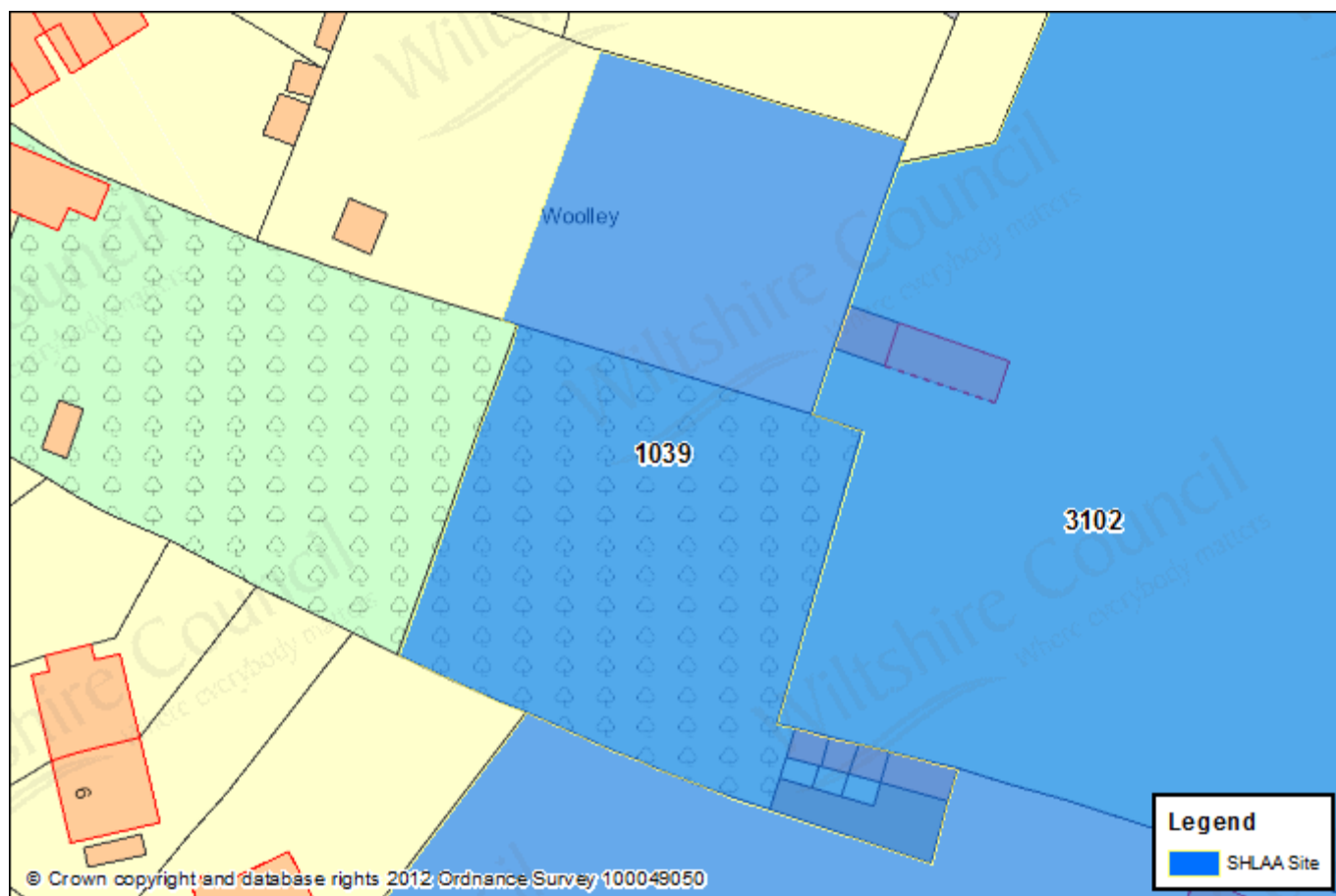


## Site 1039-Land adjacent to Holt Road



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Land adjacent to Holt Road		
Settlement	Bradford on Avon		
Gross site area	0.26ha	Previous use	Vacant
Suitable site area <sup>1</sup>	0.26 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.24ha	Gross-to-Net factor	0.90
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	9	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

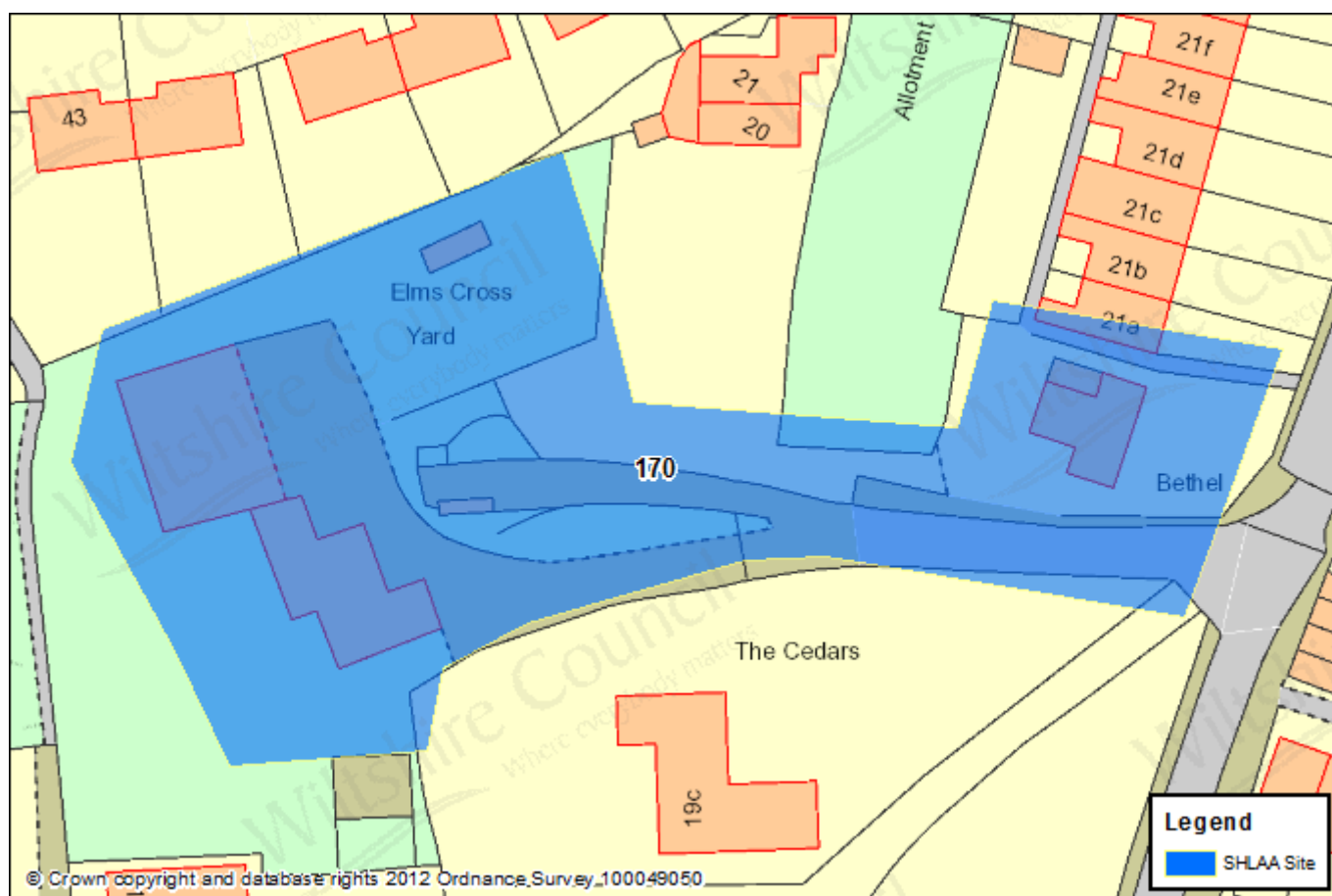
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 170-Adjacent 19C Elms Cross Yard



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Adjacent 19C Elms Cross Yard		
Settlement	Bradford on Avon		
Gross site area	0.32ha	Previous use	
Suitable site area <sup>1</sup>	0.27 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	0.24ha	Gross-to-Net factor	0.90
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or Unknown Ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	7	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

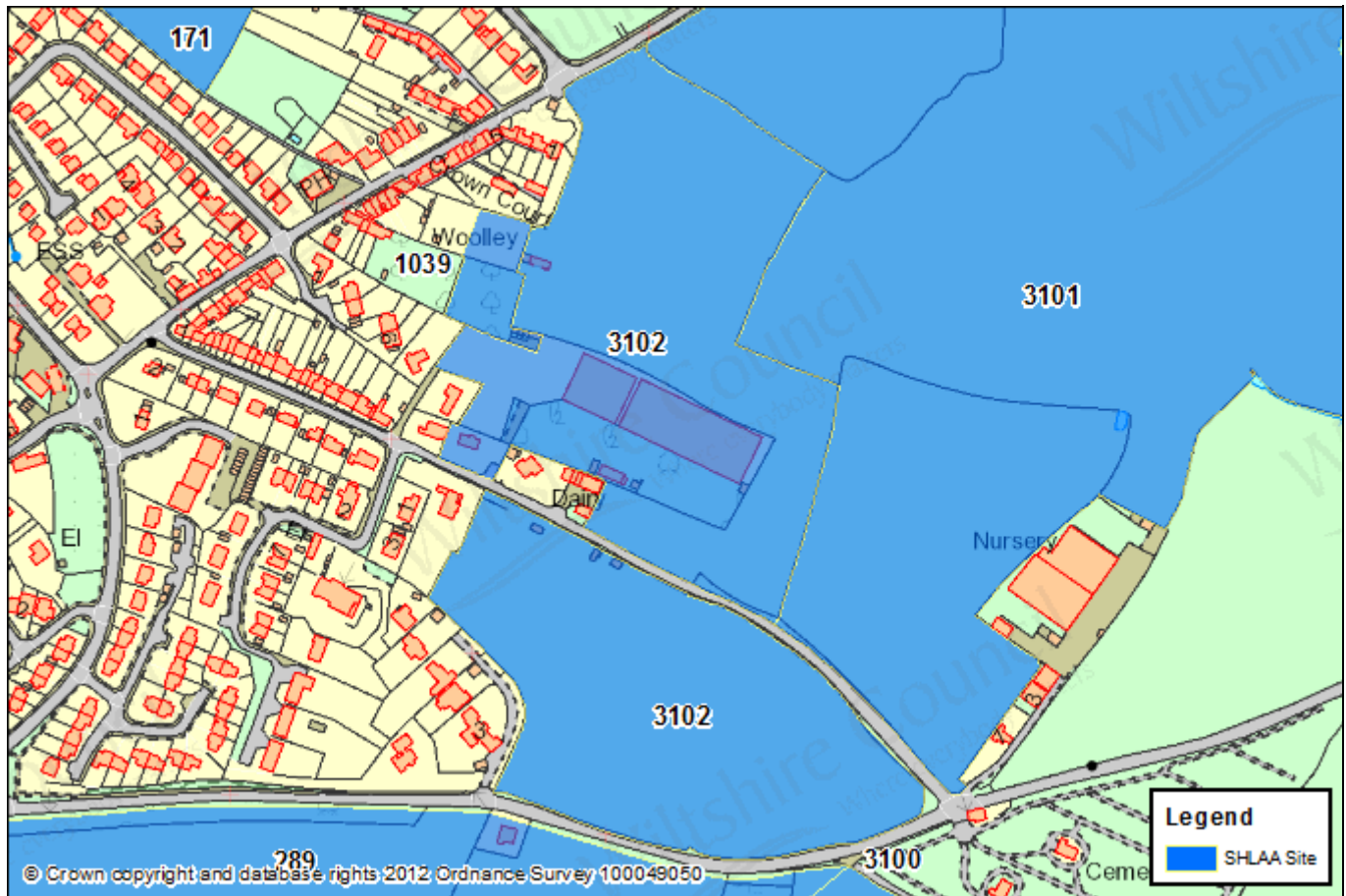
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

**Site 3102-Land North of Holt Road**



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Land North of Holt Road		
Settlement	Bradford on Avon		
Gross site area	7.80ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	7.79 ha		
Reason for smaller suitable area	Part of the site has recently been developed, Part of the site is within the green belt ,		
Developable Site Area <sup>2</sup>	5.84ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	150	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

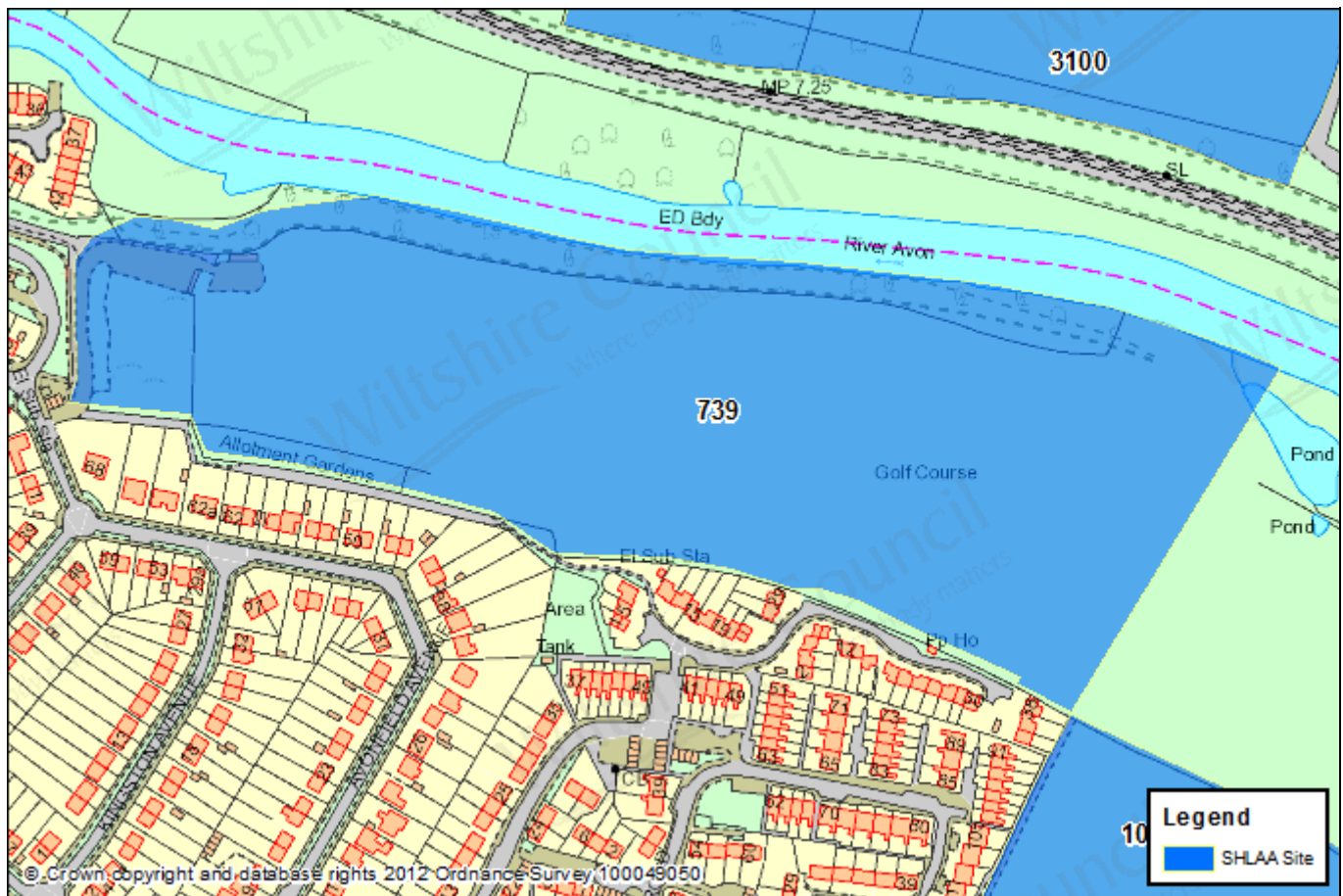
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 739-Golf Course



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Golf Course		
Settlement	Bradford on Avon		
Gross site area	7.54ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	6.33 ha		
Reason for smaller suitable area	Part of the site is within the green belt , Part of the site is within a flood risk zone, Part of the site is designated for recreation use,		
Developable Site Area <sup>2</sup>	4.75ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	195	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

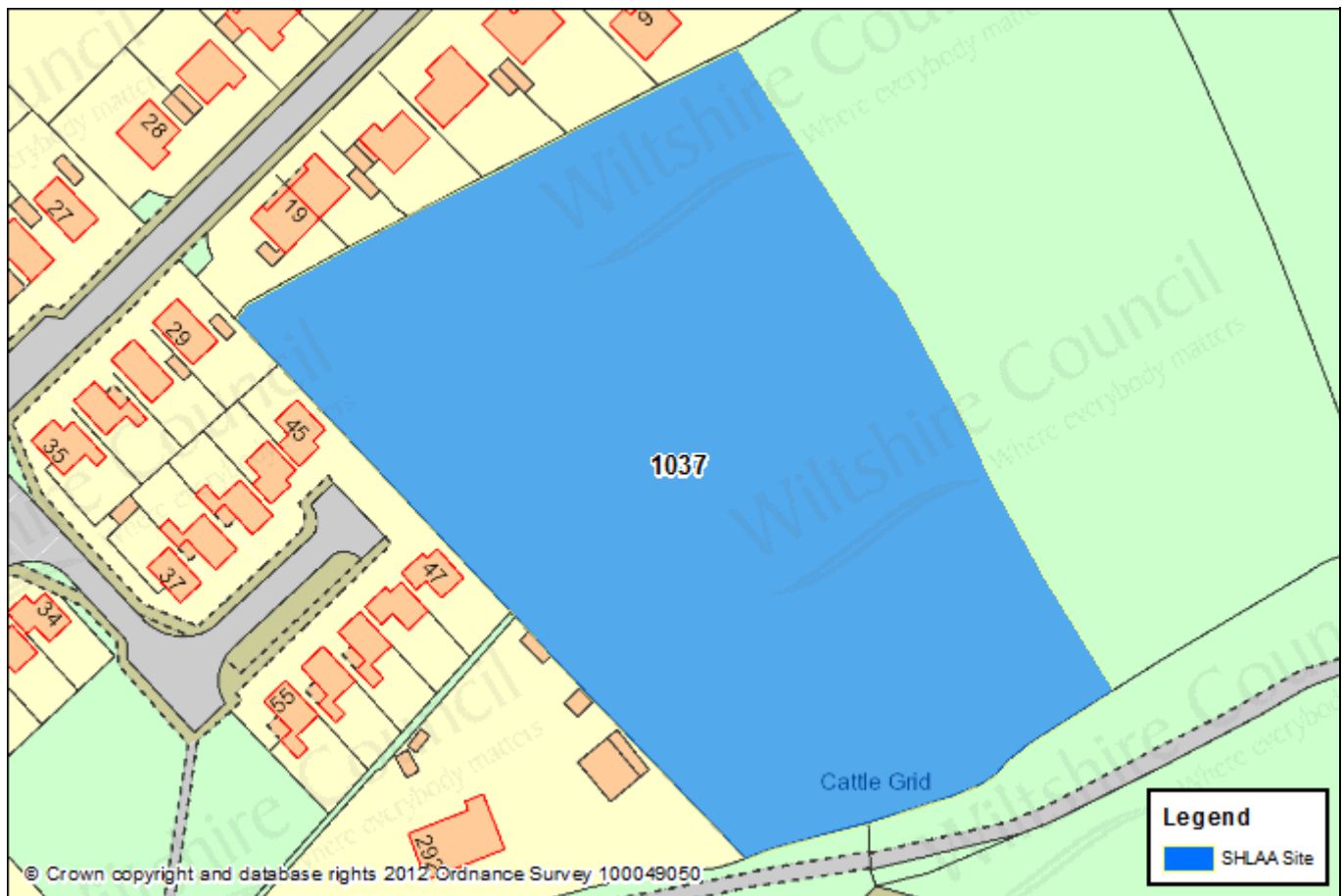
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 1037-Land at Holt



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Land at Holt		
Settlement	Holt		
Gross site area	1.40ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.40 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.12ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	34	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

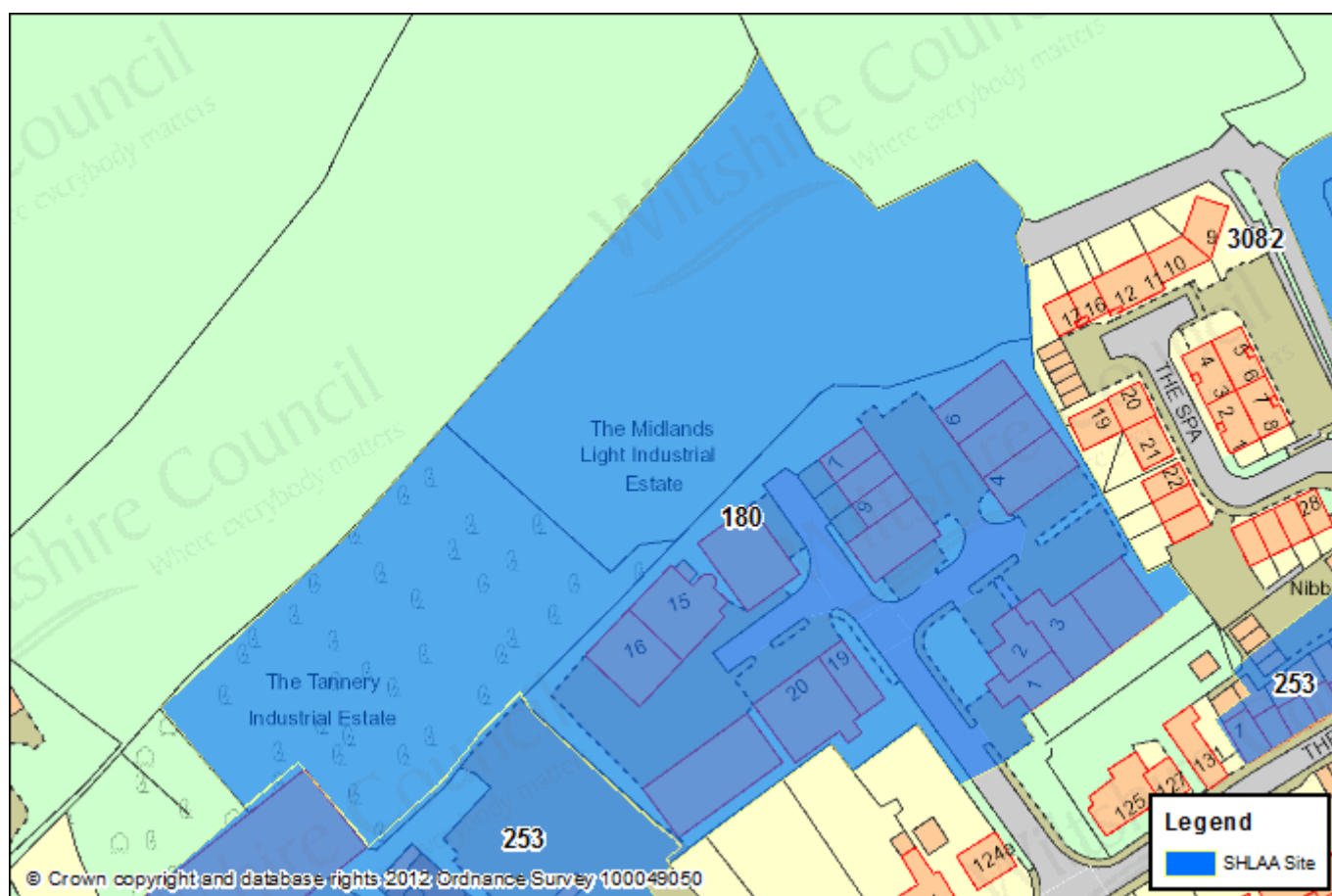
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 180-Land and Buildings



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Land and Buildings		
Settlement	Holt		
Gross site area	1.96ha	Previous use	Industrial
Suitable site area <sup>1</sup>	1.96 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.57ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use	Yes		
Availability	Not available at present as subject to continuing use or leasehold		
Capacity <sup>4</sup>	120	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

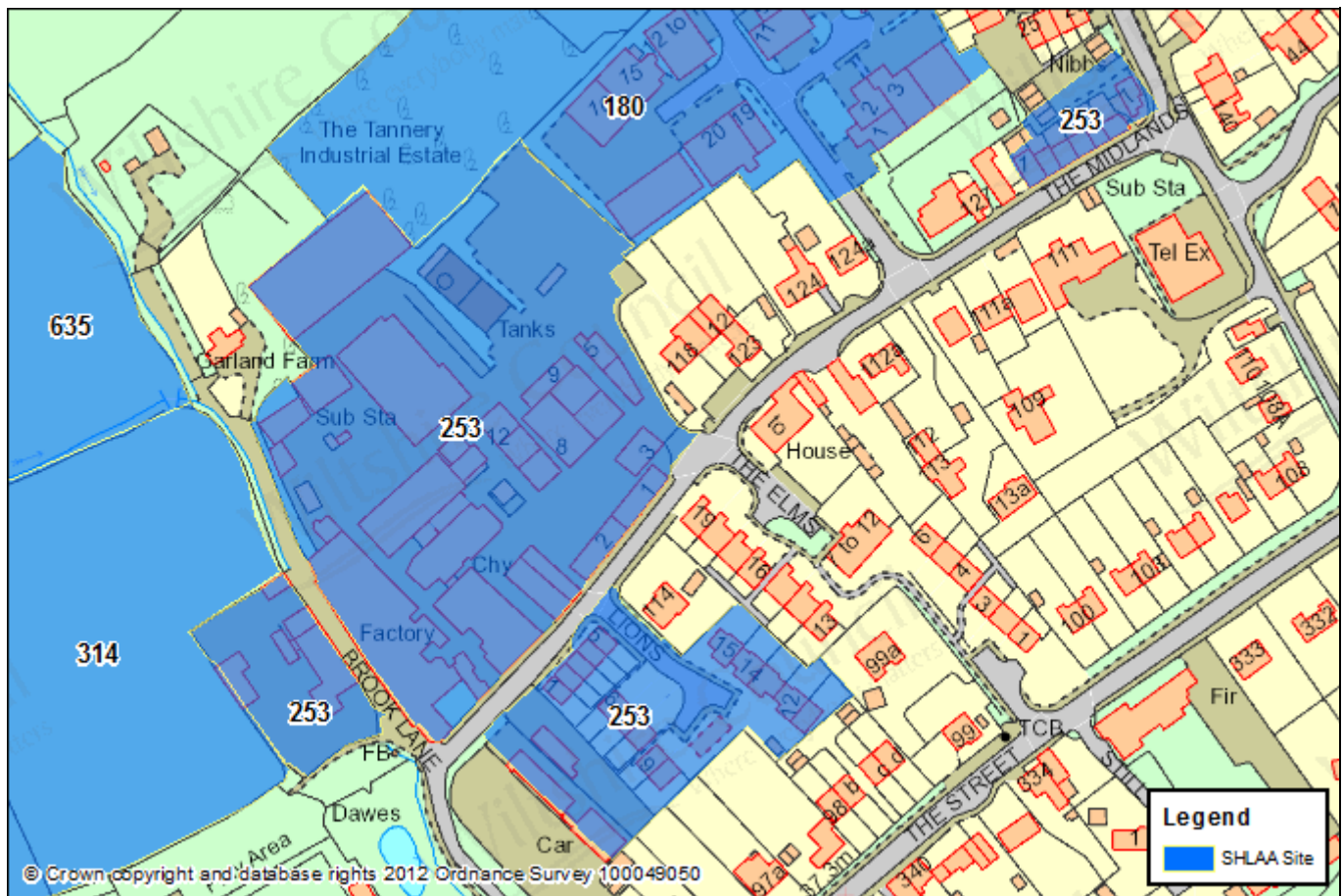
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 253-Industrial Estate



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Industrial Estate		
Settlement	Holt		
Gross site area	2.27ha	Previous use	Industrial
Suitable site area <sup>1</sup>	1.72 ha		
Reason for smaller suitable area	Part of the site has recently been developed, Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area <sup>2</sup>	1.37ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Resource Zone	Contains or adjacent to a Listed Building	
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	41	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

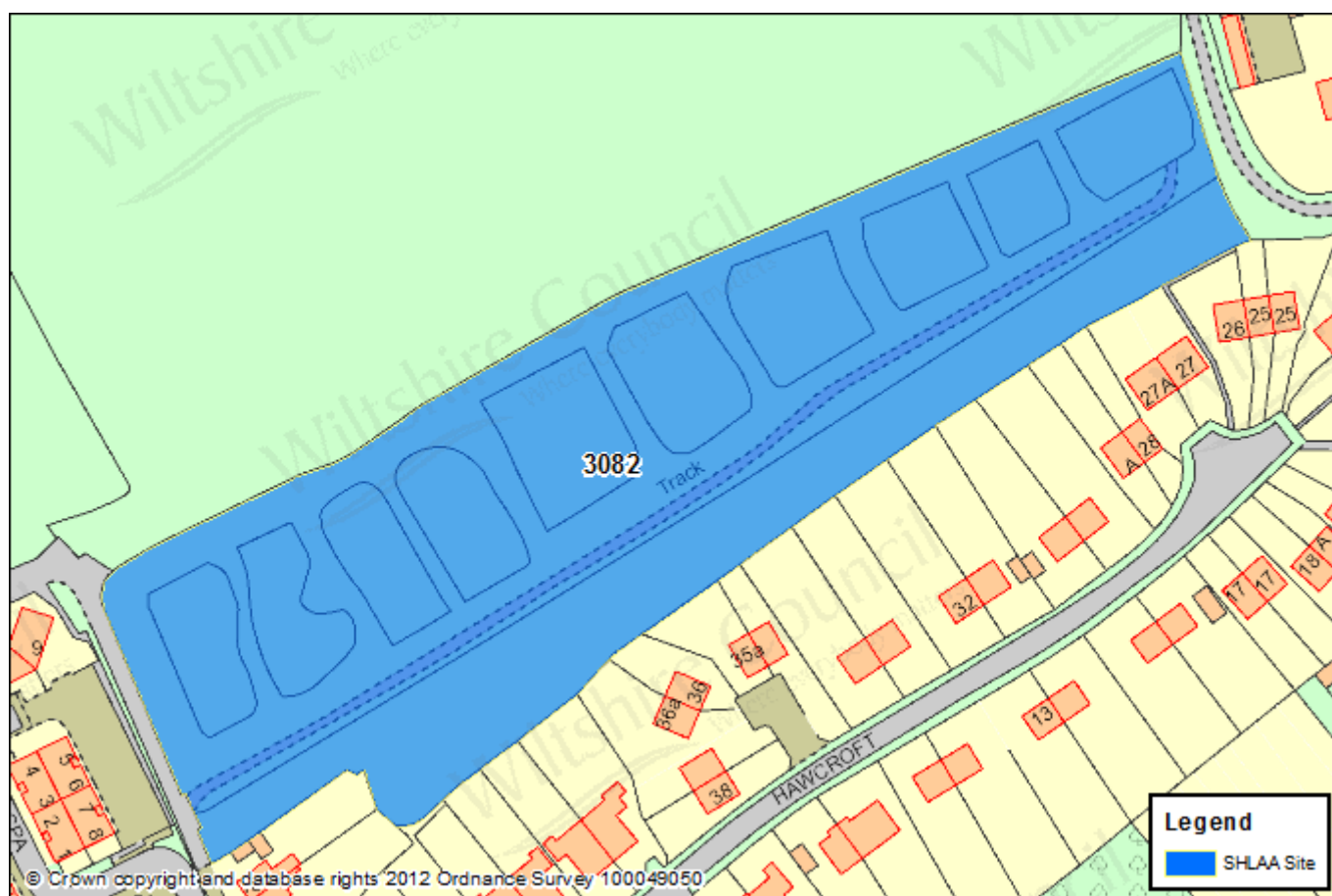
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 3082-The Ponds Site, Holt



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	The Ponds Site, Holt		
Settlement	Holt		
Gross site area	1.62ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.62 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	1.29ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	60	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

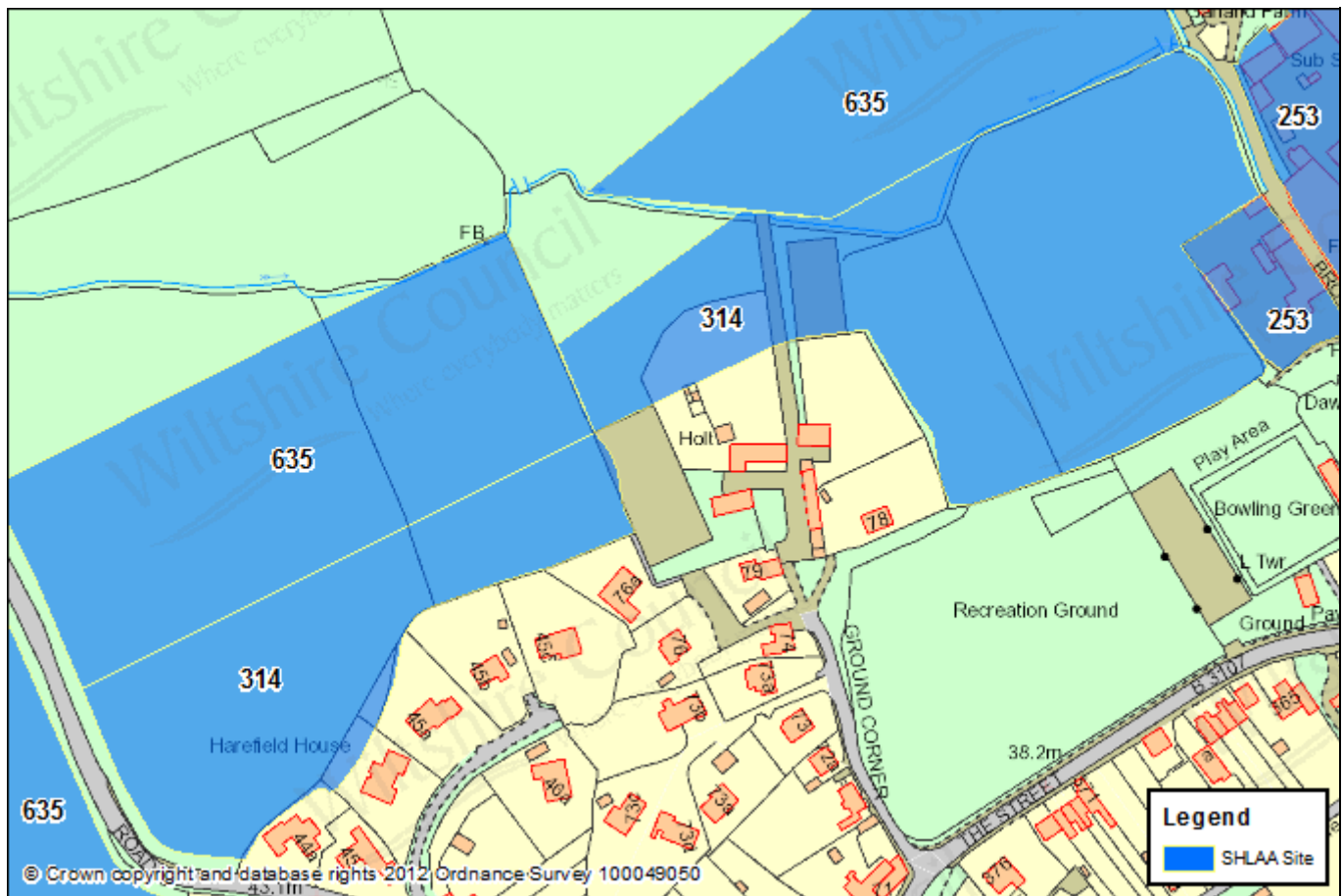
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 314-Land North of Holt Recreation Ground



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Land North of Holt Recreation Ground		
Settlement	Holt		
Gross site area	3.14ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	2.43 ha		
Reason for smaller suitable area	Part of the site is within the green belt ,		
Developable Site Area <sup>2</sup>	1.83ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	55	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

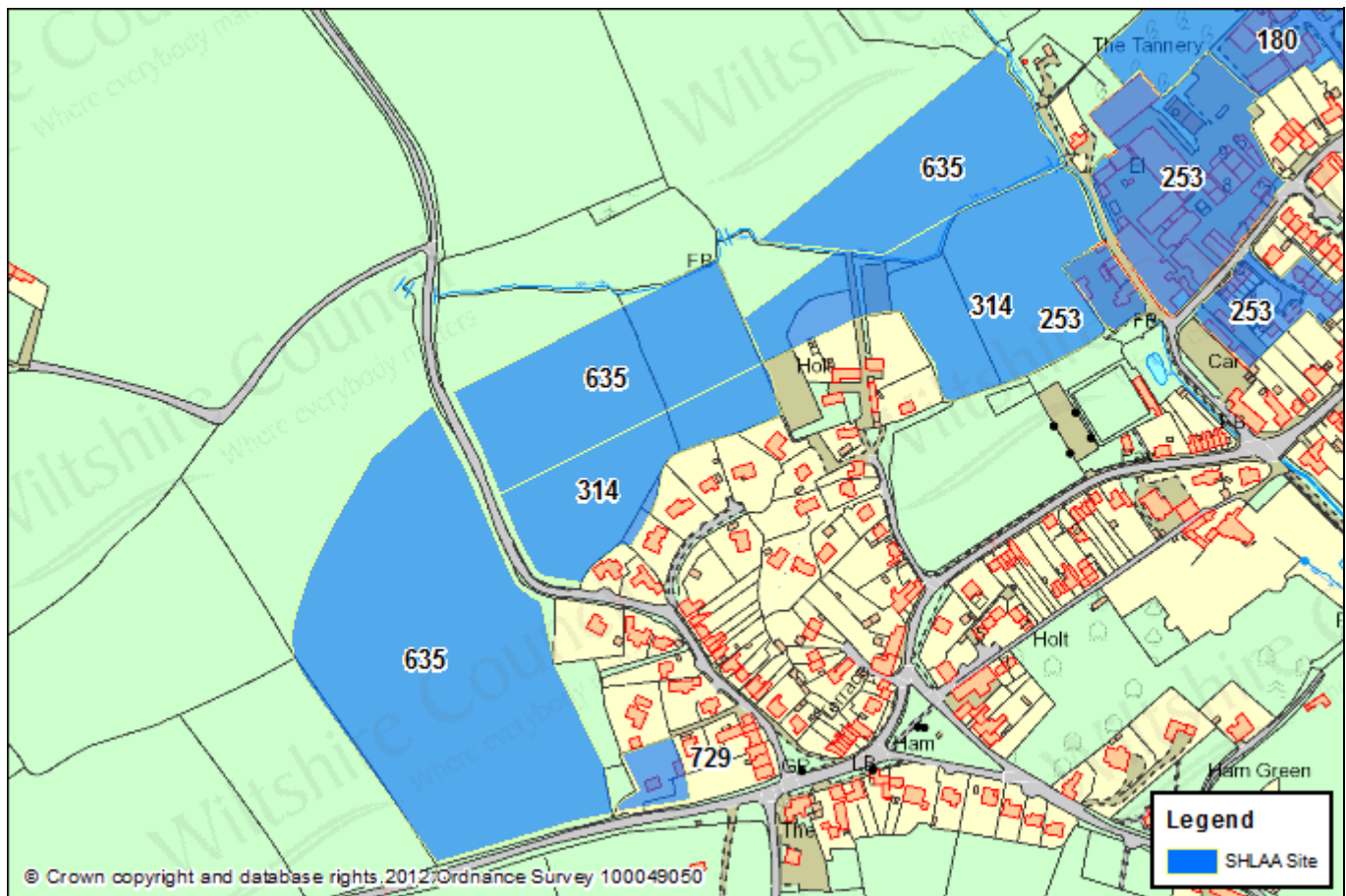
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 635-Manor Farm



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Manor Farm		
Settlement	Holt		
Gross site area	7.03ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	2.34 ha		
Reason for smaller suitable area	Part of the site is within the green belt ,		
Developable Site Area <sup>2</sup>	1.75ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	53	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

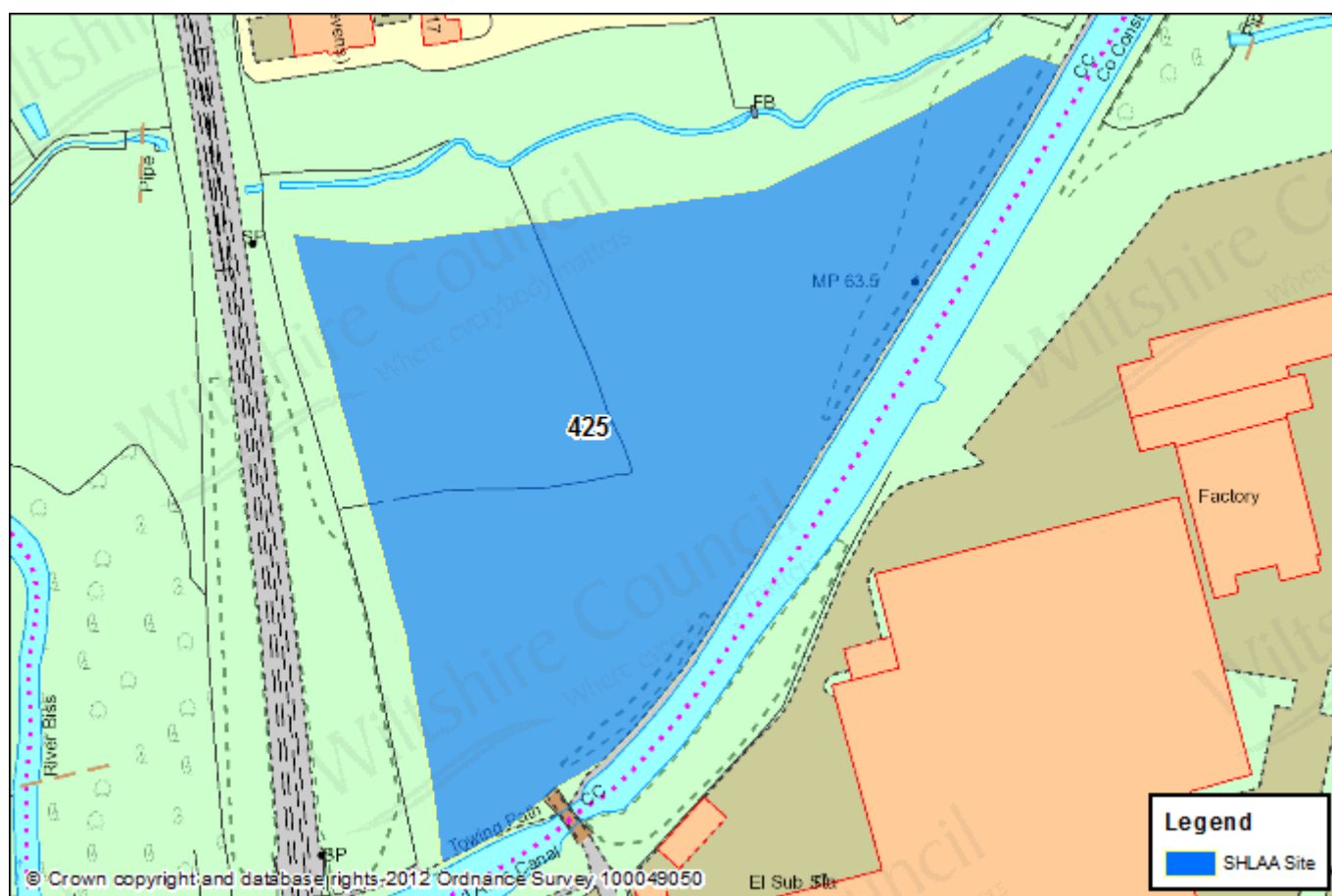
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 425-Staverton Triangle



Community Area	Bradford on Avon Community Area	Emerging HMA	North & West HMA
Site Address	Staverton Triangle		
Settlement	Trowbridge		
Gross site area	1.93ha	Previous use	
Suitable site area <sup>1</sup>	1.92 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	1.53ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	100%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or Unknown Ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	80	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.