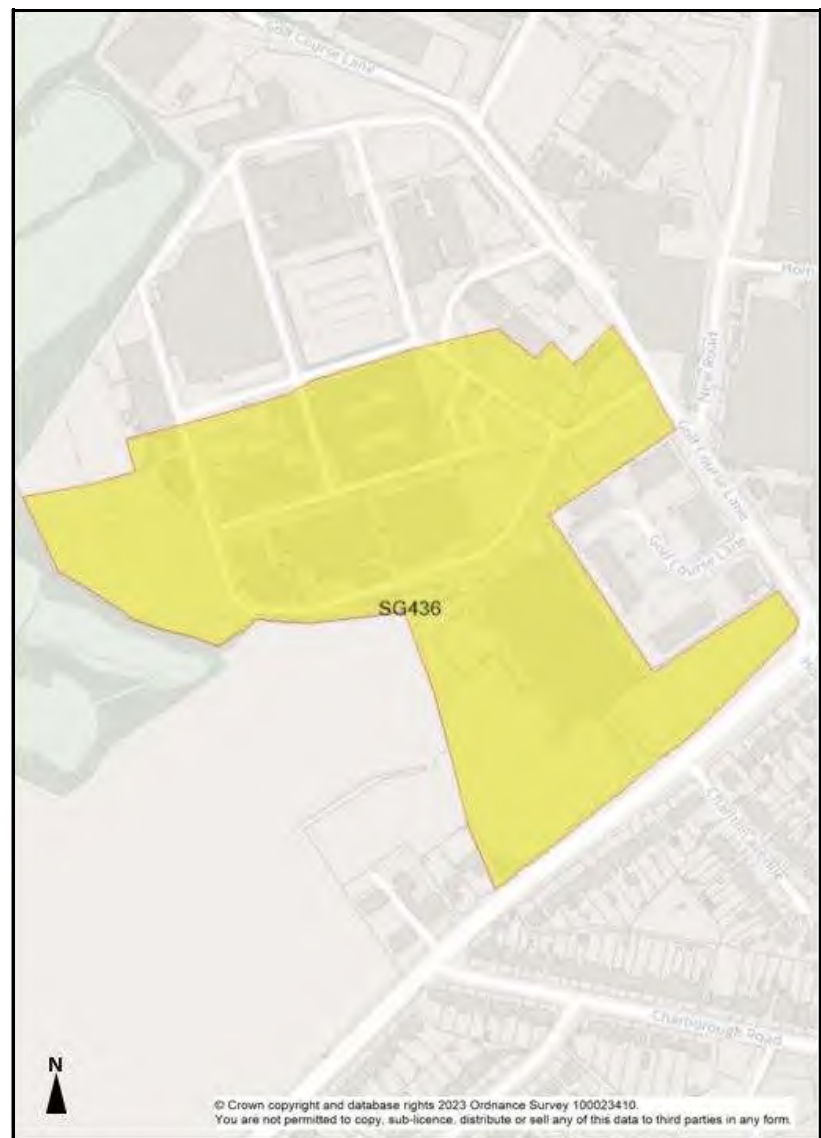
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG436
Site Name:	Land at Filton 20 Business Park, Golf Course Lane
Gross Site Area (Ha):	12.41
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is brownfield land. The site has constraints including existing uses to be retained, it is a safeguarded employment site (98.14%) and it has potential contamination (76.3%) however it is considered likely these constraints could be mitigated.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, the site has a willing landowner however the site is in active use as a business park. The site promoter states that the site is not currently available but may become available in years 11-20 of the plan period.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as availability uncertain and it is therefore not achievable at this stage.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG437
Site Name:	Land to the North of the Railway Line, Winterbourne
Gross Site Area (Ha):	6.34
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including the adjacent railway line and landscape constraints including the site's topography and visual exposure. The site is located in the Green Belt (99.94%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing developer and landowner. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board. The site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG438
Site Name:	Land at Iron Acton, Near Bristol Road (B4058)
Gross Site Area (Ha):	7.20
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to heritage constraints (in particular the impact on the setting of Iron Acton Conservation Area). It is considered that no mitigation or avoidance is possible.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

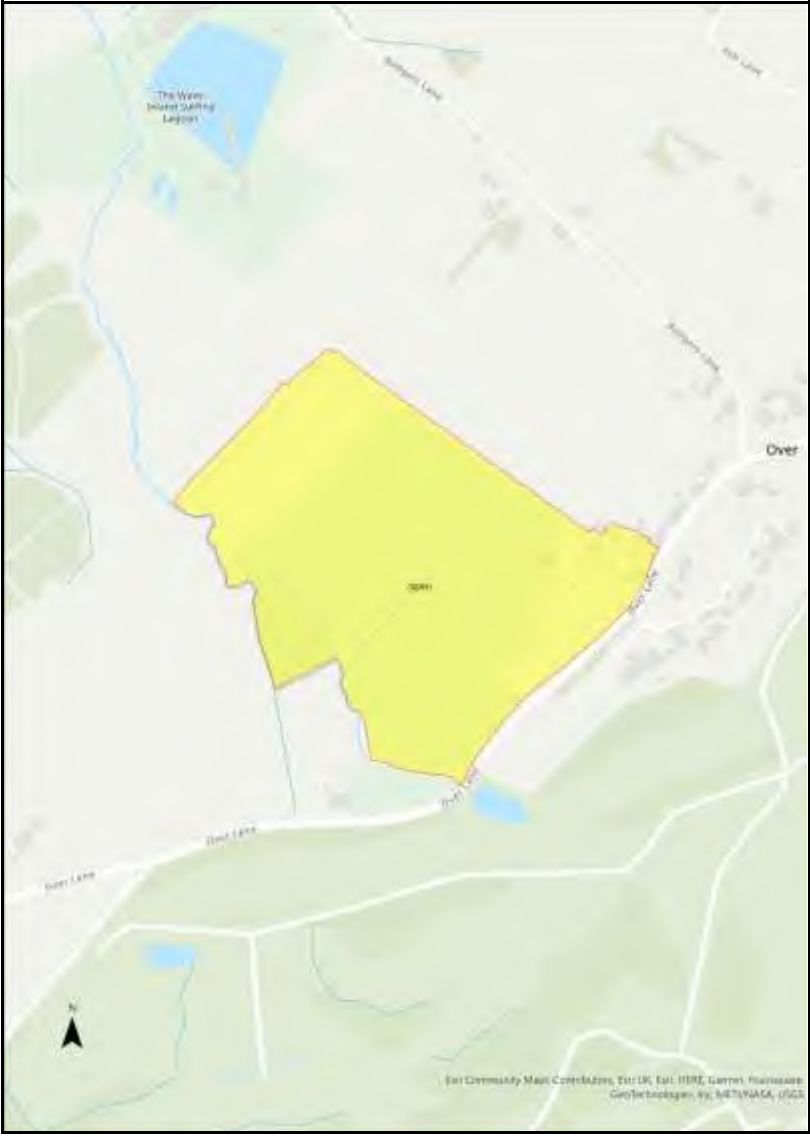
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG441
Site Name:	Land at Over Court Farmhouse and Outbuildings (Over
Gross Site Area (Ha):	15.09
Proposed Uses:	Office, Sports/Leisure

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including potential heritage setting harm and archaeology however it is considered likely that these could be avoided / mitigated.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not considered available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG442
Site Name:	Land at Jupiter Road, Patchway
Gross Site Area (Ha):	1.12
Proposed Uses:	Residential, Office

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints although it is a safeguarded employment site (100%). The entire site has planning permission for construction of new business park - 5 buildings (Class B1) and central hub (Class B1/D2) (P20/00556/F).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner. Planning permission P20/00556/F approved in July 2020 for construction of new business park - 5 buildings (Class B1) and central hub (Class B1/D2). Development has not yet commenced.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG443
Site Name:	Land at the Rose and Crown, Wotton, Rangeworthy
Gross Site Area (Ha):	0.12
Proposed Uses:	Residential

Suitability No – Potentially Unsuitable

Suitability Conclusions Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.

Availability No - not available

Availability Conclusions No - Not Available: Site promoted for less than 5 dwellings

Achievability No - unachievable

Achievability Conclusions Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.

Deliverable: Undeliverable/Undevelopable



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

Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG444
Site Name:	Land at Thornbury
Gross Site Area (Ha):	26.96
Proposed Uses:	Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including landscape harm (VIH), potential harm to local transport network and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

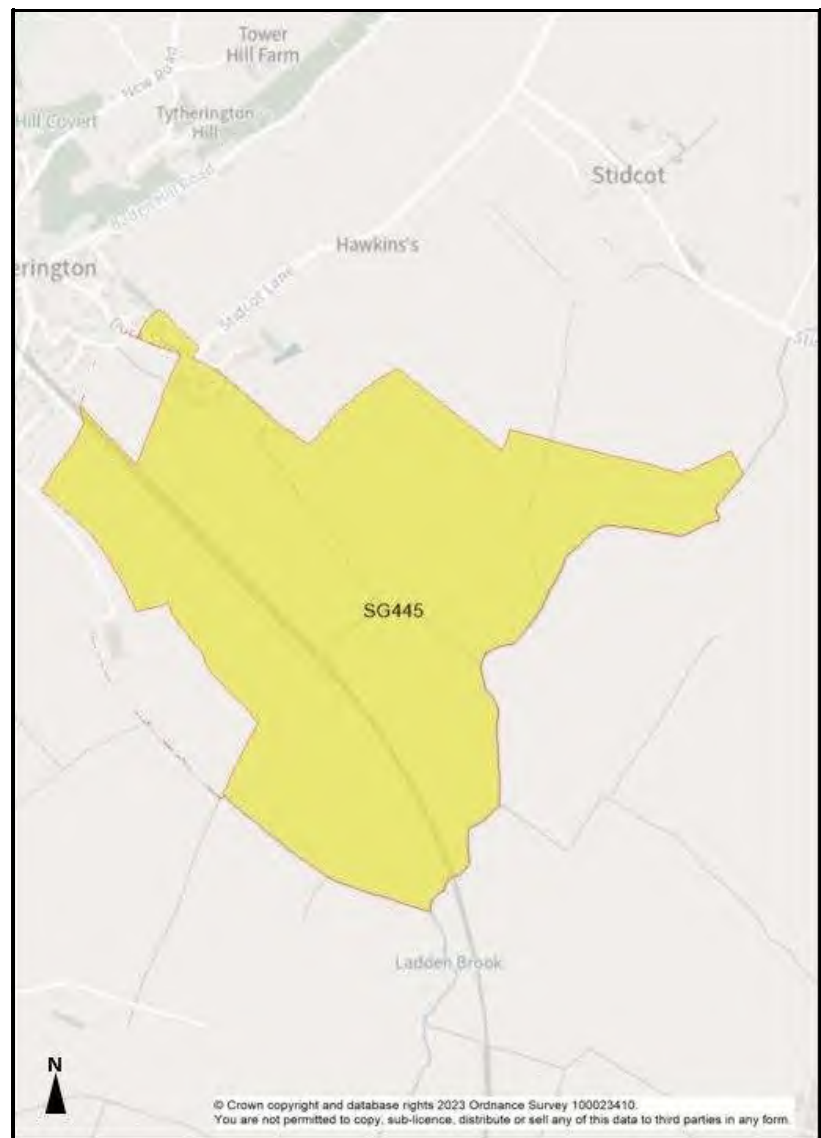
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG445
Site Name:	Land at Tytherington
Gross Site Area (Ha):	104.84
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to access constraints. Due to the scale of the site, the site would need strategic highway considerations and no evidence has been provided by the site promoter on this.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG446
Site Name:	Land at York Gardens, Winterbourne
Gross Site Area (Ha):	0.49
Proposed Uses:	TBC

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from approx 35.51% of the site being at risk of surface water flooding and approx 80.88% being at moderate risk of ground water flooding. The site is entirely within the Green Belt.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners, clear ownership, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG447
Site Name:	Land at Springwater Farm, Brewery Hill, Bitton
Gross Site Area (Ha):	10.96
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including landscape, Conservation Area (14%) and access and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as not available and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG448
Site Name:	Land at Church Farm, Moorhouse Lane, Hallen
Gross Site Area (Ha):	0.90
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including FZ2 (49.02%) and surface water flooding (30yr, 100yr & 1000yr) (45%) however it is considered likely that these could be avoided / mitigated. The site is located wholly in the Green Belt.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and clear ownership. The site has planning permission for 4 dwellings which have been built out - as such, these have been excluded from the site area.
Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG449
Site Name:	Land at Wotton Road, Rangeworthy
Gross Site Area (Ha):	0.44
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as development would impact the Grade II listed Rose and Crown pub which is adjacent to the site. It is considered that no mitigation or avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG450
Site Name:	Land Adjacent to A38, Alveston
Gross Site Area (Ha):	4.22
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as the site forms part of the setting of a number of Listed Buildings and it is unlikely that the harmful impacts on heritage assets could be mitigated.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG451
Site Name:	Land Rear of Acacia Avenue
Gross Site Area (Ha):	0.39
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is an SNCI (99.98%) and it has access constraints as it is landlocked and third party land would be required. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Based on the suitability assessment, the site is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	Based on the suitability assessment the site is considered to be unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG452
Site Name:	Land at Lower Woodhouse Farm, Fernhill, Almondsbury
Gross Site Area (Ha):	8.00
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site is subject to some constraints including a gas pipeline and being adjacent to Tockington Conservation Area however it is considered likely that these constraints could be avoided/mitigated. Site is located in the Green Belt (100%).

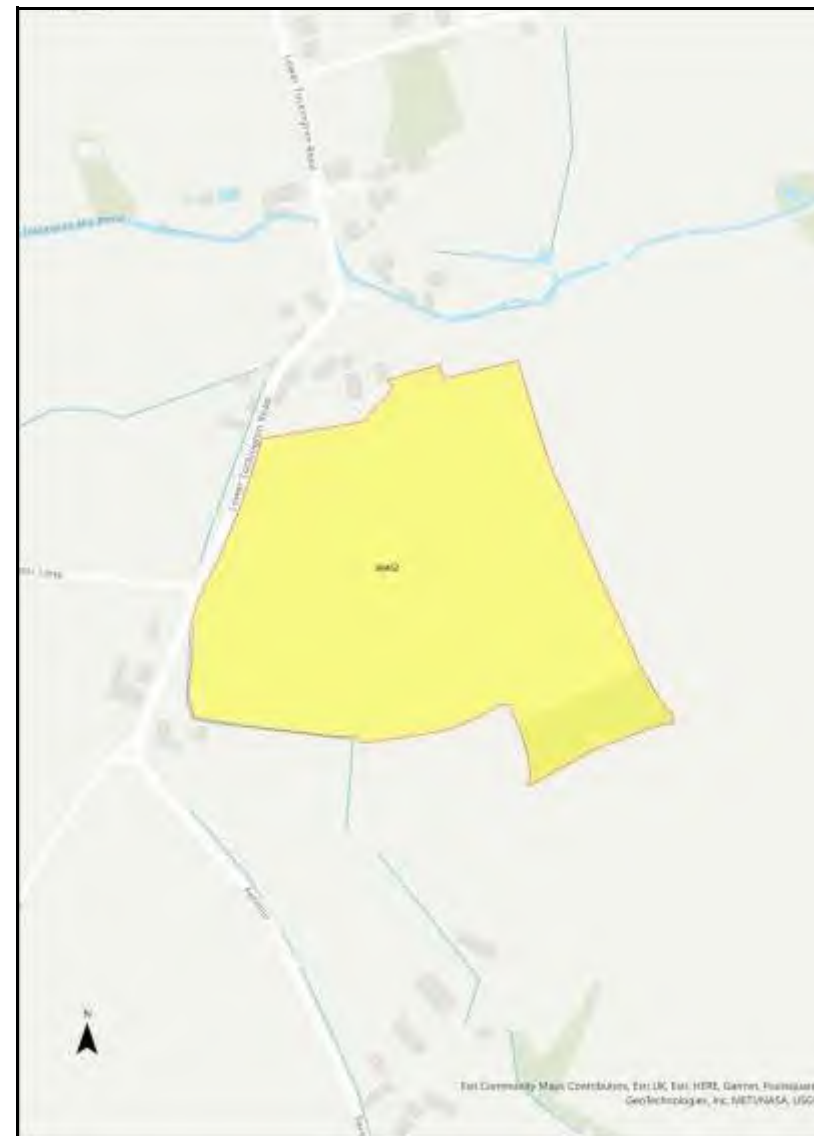
Availability Yes - potentially available

Availability Conclusions Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available evidence there is no site promoter or developer on board and no evidence of funding. The site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 120

Employment Initial Capacity

Site Reference:	SG453
Site Name:	Land at Church Lane, East of Elberton Road, Elberton
Gross Site Area (Ha):	1.15
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to the impact of development on the setting of St John's Church (Grade II*) and Old Manor and Barn (Grade II). It is considered that no mitigation/avoidance is possible due to the proximity.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG454
Site Name:	Land Adjoining 294 Badminton Road, Coalpit Heath
Gross Site Area (Ha):	0.43
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including FZ2 (47.43%), FZ3a (42%), surface water flooding (49.94%), and BMV agricultural land (99.42%) however it is considered likely these could be avoided or mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners, it is not in active use and there are unlikely to be legal constraints/ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG455
Site Name:	Land at Rockland, Dodmore Crossing, Westerleigh
Gross Site Area (Ha):	1.50
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to access constraints as it is likely that third party land would be required to provide access and the site promoter has not demonstrated that a suitable access could be achieved.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. There are potential access constraints as it is likely that third party land would be required to provide access.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG457
Site Name:	Land at Harts Cottage, Gloucester Road, Almondsbury
Gross Site Area (Ha):	0.48
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	ite has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG458
Site Name:	Land RO Beaufort Hunt PH, Borad Street, Chipping Sodb
Gross Site Area (Ha):	0.15
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable. Site includes a public house which is proposed to be retained. The rear garden is proposed to be developed however this is below the HELAA site size threshold (less than 5 dwellings).
Availability	No - not available
Availability Conclusions	Based on the suitability assessment, the site would not be able to accommodate 5 or more dwellings and therefore is assessed as not available.
Achievability	No - unachievable
Achievability Conclusions	Based on the suitability assessment, the site would not be able to accommodate 5 or more dwellings and therefore is assessed as unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG460
Site Name:	Land at The Grange, Elberton
Gross Site Area (Ha):	0.22
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has been assessed as potentially unsuitable due to access constraints as third party land would be required to provide access onto the B4461. The site promoter has not demonstrated that access could be achieved.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG462
Site Name:	Land at 65 Abbots Road, Hanham Abbots
Gross Site Area (Ha):	0.38
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has very few constraints including 100% BMV agricultural land and potential archaeological constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (99.97%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG463
Site Name:	Land on the West side of Churchend Lane, Charfield
Gross Site Area (Ha):	1.72
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to the heritage constraints. Development would result in less than substantial harm to a Grade I listed building in addition to a Grade II listed building. No mitigation or avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG465
Site Name:	15 and 17a, London Road, Warmley
Gross Site Area (Ha):	1.56
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape, archaeological and heritage constraints and surface water (11.9%) and groundwater (17.68%) flooding however it likely these constraints could be mitigated/avoided. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG467
Site Name:	River View, Land adjacent to Frome Mill Farm
Gross Site Area (Ha):	1.49
Proposed Uses:	Residential, B1 uses, Gypsy and Travellers, Travelling Sh

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including FZ2 (11.14%) and 3a (2.85%), an overhead powerline, and landscape constraints however it is considered likely these constraints could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG469
Site Name:	Land West of Yate Road & Stover Road, Yate
Gross Site Area (Ha):	0.60
Proposed Uses:	Residential, Office

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints except for 73% BMV agricultural land. The site is located in the Green Belt (100%).
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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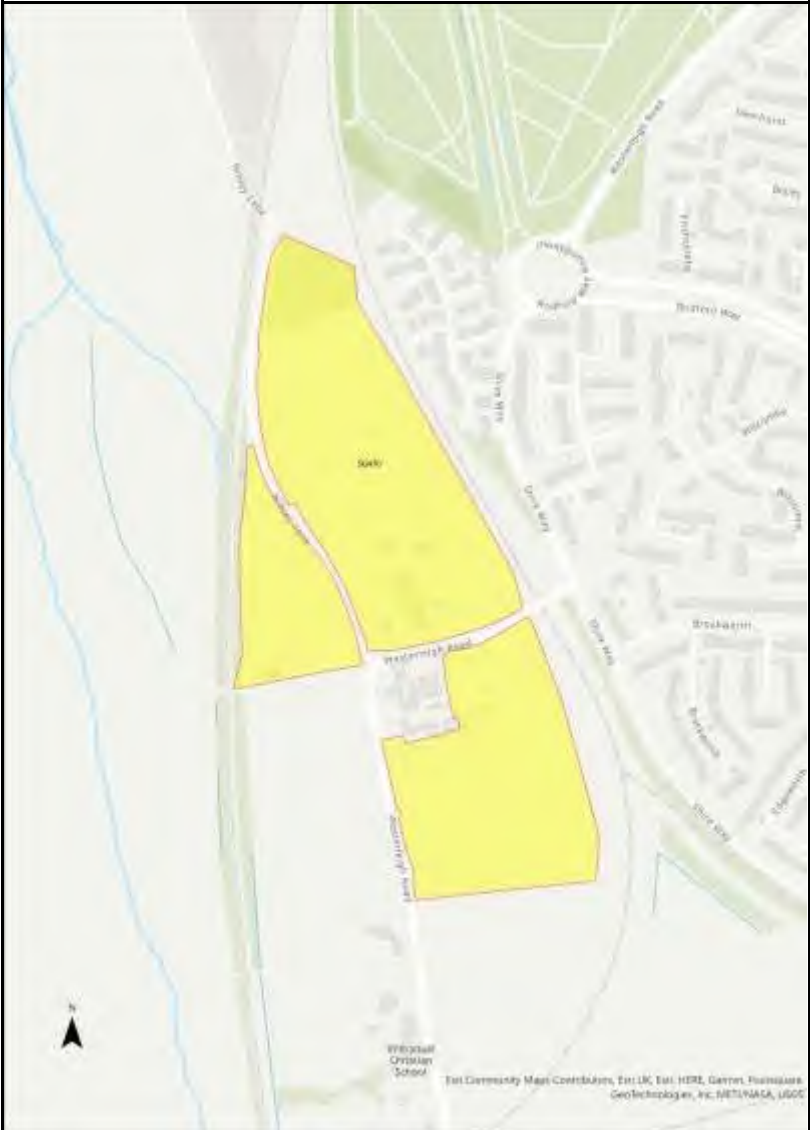
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG470
Site Name:	Land at Beech Hill Farm, Westerleigh Road, Yate
Gross Site Area (Ha):	14.93
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including potential archaeological, heritage and landscape, potential contamination (45%), an OH powerline and a gas pipeline however these constraints could be avoided/mitigated. The site is in the Green Belt (99.92%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has willing landowners and there are unlikely to be legal constraints or ransom strips. Existing commercial use will need to be relocated.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG471
Site Name:	Woodlands Farm, 103 Badminton Road, Coalpit Heath
Gross Site Area (Ha):	3.43
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including contamination (1%), oil pipeline (9.95%), BMV agricultural land (43.52%), and an SNCI and Ancient Woodland within 15m buffer however it is likely these could be avoided/mitigated.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG474
Site Name:	Land rear of Bath Road
Gross Site Area (Ha):	34.35
Proposed Uses:	Residential, Other

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including SNCI (16.3%), Priority habitat (16.13%), landscape (VIH), heritage, archaeology and access constraints and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG477
Site Name:	Stover Bridge, Nibley Gardens, Bridge Road
Gross Site Area (Ha):	1.54
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not subject to any constraints apart from being 100% BMV agricultural land. The site is located in the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site

Deliverable:



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

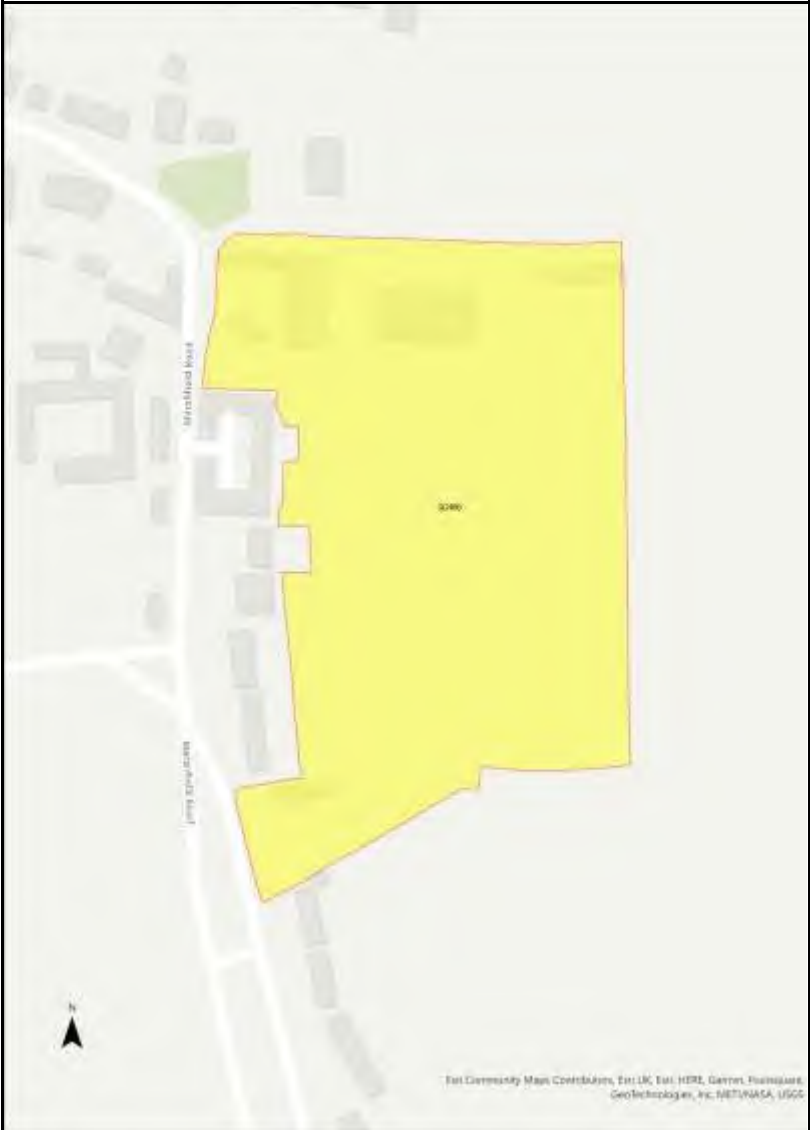
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG480
Site Name:	Grange Farm, Tormarton
Gross Site Area (Ha):	2.77
Proposed Uses:	Residential

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

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG481
Site Name:	Land to the east of the B4055, Pilning Station
Gross Site Area (Ha):	21.87
Proposed Uses:	Employment B1, B2, B8

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including 79% Flood Zone 2 and 19% Flood Zone 3, 47% Priority Habitat however it is considered likely that these could be avoided / mitigated as the site is proposed for employment use only.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site is not in active use, has clear ownership and there are unlikely to be legal constraints or ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG482
Site Name:	Land to West of North Road and South of Mission Road,
Gross Site Area (Ha):	2.55
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site is potentially unsuitable as 63.43% of the site is within an SNCI with the remainder of the SNCI located immediately to the south of the site. It is considered that no mitigation or avoidance is possible.

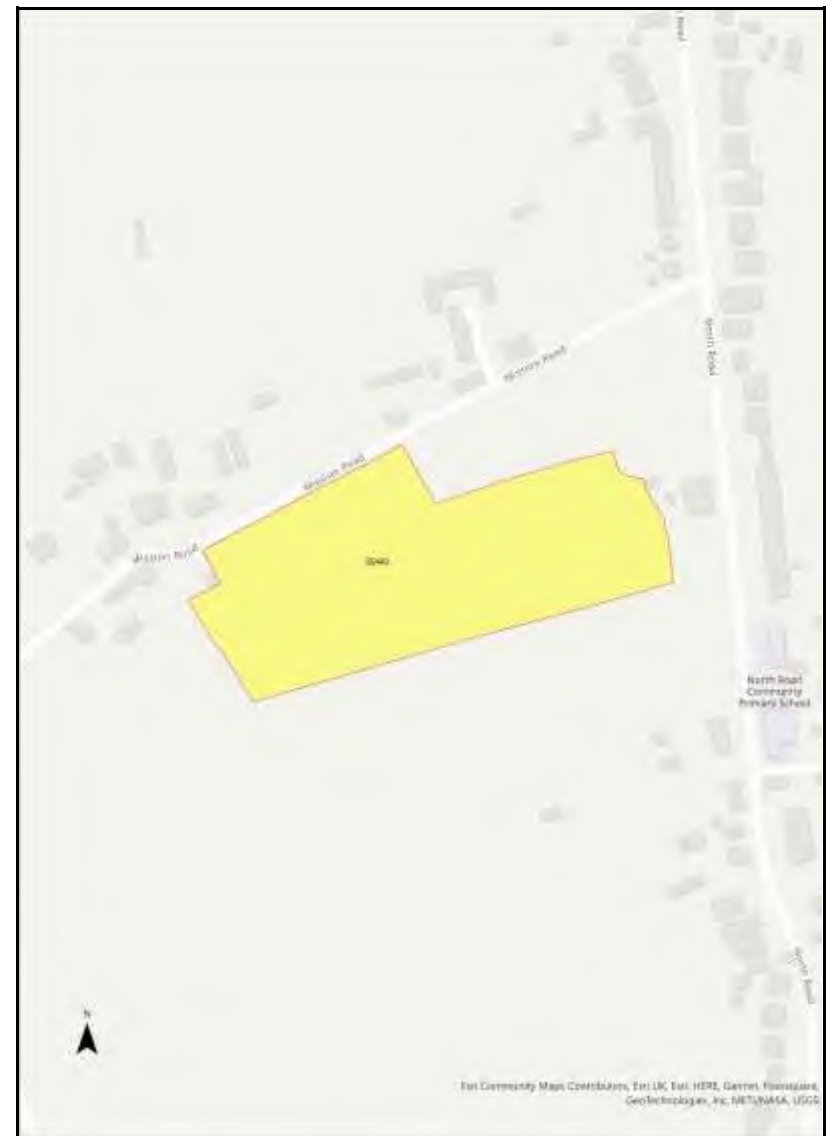
Availability **No - not available**

Availability Conclusions
The site has been assessed as potentially unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG483
Site Name:	Down Road Field
Gross Site Area (Ha):	2.33
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints. The site is located wholly within the Green Belt.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	Yes - potentially achievable
Achievability Conclusions	There is no evidence of promoter or developer involvement. However the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG498
Site Name:	Oxbarton Mead Road
Gross Site Area (Ha):	0.24
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner and the site is not in active use. There are unlikely to be legal constraints or ransom strips. Application P22/03115/F for 6 dwellings currently being determined.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG547
Site Name:	Highwood Road Cribbs Causeway
Gross Site Area (Ha):	0.76
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable - the majority of the site is already developed for transport infrastructure associated with Filton Airfield. The remaining site area would not be suitable to accommodate 5 or more dwellings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available. Site already developed for transport infrastructure associated with Filton Airfield. Remaining site area could not accommodate more than 5 dwellings.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG569
Site Name:	Savages Wood Road, Land Off
Gross Site Area (Ha):	0.34
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints. The site has full detailed planning permission and signed S106 for 21 dwellings (P21/02957).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner. The site has full detailed planning permission and signed S106 for 21 dwellings (P21/02957) granted on 29 June 2022.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board, the site has no obvious issues which are likely to impact the viability of the site .

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG593
Site Name:	Whitehouse Lane
Gross Site Area (Ha):	3.35
Proposed Uses:	B1, B2, B8

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as the entire site is Priority Habitat. It is considered that no mitigation/avoidance is possible. Site is also 99.93% FZ3a however proposed for employment use so only sequential test required, not exception test.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG601
Site Name:	Land at Brook Farm Junction 14
Gross Site Area (Ha):	2.40
Proposed Uses:	Park and Ride and Green Infrastructure

Suitability	No – Potentially Unsuitable
Suitability Conclusions	No - Potentially Unsuitable: Site Promoted for non-residential and non-employment use
Availability	No - not available
Availability Conclusions	No - Not Available: Site promoted for non-residential and non-employment use
Achievability	No - unachievable
Achievability Conclusions	No - Unachievable: Site promoted for non-residential and non-employment use

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG602
Site Name:	Land at Plot E10, Northfield Park, Hayes Way, Patchway
Gross Site Area (Ha):	1.64
Proposed Uses:	Office & Retail

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is brownfield land and is a safeguarded employment site (94%). Part of the site is already developed as a supermarket. The remainder of the site is not affected by any constraints.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available. The site is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unavailable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG603
Site Name:	Land at Cribbs Causeway
Gross Site Area (Ha):	6.61
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by a major constraint (95.99% within HSE Inner Zone) with the remainder of the site is within an HSE Middle Zone. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG604
Site Name:	Land at Sports Ground, Station Road, Henbury
Gross Site Area (Ha):	6.81
Proposed Uses:	Sports facilities on 68,500sqm site

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site proposed for non-residential or non-employment use.

Availability	No - not available
Availability Conclusions	No - Unavailable: Site promoted for non-residential or non-employment use

Achievability	No - unachievable
Achievability Conclusions	No - Unachievable: Site promoted for non-residential or non-employment use

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG605
Site Name:	Land at Hanham Community Centre
Gross Site Area (Ha):	0.94
Proposed Uses:	Retail and new community centre

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is brownfield land. The site includes a Grade II listed War Memorial however it is considered likely that any impacts could be mitigated.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, the site has a willing landowner however the site is in active use and is reliant on other sites coming forward therefore availability is uncertain at this stage.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as availability uncertain and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG606
Site Name:	Land at Springfiled Lakes, Bath Road-Brewery Hill, Bitto
Gross Site Area (Ha):	6.14
Proposed Uses:	Residential, community, retail, sports /open space

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it would cause significant harm to Bitton Conservation Area. It is also in close proximity to Upton Cheyney Conservation Area. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG607
Site Name:	Bridge View, Westerleigh Road, Westerleigh
Gross Site Area (Ha):	0.23
Proposed Uses:	Gypsy and Travellers/ Travelling Showpeople site

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is below the site size threshold (less than 0.25ha/less than 5 dwellings). The site has existing development which is to be retained. The remaining undeveloped area is below the site size threshold.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG608
Site Name:	Land at Vilner Farm, Thornbury
Gross Site Area (Ha):	19.94
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has potential archaeology, heritage and landscape constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (99.91%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board. It has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG609
Site Name:	Land at Jeffries Hill Bottom, Hanham
Gross Site Area (Ha):	0.40
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to access constraints - the site has insufficient vehicular access and it is considered that no mitigation/avoidance is possible. Site promoter has not demonstrated that a suitable access can be achieved.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Based on the suitability and availability assessments, the site is also considered to be unachievable due to access constraints.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG610
Site Name:	Land on the South Side of Court Farm, Longwell Green a
Gross Site Area (Ha):	1.61
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site has been assessed as potentially unsuitable as it has access constraints due to it being landlocked. The site promoter has not provided any evidence to demonstrate that access could be achievable.

Availability **No - not available**

Availability Conclusions
The site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG612
Site Name:	Henfield Paddock, Henfield Road, Coalpit Heath
Gross Site Area (Ha):	0.29
Proposed Uses:	Gypsy and Travellers

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is below the site size threshold (less than 0.25ha/less than 5 dwellings). The site has existing development which is to be retained. The remaining undeveloped area is below the site size threshold.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG613
Site Name:	Land on the north side of Badminton Road
Gross Site Area (Ha):	9.36
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including an OH powerline, a gas pipeline, proximity to an SNCI, archaeological constraints, and two Grade II listed buildings adjacent to the site however these constraints could be avoided/mitigated. The site is in the GB (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG615
Site Name:	Castle Farm, Poplar Lane, Wickwar, Wotton-Under-Edg
Gross Site Area (Ha):	23.02
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to access constraints. Due to the scale of the site, the site would need strategic highway considerations and no evidence has been provided by the site promoter on this.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG616
Site Name:	Land at Gllslake Farm, Pilning
Gross Site Area (Ha):	7.29
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site has a number of constraints including 61% Flood Zone 2 and 37% Flood Zone 3, potential for significant archaeology and it is considered that no mitigation / avoidance is possible.

Availability **No - not available**

Availability Conclusions
Site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG617
Site Name:	Sodbury Road, Wickwar, Wotton-Under-Edge, GL12 8N
Gross Site Area (Ha):	0.40
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site contains a small area of potentially contaminated land (4.19%) however it is considered likely that this could be avoided/mitigated.
Availability	No - not available
Availability Conclusions	The site was promoted in 2018. SGC has contacted the site promoter however they have not responded to confirm that the site is still available.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG620
Site Name:	Land to west of Park Farm
Gross Site Area (Ha):	0.43
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not subject to any constraints apart from 99.92% of the site being at high risk of ground water flooding. The Park Farm site which wraps around this site was granted outline planning permission on appeal in Feb 2023 (PT18/6450/O).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG621
Site Name:	Land East of North Road, Engine Common
Gross Site Area (Ha):	3.25
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has approved planning consent for 89 dwellings under P20/24044/O and P21/04070/RM.

Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has full detailed planning permission and a signed S106 with clear evidence of delivery.

Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board, the site has no obvious issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG701
Site Name:	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36
Gross Site Area (Ha):	9.75
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including archaeological constraints, HSE Outer Zone (2%), and a Grade II listed building within 250m however it is considered likely that these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG703
Site Name:	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ
Gross Site Area (Ha):	1.87
Proposed Uses:	Residential and Comercial

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including forming part of the setting of two Grade II Listed Buildings and the neighbouring cement works however it is considered likely that these could be mitigated. The site is located within the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner. The site is partially used for equestrian uses and the CfS submission states the use will cease.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG704
Site Name:	Land south of Yate Road, Yate
Gross Site Area (Ha):	21.16
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including an overhead powerline, Grade II listed buildings within 250m, access constraints, and archaeological constraints however it is considered likely these could be avoided or mitigated. The site is located in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG705
Site Name:	Land to the north of The Old Rectory, Charfield
Gross Site Area (Ha):	1.46
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including archaeological and heritage constraints and the net developable area has been reduced to provide a buffer with the nearby listed building.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG706
Site Name:	Millstream Works, Station Works, Wickwar, Wotton-Un
Gross Site Area (Ha):	0.24
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site is potentially unsuitable as it is affected by constraints including 88% Safeguarded Employment with potential adjacent neighbouring employment 'bad' neighbour uses and it is considered that no mitigation / avoidance is possible.

Availability **No - not available**

Availability Conclusions
Site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: **Undeliverable/Undevelopable**



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

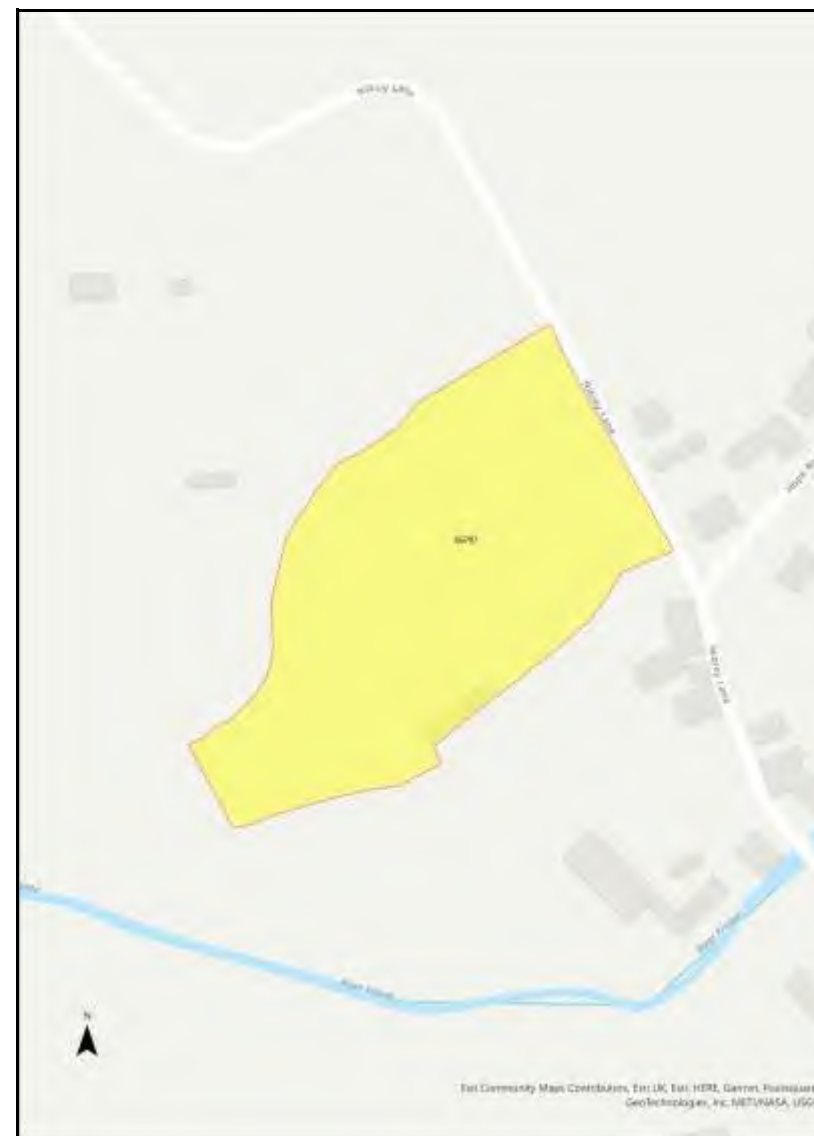
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG707
Site Name:	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS3
Gross Site Area (Ha):	1.56
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from FZ2 (4.22%) and FZ3a (1.9%) however it is considered likely this could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

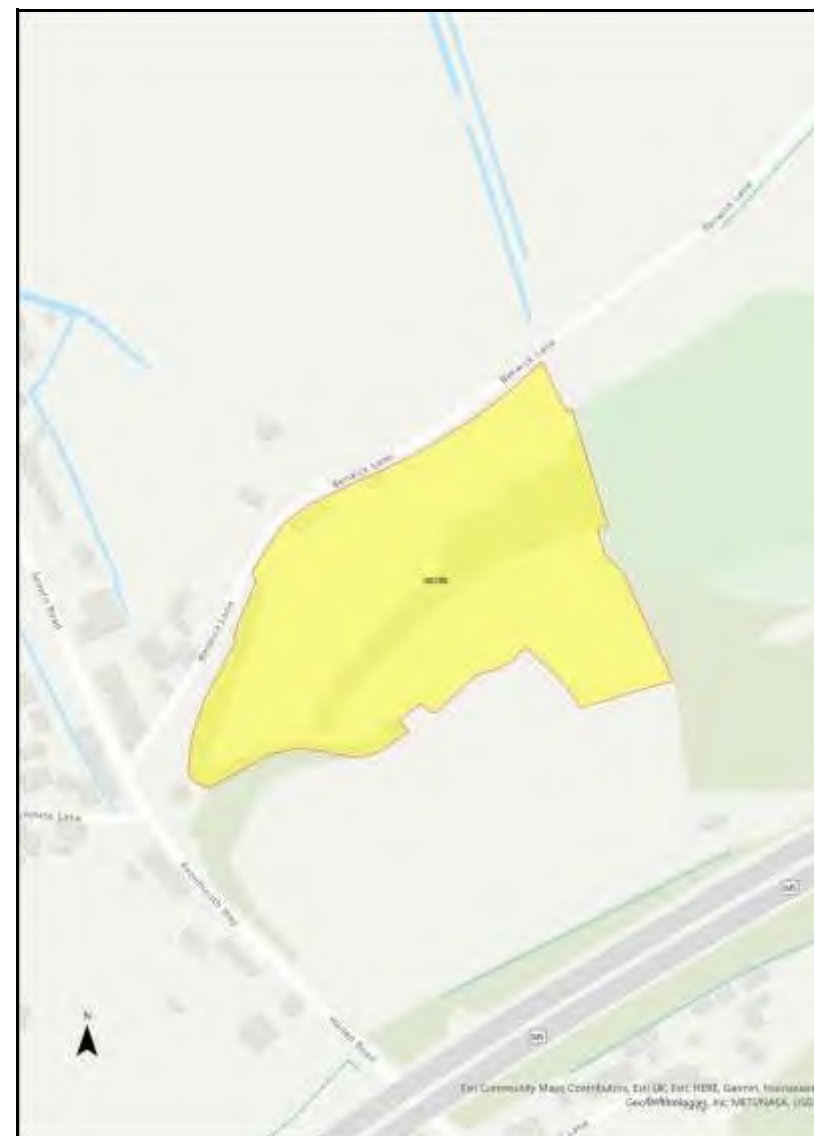
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG708
Site Name:	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7
Gross Site Area (Ha):	3.50
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including archaeology constraints, 11.55% overlap with SNCI and Priority habitat and being adjacent to an SNCI and Ancient Woodland however it is considered any impacts could be avoided/mitigated. The site is 100% Green Belt.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner and there are unlikely to be any legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG710
Site Name:	The Stables, Bristol Road, Iron Acton, South Glos. BS37
Gross Site Area (Ha):	0.77
Proposed Uses:	Residential, Leisure, Commercial

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is subject to constraints including a large proportion of Flood Zone 3a (91%) and SNCI overlap (32%). It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Based on suitability assessment the site is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	Based on suitability assessment the site is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG711
Site Name:	Land at Grey Gables, Vicarage Lane, Olveston,
Gross Site Area (Ha):	3.57
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage constraints (5.18% within Olveston Conservation Area and being in close proximity to listed buildings), access constraints and potential archaeology constraints however these could be avoided/mitigated. Site is within the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and it is not in active use. There are unlikely to be any legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG712
Site Name:	Land to the north of Beacon Lane, Winterbourne
Gross Site Area (Ha):	44.91
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to heritage constraints - significant harmful impact on Church Lane Winterbourne Conservation Area and Grade I and II listed buildings. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore considered to be unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG713
Site Name:	Land to west of Wotton Road, Rangeworthy
Gross Site Area (Ha):	171.85
Proposed Uses:	Mixed use

Suitability No – Potentially Unsuitable

Suitability Conclusions The site has been assessed as potentially unsuitable due to access constraints. Due to the scale of the site, the site would need strategic highway considerations and no evidence has been provided by the site promoter on this.

Availability No - not available

Availability Conclusions The site has been assessed as unsuitable and it is therefore not available.

Achievability No - unachievable

Achievability Conclusions The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: Undeliverable/Undevelopable



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

Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG714
Site Name:	Land at Heneage Lane and The Gables, Falfield
Gross Site Area (Ha):	9.32
Proposed Uses:	Mixed use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site consists of two separate parcels - they have some constraints including an area of FZ3a (3.45%) and heritage constraints (proximity to listed buildings) however it is considered likely that these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available situation the site is a vacant site promoted by a land agent on behalf of a single landowner. There is unlikely to be a ransom strip or legal/access constraints.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board, but no developer. There are no known viability issues at this stage.

Deliverable:



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

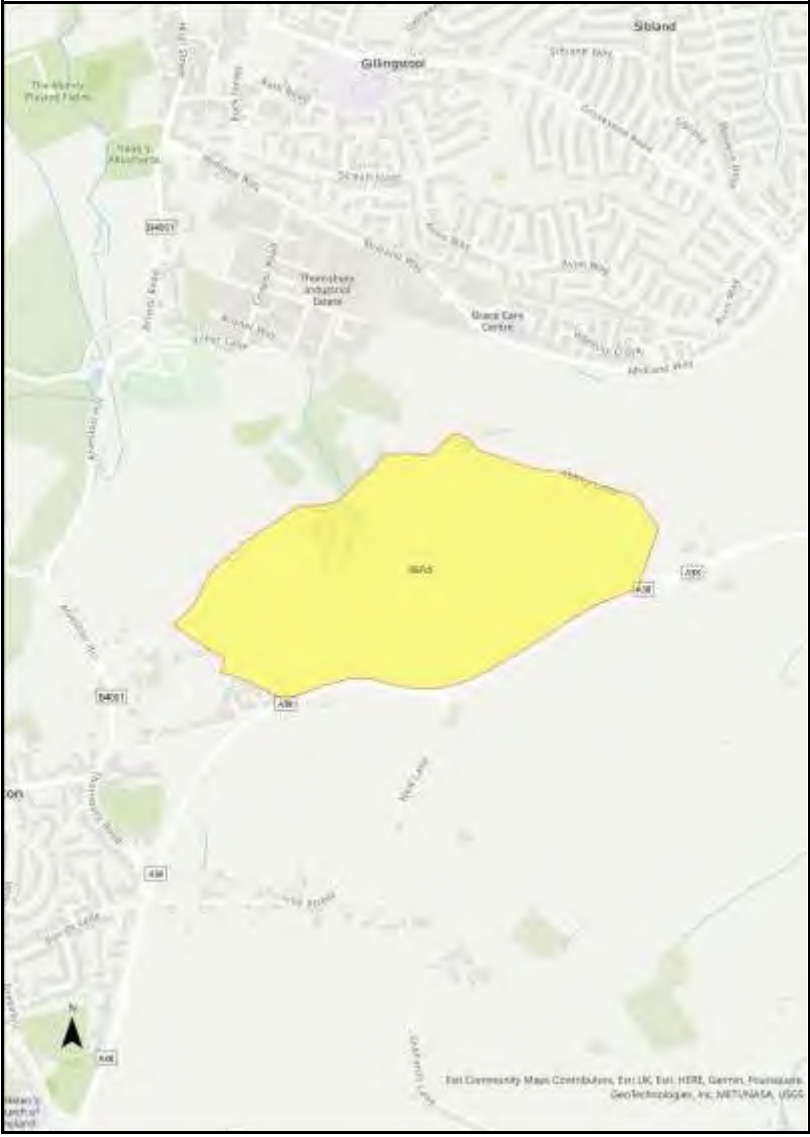
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG715
Site Name:	Land at Merry Heaven Farm, Alveston
Gross Site Area (Ha):	40.27
Proposed Uses:	Mixed use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has landscape, archaeology and heritage constraints and an overhead power line and electric pole buffer however it is considered likely these constraints could be avoided or impacts mitigated. The site is in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it has clear ownership, it is not in active use and there are unlikely to any legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG716
Site Name:	Land at Forty Acre Lane, Alveston
Gross Site Area (Ha):	20.32
Proposed Uses:	Mixed use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including access constraints and heritage constraints (proximity to Grade II listed buildings). The site area has been reduced to reflect these constraints. Site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be any ransom strips or legal constraints.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are no obvious issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG717
Site Name:	Land off Midland Way, Thornbury
Gross Site Area (Ha):	2.62
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has potential archaeology and landscape (visually important hillside) constraints and the site area has been reduced to reflect this.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG718
Site Name:	Land at Crossways, Thornbury
Gross Site Area (Ha):	6.83
Proposed Uses:	Mixed use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including landscape and heritage constraints, FZ2, FZ3a, potential harm on local transport network and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG719
Site Name:	The Meads, Common Mead Lane, Hambrook,
Gross Site Area (Ha):	0.85
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has landscape constraints and approximately 99% of the site is shown as being at risk of surface water flooding (30yr, 100yr & 1000yr) however it is considered likely these constraints could be avoided/mitigated. The site is in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it includes a residential dwelling and dog kennels which are proposed to be redeveloped. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be issues which impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG720
Site Name:	Land at Cloverly Road, Oldland Common, BS30 8TX
Gross Site Area (Ha):	0.06
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions Site is not considered to be suitable in HELAA terms as it could not accommodate 5 or more dwellings.

Availability **No - not available**

Availability Conclusions Site is considered to be unavailable in HELAA terms as it would not be able to be developed for 5 or more dwellings.

Achievability **No - unachievable**

Achievability Conclusions Site is considered to be unachievable in HELAA terms as it would not be able to be developed for 5 or more dwellings.

Deliverable: **Undeliverable/Undevelopable**



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

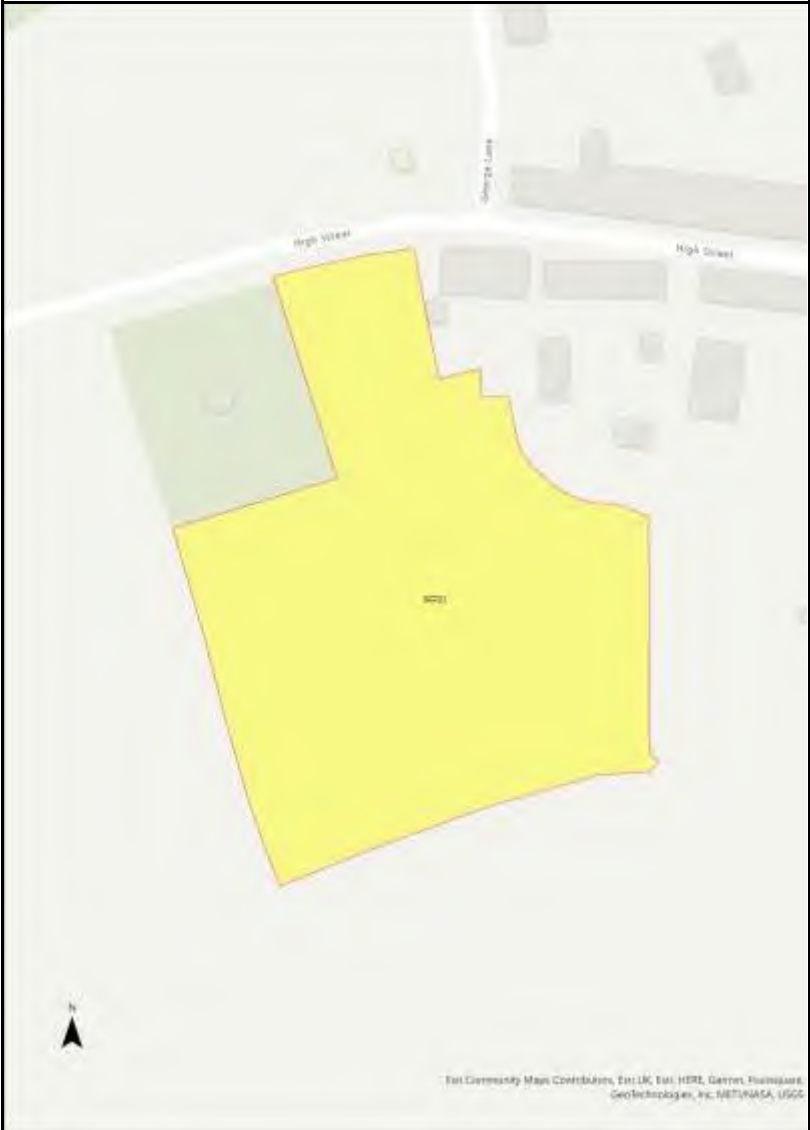
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG721
Site Name:	Land behind 143 High Street Marshfield
Gross Site Area (Ha):	1.14
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to heritage constraints (site is entirely within Marshfield Conservation Area and in close proximity to Grade II* and Grade II listed buildings). Site is also located in an AONB (100%) and in Green Belt (99.75%).
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG722
Site Name:	Little Park Farm, Chipping Sodbury, Bristol.
Gross Site Area (Ha):	1.48
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as development would harm the setting of the Grade II listed building (Burcome Spring Farm, Parks Farm and Harwoodgate Farm). It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG724
Site Name:	Land at Fernhill, Almondsbury
Gross Site Area (Ha):	2.60
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to landscape constraints (impact on visually important hillside) & heritage constraints (impact on Local Historic Park & Garden, locally listed buildings and Grade II listed building). No mitigation/avoidance is possible
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG725
Site Name:	Land at Woodmans Cottage, Eastwood Park
Gross Site Area (Ha):	1.23
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is partly brownfield and has constraints including being within Eastwood Park Local Historic Park and Garden and being within 250m of two Grade II listed buildings however it is considered likely these constraints can be mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and clear ownership. The site has existing residential properties which are proposed to be retained with the undeveloped parts of the site proposed to be developed.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG726
Site Name:	Land at Merville Farm
Gross Site Area (Ha):	2.77
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints although it has some archaeological potential and the site is 100% BMV agricultural land. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG727
Site Name:	Land on the South Side of Gaunts Earthcott Lane
Gross Site Area (Ha):	6.93
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including three Grade II and II* listed buildings within 250m however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG728
Site Name:	Land at North Road, Yate
Gross Site Area (Ha):	0.94
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including potential contamination (85.91%) and groundwater flooding (53.55%) however it is considered likely these constraints could be avoided or impacts mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG729
Site Name:	Land to the east of Bristol Road
Gross Site Area (Ha):	22.36
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site has a number of constraints including contamination (4.45%), groundwater flooding (42.33%), BMV agricultural land (67.03%), SNCI (3.81%), and Local Green Space (3.02%) which could be avoided/mitigated. The site is located in the Green Belt (100%)

Availability Yes - potentially available

Availability Conclusions Based on best available information the site has willing landowner(s), the site is not in active use, the site has clear ownership and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 544

Employment Initial Capacity

Site Reference:	SG730
Site Name:	Land to east of B4058 at Heath End
Gross Site Area (Ha):	0.90
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including Flood Zone 3a (54.68%), potential archaeology and proximity to a locally listed building and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG732
Site Name:	Land to rear of 450 North Road, Yate
Gross Site Area (Ha):	0.45
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site is not affected by any constraints. The site is not within the Green Belt.

Availability Yes - potentially available

Availability Conclusions Based on best available information the site has clear ownership and there are unlikely to be legal constraints or ransom strips. The site is in partial use and the site area has been reduced to reflect this.

Achievability Yes - potentially achievable

Achievability Conclusions The site has a promoter on board and the site has no obvious issues which are likely to impact the viability of the site

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 8

Employment Initial Capacity

Site Reference:	SG733
Site Name:	South side of 122 Westerleigh Road, Pucklechurch
Gross Site Area (Ha):	2.85
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site has a few constraints including heritage constraints and BMV agricultural land however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).

Availability Yes - potentially available

Availability Conclusions Based on best available information, the site has a willing landowner and it is not in active use and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has no obvious issues which are likely to impact the viability of the site

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 85

Employment Initial Capacity

Site Reference:	SG735
Site Name:	Viridor Waste Management, North Way, Filton
Gross Site Area (Ha):	1.54
Proposed Uses:	Industrial

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is brownfield land. The site is a safeguarded employment site (99.52%) however it is proposed for employment use. The site has constraints including Flood Zone 2 (31%) however it is considered likely that this could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner. Part of the site is in active use as a waste facility however there is evidence this use will cease (due to existing relocation plans).
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site .

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG736
Site Name:	The Orchard Hacket Lane Thornbury
Gross Site Area (Ha):	0.22
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site is potentially unsuitable as 99.59% of the site is located within Flood Zone 3a and it would therefore need to pass both the sequential and the exception test.

Availability **No - not available**

Availability Conclusions
Site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: **Undeliverable/Undevelopable**



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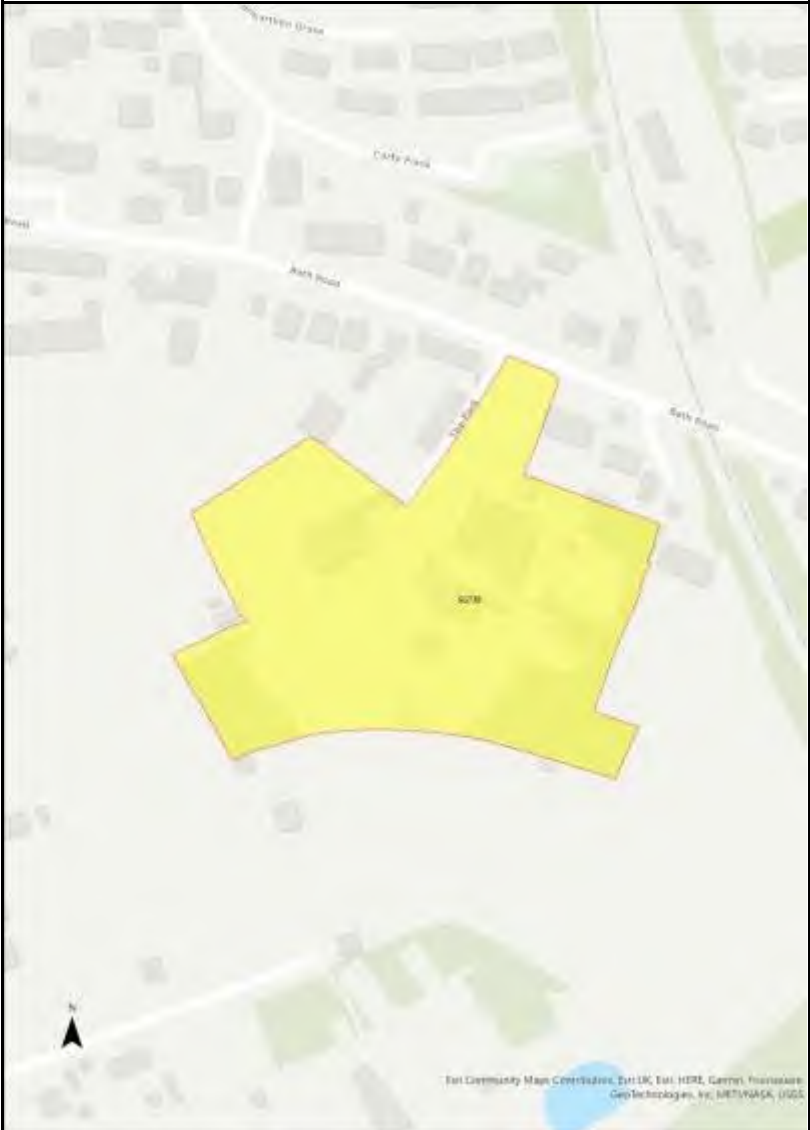
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG738
Site Name:	Jarretts Garden Centre, Bath Road
Gross Site Area (Ha):	2.53
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints. The site is located in the Green Belt (92.35%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, the current uses will cease during the plan period, and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG739
Site Name:	Land at Talbots End, Cromhall
Gross Site Area (Ha):	1.36
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being in close proximity to locally listed buildings and potential archaeology constraints however it is considered likely these could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG740
Site Name:	Land at Talbots End, Cromhall
Gross Site Area (Ha):	0.30
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from being at moderate risk of Groundwater Flooding.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be any legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG741
Site Name:	Land to North of New Street, Charfield
Gross Site Area (Ha):	0.37
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has very few constraints however should be brought forward in conjunction with the adjacent site SG098.

Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.

Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG742
Site Name:	Land adjacent to north of Heath End Garage
Gross Site Area (Ha):	2.92
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage constraints (proximity to Grade I and II listed buildings), potential archaeology constraints, and moderate risk of ground water flooding (100%) however it is considered likely these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	The site has a willing landowner. The site is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

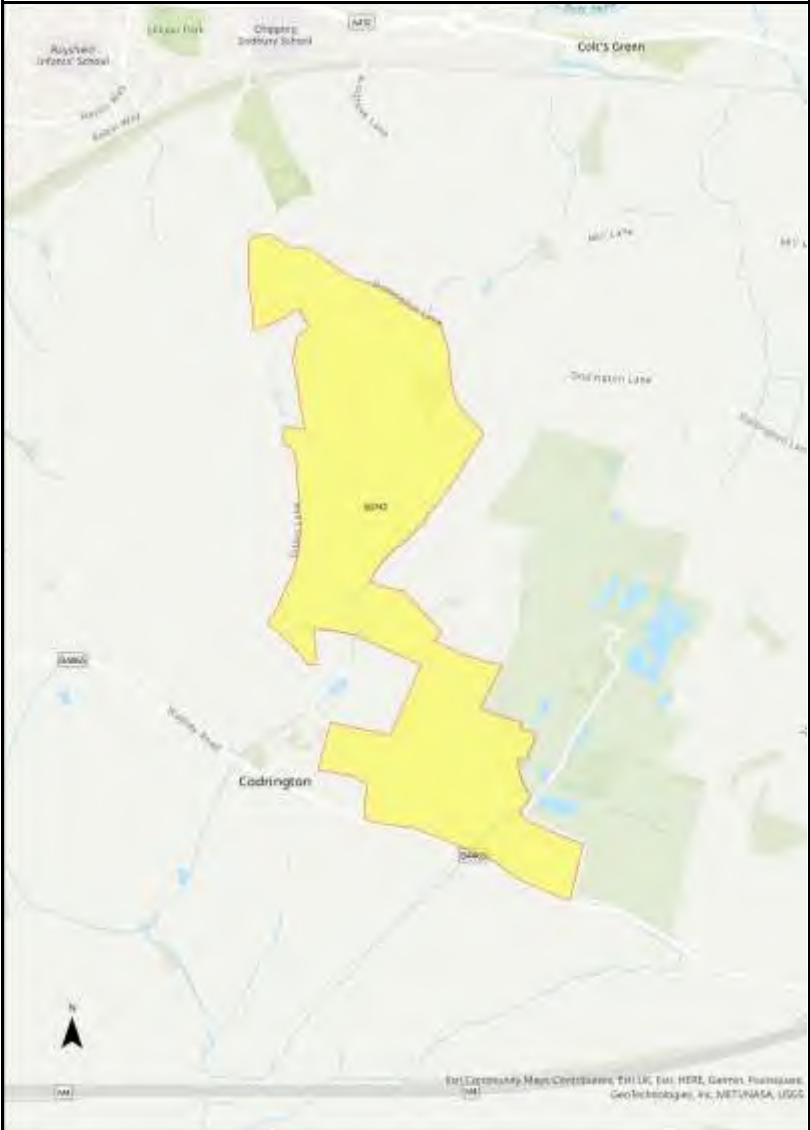
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG743
Site Name:	Land at Downs Farm and Whistledown Farm,
Gross Site Area (Ha):	121.49
Proposed Uses:	Mixed use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including landscape harm, heritage, archaeology, transport access and 92% Best and Most Versatile agricultural land and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG744
Site Name:	Land at Angers Farm, Earthcott
Gross Site Area (Ha):	39.67
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including a gas pipeline along the southern edge of the site and being adjacent to the M4 along its western boundary however these constraints can be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

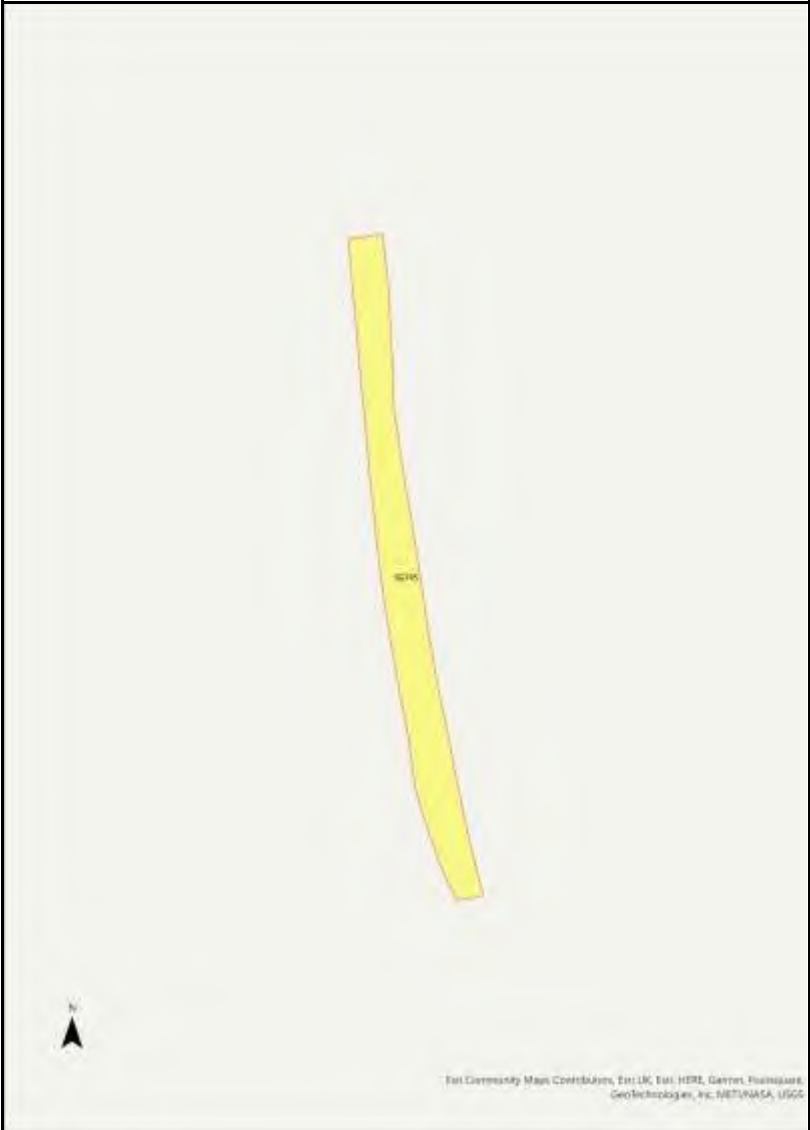
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG745
Site Name:	Land at Church Hill (known as 'The Lagger'), Oldbury on
Gross Site Area (Ha):	0.21
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is potentially unsuitable due to the combination of landscape constraints, heritage constraints and Flood Zone 3a (20%). Reducing the site area to mitigate these constraints would take the site below the site size threshold of less than 5 dwellings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG746
Site Name:	Land at Pilning Railway Station, Station Road, Pilning BS
Gross Site Area (Ha):	1.09
Proposed Uses:	Mixed Use/Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site is affected by constraints including 15% Flood Zone 3, 20% Flood Zone 2 and 87% Priority Habitat and it is considered that no mitigation / avoidance is possible.

Availability **No - not available**

Availability Conclusions
Site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG747
Site Name:	Land between Hallen Road and Moorhouse Lane, Halle
Gross Site Area (Ha):	3.82
Proposed Uses:	Residential inc selfbuildd potential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape, heritage (proximity to Grade II listed building), potential archaeology and flood risk (FZ2 and 3a) constraints however it is considered these constraints could be avoided or mitigated. Site is 100% in the GB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has clear ownership and there are unlikely to be any legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are no issues which are likely to impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG748
Site Name:	Land at Wellinghouse Farm, Moorhouse Lane
Gross Site Area (Ha):	0.99
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Potentially unsuitable: 92.63% of the site is located within Flood Zone 3a. It is considered that no mitigation or avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not unachievable

Deliverable: Undeliverable/Undevelopable



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

Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG749
Site Name:	The Oaks, Filton Road, Hambrook,
Gross Site Area (Ha):	8.76
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including potential archaeology constraints, access constraints, and landscape constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, it has clear ownership and there are unlikely to be any legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and there are unlikely to be any issues which impact the viability of the site.

Deliverable:



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

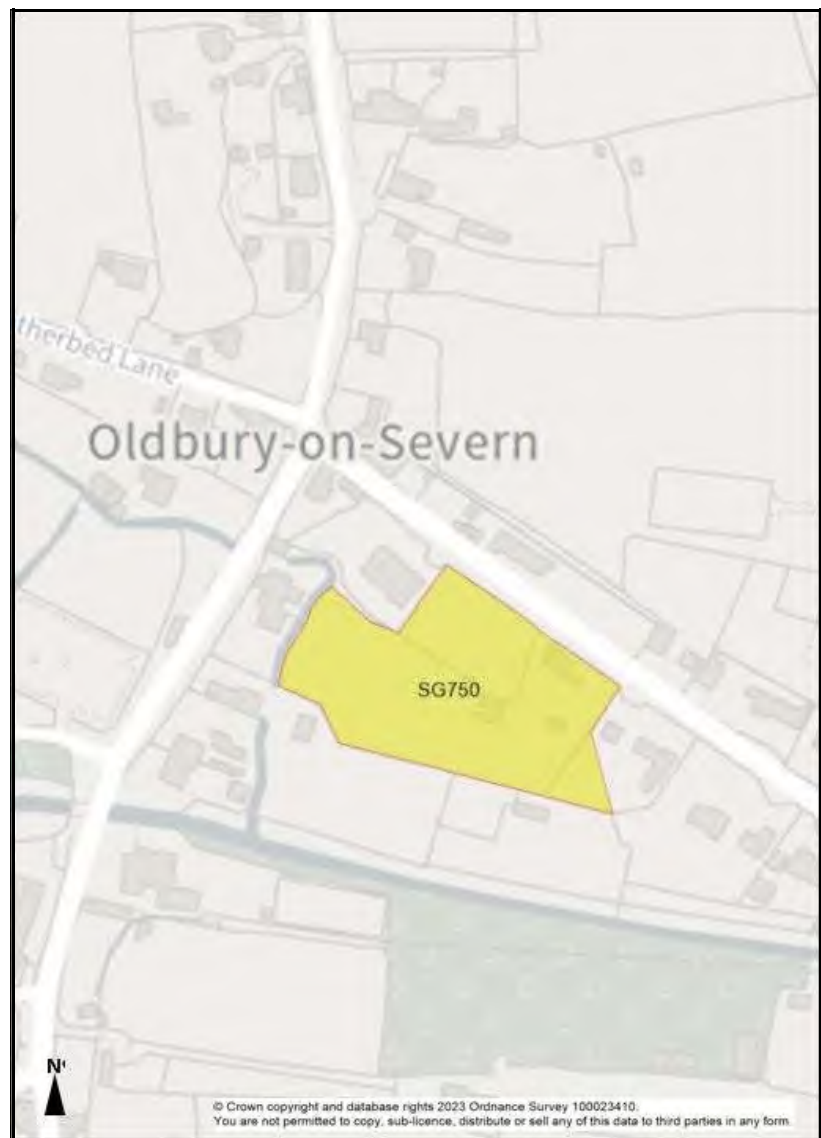
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG750
Site Name:	Old Stores, Chapel Road, Oldbury-on-Severn
Gross Site Area (Ha):	0.57
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as 99.92% of the site is located within Flood Zone 3a and it would therefore need to pass both the sequential and exception test. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

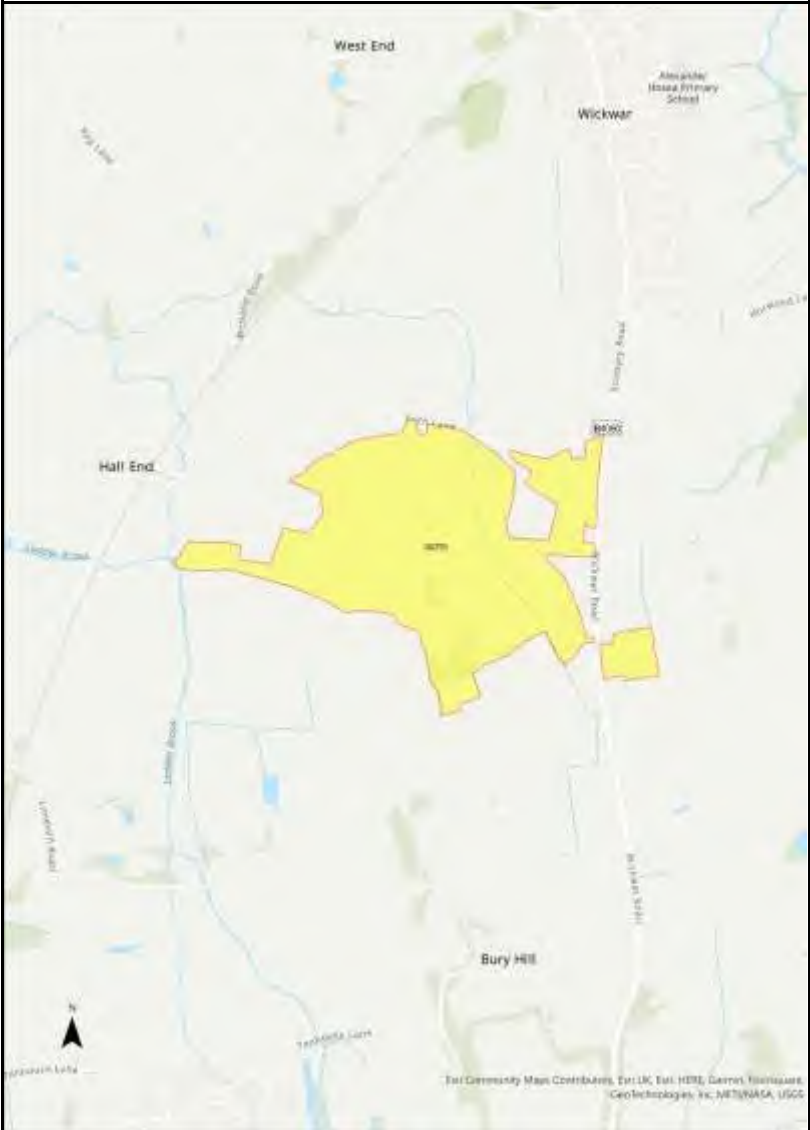
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG751
Site Name:	Hill House Farm, Sodbury Road, Wickwar
Gross Site Area (Ha):	64.62
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is affected by constraints including landscape (VIH, Strategic Viewpoints), heritage constraints, potential archaeology and potential harm to local transport network and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG752
Site Name:	White House Lane, Church Road, Pilning
Gross Site Area (Ha):	5.49
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is 99.91% within Flood Zone 3a and it would therefore need to pass both the sequential and exception test. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site is unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site is unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG753
Site Name:	Land South Side of Church Road
Gross Site Area (Ha):	1.10
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to heritage constraints (proximity to Grade I listed Wick Court). No mitigation/avoidance is possible. An outline planning application on the site for 22 dwellings was refused on 17/12/2022 (Ref: P21/07243/O).
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available. An outline planning application for 22 dwellings was refused on 17/12/2022 (Ref: P21/07243/O).
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG754
Site Name:	Land at the University of the West of England
Gross Site Area (Ha):	9.12
Proposed Uses:	Residential and Education

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being approx 100m away from the Grade II listed building however it is likely that any impacts can be mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, the site is not in active use, the site has clear ownership, there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG755
Site Name:	Swanmoor Stoke
Gross Site Area (Ha):	261.89
Proposed Uses:	Residential and Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including 64% Flood Zone 3, 43% Priority Habitat, heritage setting, archaeology however it is considered likely that these could be avoided / mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners however it has complex ownership of 15 landowners, some of which have entered their own CfS. However they have contracted to formulate the masterplan under this CfS submission.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site (assuming the area of FZ3a will be excluded).

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 1571

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

Site Reference:	SG756
Site Name:	Land west of Sodbury Road
Gross Site Area (Ha):	2.23
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including 0.05% of the site being within Wickwar Conservation Area, a number of Listed Buildings in close proximity, and archaeology constraints however it is considered likely that these constraints could be mitigated/avoided.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	It is unknown if the site has a willing landowner.
Achievability	No - unachievable
Achievability Conclusions	The site is unachievable due to it having uncertain availability.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG757
Site Name:	Land south of Wickwar Road, Rangeworthy
Gross Site Area (Ha):	4.45
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from 100% BMV agricultural land and approx 38.65% of the site may be at moderate risk of Ground water flooding.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information it is unclear if there is a willing landowner. Further information required to confirm availability.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as availability uncertain and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG759
Site Name:	Land north of Holbrook Lane
Gross Site Area (Ha):	6.34
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to landscape constraints. The site is located on a visually important hillside prominent in the surrounding landscape and is part of the strategic GI network. No mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG760
Site Name:	Land south of Abbots Road
Gross Site Area (Ha):	5.44
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including archaeology, landscape and heritage constraints and a SSSI, SNCI, Ancient Woodland and LGS are adjacent to the southern boundary of the site however these could be avoided/mitigated. Site is located in the GB (100%).
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, it is not known if there is a willing landowner.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG761
Site Name:	Land south of Upper Tockington Road
Gross Site Area (Ha):	4.76
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being adjacent to Tockington Conservation Area and potential archaeological constraints. The site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, it is unknown if there is a willing landowner. Further evidence is required to confirm if the site is available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as availability uncertain and it is therefore not achievable.

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 17

Employment Initial Capacity

Site Reference:	SG762
Site Name:	Land west of Winterbourne Hill
Gross Site Area (Ha):	4.93
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	This site is not affected by any constraints. It is 99.71% in the Green Belt and has 92.46% BMV agricultural land.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, it is unknown if the site has a willing landowner.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as availability uncertain and it is therefore not achievable.

Deliverable:



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

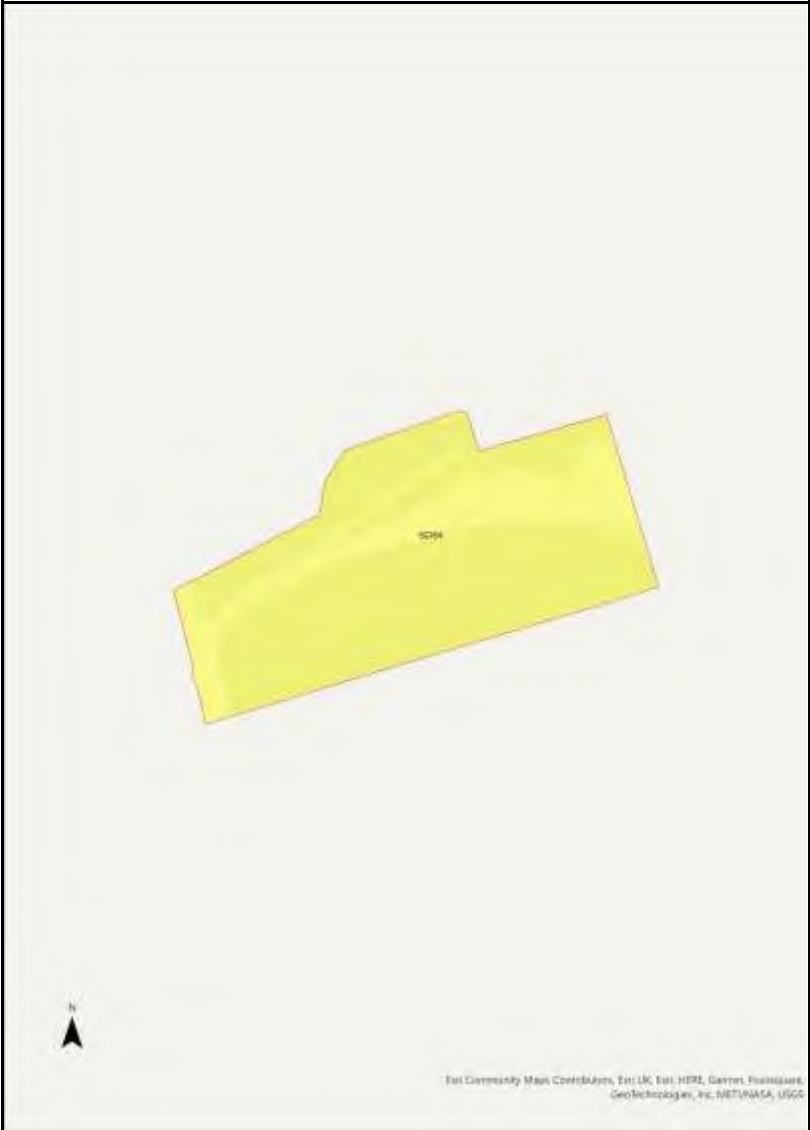
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG764
Site Name:	Brookman's Quarry
Gross Site Area (Ha):	0.65
Proposed Uses:	Quarry

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to access constraints as the site is landlocked. Site promoter has not demonstrated that a suitable access can be achieved - site promoter proposes to use the nearby field track but the ownership of this is unclear.
Availability	No - not available
Availability Conclusions	Based on the suitability assessment the site is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	Based on suitability assessment, site is unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG765
Site Name:	Dunkirk Barn
Gross Site Area (Ha):	3.10
Proposed Uses:	Farm Shop, Cafe, Plant Centre

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including three Grade II listed buildings on site which are proposed to be retained and converted. It is considered likely that any impacts can be mitigated. The site is entirely located within an AONB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer and there are unlikely to be legal constraints/ransom strips. The site is subject to a planning application for a new access.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board and the landowner would develop the site. There is some potential for abnormal costs that could affect viability due to the listed buildings on site which are proposed to be retained and converted.

Deliverable:



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

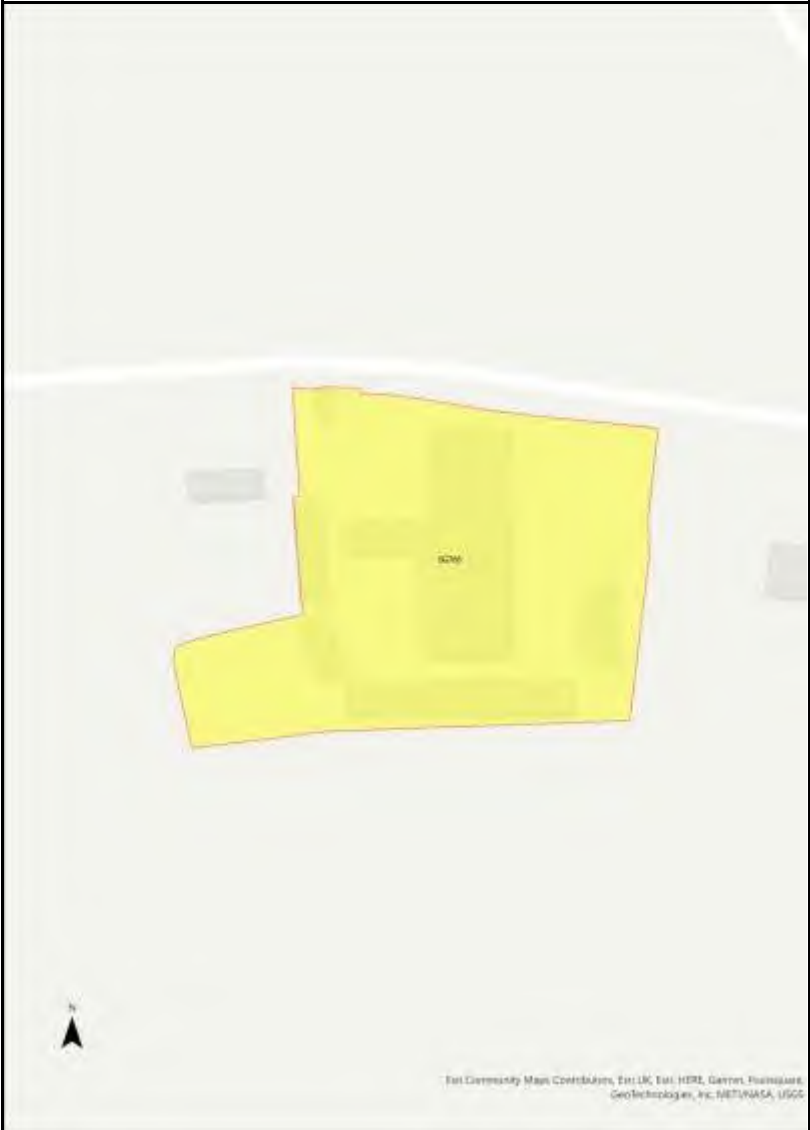
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG766
Site Name:	Feltham Farm, Hinton Road, Pucklechurch BS16 9JS
Gross Site Area (Ha):	0.63
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints although it has 100% BMV agricultural land. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, there is evidence the current use will cease during the plan period and there are unlikely to be legal constraints or potential ransom strips
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG767
Site Name:	Behind Bridgegate House London Road
Gross Site Area (Ha):	2.55
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is subject to a number of constraints including FZ3a (93.31%) and SNCI (99.85%). It is considered that no mitigation or avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is being promoted by a sole landowner. It is predominantly vacant land. Site is considered unavailable due to suitability.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

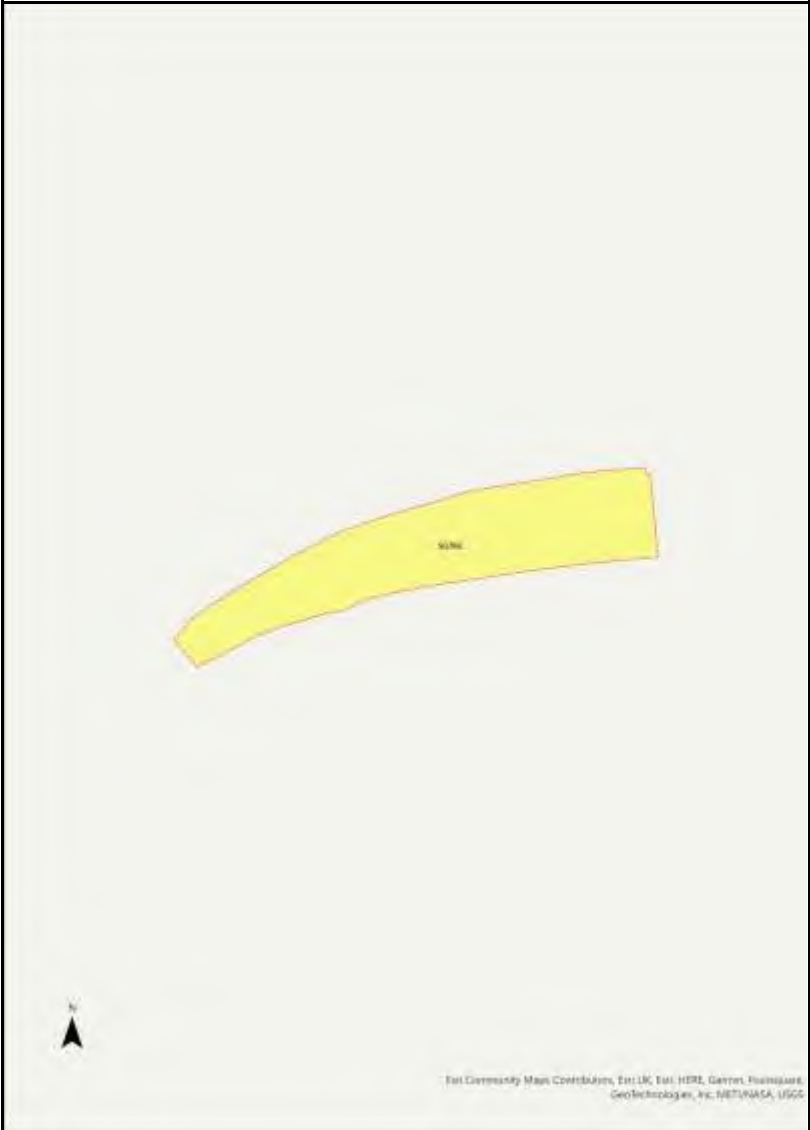
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG768
Site Name:	Land off Gloucester Road (B4061)
Gross Site Area (Ha):	0.82
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as development would harm the setting and significance of Grade II listed Morton Farmhouse located approx 110m to the north of the site. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG769
Site Name:	Land north of Haw Lane, Olveston
Gross Site Area (Ha):	0.83
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including forming part of the setting of Olveston Conservation Area and Grade II listed Granville Lodge and Wood View and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG770
Site Name:	Land south of Badminton Road
Gross Site Area (Ha):	1.48
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including forming part of the setting of four Grade II Listed Buildings and the setting of the AONB. It is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is considered unavailable given that it is unsuitable. An application on the site (P21/03344/F) was refused 28 January 2022. Decision has since been appealed and is awaiting determination.
Achievability	No - unachievable
Achievability Conclusions	The site is considered unachievable given that it is unsuitable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG771
Site Name:	Land north of The Down, Old Down
Gross Site Area (Ha):	1.18
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site is located wholly within the Green Belt. However, it is free of other constraints and development would round out the settlement envelope to Pump Lane. Any scheme would need to be sensitive to the relatively small size of the village.

Availability Yes - potentially available

Availability Conclusions Based on best available information, the site has a willing developer and landowner. It is in single ownership and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information, the site has a promoter and developer on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 42

Employment Initial Capacity

Site Reference:	SG772
Site Name:	The Old Windmill, Falfield (Parcel A)
Gross Site Area (Ha):	1.49
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from being in close proximity to a Grade II listed building however it is considered likely that any impacts could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer. It is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG773
Site Name:	The Old Windmill, Falfield (Parcel B)
Gross Site Area (Ha):	1.55
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is in close proximity to the Grade II Listed Windmill however it is considered likely that any impacts could be mitigated. The site is 100% BMV agricultural land.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG776
Site Name:	Land at Rushmoor Dairy, Badminton
Gross Site Area (Ha):	0.82
Proposed Uses:	B1, B2 & B8

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is part brownfield land. The site is in close proximity to a number of listed buildings and approx 47% of the site is at high risk of groundwater flooding however these constraints could be avoided/mitigated. The site is within an AONB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

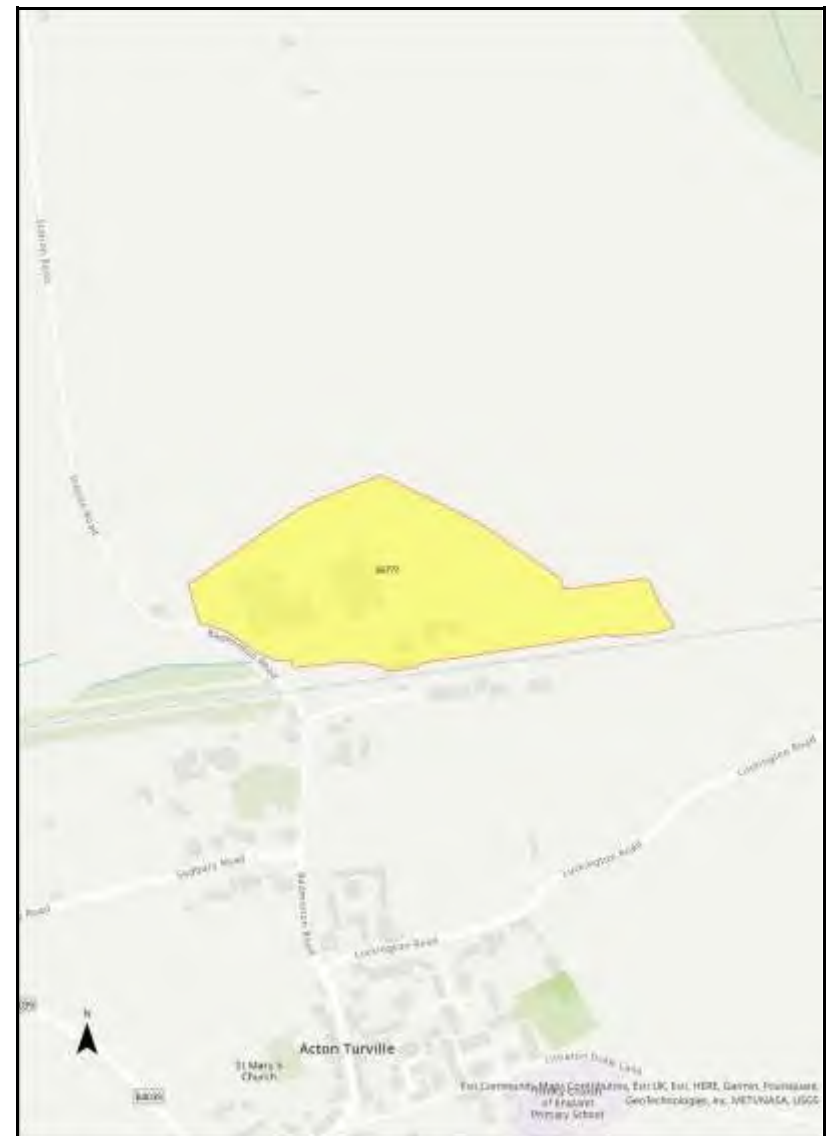
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG777
Site Name:	Buffer Depot, Acton Turville
Gross Site Area (Ha):	6.33
Proposed Uses:	Mixed Uses including offices/ B2/B8 uses and possibly L

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including an area of FZ3a (28.83%), a locally listed building, and Acton Turville Conservation Area being approx 200m away however these constraints can be avoided/mitigated. The site is entirely within an AONB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and clear ownership. There are existing businesses on site which are proposed to be retained. Only the vacant parts of the site are proposed to be redeveloped.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG778
Site Name:	Land at Station Road
Gross Site Area (Ha):	2.46
Proposed Uses:	Residential or Employment

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as 99.93% of site is within Flood Zone 3a and the whole site is within the SAC/SSSI/RAMSAR/SPA 250m buffer. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Concluded as unachievable as site is not suitable.

Deliverable:



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

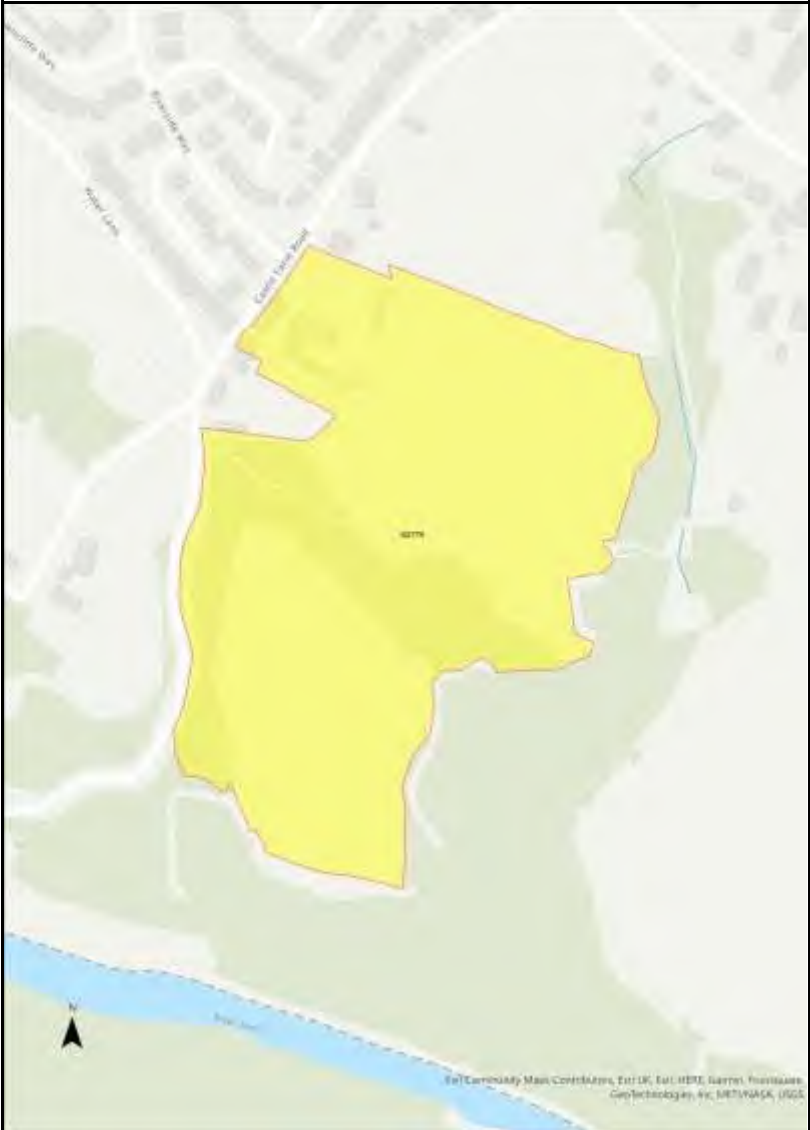
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG779
Site Name:	Land at Castle Inn Farm
Gross Site Area (Ha):	7.27
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including archaeology, landscape, ecology and heritage constraints and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and it is not in active use.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG780
Site Name:	Land on South Side of Central Avenue, Bristol
Gross Site Area (Ha):	44.63
Proposed Uses:	B1, B2 & B8

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is within the CS12 Safeguarded Area for Development and PSP26 Enterprise Area and is proposed for Employment.

Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.

Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG781
Site Name:	Land North of A38, Alveston
Gross Site Area (Ha):	1.30
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including landscape, heritage and potential archaeological constraints however it is considered likely these could be avoided or impacts mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no issues which are likely to impact the viability of the site.

Deliverable:



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

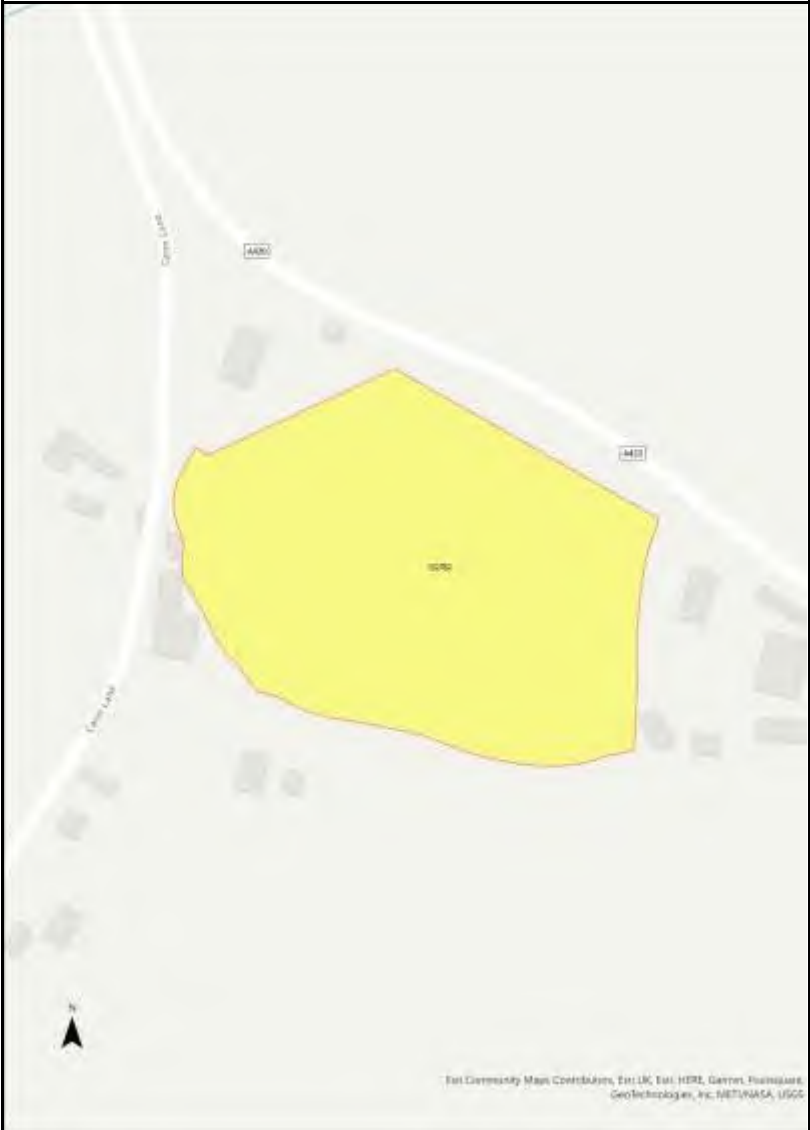
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG782
Site Name:	Land at Cann Lane, Wick
Gross Site Area (Ha):	1.69
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including setting of a listed building and potential access constraints and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG784
Site Name:	The Hayfields off Cossham Street
Gross Site Area (Ha):	7.45
Proposed Uses:	Residential and leisure

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including active playing pitches and it is considered that no mitigation / avoidance is possible. The site is located in the Green Belt (99.91%).
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG785
Site Name:	Woodhouse Park
Gross Site Area (Ha):	14.64
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including a Local Historic Park and Garden (35%), a locally listed building adjacent to the site and TPOs. The net developable area has been reduced to reflect some of these constraints. The site is located in the GB (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or ransom strips. Part of the site is in active use however development is not proposed in this location.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG786
Site Name:	Land off Gaunts Earthcott Lane
Gross Site Area (Ha):	5.41
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has very few constraints including groundwater flooding (51.93%) and potential archaeological and heritage constraints however it is considered likely these could be avoided or impacts mitigated. The site is located in the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

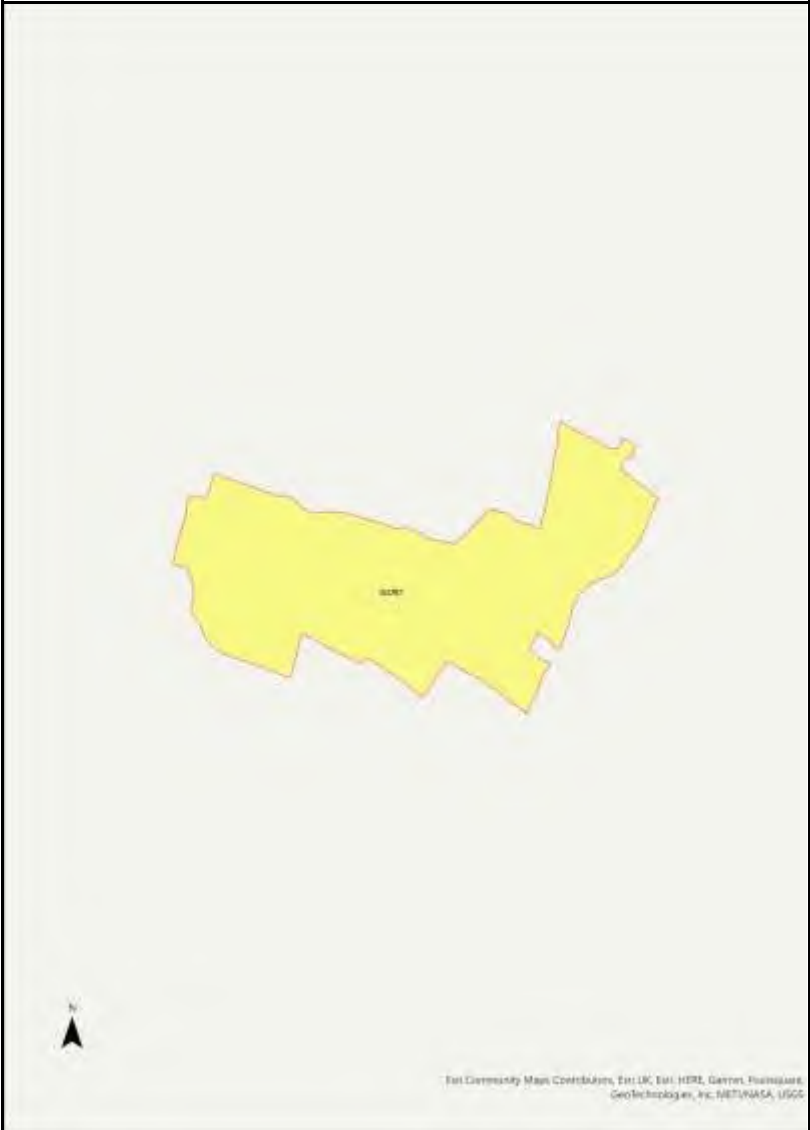
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG787
Site Name:	Land adjoining Spring Farm
Gross Site Area (Ha):	14.07
Proposed Uses:	Residential and Sports/leisure

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including overhead power lines and Grade II listed buildings within 250m and the developable area has been reduced to reflect these constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners and a developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

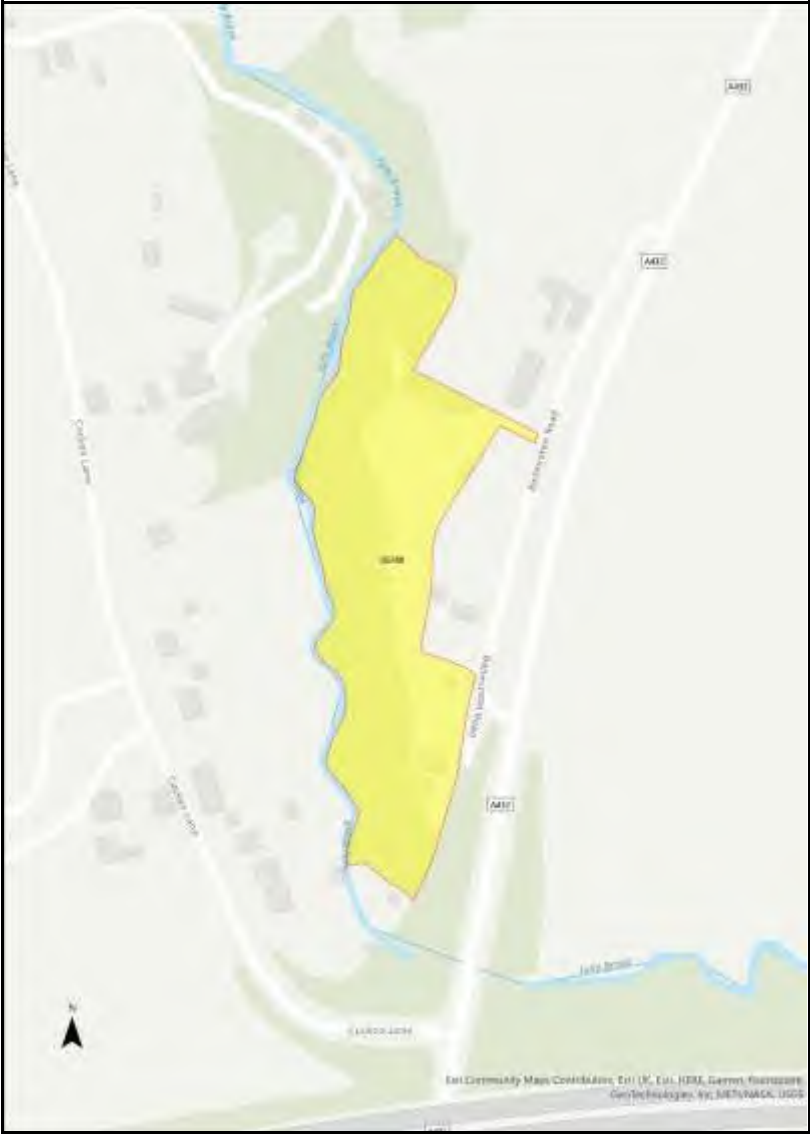
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG788
Site Name:	Badminton Road, Winterbourne
Gross Site Area (Ha):	2.16
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape constraints and being in close proximity to an SNCI however it is considered likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG789
Site Name:	Land by Aust Road and Elberton Road, Olveston(2)
Gross Site Area (Ha):	1.88
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has landscape, potential archaeology and heritage constraints (forming part of the setting of Olveston Conservation Area) and the site area has been reduced to reflect these constraints. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG791
Site Name:	Webbs Heath Farm
Gross Site Area (Ha):	1.08
Proposed Uses:	Residential

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

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 14

Employment Initial Capacity

Site Reference:	SG792
Site Name:	Land to the south of Tanhouse Lane, Engine Common, Y
Gross Site Area (Ha):	0.49
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable. A planning application for 8 dwellings (P19/0284/O) on the site was refused in 2019 on the ground of harm to the visual amenity of the area, flood risk, coal mining risk and highway safety.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG793
Site Name:	Land north and west of Hambrook, Bristo
Gross Site Area (Ha):	2.17
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The majority of the site is considered unsuitable due to heritage constraints. The northern land parcel suitable but buffer required due to proximity to motorway.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG794
Site Name:	Green Lane
Gross Site Area (Ha):	1.99
Proposed Uses:	Residential, Wind Turbine, Solar Panels etc

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is 99.93% within Flood Zone 3a and would therefore require both the sequential and exception test to be passed. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has a willing landowner however the terms of the grazing agreement are unknown and no developer on board. It is concluded as unavailable due to being unsuitable.
Achievability	No - unachievable
Achievability Conclusions	Site concluded as unachievable due to being unsuitable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG795
Site Name:	Land At France Lane To East Of Hawkesbury
Gross Site Area (Ha):	0.58
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable - a planning application for 8 dwellings on the site was refused and dismissed on appeal due to harm on the AONB (Ref: PK18/1186/O).
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and is considered unavailable. A planning application for 8 dwellings on the site was refused and dismissed on appeal due to harm on the AONB (Ref: PK18/1186/O).
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG796
Site Name:	Land at Badminton Road
Gross Site Area (Ha):	0.85
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is proposed for residential use and there are significant amenity issues due to existing heavy industrial uses to the west and the railway line to the east. No mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

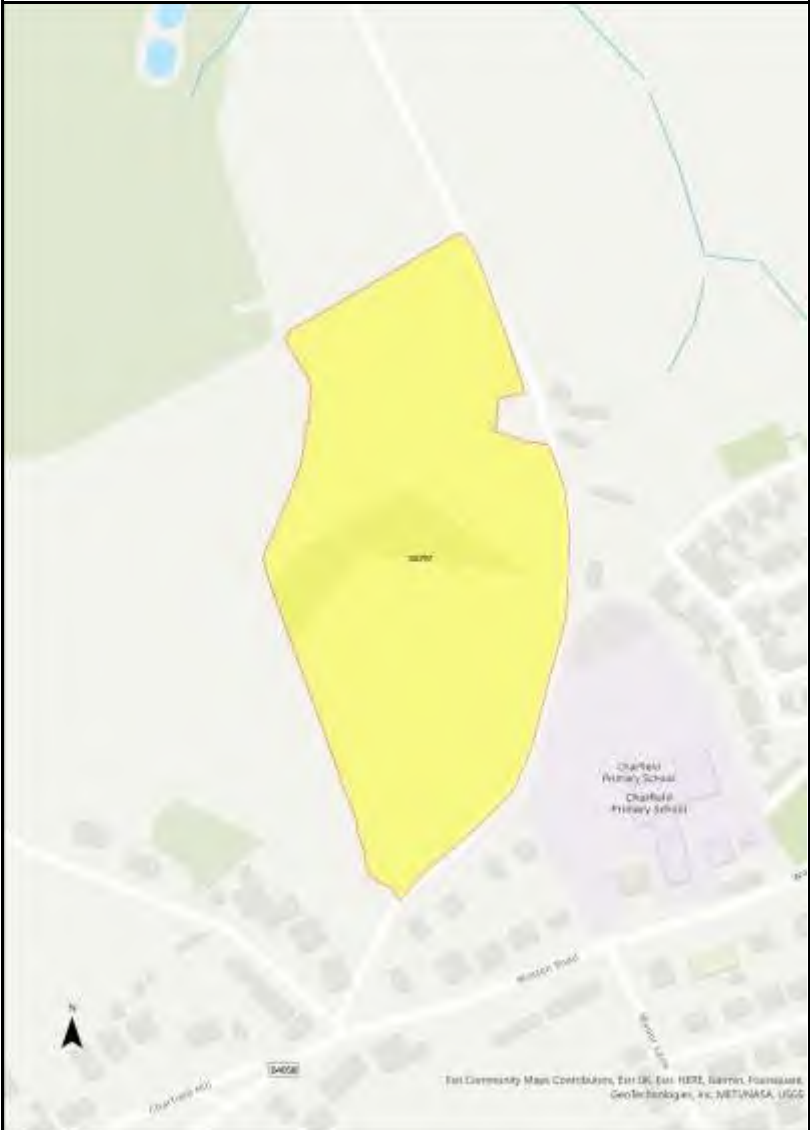
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG797
Site Name:	Land at Grey Cot
Gross Site Area (Ha):	4.28
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including unsuitable vehicular access and proximity to Grade II listed Poolfield Farmhouse and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG798
Site Name:	Land south west of Cromhall Lane
Gross Site Area (Ha):	3.56
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The only constraint on the site is BMV agricultural land (100%).

Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.

Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG799
Site Name:	Land adjoining 1-6 Aust Road, Northwick
Gross Site Area (Ha):	0.26
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is 93.7% within Flood Zone 3a and 100% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG800
Site Name:	Land South of Mapleridge Lane
Gross Site Area (Ha):	35.94
Proposed Uses:	Residential and Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including access constraints, an overhead power line and poles, it is adjacent to SNCIs and Common Land, and it is within 250m of a Grade II listed building. The site area has been reduced to reflect these constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner. The site is in partial use and there is evidence these uses will cease/could be retained on site. There are unlikely to be legal constraints/ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

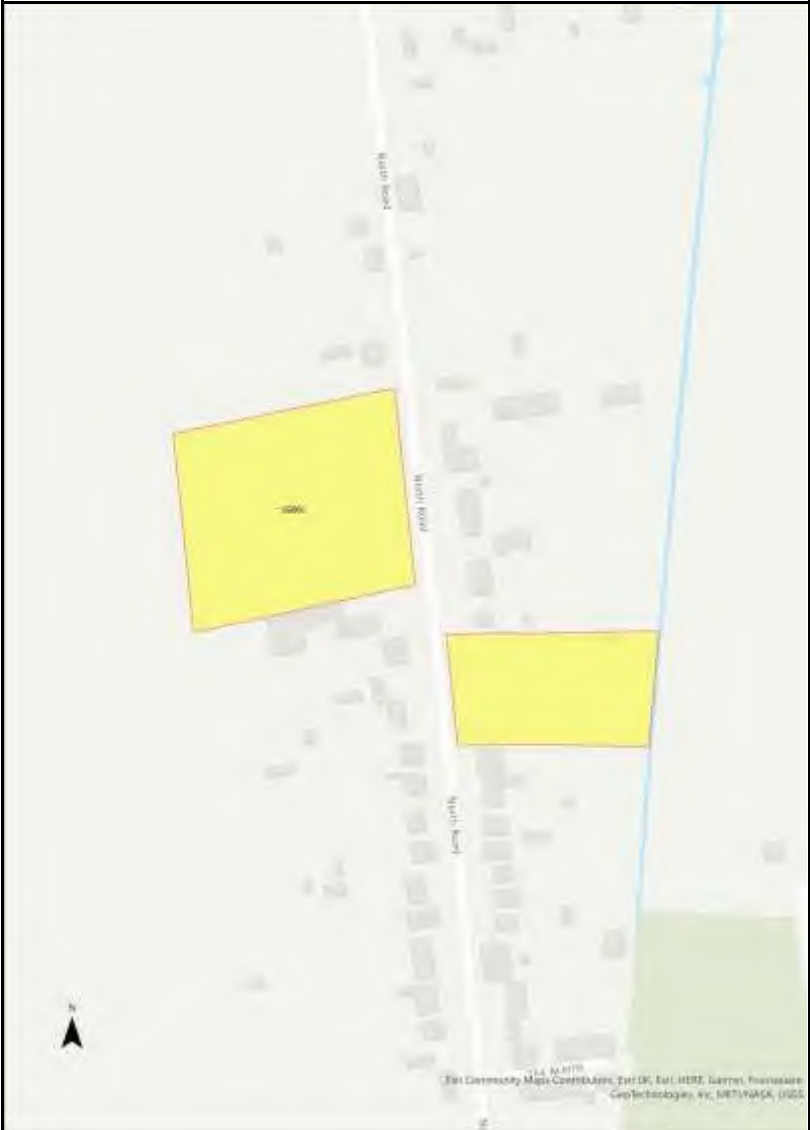
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG801
Site Name:	Land off North Road, Yate, BS37 7LJ
Gross Site Area (Ha):	2.33
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The western land parcel is constrained by an overhead power line however it is considered likely this could be avoided/mitigated. The eastern land parcel is not subject to any constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, it is vacant land and there is unlikely to be potential ransom strips/legal constraints.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site does not have a developer on board but does have a promoter. There are no obvious viability issues.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:

SG802

Site Name:

Land on the north of Bury Hill Lane

Gross Site Area (Ha):

5.17

Proposed Uses:

Residential

Suitability

No – Potentially Unsuitable

Suitability Conclusions

Site has been assessed as potentially unsuitable as development would have a harmful impact on the Grade II* and Grade II listed buildings directly to the north and south of the site. It is considered that no mitigation or avoidance is possible.

Availability

No - not available

Availability Conclusions

The site has been assessed as unsuitable and it is therefore not available.

Achievability

No - unachievable

Achievability Conclusions

The site has been assessed as unsuitable and it is therefore not available.

Deliverable:

Undeliverable/Undevelopable



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG803
Site Name:	Land off Claypitt Hill
Gross Site Area (Ha):	18.19
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to access constraints - the existing road network could not accommodate this level of traffic. Site promoter has not provided any evidence to suggest otherwise.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and is therefore unachievable

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG804
Site Name:	Land at Hares Farm
Gross Site Area (Ha):	5.32
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to access constraints (site is landlocked). CfS form notes that existing access arrangement cross adjoining land however this appears to be 3rd party land and site promoter has not demonstrated that access is achievable.
Availability	No - not available
Availability Conclusions	Based on the suitability conclusions the site is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is considered to be unsuitable and therefore unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG805
Site Name:	Land at Pound Farm
Gross Site Area (Ha):	8.28
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage and access constraints, it is considered that these could be avoided/mitigated through reductions in net developable area. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

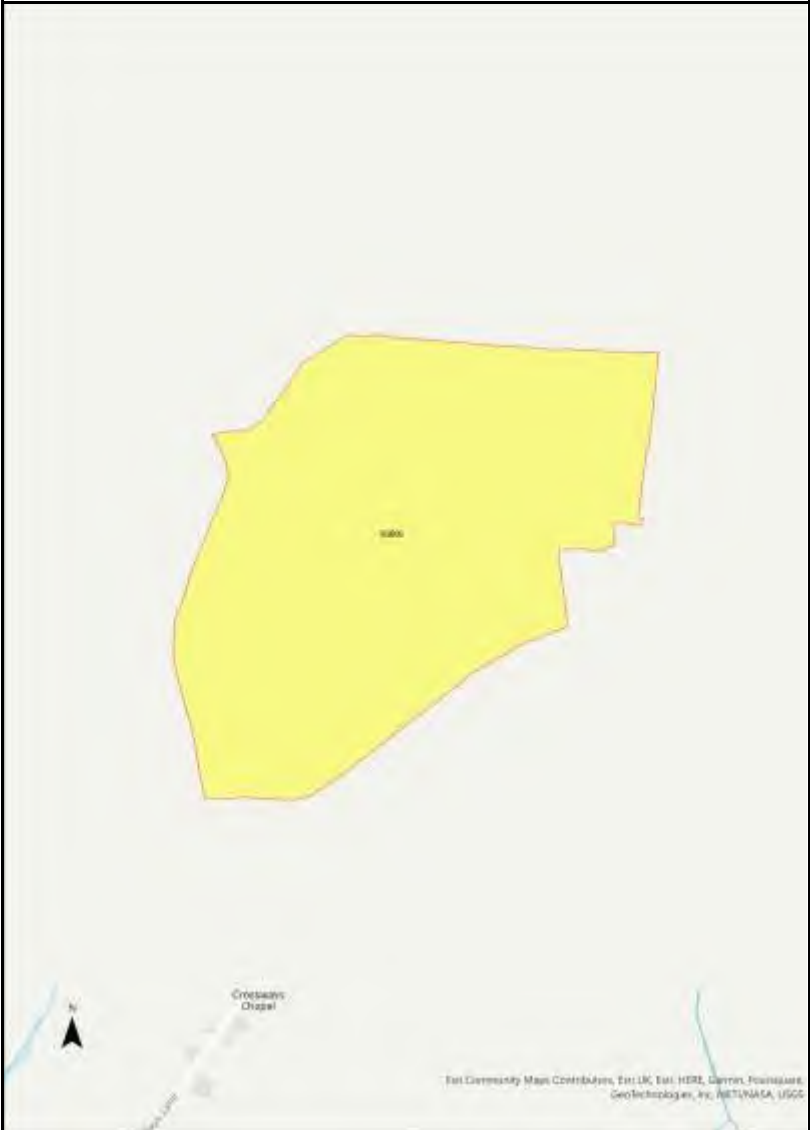
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG806
Site Name:	Land at Morton Farm
Gross Site Area (Ha):	15.67
Proposed Uses:	Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as the site is affected by constraints including landscape (visually important hillside), heritage, and archaeology and it is considered that no mitigation / avoidance is possible.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Site promoted by land agent. It is unclear if the existing B2/B8 uses will be relocated or retained on site (and potentially expanded) as Cfs lists all these options. Site in multiple landownership. Unknown whether the other landowner supports proposals.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG807
Site Name:	Pilning Village Hall and playing field
Gross Site Area (Ha):	2.28
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as 99.27% of the site is within Flood Zone 3a and 87.47% of the site is Priority Habitat. It is considered that no avoidance or mitigation is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG808
Site Name:	Bank Road, Pilning BS35 4JG
Gross Site Area (Ha):	2.10
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
 The site is potentially unsuitable as 91.53% of the site is within Flood Zone 3a and 72.69% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.

Availability **No - not available**

Availability Conclusions
 Site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
 Site has been assessed as unsuitable and it is therefore not achievable

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG810
Site Name:	Engine Common Yate
Gross Site Area (Ha):	3.59
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it has major constraints including Flood Zone 3b (37.75%) and existing development (residential property). It would not be possible to develop the remaining unaffected areas due to the shape and accessibility of the site.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG812
Site Name:	Land at Gilslake Farm
Gross Site Area (Ha):	22.81
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as 92.9% of the site is within Flood Zone 3a and 50% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.

Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG816
Site Name:	Yate Town Centre
Gross Site Area (Ha):	16.41
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is brownfield land. The site has a number of constraints including 3% SNCI and areas of FZ2 (7.5%) and FZ3a (8.6%) however it is considered likely that these could be avoided/mitigated.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information the site is in active use, and it is unknown if this can be resolved.
Achievability	No - unachievable
Achievability Conclusions	Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 200

Employment Initial Capacity

Site Reference:	SG817
Site Name:	Land to west of Wotton Road
Gross Site Area (Ha):	4.63
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape constraints, heritage constraints (Grade II LB in close proximity) and 99.92% of the site is at moderate risk of ground water flooding however it is considered likely these constraints can be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, it has clear ownership and there are unlikely to be any legal constraints or potential ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and there are unlikely to be any issues which impact the viability of the site

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG820
Site Name:	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG
Gross Site Area (Ha):	1.37
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including FZ2 (9.43%), FZ3a (4.16%), an overhead powerline, SNCI within the site (10.25%) and adjacent to the site however it is considered likely these constraints can be avoided/mitigated. The site is located in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG821
Site Name:	Recreation Ground Oaklands Drive, Almondsbury
Gross Site Area (Ha):	1.10
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape (6.69% TPOs), heritage (Grade II listed buildings within 250m) and archaeology constraints however it is considered these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner and developer, clear ownership and there are unlikely to be any legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and the site has no issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG822
Site Name:	Crossley Farm, Swan Lane, Winterbourne BS36 1RH
Gross Site Area (Ha):	1.76
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has access constraints which could not be mitigated. The site is located in the Green Belt (100%).
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

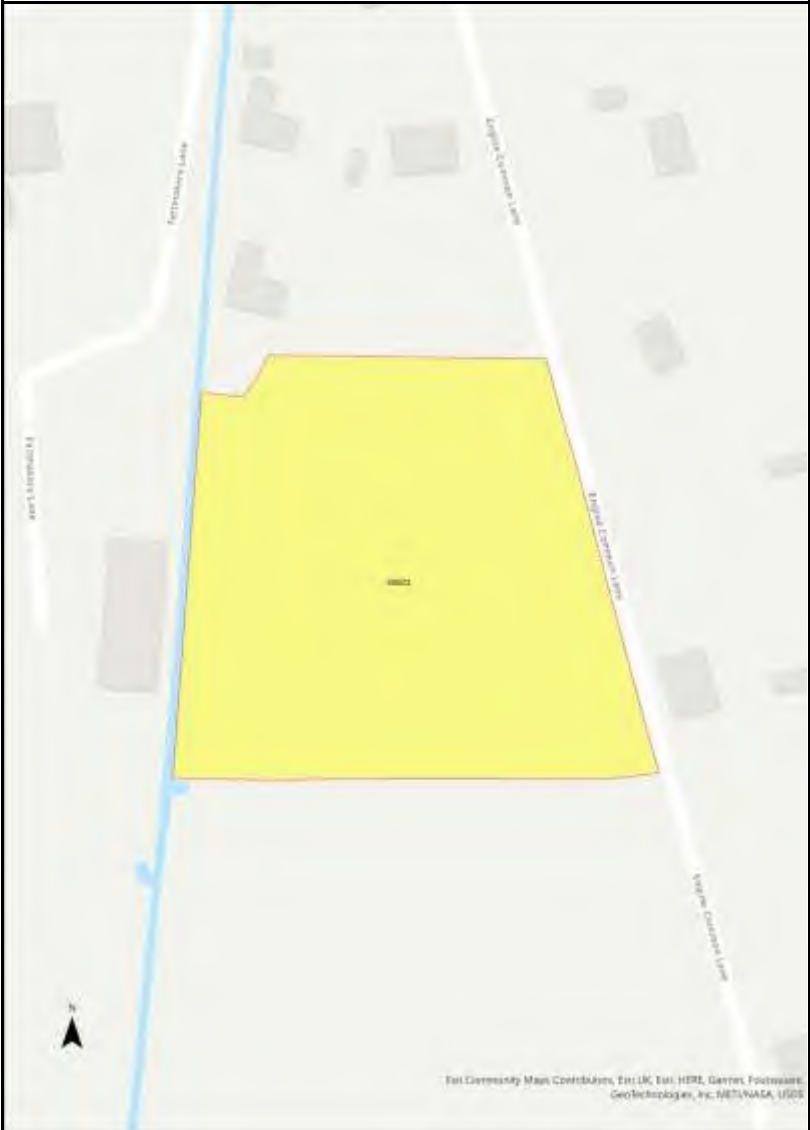
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG823
Site Name:	Field to south of Rock View, Engine Common Lane
Gross Site Area (Ha):	1.07
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape, potential archaeology, and access constraints however it is considered likely these could be avoided/mitigated. Net developable area has been reduced due to access and landscape constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site is in single ownership, has a willing landowner and is not in active use.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG824
Site Name:	West of Yate Rocks
Gross Site Area (Ha):	13.96
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as 53.85% is within FZ3a. The north eastern part of the site is not within FZ3a however it would only be accessible via Yate Rocks which is a narrow single lane road and would therefore be unsuitable.
Availability	No - not available
Availability Conclusions	The site has been assessed as potentially unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG825
Site Name:	Land off Blackhorse Hill
Gross Site Area (Ha):	16.11
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including SNCI buffers, and heritage constraints. It is considered that these can be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and clear landownership. It is a vacant site and there are unlikely to be any access or legal constraints.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there is no evidence of a site promoter/developer for the site. The site has no obvious issues likely to impact the development of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG826
Site Name:	Land at Hideaway Cottage, Whitfield GL12 8DR
Gross Site Area (Ha):	0.16
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is not subject to any constraints Site has been assessed as unsuitable as the site is being promoted for less than 5 dwellings.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

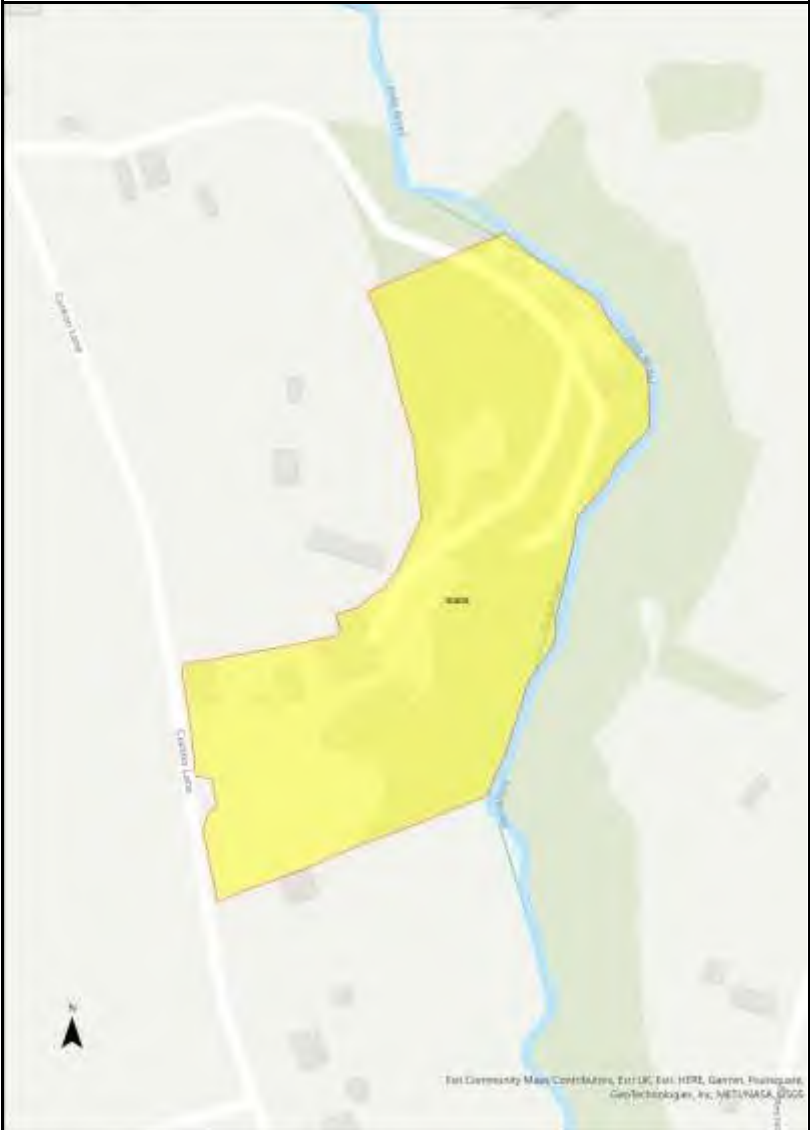
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG828
Site Name:	The Saw Mills, Cuckoo Lane
Gross Site Area (Ha):	1.89
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is subject to constraints including FZ3a (8%), surface water flood risk (27%) and woodland cover. It is considered that these could be avoided. The site is located within the Green Belt (100%).
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, the site is owned by a single landowner and there is unlikely to be potential legal/access constraints however it is unclear whether the existing business on the site is proposed to be removed/relocated.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as availability uncertain and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG829
Site Name:	Land east of Inglestone Road / Alexander Hosea School,
Gross Site Area (Ha):	5.02
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has landscape, access, potential archaeology and minor heritage constraints however it is considered likely these could be avoided/mitigated. The net developable area has been reduced due to the access constraints.
Availability	No - not available
Availability Conclusions	Based on best available information the site has complex ownership and/or potential legal constraints/ransom strip which is unlikely to be resolved.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG830
Site Name:	The Vicarage, The Glebe, Pilning
Gross Site Area (Ha):	0.07
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	No - Potentially Unsuitable: Site promoted for less than 5 dwellings

Availability	No - not available
Availability Conclusions	No - Not Available: Site promoted for less than 5 dwellings

Achievability	No - unachievable
Achievability Conclusions	No - Unachievable: Site promoted for less than 5 dwellings

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG833
Site Name:	Land East of Coldharbour Lane, Stoke Gifford, Bristol, B
Gross Site Area (Ha):	0.90
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it has already been developed. Site forms part of a larger site which has planning permission for 103 dwellings (PT18/0659/RM) - this has been fully built out.
Availability	No - not available
Availability Conclusions	Site assessed as unsuitable and it is therefore not available. This site is included in the Councils Housing Trajectory and therefore is considered 'not available' in HELAA terms.
Achievability	No - unachievable
Achievability Conclusions	Based on the availability assessment, this site is considered to be unachievable.

Deliverable:



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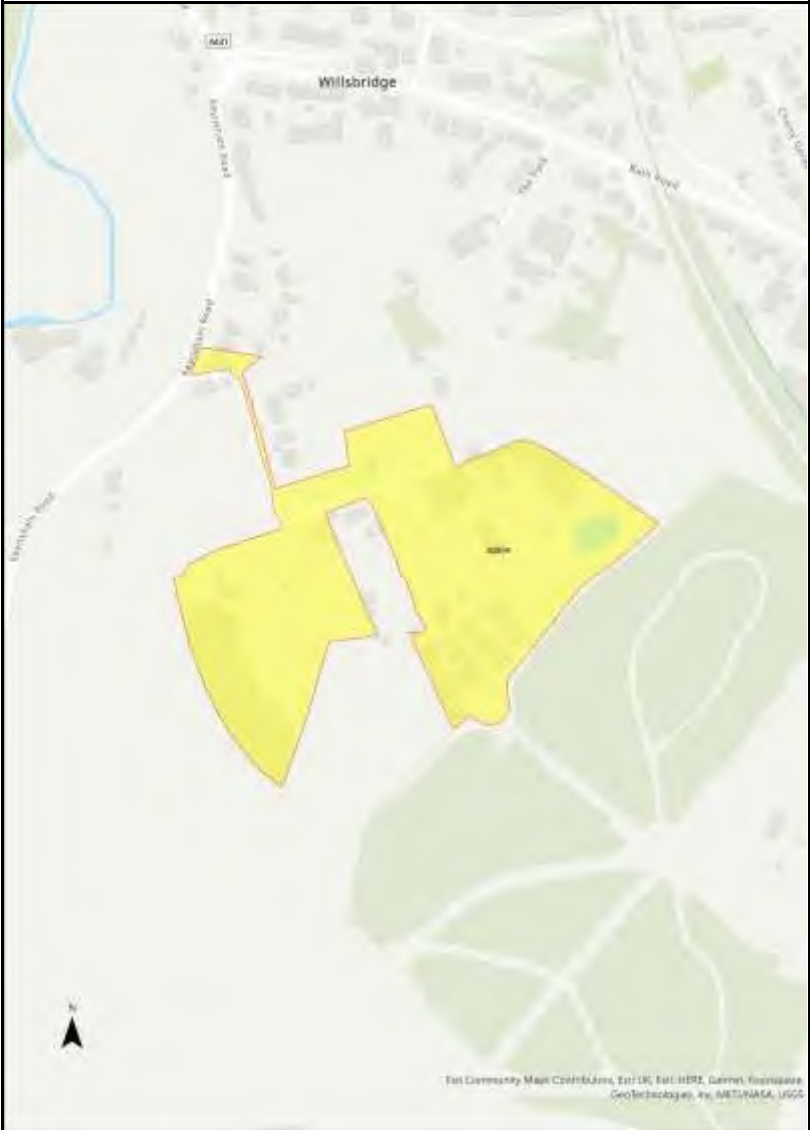
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG834
Site Name:	Willsbridge Nursery, off Keynsham Road (A4175), Wills
Gross Site Area (Ha):	6.47
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The only constraint on the site is the Grade II* listed building within 250m however it is considered likely that impacts could be avoided or mitigated. The site is located in the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and clear ownership. Part of the site is in active use however this is likely to cease during the plan period. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG835
Site Name:	Former Silverhill School, Swan Lane, Winterbourne, Bris
Gross Site Area (Ha):	3.58
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site is affected by heritage constraints (entire site is a Local Historic Park and Garden and includes a Grade II listed building) and the site area has been reduced to reflect these constraints. The site is located within the Green Belt (98.74%).

Availability Yes - potentially available

Availability Conclusions Based on best available information the site is owned by a sole landowner who would also develop the site. There is unlikely to be potential legal/access constraints.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has a promoter and developer on board. The need for demolition has resulted in some potential for abnormal costs.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 38

Employment Initial Capacity

Site Reference:	SG836
Site Name:	Land off Chapel Lane, Old Sodbury
Gross Site Area (Ha):	2.47
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including access constraints, SNCI (4.52%), Priority Habitat (0.59%), and potential archaeology and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG839
Site Name:	Land at the rear of Esperanza, Blackhorse Hill, Easter Co
Gross Site Area (Ha):	2.87
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable as it has access constraints due to it being landlocked (the existing access is too narrow to be acceptable). The site promoter has not provided any evidence to demonstrate that access could be achieved
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available. The site has access constraints as it is landlocked. Third party land would be required to provide access.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG840
Site Name:	Land to rear of 60 Westerleigh Road, Pucklechurch, Bris
Gross Site Area (Ha):	0.41
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage constraints due to Pucklechurch Conservation Area and six Grade II listed buildings within 250m however it is considered likely that these could be avoided or impacts mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG842
Site Name:	Land at Berrows Mead
Gross Site Area (Ha):	0.95
Proposed Uses:	TBC

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints.

Availability	Yes - potentially available
Availability Conclusions	Site is SGC owned and submitted by SGC. Site is not in active use.

Achievability	Yes - potentially achievable
Achievability Conclusions	The site has no obvious issues which are likely to impact the viability of the site and is SGC owned

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG845
Site Name:	Leigh Farm Leigh Lane
Gross Site Area (Ha):	56.12
Proposed Uses:	TBC

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including a gas pipeline, HSE Middle Zone (4.15%), HSE Outer Zone (9.75%), and an oil pipeline (9.72%) however it is considered likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and clear ownership however the land is subject to agricultural tenancies. The site is Council owned.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

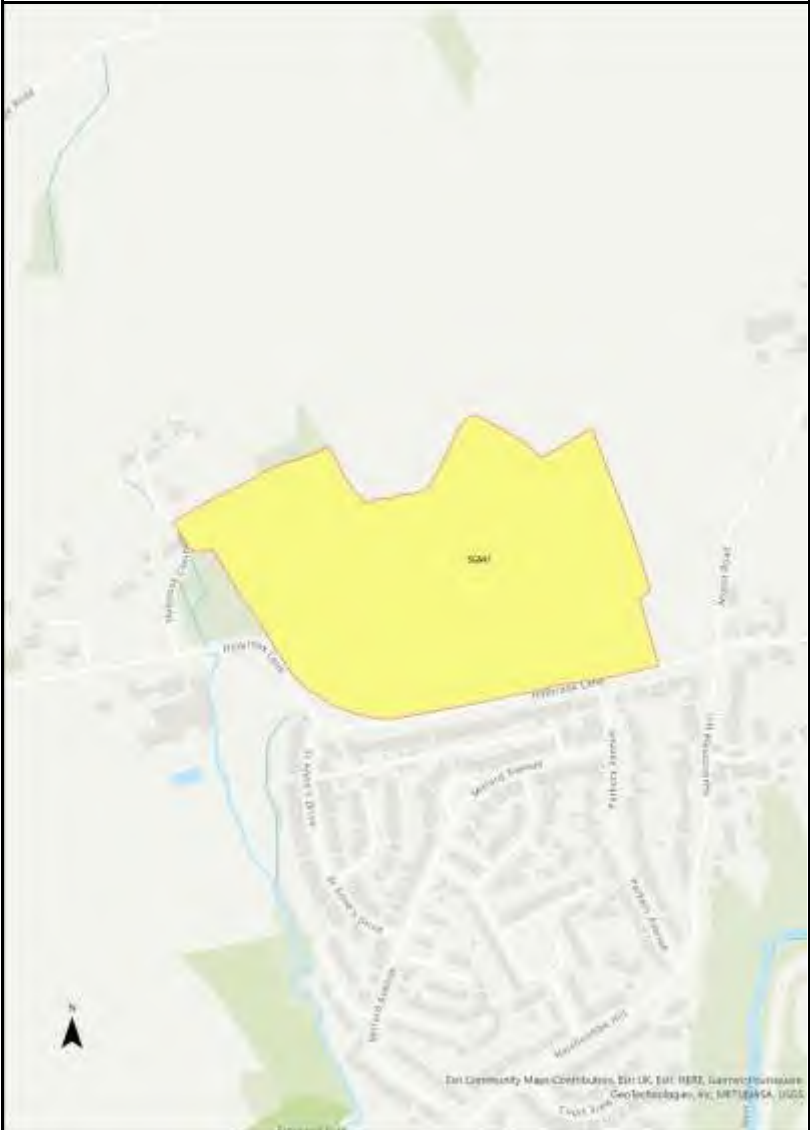
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG847
Site Name:	Land North of Holbrook Lane
Gross Site Area (Ha):	11.25
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to landscape constraints. The site is located on a visually important hillside prominent in the surrounding landscape and is part of the strategic GI network. No mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

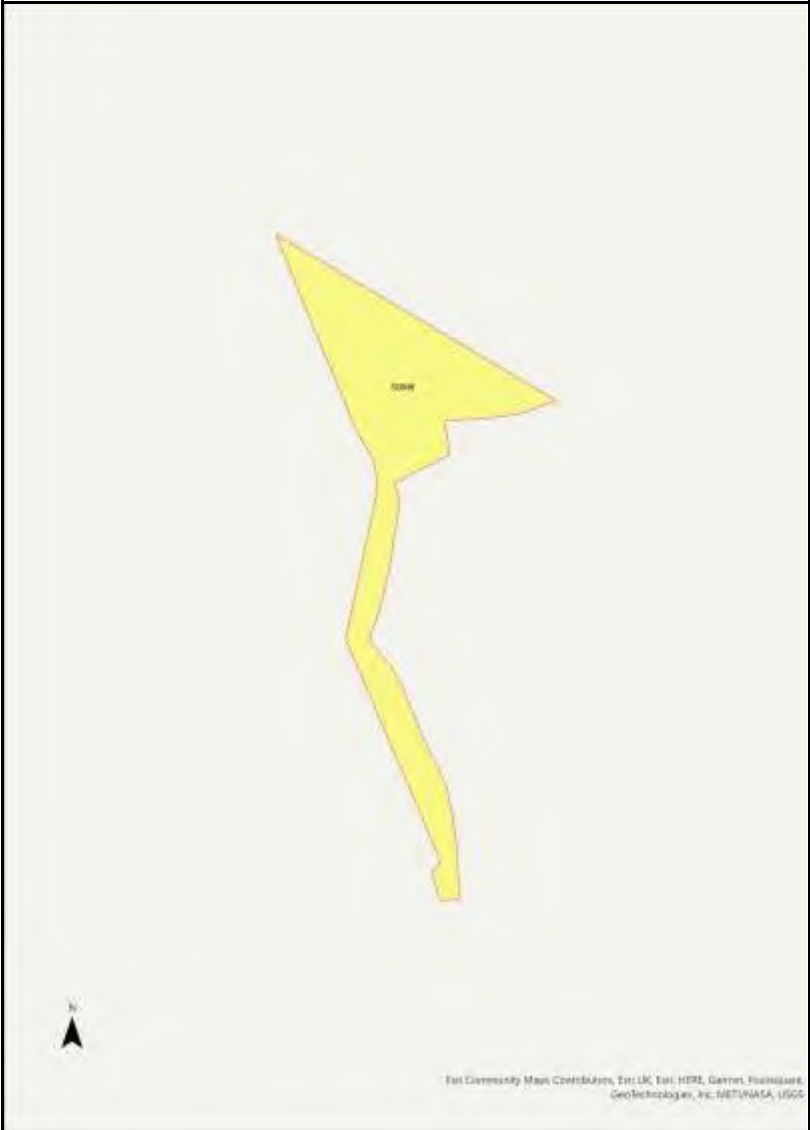
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG848
Site Name:	Land off Oldbury Lane
Gross Site Area (Ha):	0.85
Proposed Uses:	G&T

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has planning permission for change of use from paddocks to siting of 1 no. traveller plot (P20/10400/F) granted in May 2021. Section 73 application approved in April 2022 to amend drawings (P22/01341/RVC).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has full planning permission for change of use from paddocks to 1 no. traveller plot (P20/10400/F). It does not appear that construction has commenced.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, there are no obvious issues which are likely to impact the viability of the site. Site has planning permission.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG849
Site Name:	Whiteshill House
Gross Site Area (Ha):	0.13
Proposed Uses:	Residential

Suitability

Suitability Conclusions

Availability

Availability Conclusions

Achievability

Achievability Conclusions

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG850
Site Name:	Land west of B4061
Gross Site Area (Ha):	6.18
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including being within Thornbury Conservation Area (56.54%), FZ3a (30.6%) and an overhead power line however the net developable area has been reduced to take account of these constraints. The site is in the Green Belt (99.9%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has willing developer(s) / landowner(s) and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter or developer on board and the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

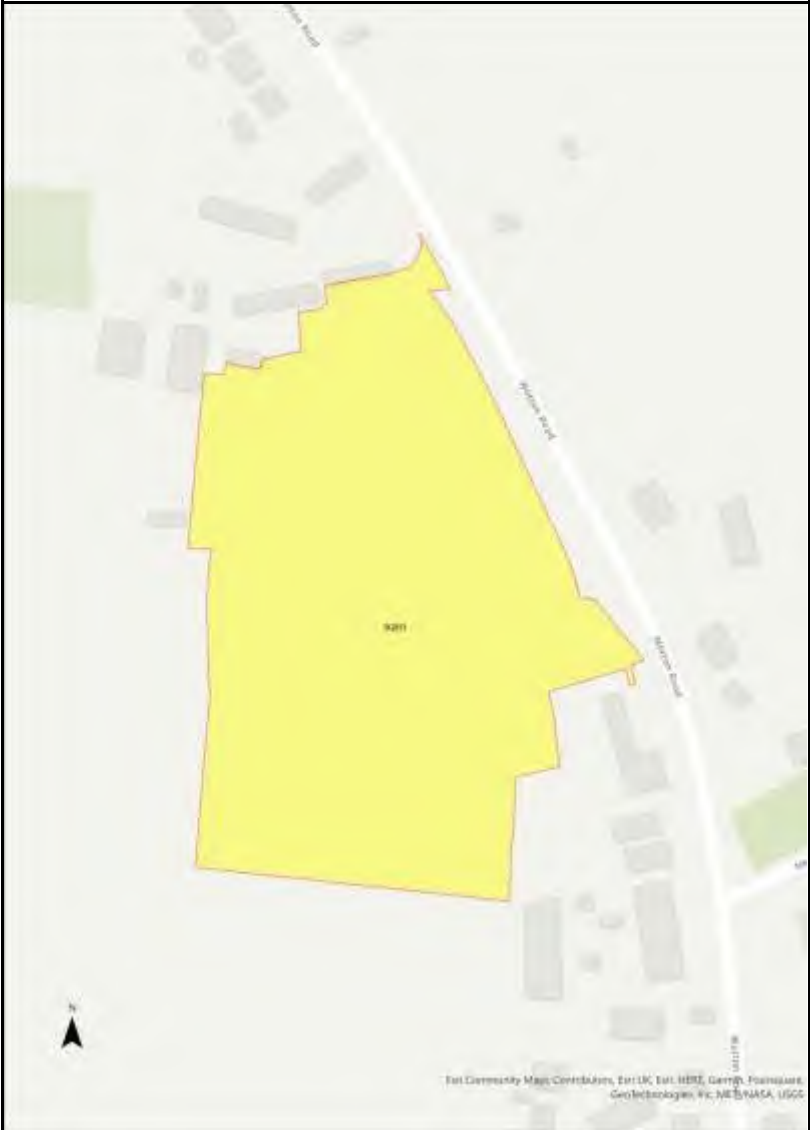
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG851
Site Name:	Land to the west of Wotton Road
Gross Site Area (Ha):	2.54
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints although it is 100% BMV agricultural land and approx 99.92% of the site may be at moderate risk of ground water flooding.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing developer and landowner and has clear ownership. There are unlikely to be legal constraints/ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a developer on board and there are no obvious issues that are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG852
Site Name:	Heneage Farm, Moorslade Lane
Gross Site Area (Ha):	2.34
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site is partly brownfield. The site has constraints including a Grade II listed building within the site boundary however it is considered likely that any impacts could be avoided/mitigated.

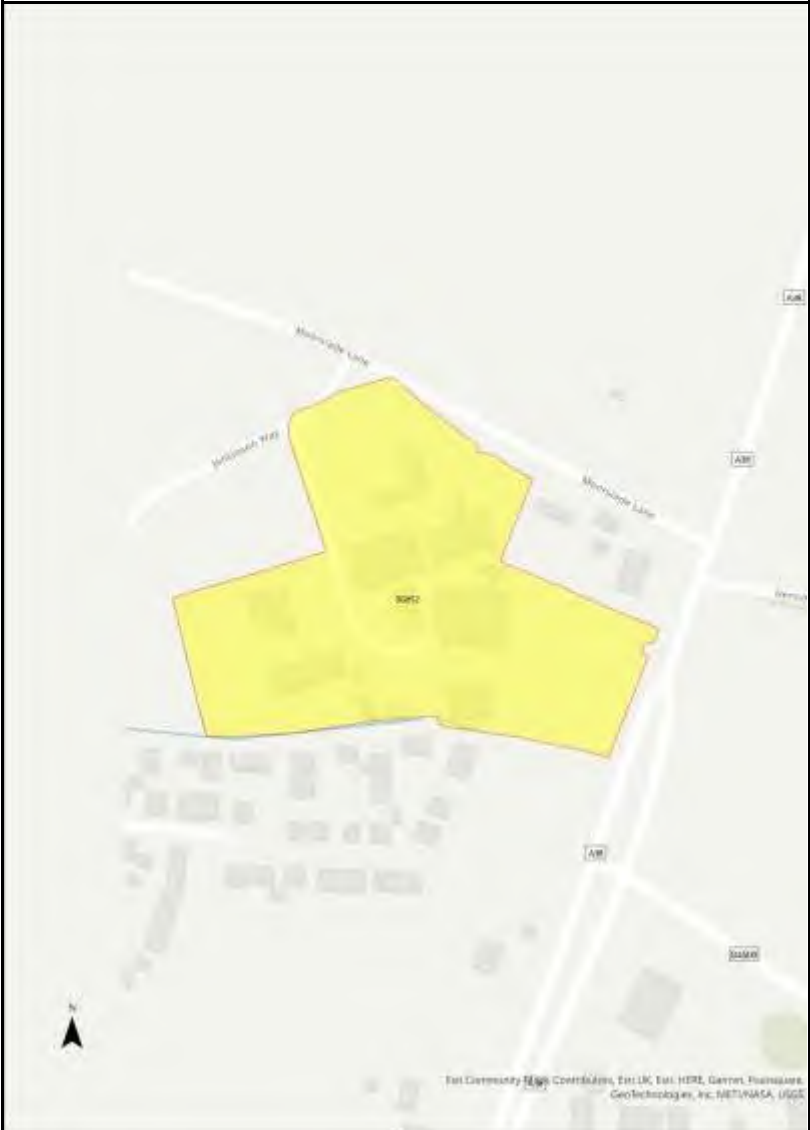
Availability Yes - potentially available

Availability Conclusions Based on best available information, the site has a willing landowner and developer, clear ownership and there are unlikely to be legal constraints or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

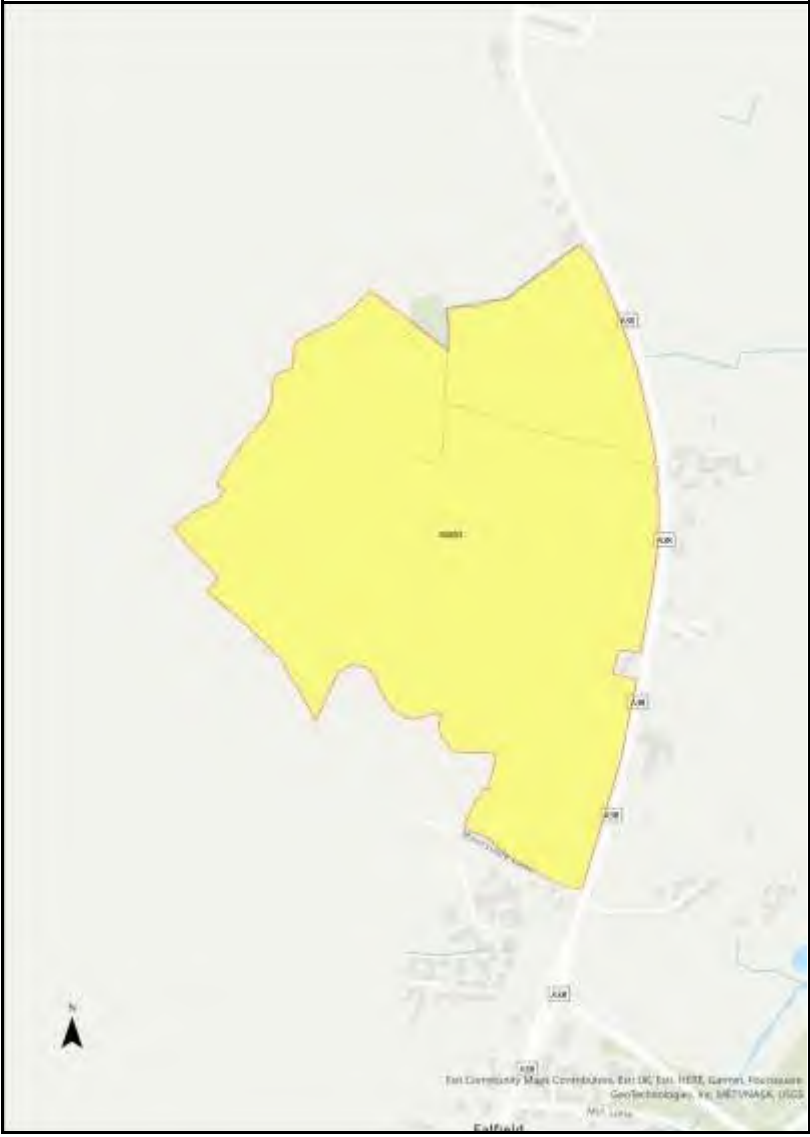
Initial Capacity (Number of homes): 63

Employment Initial Capacity

Site Reference:	SG853
Site Name:	Land North of Moorslade Lane
Gross Site Area (Ha):	44.74
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including Flood Zone 3a (19.5%), an SNCI (1.5%), potential archaeology constraints, access constraints and heritage constraints however it is considered likely these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG854
Site Name:	Land off Moorslade Lane
Gross Site Area (Ha):	8.89
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including FZ3a (12.37%), proximity to an SNCI, heritage constraints (proximity to a Grade II LB) and access and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG855
Site Name:	Land at Dyers Lane
Gross Site Area (Ha):	0.41
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including an overhead power line running across the site and being within 250m of a Grade II listed building however it is considered likely these constraints could be avoided/mitigated. The site is in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG857
Site Name:	Downend Clinic Buckingham Gardens
Gross Site Area (Ha):	0.18
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is brownfield land. The site is not affected by any constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner and the site has clear ownership. There are unlikely to be legal constraints or ransom strips. Potential for active use to be relocated/rationalised as part of NHS estate management.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board and there are viability issues identified however further information is required to determine if these can be addressed.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG860
Site Name:	Land to the rear of the Steadings
Gross Site Area (Ha):	0.76
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including unsuitable vehicular access, proximity to a Grade II listed building and potential archaeology constraints and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG861
Site Name:	Bolbrek Filton Road
Gross Site Area (Ha):	0.34
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has landscape constraints (woodland to the south should be retained) and heritage constraints (Local Historic Park and Garden to the north) however these constraints can be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG864
Site Name:	Land South of Luckington Road
Gross Site Area (Ha):	4.25
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage constraints (proximity to Conservation Area and Grade I Registered Park and Garden) however it is considered likely these could be avoided or impacts mitigated. The site is within an AONB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraint or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG865
Site Name:	Land to the North of Tormarton Road
Gross Site Area (Ha):	2.82
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including proximity the Acton Turville Conservation Area and listed buidlings and it is considered that no mitigation / avoidance is possible. The site is entirely within an AONB.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG866
Site Name:	Land to the West of Burton Road
Gross Site Area (Ha):	3.53
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
 The site is potentially unsuitable as it is affected by constraints including proximity the Acton Turville Conservation Area and listed buidlings and it is considered that no mitigation / avoidance is possible. The site is entirely within an AONB.

Availability **No - not available**

Availability Conclusions
 Site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
 Site has been assessed as unsuitable and it is therefore not available.

Deliverable: **Undeliverable/Undevelopable**



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG867
Site Name:	Land to the South of Sodbury Road
Gross Site Area (Ha):	5.01
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including 61.29% within Acton Turville Conservation Area and proximity to listed buildings. Site is 100% within an AONB.

Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG868
Site Name:	Lower Shortwood
Gross Site Area (Ha):	105.02
Proposed Uses:	Residential and Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including Siston Conservation Area (5.58%), an OH powerline, SNCI (9.33%), and landscape and archaeology constraints however it is considered likely these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 2500

Employment Initial Capacity 8.53 Employment

Site Reference:	SG869
Site Name:	Land at Filton Retail Park, Fox Den Road
Gross Site Area (Ha):	3.20
Proposed Uses:	Residential (Student Accommodation)

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is brownfield land. Part of the site is in active use (retail park) which will be retained - only the vacant southern part of the site is proposed for redevelopment (former B&Q garden centre area). The site is not affected by any constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner. Part of the site is in active use as a retail park which will be retained. Only the southern part of the site is proposed for redevelopment (currently vacant).
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board. There are minor viability issues identified and further information is required to determine if these can be addressed.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG870
Site Name:	Plot 9000, Western Approach Business Park. Govier Wa
Gross Site Area (Ha):	2.96
Proposed Uses:	B1, B2, B8

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as 88.36% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible. Site is also 99.93% FZ3a however proposed for employment use so only sequential test required, not exception test.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG872
Site Name:	Barnhill Quarry
Gross Site Area (Ha):	17.21
Proposed Uses:	Mixed Use

Suitability Yes – Potentially Suitable

Suitability Conclusions The site has a number of constraints including Regionally Important Geological Site (96.03%) and SSSI (6.99%) however it is considered likely that these could be avoided / mitigated.

Availability Yes - potentially available

Availability Conclusions Based on best available information The site has willing developer(s) / landowner(s) The site is not in active use and The site has clear ownership.

Achievability No - unachievable

Achievability Conclusions Based on best available information The site has clear viability issues which are unlikely to be addressed during the plan period.

Deliverable: Undeliverable/Undevelopable



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

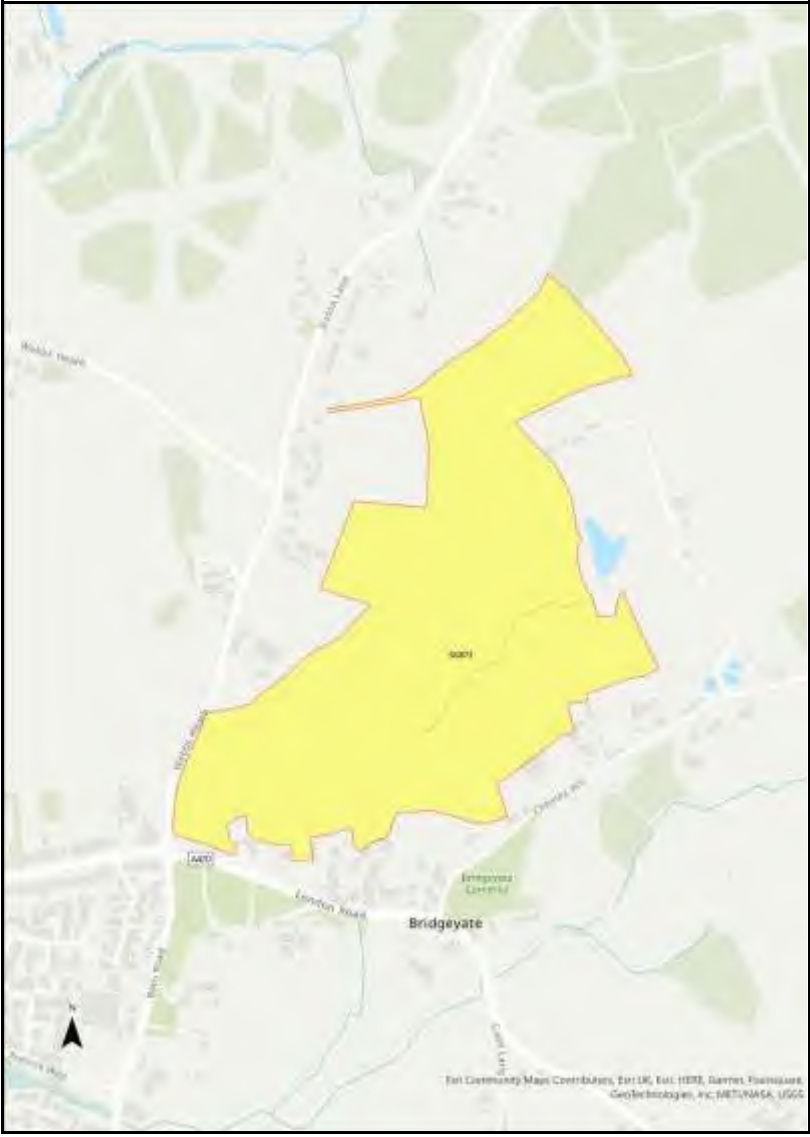
Initial Capacity (Number of homes): 0

Employment Initial Capacity

Site Reference:	SG873
Site Name:	Land east of Webbs Heath
Gross Site Area (Ha):	31.73
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including an overhead powerline, an SNCI (8.73%), priority habitat (8.54%) and heritage constraints however it is considered likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has clear ownership, the owner is willing to sell and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Developable



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

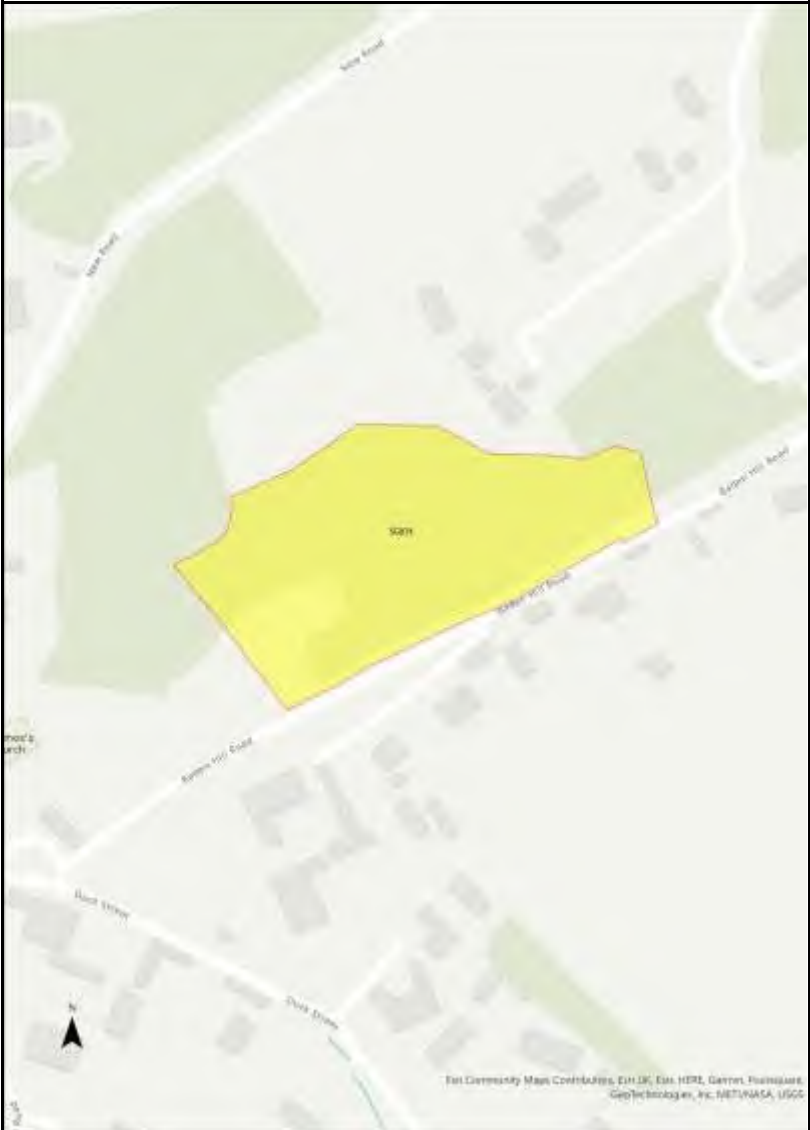
Initial Capacity (Number of homes): 674

Employment Initial Capacity E(g)/B2 small scale

Site Reference:	SG874
Site Name:	Land at Church Quarry Baden Hill Road
Gross Site Area (Ha):	1.45
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to landscape constraints (VIH and woodland network), SNCI (94.62%), Priority Habitat (76.08%), and heritage constraints (99.74% within Conservation Area). It is considered that no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Based on best available information the site is being promoted by a single, willing landowner. There has been a previous planning application for residential development refused in 2013. Based on suitability conclusions site is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG875
Site Name:	Land between Tower Hill and Baden Hill Road
Gross Site Area (Ha):	0.39
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable due to landscape constraints (visually important hillside), ecological constraints (SNCI buffer) and heritage constraints (adjacent to Conservation Area buffer). Due to size of site, no mitigation/avoidance is possible.
Availability	No - not available
Availability Conclusions	Based on best available information the site is in single ownership and is being promoted by a willing landowner. Based on suitability assessment the site is considered not available.
Achievability	No - unachievable
Achievability Conclusions	Based on suitability assessment site is considered not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG876
Site Name:	Land South of Almondsbury Garden Centre
Gross Site Area (Ha):	5.50
Proposed Uses:	Residential (Assisted Living and Care Beds)

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as the site has constraints including heritage (proximity to listed building and Local Historic Park & Garden) which is considered could not be mitigated.
Availability	No - not available
Availability Conclusions	Based on suitability conclusions it is considered that the site is not available.
Achievability	No - unachievable
Achievability Conclusions	Based on the suitability conclusions, it is considered that the site is not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG878
Site Name:	Leyland Court Equestrian Centre
Gross Site Area (Ha):	29.45
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including oil pipeline (26%), being adjacent to the M4, being adjacent to a Local Historic Park & Garden, and risk of surface water flooding (33%). The site area has been reduced to reflect these constraints. The site is 100% GB.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, the site has a willing landowner. The site includes an equestrian centre and the whole site is proposed for redevelopment by the owners of the equestrian centre however it is unclear if the centre will be relocated.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as availability uncertain and it is therefore not achievable at this stage.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG879
Site Name:	Rear of 32 Cleeve Hill
Gross Site Area (Ha):	0.31
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is landlocked. No mitigation/avoidance is possible. The site promoter has not demonstrated that a suitable access could be achieved.
Availability	No - not available
Availability Conclusions	Based on the suitability assessment, the site is considered to be unavailable.
Achievability	No - unachievable
Achievability Conclusions	Site assessed as unsuitable therefore the site is not considered to be achievable.

Deliverable:



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

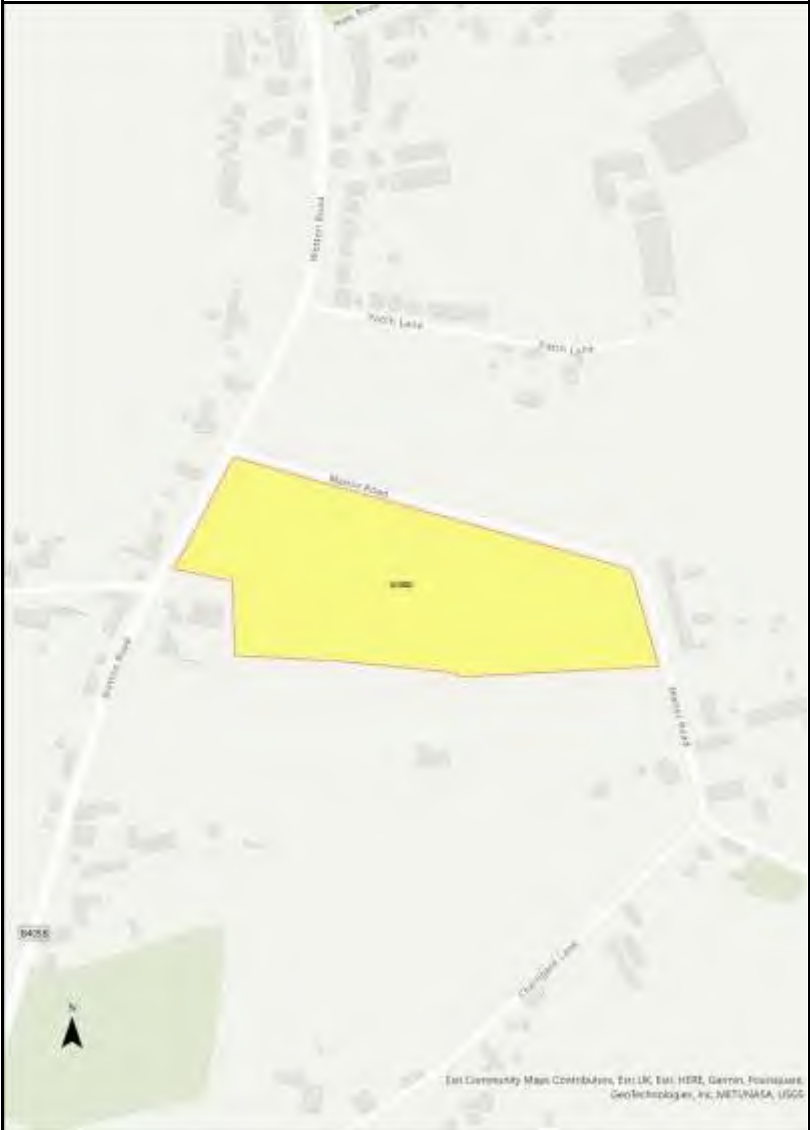
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG880
Site Name:	Land to the South of Manor Road
Gross Site Area (Ha):	4.54
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including an overhead power line, landscape constraints, and moderate risk of ground water flooding (93%) however it is likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has clear landownership and a willing landowner. It is a vacant site and there is unlikely to be any access/legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter but no clear evidence of developers being on board. The site has no obvious issues that are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG881
Site Name:	Backfield Farm Business Park
Gross Site Area (Ha):	4.44
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including landscape constraints, surface water flood risk (21%) and moderate risk of ground water flooding (93%) however it is likely these constraints could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner and is not in active use. There are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter and there are no known abnormal costs however there is no evidence of developers on board or funding.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG882
Site Name:	Land adjacent to Grey Cottage
Gross Site Area (Ha):	3.24
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including unsuitable vehicular access and proximity to Grade II listed Poolfield Farmhouse and it is considered that no mitigation / avoidance is possible.

Availability	No - not available
Availability Conclusions	Based on the suitability assessment, the site is considered to be unavailable.

Achievability	No - unachievable
Achievability Conclusions	Site assessed as unsuitable therefore the site is not considered to be achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG883
Site Name:	Land at Lapwing Farm
Gross Site Area (Ha):	15.48
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is adjacent to Tormarton Conservation Area and is in close proximity to numerous listed buildings, it also has potential archaeology constraints. The site area has been reduced to reflect these constraints. The site is entirely within an AONB.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information the site has a willing landowner and is in single landownership. The site is in partial use and the existing uses will need to be relocated therefore assessed as availability uncertain at this stage.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as availability uncertain and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG884
Site Name:	Land to rear of Silverhill School, Winterbourne
Gross Site Area (Ha):	16.29
Proposed Uses:	Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including an overhead power line, electricity pole and harmful impact on Grade II listed building and CA and their setting and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG885
Site Name:	Site W2, Land off, Bristol Road
Gross Site Area (Ha):	29.24
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including an OH power line, oil pipeline (5.75%), risk of groundwater flooding (64%), and access constraints, however these constraints could be avoided/mitigated. The site is 100% in the GB.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information there are unlikely to be any issues which affect the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG886
Site Name:	Land to north of New Road, Rangeworthy
Gross Site Area (Ha):	29.01
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including OH powerline and poles, SNCI (0.11%), proximity to a listed building, access constraints, and moderate risk of ground water flooding (39.96%) however it is likely that these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and clear ownership. There are unlikely to be any legal constraints or ransom strips. The site overlaps with SG228 which relates to the same landowner.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG887
Site Name:	Part of France Lane Farm, Hawkesbury Upton
Gross Site Area (Ha):	9.50
Proposed Uses:	Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to landscape and access constraints. The site is entirely within an AONB.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG889
Site Name:	The Grange School,
Gross Site Area (Ha):	12.23
Proposed Uses:	Residential with primary school with sports provision t

Suitability

Suitability Conclusions

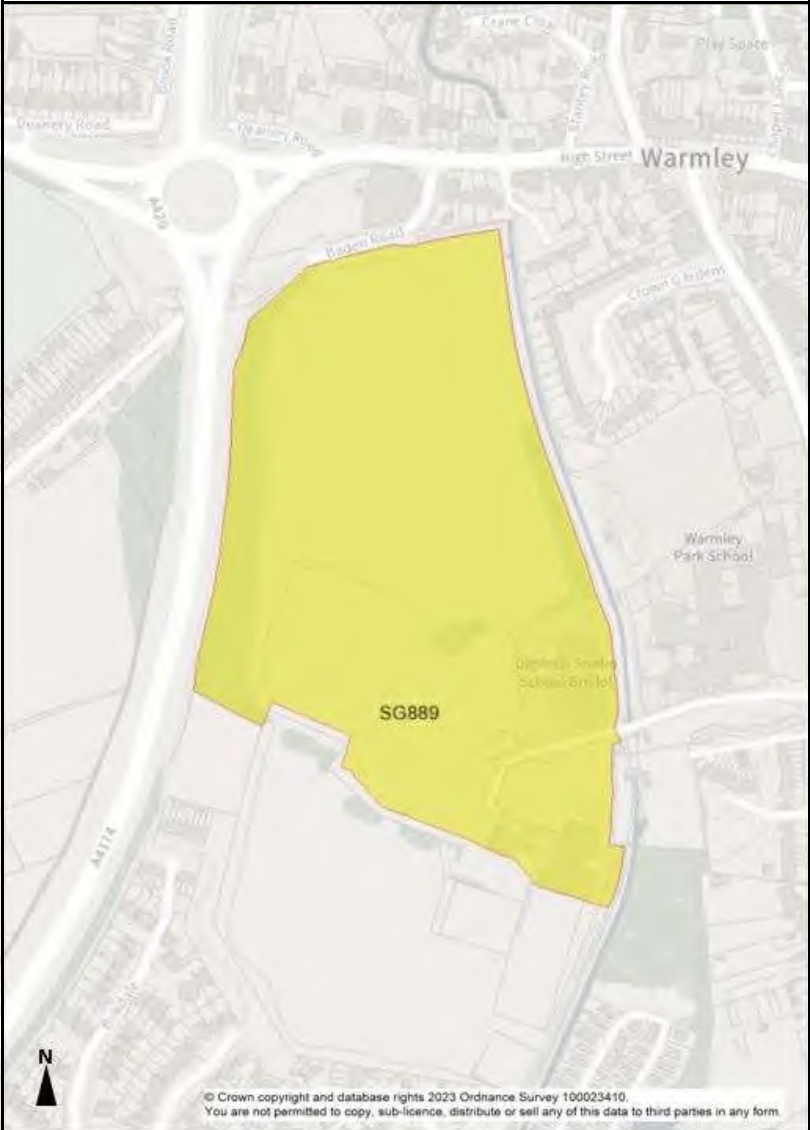
Availability

Availability Conclusions

Achievability

Achievability Conclusions

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG890
Site Name:	Land at The Paddock
Gross Site Area (Ha):	0.90
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has an overhead power line and an oil pipeline (6.2%) however it is considered likely that these constraints could be mitigated/avoided. Site is located in the Green Belt (100%)

Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner, is not in active use and there is unlikely to be legal constraints/ransom strips.

Achievability	Yes - potentially achievable
Achievability Conclusions	The site has a promoter on board, the site has no obvious issues which are likely to impact the viability of the site. It is considered overhead lines would be taken into consideration in viability.

Deliverable:



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

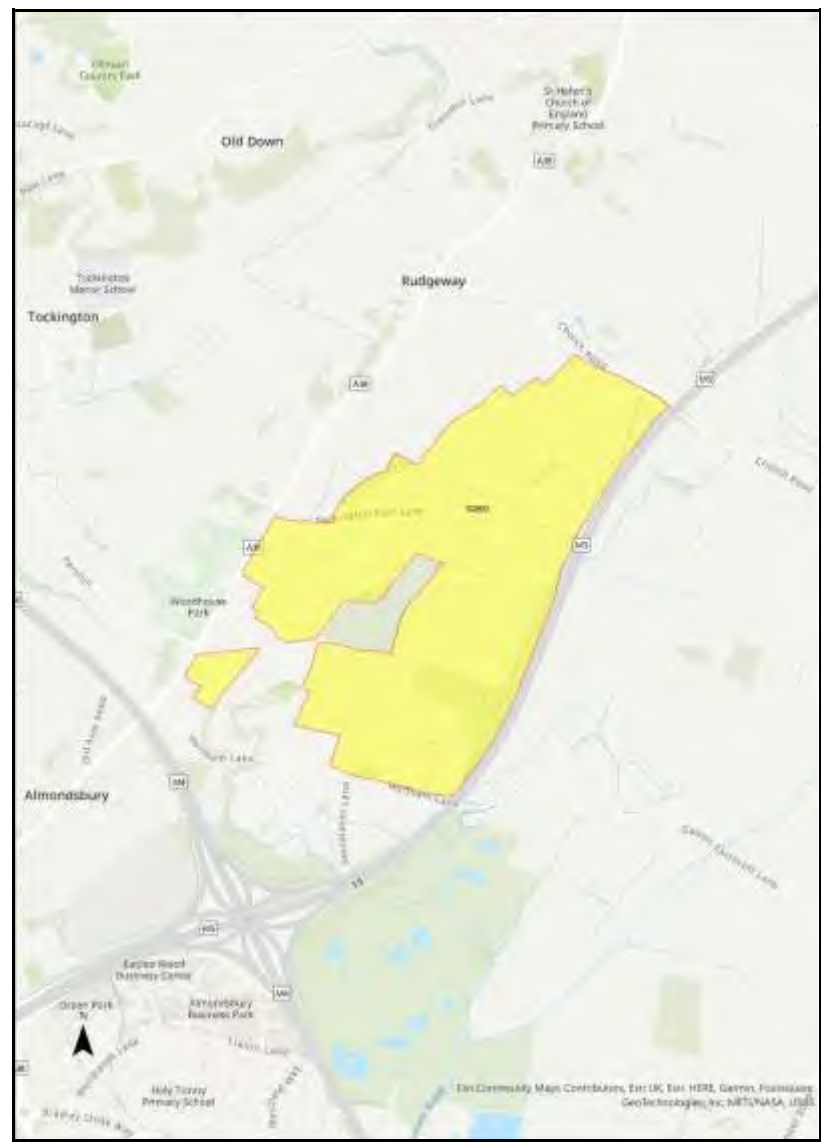
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG892
Site Name:	Land at Hortham Lane, Almondsbury
Gross Site Area (Ha):	197.30
Proposed Uses:	Mixed use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including an overhead powerline and poles, two gas pipelines, potential contamination (7.58%), and heritage, landscape, and archaeology constraints however these could be avoided/mitigated. The site is located in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG893
Site Name:	Land at Crossways
Gross Site Area (Ha):	9.70
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including 95% BMV agricultural land, landscape harm (VIH), potential harm on the local transport network and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG894
Site Name:	Land at Gloucestershire Road
Gross Site Area (Ha):	6.00
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a few constraints including an overhead power line and electricity pole and being approx 110m away from a Grade II listed building however it is considered likely these constraints could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

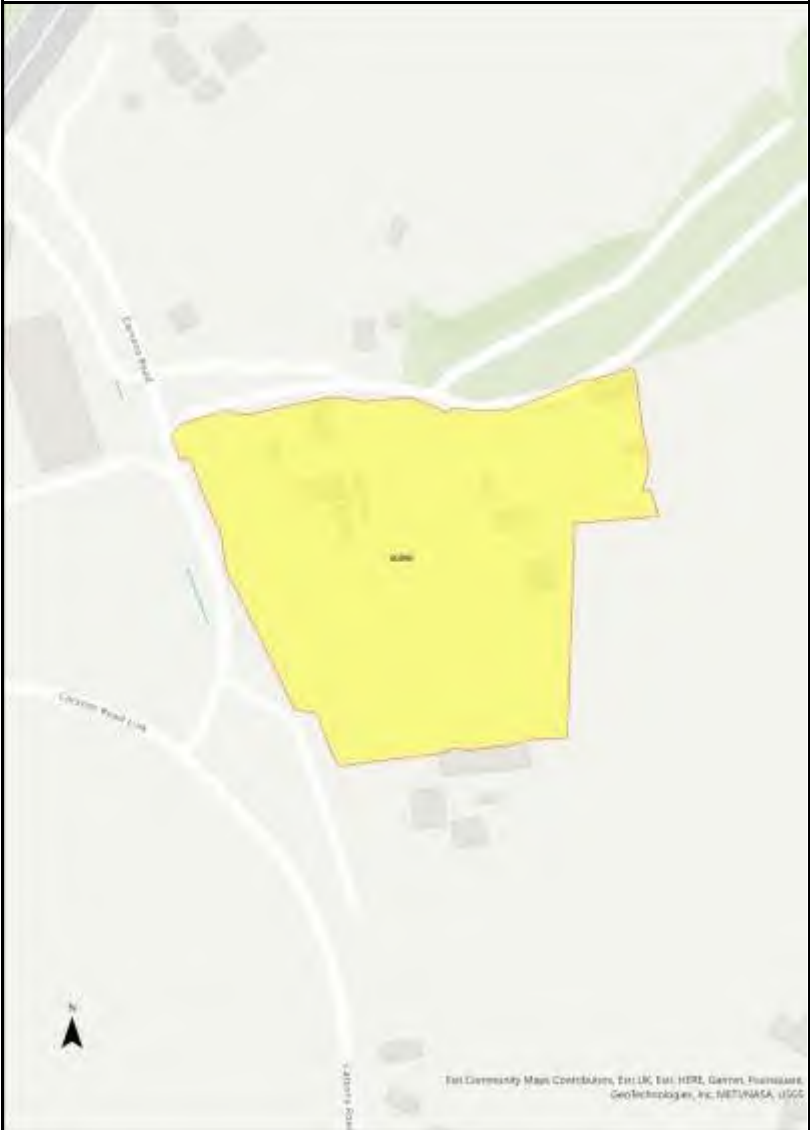
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG896
Site Name:	Glenfern and Land to East of Carsons Road
Gross Site Area (Ha):	2.60
Proposed Uses:	Employment B1 B2 B8

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, it has clear ownership and there are unlikely to be legal constraints or ransom strips. The existing uses on part of the site would need to be relocated.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG897
Site Name:	Land north of A420 and south of Goose Green
Gross Site Area (Ha):	55.53
Proposed Uses:	Mixed Use

Suitability Yes – Potentially Suitable

Suitability Conclusions The site has constraints including SNCI (8.85%), priority habitat area (5.15%), and landscape and heritage constraints however it is considered likely constraints could be avoided or impacts mitigated. The site is located in the Green Belt (100%).

Availability Yes - potentially available

Availability Conclusions Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Developable



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

Initial Capacity (Number of homes): 1000

Employment Initial Capacity E/B2 small scale

Site Reference:	SG898
Site Name:	Vilner Farm
Gross Site Area (Ha):	1.66
Proposed Uses:	Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable due to access constraints. The existing access is not satisfactory - the site promoter has not provided any evidence to demonstrate that an alternative access could be achieved.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG899
Site Name:	Kings Chase Shopping Centre
Gross Site Area (Ha):	0.00
Proposed Uses:	Retail Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as it is in active use as Kings Chase Shopping Centre. There is no evidence that this use will cease during the plan period.
Availability	No - not available
Availability Conclusions	Not Available - Based on best available information the site does not have a willing landowner and the majority of the site is in active use and there is evidence this use is unlikely to cease within the plan period.
Achievability	No - unachievable
Achievability Conclusions	Unachievable - Based on best available information the site has clear viability issues which are unlikely to be addressed during the plan period.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG900
Site Name:	Land at Tytherington Quarry Wotton-underEdge Glouce
Gross Site Area (Ha):	50.56
Proposed Uses:	Quarry Extension

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including archaeology however the site is proposed for a quarry extension and it is considered likely that these could be avoided / mitigated.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Site has been put forward by partial landowner. Details of remaining landowners has not been provided. CfS form states negotiations are being progressed. Further evidence is required to confirm remaining landowners support the proposal.
Achievability	No - unachievable
Achievability Conclusions	The availability of the site is currently uncertain and it is therefore not achievable at this stage.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG901
Site Name:	Abson Road Pucklechurch
Gross Site Area (Ha):	1.09
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints apart from being 100% BMV agricultural land. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG904
Site Name:	28 Engine Common Lane Yate Bristol BS37 7PX
Gross Site Area (Ha):	0.12
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site has not been assessed as it is unsuitable in HELAA terms as a site of this size would not be able to accommodate 5 or more dwellings.
Availability	No - not available
Availability Conclusions	No - Unavailable: site promoted for less than 5 dwellings
Achievability	No - unachievable
Achievability Conclusions	Site is considered unachievable in HELAA terms as a site of this size would not be able to accommodate the HELAA minimum threshold of 5 or more dwellings.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG906
Site Name:	Land Adjacent to 82 Gloucester Road Rudgeley BS35 3
Gross Site Area (Ha):	1.54
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints. The site is located within the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site. There is a promoter on board.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG907
Site Name:	Land adjacent to Severn Beach Railway Station
Gross Site Area (Ha):	0.41
Proposed Uses:	Car Park

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including 100% Flood Zone 3a and proximity to RAMSAR sites, 20% Potential contamination but is proposed for a car park and it is considered likely that these could be avoided / mitigated.
Availability	Uncertain - no current evidence of clear availability
Availability Conclusions	Based on best available information, it is unclear if the site has a willing landowner. Further information is required to confirm if the site is available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as availability uncertain and it is therefore not achievable at this stage.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG908
Site Name:	Land South of Yate Road Yate
Gross Site Area (Ha):	2.07
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including pedestrian and vehicular access, FZ3a (0.19%) and an SNCI to the south and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as potentially unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG910
Site Name:	Homeapple Close
Gross Site Area (Ha):	0.35
Proposed Uses:	Employment

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is not affected by any constraints. The site is located in the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Site is being promoted by a sole landowner and there are no known potential ransom issues.
Achievability	Yes - potentially achievable
Achievability Conclusions	Site has no known abnormal costs however no evidence of funding or site promoter/developer on board.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG911
Site Name:	Former Brightside Insurance
Gross Site Area (Ha):	5.46
Proposed Uses:	Employment (B2 and B8)

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is part brownfield and includes a locally listed building. Site is adjacent to a SNCI/SSSI/SAC/SPA/Ramsar site and adjacent to the Grade I listed Severn Bridge (100%). These constraints can be avoided/mitigated. Site is in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has a willing landowner and it is in single ownership. There is unlikely to be potential ransom/legal/access constraints.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a promoter on board. There are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG912
Site Name:	Land east of Chipping Soddbury
Gross Site Area (Ha):	32.13
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as development would result in significant levels of harm to multiple heritage assets and their settings as outlined in NPPF paragraph 202. No mitigation/avoidance possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as potentially unsuitable and it is therefore not achievable.

Deliverable:



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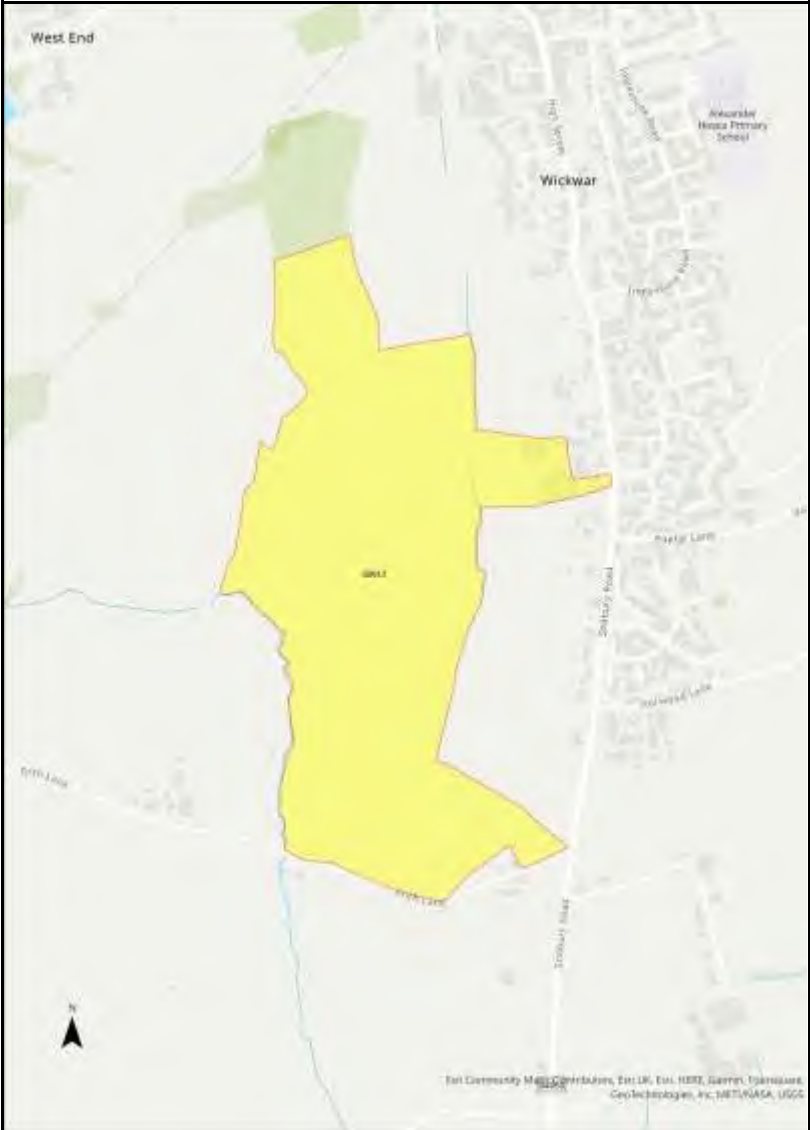
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG913
Site Name:	Land to West of Sodbury Road Wickwar
Gross Site Area (Ha):	30.95
Proposed Uses:	Mixed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site is potentially unsuitable as it is affected by constraints including access, SNCI, Local Green Space, OH lines, heritage harm to listed buildings and CA and landscape constraints and it is considered that no mitigation / avoidance is possible.
Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.
Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

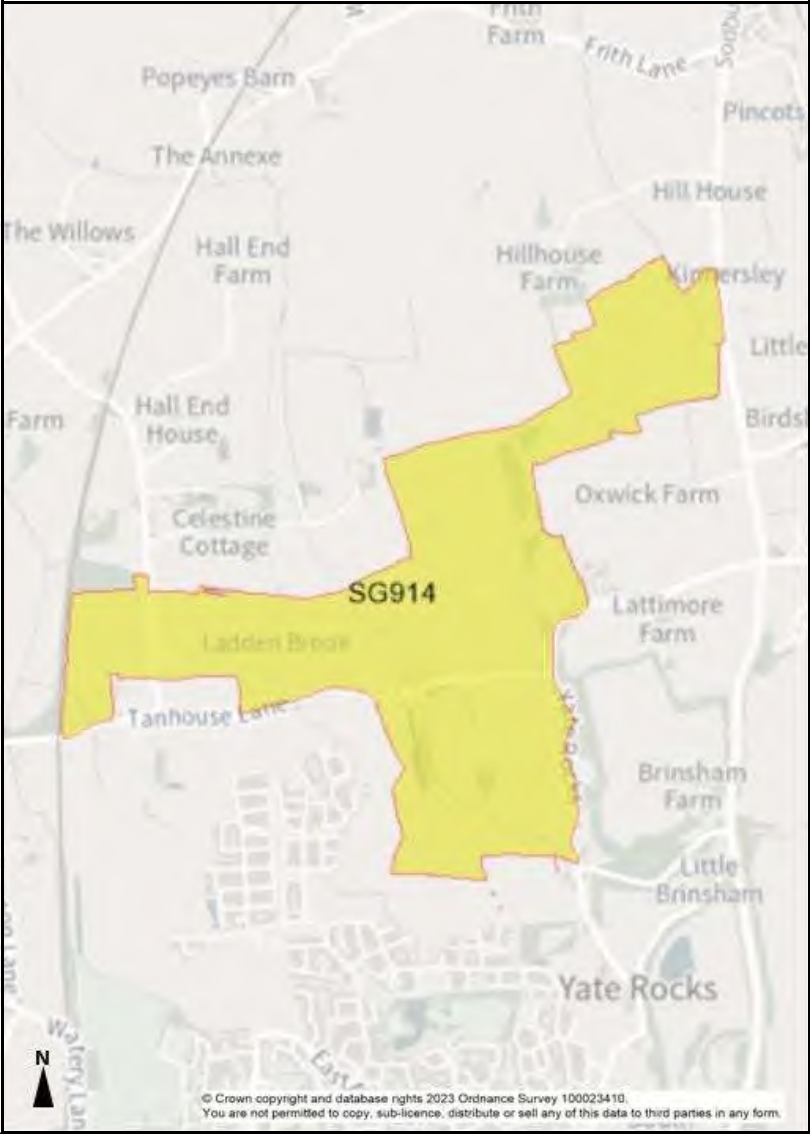
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG914
Site Name:	Land at Tanhouse Meadows Yate
Gross Site Area (Ha):	129.64
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a number of constraints including FZ3a (13.95%), potential contamination (2.61%), overhead powerlines and poles, Grade II listed buildings within 250m, SNCI (7.18%) and Priority Habitat (5.03%) however these could be avoided/mitigated.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has willing landowners and clear ownership, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG916
Site Name:	Bristol Uniforms Limited 1 Wathen Street
Gross Site Area (Ha):	0.54
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site is subject to some constraints including potential contaminated land and including a locally listed building however it is likely that these constraints could be mitigated. Further assessment required regarding locally listed building on site.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and is in single ownership. The site is in active use (clothing factory) however this use is relocating to a larger facility and the building will therefore be vacant.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has a promoter on board, there is no evidence of developers. There are viability issues identified associated with demolition of the existing buildings however further information is required to determine if these can be addressed.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG917
Site Name:	Land at Tytherington
Gross Site Area (Ha):	3.87
Proposed Uses:	Residential

Suitability Yes – Potentially Suitable

Suitability Conclusions The site has constraints including being adjacent to Tytherington Conservation Area, proximity to listed buildings, an OH power line, and risk of groundwater flooding (99%) however these constraints could be avoided/mitigated.

Availability Yes - potentially available

Availability Conclusions Based on best available information the site has a willing landowner, it is not in active use and there is unlikely to be legal constraints and/or ransom strips.

Achievability Yes - potentially achievable

Achievability Conclusions Based on best available information the site has a promoter on board, there are no obvious issues to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 113

Employment Initial Capacity

Site Reference:	SG918
Site Name:	Land north-east of Pilning
Gross Site Area (Ha):	32.70
Proposed Uses:	Alternative

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable as 95.03% of the site is within Flood Zone 3a and 99.94% of the site is Priority Habitat. It is considered that no mitigation/avoidance is possible.

Availability	No - not available
Availability Conclusions	Site has been assessed as unsuitable and it is therefore not available.

Achievability	No - unachievable
Achievability Conclusions	Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG920
Site Name:	Land off Whiteshill Common Hambrook
Gross Site Area (Ha):	0.12
Proposed Uses:	Residential

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is not considered to be suitable in HELAA terms as it could not accommodate 5 or more dwellings.

Availability	No - not available
Availability Conclusions	Based on the suitability assessment the site is considered unavailable in HELAA terms as it could not accommodate 5 or more dwellings.

Achievability	No - unachievable
Achievability Conclusions	Based on the suitability assessment the site is considered unachievable in HELAA terms as it could not accommodate 5 or more dwellings.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG921
Site Name:	Land adjoining Hambrook Lane & Sturden Lane
Gross Site Area (Ha):	2.37
Proposed Uses:	Residential

Suitability **No – Potentially Unsuitable**

Suitability Conclusions
The site is potentially unsuitable as it is affected by constraints including potential harm to the Hambrook Conservation Area and it is considered that no mitigation / avoidance is possible.

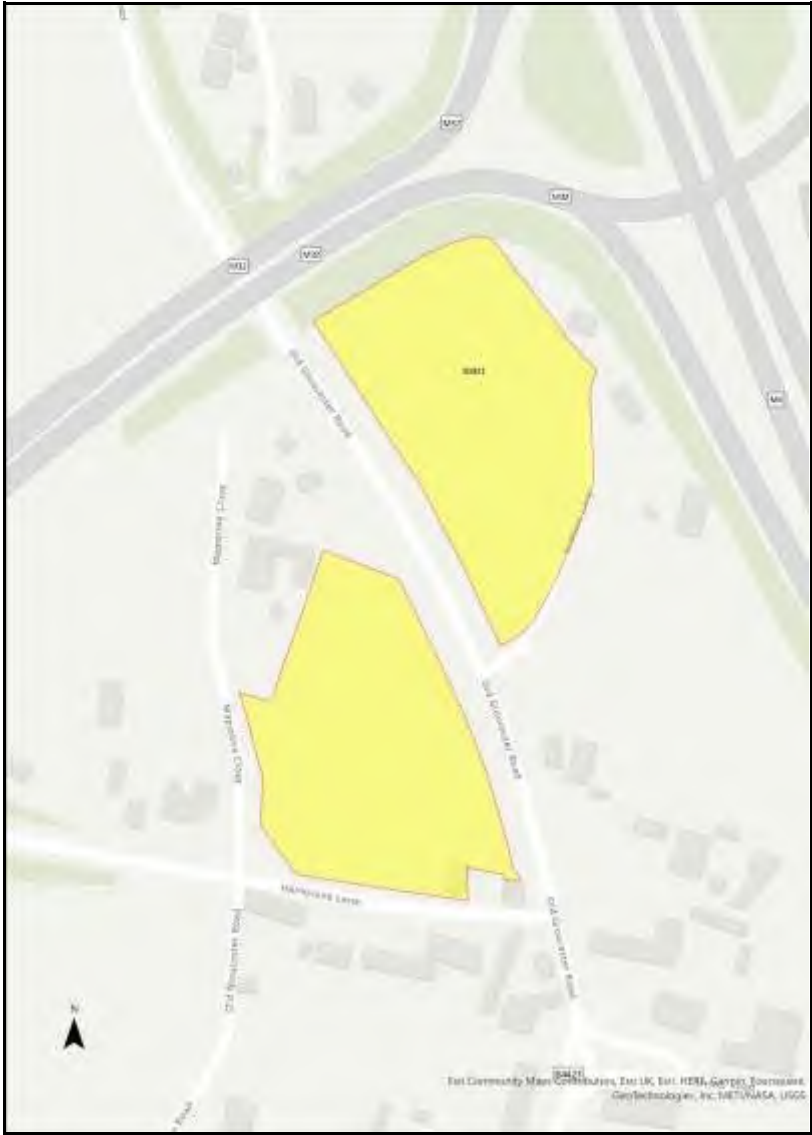
Availability **No - not available**

Availability Conclusions
Site has been assessed as unsuitable and it is therefore not available.

Achievability **No - unachievable**

Achievability Conclusions
Site has been assessed as unsuitable and it is therefore not achievable.

Deliverable: **Undeliverable/Undevelopable**



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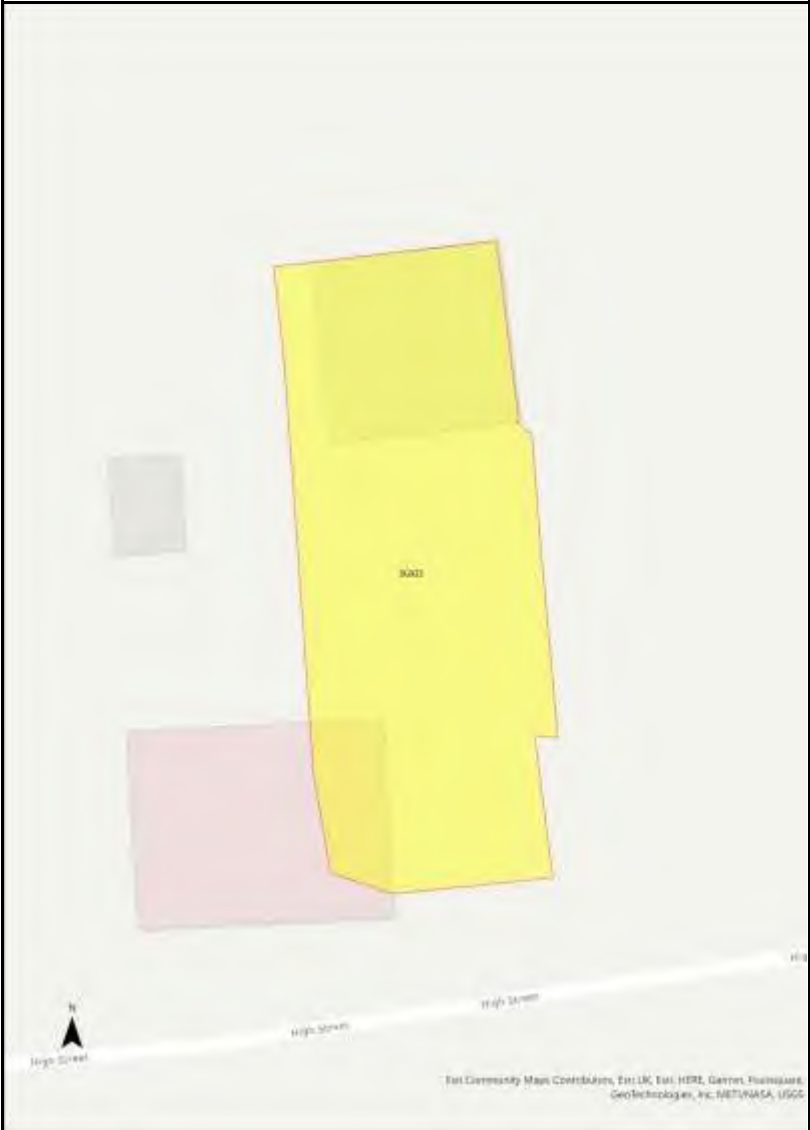
Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG922
Site Name:	The Land at the Old Beer Store High St Badminton GL9
Gross Site Area (Ha):	0.06
Proposed Uses:	Employment (B1)

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is less than 0.25ha threshold for employment land. Therefore unsuitable for allocation.
Availability	No - not available
Availability Conclusions	The site is unsuitable for development and therefore is considered unavailable.
Achievability	No - unachievable
Achievability Conclusions	The site is unsuitable for development and therefore is considered unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG923
Site Name:	Land to the East of Lymekiln Lane
Gross Site Area (Ha):	49.25
Proposed Uses:	Mioxed Use

Suitability	No – Potentially Unsuitable
Suitability Conclusions	The site has been assessed as potentially unsuitable as it has access constraints due to it being landlocked. The site promoter has not provided any evidence to demonstrate that access could be achievable.
Availability	No - not available
Availability Conclusions	The site has been assessed as unsuitable and it is therefore not available. The site is not directly connected to the road network and third party land would be required to provide access (e.g. via SG914 or SG751).
Achievability	No - unachievable
Achievability Conclusions	The site has been assessed as unsuitable and it is therefore not achievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG924
Site Name:	Land Off Tockington Lane
Gross Site Area (Ha):	1.35
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has heritage constraints (10.41% within conservation area) and the site area has been reduced to mitigate this. The site has potential archaeology constraints however these could be avoided/mitigated. The site is located in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information the site has clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG925
Site Name:	46 Broad Street
Gross Site Area (Ha):	0.12
Proposed Uses:	Mixed Use

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site is brownfield land. The site is not affected by any constraints.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, clear ownership and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board. There are some potential viability issues and further information is required to determine if these can be addressed.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG926
Site Name:	The Quarters Colony Farm
Gross Site Area (Ha):	11.50
Proposed Uses:	Residential (enhanced sports facilities)

Suitability Yes – Potentially Suitable

Suitability Conclusions
 The area of the site proposed for residential development (the north western corner of the site) is not affected by any constraints. The site is located in the Green Belt (100%).

Availability Yes - potentially available

Availability Conclusions
 Based on best available information, the site has a willing landowner and there are unlikely to be legal constraints or ransom strips. Existing site is proposed to be reconfigured so existing sports use will be retained and land made available to develop.

Achievability Yes - potentially achievable

Achievability Conclusions
 Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable: Potentially Deliverable



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

Initial Capacity (Number of homes): 68

Employment Initial Capacity

Site Reference:	SG927
Site Name:	The Old Vicarage
Gross Site Area (Ha):	0.73
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has constraints including heritage (proximity to two listed buildings) and potential archaeology constraints however it is considered likely these could be avoided or impacts mitigated. The site is in the Green Belt (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be any legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information the site has no issues which are likely to impact the viability of the site.

Deliverable:



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Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG928
Site Name:	Land to the North of Berkeley Vale Motors
Gross Site Area (Ha):	0.45
Proposed Uses:	Residential

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site potentially suitable. Only constraint is 4% contaminated land and some archaeological potential which it is considered could be avoided or mitigated. Site is located in the Green Belt (100%)
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner, clear ownership and there are unlikely to be legal constraint or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG929
Site Name:	Land at Swan Lane
Gross Site Area (Ha):	35.36
Proposed Uses:	Mixed Use

Suitability **Yes – Potentially Suitable**

Suitability Conclusions Site has constraints including an OH power line, oil pipeline (21%) and landscape, heritage (adjacent to CA), and potential archaeology constraints however these could be avoided/mitigated. Site is located in the Green Belt (100%).

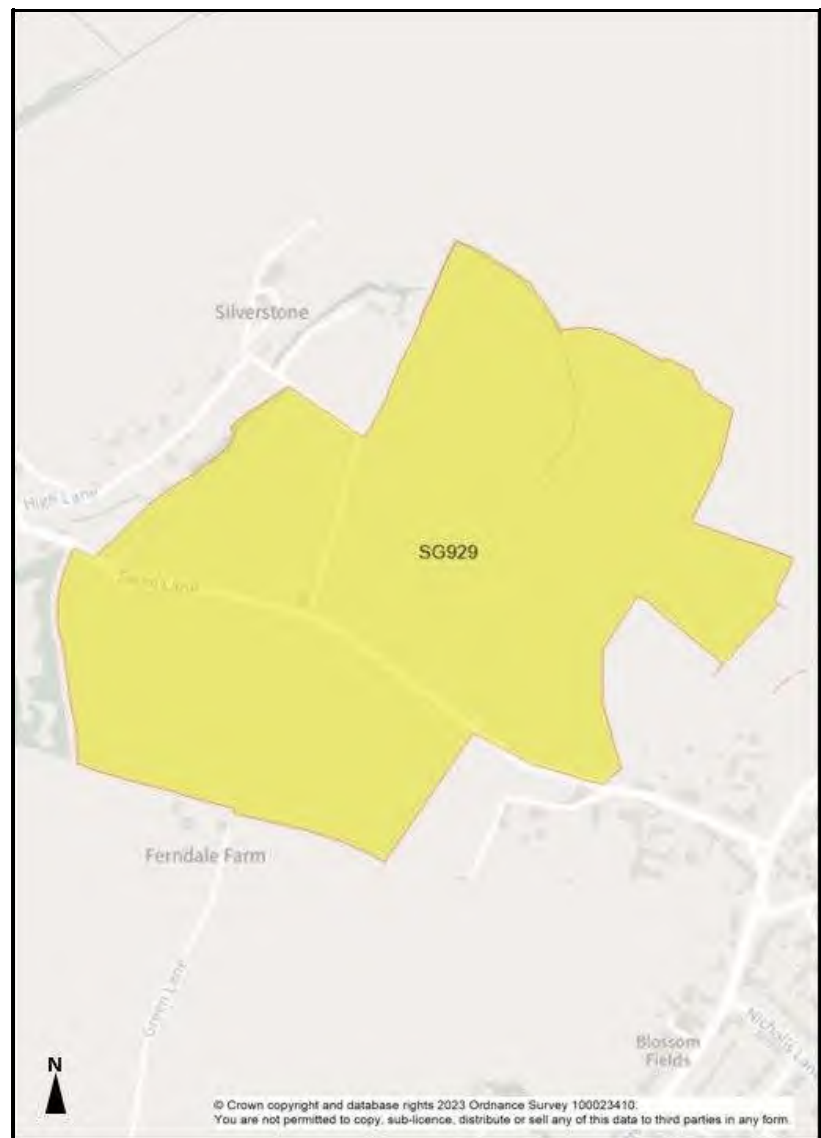
Availability **Yes - potentially available**

Availability Conclusions Based on best available information, the site has a willing landowner, it is not in active use and there are unlikely to be legal constraints or ransom strips.

Achievability **Yes - potentially achievable**

Achievability Conclusions Based on best available information the site has a developer on board and there are unlikely to be any issues which affect the viability of the site.

Deliverable: **Potentially Deliverable**



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

Initial Capacity (Number of homes): **212**

Employment Initial Capacity

Site Reference:	SG930
Site Name:	South East of Bell Land and Cattybrook Farm
Gross Site Area (Ha):	53.87
Proposed Uses:	Renewable Energy

Suitability	Yes – Potentially Suitable
Suitability Conclusions	Site has constraints including Flood Zone 3a (64.71%), Priority Habitat (58.47%), gas pipelines, and access constraints. The site area has been reduced to reflect these constraints - the entire western parcel is not suitable. Site is in the GB (100%).
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer, it is not in active use and there are unlikely to be legal constraints or ransom strips.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has a developer on board and there are no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG931
Site Name:	Gilslake
Gross Site Area (Ha):	31.57
Proposed Uses:	Renewable Energy

Suitability	No – Potentially Unsuitable
Suitability Conclusions	Site is potentially unsuitable due to being Priority Habitat (99.76%) and being within Flood Zone 3a (99.91%). It would therefore need to pass both the sequential and exception test. The site also has access constraints. No mitigation/avoidance possible.
Availability	No - not available
Availability Conclusions	Based on the suitability assessment the site is assessed as unavailable.
Achievability	No - unachievable
Achievability Conclusions	Based on the suitability assessment the site is assessed as unachievable.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity

Site Reference:	SG932
Site Name:	Land at Varley Farm
Gross Site Area (Ha):	51.18
Proposed Uses:	Renewable Energy (Solar)

Suitability	Yes – Potentially Suitable
Suitability Conclusions	The site has a pending full planning application for the construction of a solar farm (P22/07114/F). Determination deadline 22 March 2023.
Availability	Yes - potentially available
Availability Conclusions	Based on best available information, the site has a willing landowner and developer. There is currently a pending planning application for the construction of a solar farm on the site (P22/07114/F). Determination deadline 22 March 2023.
Achievability	Yes - potentially achievable
Achievability Conclusions	Based on best available information, the site has no obvious issues which are likely to impact the viability of the site.

Deliverable:



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

Initial Capacity (Number of homes):

Employment Initial Capacity