

Bradford on Avon Neighbourhood Plan

Site Options and Assessment

Bradford on Avon Town Council

March 2026

Quality information

<u>Prepared by</u>	<u>Checked by</u>	<u>Verified by</u>	<u>Approved by</u>
Tiernan Drasdo Consultant Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director	Una McGaughrin Associate Director

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Prepared for:

Bradford on Avon Town Council

Prepared by:

AECOM Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom

T: +44 (0)20 7061 7000
aecom.com

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Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Bradford on Avon Neighbourhood Plan. The work undertaken was agreed with Bradford on Avon Town Council and the Ministry for Housing, Communities and Local Government (MHCLG) in December 2024 as part of the national Neighbourhood Planning Technical Support programme led by Locality.

The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available and likely to be viable for development and therefore appropriate for allocation in the Neighbourhood Plan. This includes whether the site allocations would comply with the strategic policies of the adopted development plan (which is the adopted Wiltshire Local Plan together with made neighbourhood plans). The report is also intended to help Bradford on Avon Town Council to ensure that the Basic Conditions considered by the Independent Examiner are met when the Neighbourhood Plan is examined, as well as any potential legal challenges by developers and other interested parties.

The Bradford on Avon Neighbourhood was designated in October 2013 and the existing Bradford on Avon Neighbourhood Plan was made in October 2017, which now forms part of the Wiltshire Council development plan. A review and update of the Neighbourhood Plan is now underway.

Bradford on Avon is located within the unitary authority of Wiltshire. The Neighbourhood Plan is therefore being undertaken in the context of Wiltshire Council's existing Core Strategy - and Wiltshire Council's emerging Local Plan (which is at the Regulation 19 stage - and will replace the Core Strategy if and when it is approved).

Bradford on Avon is identified as a Market Town in Wiltshire Council's existing Core Strategy and in the emerging Local Plan. Market Towns are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities. Market Towns are identified as having the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities.

The Neighbourhood Area is located close to the Bath and Bradford on Avon Bats Special Area of Conservation (SAC), and entirely within the Bath and Bradford on Avon SAC Core Area Buffer Zone, with numerous bat habitats, roosts and flight paths important for this internationally designated site located within the parish. As a result, development proposals would need to consider potential impacts to bats through surveys and demonstrate mitigation with development designed in accordance with 'Planning Guidance for Wiltshire: Bat Special Areas of Conservation (SAC)'.

The adopted Core Strategy provides Bradford on Avon with an indicative requirement of 595 homes over the plan period (2006 to 2026). Notably though, the emerging Local Plan allocates a vastly reduced number of homes over its plan period (2020 to 2038) with approximately 140 homes to be delivered. Of these 140 homes, the emerging Local Plan states that the location(s) of 15 of these dwellings should be allocated through/in the town's Neighbourhood Plan.

In total, 29 sites have been assessed in this report. The site assessment conclusions are summarised in Table 5-1 and the assessments are provided in full in Appendix A.

The following 11 sites have been identified as potentially suitable for housing development, and therefore could be considered for neighbourhood plan allocation in full or in part, subject to resolving or mitigating the constraints identified in this report:

- NP2 / BOA3802 Sports club on Trowbridge Road
- NP3 / BOA3373 Leigh House Farm
- NP6 / BOA 3724 (including B0A285 and BOA1044) Land at Trowbridge Road
- NP7 / BOA3102a Land at Cemetery Lane

- NP8 Jones Hill
- NP10 Gripwood Quarry
- BOA287 Upper Bearfield Farm
- BOA288 Former Northleigh Nurseries
- BOA3032 Frankleigh House, Bath Road
- BOA3121 Ashley Road
- BOA3840 North of Wooley Street

The remaining sites have been identified as not appropriate for allocation in the Neighbourhood Plan. However it should be noted that a number of landowners came forward with additional information on site-specific constraints that had been identified in the assessment. This information, while not always appropriate to factor into the assessment ratings at this stage, should be taken into account in the consideration of sites as part of the site selection process.

1. Introduction

- 1.1 The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available and likely to be viable for the proposed development type and therefore appropriate for allocation in a Neighbourhood Plan.
- 1.2 The report is intended to help Bradford on Avon Town Council to ensure that the Basic Conditions considered by the Independent Examiner are met when the Neighbourhood Plan is examined, as well as any potential legal challenges by developers and other interested parties.
- 1.3 It is important that the site process is carried out in a transparent, fair, robust, and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

Local context

- 1.4 Bradford on Avon is located in Wiltshire and the Neighbourhood Plan is being prepared in the context of the Wiltshire Core Strategy (2015)¹. The Local Plan is currently undergoing a review. The relevant planning authority is Wiltshire Council. As a unitary authority, Wiltshire is responsible for all public services, combining the roles of traditional county and district councils.
- 1.5 Bradford on Avon is a town and civil parish located around 8 miles (13 km) southeast of Bath, in the hilly area between the Mendip Hills, Salisbury Plain and the Cotswold Hills. It has good road, rail and canal links, and is within an hour's drive of Bristol Airport. The main road link, running through its centre, is the A363. The railway station is on the Bristol to Salisbury line, which runs east-west across the parish. Fast journeys to Bristol take half an hour and there are some direct trains to London.
- 1.6 The built-up area of the town is largely surrounded by the Western Wiltshire Green Belt, which forms part of a much more extensive Green Belt around Bristol and Bath. The purpose of the Green Belt is to check the unrestricted sprawl of urban development, to prevent Bradford on Avon coalescing with Trowbridge and to preserve Bradford on Avon's special historic character and setting.
- 1.7 The Neighbourhood Area is located close to the Bath and Bradford on Avon Bats SAC, and entirely within the Bath and Bradford on Avon SAC Core Area Buffer Zone, with numerous bat habitats, roosts and flight paths important for this internationally designated site located within the parish.
- 1.8 Bradford on Avon is identified as a Market Town in both Wiltshire Council's Core Strategy and Wiltshire Council's emerging Local Plan (which is intended to replace the Core Strategy). Market Towns are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities. Market Towns are identified as having the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities. The adopted plan provided Bradford on Avon with an indicative requirement of 595 homes over the plan period (2006 to 2026), though the emerging Local Plan allocates a vastly reduced number of homes over the plan period (2020 to 2038) with approximately 140 homes to be delivered. The neighbourhood area (NA) designation requirement is 15 dwellings.
- 1.9 There are 344 listed buildings across the NA, including eight Grade I and thirty Grade II* listed buildings and monuments of high heritage value.
- 1.10 Bradford on Avon had a population of 10,406 at the time of the 2021 Census. The town has many services and facilities including: 2 primary schools, a secondary school; a number of

¹ https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wiltshire_Core_Strategy_2015.pdf?m=1735555642237

churches; parks and play areas; and numerous shops, markets and restaurants and pubs within the town centre.

The Neighbourhood Plan

- 1.11 The parish of Bradford on Avon was designated as a neighbourhood area by Wiltshire Council in October 2013 – see Figure 1-1.
- 1.12 The Town Council is in the process of reviewing the Neighbourhood Plan and is looking to allocate sites for housing. The existing Wiltshire Core Strategy provides a housing requirement of 595 for Bradford on Avon.
- 1.13 However, the emerging Local Plan reflects the settlement as now having much more constrained capacity noting that it has limited opportunities to expand, largely due to its position surrounded by the Western Wiltshire Green Belt; though it does state that there may be some opportunities for smaller sites.
- 1.14 The emerging Local Plan states that over the proposed plan period of 2020 to 2038, approximately 140 homes will be provided at Bradford on Avon, including 80 dwellings on small sites of less than ten dwellings each.
- 1.15 The Local Plan Review has set a housing requirement of 15 dwellings to be met through the Neighbourhood Plan.

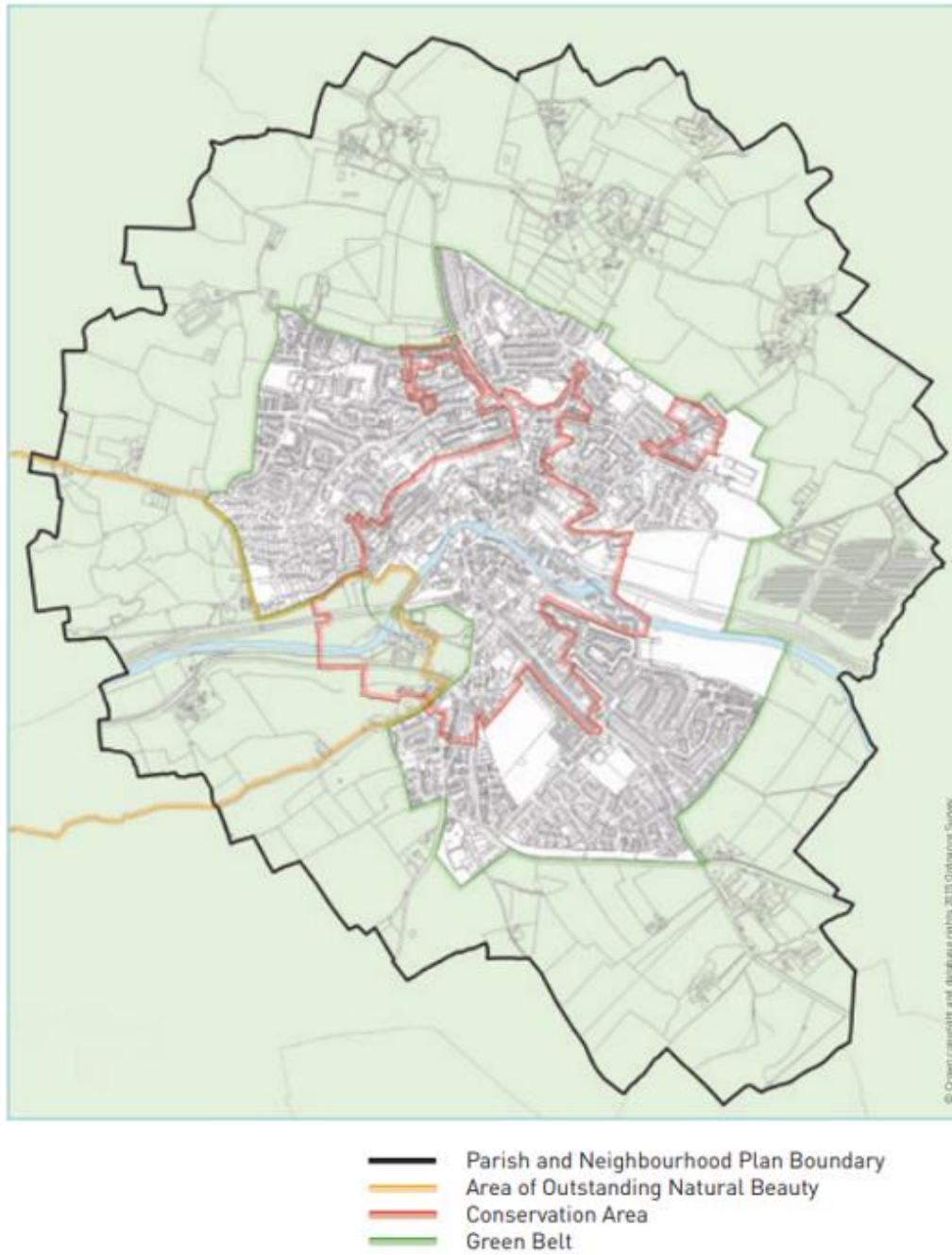


Figure 1-1 Map of Neighbourhood Plan Area

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (updated July 2019)² and Neighbourhood Planning (updated September 2020)³. The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit⁴.
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment. The list of available sites in the neighbourhood area identified have come forward from the following sources:
- a Call for Sites exercise completed/organised by Bradford-on-Avon Town Council;
 - Wiltshire Council's sites from the 2017 Strategic Housing and Economic Land Availability Assessment (SHELAA), which is being updated.
- 2.4 Of the SHELAA sites, several have been built out since 2017 and as such are excluded from the assessment. Any sites that have been allocated in the emerging Local Plan or sites that are no longer available have also been excluded from the assessment.
- 2.5 In total, 10 sites were submitted as part of the Call for Sites and a further 19 sites were identified from the SHELAA to be reviewed. Of these, 7 sites were identified as either being built out or unavailable and were therefore excluded from further assessment. These sites were:
- BOA168: Site already built out
 - BOA169: Site already built out
 - BOA170: Site already built out
 - BOA171: Landowner responded to January 2021 consultation that site was no longer available
 - BOA172: Site already built out
 - BOA289: Site already built out
 - BOA3102b: Site already built out
- 2.6 This left 22 sites for further assessment. Chapter 4 of this report sets out the sites included in this assessment, including a map of all sites.

Task 2: Gathering information for site assessments

- 2.7 Sites proposed for residential use were assessed using a site appraisal proforma based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the professional knowledge and experience of the consultant team. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.8 The proforma enables a range of information to be recorded, including:
- General information:

² Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁴ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- a) Site location and use; and
 - b) Site context and planning history.
 - Context:
 - a) Type of site (greenfield, brownfield, etc.); and
 - Suitability:
 - a) Site characteristics;
 - b) Environmental considerations;
 - c) Heritage considerations;
 - d) Community facilities and services; and
 - e) Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability of sites for development
 - Any issues that may affect site delivery/viability.
- 2.9 A range of quantitative information has been collected to inform the assessments through desk-based research using the Wiltshire Council's website⁵, Natural England's Magic Map Tool⁶ and other sources of evidence. Where existing evidence has not been available, e.g. landscape sensitivity and visual amenity, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.
- 2.10 Following the initial desktop assessment, in-person site surveys were carried out in Bradford-on-Avon in July 2025 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities, and assess the impact of development on the surrounding built environment and landscape.

Task 3: Consolidation of Results

- 2.11 The desktop assessment and site survey information are drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available, and likely to be achievable for the proposed use:
- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
 - **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
 - **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 2.12 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site of context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate.

⁵ Available at: [Welcome to Wiltshire Council - Wiltshire Council](#)

⁶ Available at: [Magic Map Application](#)

- 2.13 The SHELAA methodology⁷ identifies that the core strategy does not provide a specific density figure for residential development, and as a result, the development potential of each suitable site is identified through an assessment of existing development schemes. Where sites were previously included in the Wiltshire SHELAA or previous Neighbourhood Plan Site Assessments, the indicative development capacity shown in these documents has been used as a starting point, unless more updated information has been submitted. If site promoters have put forward an indicative development capacity, this has been used as appropriate. Core Policy 57 of the adopted Wiltshire Core Strategy or its proposed replacement Policy 98 does not provide a specific density figure for residential development.
- 2.14 Where a site was neither included in previous evidence base documents and the landowner or developer did not submit a capacity figure, an indicative density range of 30dph to 50dph has been assumed in reflection of the density range applied in the Wiltshire Council SHELAA for the Bradford on Avon Area. **Table 4** below shows how the net density is calculated for sites within different contexts.
- 2.15 The indicative densities and capacities stated for each site in this assessment should however be considered as a starting point only. Different densities than suggested in this report may be appropriate to apply to the sites in the Neighbourhood Area (resulting in different capacities) based on site specific circumstances (such as for example the characteristics of the individual site location).

Table 2-1: AECOM Indicative Housing Density Calculation

• Site Area	• Gross to net ratio standards	• Minimum Density	• Maximum Density
• Up to 0.4 Ha	• 90%	• 30 dwellings per hectare	• 50 dwellings per hectare
• 0.4 to 2 Ha	• 80%		
• 2 Ha to 10 Ha	• 75%		
• Over 10 Ha	• 50%		

⁷ Available at: [shelaa-2017-aug-methodology.pdf](https://www.wiltshire.gov.uk/sites/default/files/2017-08/shelaa-2017-aug-methodology.pdf)

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies, and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2024)⁸ and is supported by the Planning Practice Guidance (PPG)⁹. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The local authority and statutory local plan-making authority is Wiltshire Council. The key document making up the adopted statutory development plan for Bradford on Avon is the Wiltshire Core Strategy (adopted 2015)¹⁰.
- 3.5 The relevant policies and findings from the above plans are presented below.

National Planning Policy

- 3.6 The policies of particular relevance to development in Bradford on Avon are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.8 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.9 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.
- 3.10 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies and should shape and direct development that is outside of these strategic policies.
- 3.11 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
 - The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- 3.12 **Paragraph 30** states that Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

⁸ Available at: [National Planning Policy Framework](#)

⁹ Available at: [Planning practice guidance - GOV.UK](#)

¹⁰ Available at: https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wiltshire_Core_Strategy_2015.pdf?m=1735555642237

- 3.13 **Paragraph 31** states that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict unless they are superseded by strategic or non-strategic policies that are adopted subsequently.
- 3.14 **Paragraph 61** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.15 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.16 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social rent, other affordable housing for rent and affordable home ownership tenures.
- 3.17 **Paragraph 70** states that where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.
- 3.18 **Paragraph 74** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.
- 3.19 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 3.20 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.21 **Paragraph 124** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.22 **Paragraph 145** states that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans.
- 3.23 **Paragraph 154 and 155** set out that development in the Green Belt is inappropriate unless it falls within defined exceptions (such as agriculture, appropriate outdoor facilities, limited infilling, redevelopment of previously developed land, or other openness-preserving forms of development), or, for homes and other schemes, where proposals are on grey belt land and meet all specified tests: demonstrable unmet need, a sustainable location, and compliance with the Golden Rules where applicable.
- 3.24 **Paragraph 170** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.25 **Paragraph 188** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 65 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 3.26 **Paragraph 202** states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.27 **Paragraph 214** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse

consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Wiltshire Core Strategy (adopted January 2015)

- 3.28 **Core Policy 1: Settlement strategy** identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Bradford on Avon is identified as a Market Town that has the ability to support sustainable patterns of living and has the potential for significant development that will increase the jobs and services in the town in order to help sustain and enhance the services and facilities and promote better levels of self-containment and viable sustainable communities.
- 3.29 **Core Policy 2: Delivery Strategy** seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes with a minimum housing requirement of 24,740 for North and West Wiltshire in which Bradford on Avon is located, and with an indicative requirement of 595 homes for the Bradford on Avon Community Area specifically. The strategy sets out that this will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities.
- 3.30 **Core Policy 3: Infrastructure Requirements** states that all new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal.
- 3.31 **Core Policy 7 Spatial Strategy: Bradford on Avon Community Area** identifies that over the plan period 2 to 3 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided and approximately 595 new homes will be provided in Bradford on Avon, including 150 dwellings on land identified to the east of Bradford on Avon at Kingston Farm for strategic growth. Approximately 185 homes will be provided in the rest of the Community Area.
- 3.32 **Core Policy 36: Economic regeneration** states that regeneration of brownfield sites will be supported in the Principal Settlements, Market Towns and Local Service Centres where the proposed uses help to deliver the overall strategy for that settlement as identified in Core Policy 1 and in any future community-led plans, including neighbourhood plans, and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.
- 3.33 **Core Policy 43: Providing affordable homes** identifies Bradford on Avon in the 40% affordable housing zone for Wiltshire. As such, on sites of five or more dwellings, affordable housing provision of at least 40% will be provided. Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policy 45.
- 3.34 **Core Policy 45: Meeting Wiltshire's housing needs** states that housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire.
- 3.35 **Core Policy 49: Protection of rural services and community facilities** states that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Protection will be given to retaining the existing use in the first instance, then for an alternative community use.
- 3.36 **Core Policy 50: Biodiversity and geodiversity** states that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services. All developments should seek opportunities to enhance biodiversity. Major development in particular must

include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment.

- 3.37 **Core Policy 51: Landscape** states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.
- 3.38 **Core Policy 52: Green Infrastructure** states that development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Development will not adversely affect the integrity and value of the green infrastructure network.
- 3.39 **Core Policy 58: Ensuring the conservation of the historic environment** states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved and where appropriate enhanced in a manner appropriate to their significance. Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.
- 3.40 **Core Policy 60: Sustainable transport** states that the council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.
- 3.41 **Core Policy 61: Transport and new development** states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- 3.42 **Core Policy 62: Development impacts on the transport network** states that proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an overriding need can be demonstrated.
- 3.43 **Core Policy 67: Flood Risk** states that development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.
- 3.44 **Core Policy 68: Water resources** states that development must not prejudice the delivery of the actions and targets of the relevant River Basin or Catchment Management Plan, and should contribute towards their delivery where possible. Development proposals within a Source Protection Zone, Safeguard Zone or Water Protection Zone must assess any risk to groundwater resources and groundwater quality and demonstrate that these would be protected throughout the construction and operational phases of development.

Wiltshire Local Plan Review (pre-submission draft September 2023)

- 3.45 **Policy 1: Settlement Strategy** identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Bradford on Avon is identified as a Market Town in this settlement strategy. Market Towns are identified as having the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities.
- 3.46 **Policy 2: Delivery Strategy** seeks to deliver development in Wiltshire between 2020 and 2038 in the most sustainable manner by making provision for 160ha of new employment land and approximately 36,740 homes in accordance with the form and distribution of development as set out in the policies

within the Area Strategies. The housing requirement is phased across the Plan period as follows: 8,080 pre-plan adoption (2020-2024); 10,290 in phase 1 (2024-2031); and 18,370 in phase 2 (2031-2038).

- 3.47 **Policy 3: Reserve Sites for Housing and Broad Locations for Growth** states that planning permission for reserve sites will be granted for appropriate proposals.
- 3.48 **Policy 4: Addressing Climate Change** states that development proposals must support a move to carbon neutrality and adaptation to climate change in the following ways: minimising carbon emissions; maximising carbon storage and sequestration; mitigating and adapting to the impacts of climate change; responding to the economic and policy changes that are likely to accompany climate change; and proposals for new development will be required to demonstrate through a Sustainable Energy Statement.
- 3.49 **Policy 5: Securing Infrastructure Provision from New Development** states that all new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development.
- 3.50 **Policy 57: Bradford on Avon Market Town** states that development at Bradford on Avon will:
1. deliver employment growth and retain existing employment sites;
 2. provide affordable housing to help reduce high levels of need in the town;
 3. improve air quality within the town centre of Bradford on Avon, reducing the impact of traffic, particularly within the Air Quality Management Area;
 4. continue to conserve, maintain, and enhance the unique historic architecture and recognise and give proper attention to the landscape character of Bradford on Avon;
 5. improve the pedestrian and cyclist environment through and around the town;
 6. achieve high quality design in new buildings and the public realm that respects and responds to its context; and
 7. address the climate emergency and enhance biodiversity, using multifunctioning techniques such as natural flood controls e.g. flood plains

(Over the plan period (2020 to 2038) approximately 140 homes will be provided at Bradford on Avon, including 80 dwellings on small sites of less than ten dwellings.

The neighbourhood area designation requirement is 15 dwellings.

The following Principal Employment Areas will be supported in accordance with Policy 65 (Existing employment land): Greenwood Industrial Estate and Elm Cross Trading Estate.

A reserve site of approximately 120 dwellings is identified on Land at the Former Golf Course, which will only be brought forward in accordance with Policy 3 (Reserve sites and broad locations for growth).

- 3.51 **Policy 68: Managing Town Centres** identifies that town centre boundaries have been identified by the town centre hierarchy as illustrated by the policies map. Proposals for uses falling into Use Class E or the definition of Main Town Centre Uses will be permitted within town centre boundaries, where they maintain and enhance the vitality and viability of the town centre, provided they do not conflict with other policies of the Development Plan. Primary Shopping Areas have been defined within town centre boundaries, as illustrated by the policies map. Primary Shopping Areas are the priority locations for new and existing shopping facilities and other active ground floor uses. Proposals should retain and enhance active frontages within Primary Shopping Areas to support the wider attractiveness of the town centre.
- 3.52 **Policy 70: Sustainable Transport** states that the council will seek to help people travel shorter distances and use sustainable modes in order to reduce transport carbon emissions, whilst recognising the need to keep the economy moving, and support the safe and efficient movement of people and goods within and

through Wiltshire. This includes in rural areas where it is recognised that sustainable transport options are limited.

- 3.53 **Policy 71: Transport and New Development** states that in urban areas, new development will be supported where users can access a choice of sustainable transport modes and opportunities are provided to make improvements. In rural areas, it will be recognised that access to sustainable transport options will be limited but opportunities should be taken to allow people to travel by a choice of transport options.
- 3.54 **Policy 72: Development Impacts on the Primary and Major Road Networks** states that proposals for new development should not be accessed directly from the national primary route network or major road network outside built-up areas in order to effectively manage traffic flow and reduce the risk to highway safety, unless an over-riding need can be demonstrated and the impacts can be safely mitigated.
- 3.55 **Policy 75: Strategic Transport Network** highlights that the development of the Bradford on Avon railway station will be promoted and supported.
- 3.56 **Policy 76: Providing Affordable Homes** states that affordable housing provision of at least 40% (net) will be required: on sites of ten or more dwellings or 0.5ha or more (lower threshold applies) in areas that are not designated as rural areas; or on sites of five or more dwellings or 0.5ha or more (lower threshold applies) in Designated Rural Areas. The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development and where this would not lead to unsustainable development. The tenure mix is 65% Affordable Housing for Rent 10% Shared Ownership and 25% First Homes. Tenure will be reviewed and negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Policy 78.
- 3.57 **Policy 81: Community Facilities** states that proposals that require planning permission which leads to the loss of a community facility will only be supported where it can be demonstrated that the site/building is no longer required or no longer economically viable for an equivalent or alternative community use. Where it is demonstrated that it is not possible to provide an equivalent or alternative community facility use, a mixed use which still retains a substantial proportion of community facility provision, will be supported.
- 3.58 **Policy 84: Public Open Space and Play Facilities** states that all development must make provision for public open space and, where appropriate, play facilities. In addition, all development must protect and improve the quantity, quality and accessibility of and to public open space. All development which will have an adverse impact upon the existing quantity, quality and accessibility of and to public open space will need to submit an open space assessment with the planning application.
- 3.59 **Policy 88: Biodiversity and Geodiversity** states that development proposals will need to clearly demonstrate how the mitigation hierarchy has been sequentially applied. Development proposals must demonstrate how they protect features of nature conservation value, both terrestrial and aquatic, and geological value as part of the design rationale. There is an expectation that such features shall be retained, sufficiently buffered, and managed favourably to maintain their ecological value, connectivity and functionality in perpetuity. All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Developments will avoid direct and indirect impacts upon local sites by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will be unacceptable, other than in exceptional circumstances. Development proposals should avoid negative impacts upon priority habitat, habitats of principal importance, ecological networks, and wildlife corridors, instead promoting their conservation, restoration, and enhancement alongside the recovery of priority species.

- 3.60 **Policy 89: Biodiversity Net Gain** states that development must achieve a minimum of 20% Biodiversity Net Gain, or higher as stipulated in national legislation and/or policy or supplementary guidance, over the pre-development biodiversity value as measured by the latest Biodiversity Metric.

3.61 **Policy 90: Woodland, Hedgerows, and Trees** states that proposals for major development shall make provision for the retention and enhancement of Wiltshire's woodlands, hedgerows, and trees, and shall incorporate these assets into development design as part of the wider Green and Blue infrastructure (GBI) Network.

3.62 **Policy 91: Conserving and Enhancing Wiltshire's Landscapes** states that development will conserve and where possible enhance Wiltshire's landscape by:

1. Being located and designed to respect landscape character and maintain an area's distinctive sense of place and reinforce local distinctiveness as set out in the Wiltshire Landscape Character Assessment and emerging Landscape Strategy;
2. Conserving, enhancing, and restoring the characteristics and views of landscapes along with valued attributes and existing site features such as trees, hedgerows, dry stone walls and waterbodies that contribute to the character and quality of the area;
3. Conserving and enhancing the locally distinctive character of settlements and their landscape settings;
4. Conserving and enhancing the transition between man-made and natural landscapes at the urban fringe;
5. Being of high-quality design appropriate to its townscape and landscape context in accordance with the National Design Guidance and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community;
6. Be located and designed to prevent erosion of relative tranquillity (light pollution and noise) and intrinsically dark landscapes, and use opportunities to enhance areas in which tranquillity have been eroded;
7. Where necessary, being supported by a proportionate Landscape and Visual Impact Assessment, Landscape and Visual Appraisal, or Townscape Appraisal that shows how, through an iterative process that has considered the site context, this has helped integrate and enhance the proposed development;
8. Protecting geology and soils that underpin the landscape character of Wiltshire enhancing healthy 'living' soils as the foundation for successful plant growth, natural carbon sequestration, groundwater storage and filtration, as well as all eco-system services.

Great weight will be given to conserving and enhancing the landscape and scenic beauty of Wiltshire's designated landscapes, namely Areas of Outstanding Natural Beauty and National Parks. Development within, and influencing the setting of, these designated areas should be limited in scale and extent and are expected to contribute towards conserving and enhancing their natural beauty.

3.63 **Policy 93: Green and Blue Infrastructure** states that development shall make provision for the retention and enhancement of Wiltshire's green and blue infrastructure network and shall ensure that suitable links to the network are provided and maintained. Proposals for development are required to retain and provide opportunities for green and blue infrastructure. Where damage or loss of existing green infrastructure is unavoidable, only the minimum necessary shall be removed. Any loss must be mitigated through the creation of new or replacement green and/or blue infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green and blue infrastructure network.

3.64 **Policy 99: Ensuring the Conservation and Enhancement of the Historic Environment** states that development should conserve or enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance. Any harm to the significance of designated heritage assets which will result from development proposals will be required to be justified and outweighed by public benefits (including heritage benefits) at a level appropriate to the significance of the asset and the harm caused. Any harm to the significance of undesignated assets which will result from development proposals must be carefully balanced considering the significance of the asset and the harm caused.

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- 3.65 **Policy BE1** states that development should reinforce local distinctiveness and help create a sense of place, noting that any development within the Conservation Area or its setting should take account of the relevant Conservation Area Character Assessment.
- 3.66 **Policy BE2** notes that development should make efficient use of land and integrate with its surroundings by respecting the overall character of the area, particularly by conserving or enhancing heritage assets.
- 3.67 **Policy H1** states that proposals for infill development will be supported where they make a positive contribution to the town and are in keeping with their surroundings. Proposals for development within existing residential curtilages will be required to:
- compliment the scale and development pattern of the locality in which they are sited
 - demonstrate that vehicular access and parking are adequate, safe and convenient
 - provide private amenity space for existing and new dwellings
 - not adversely affect the amenity of neighbouring properties
 - ensure that adequate garden space to existing dwellings is retained in relation to setting and amenity.
- 3.68 **Policy H2** states that within the town centre, residential uses above shops requiring planning permission will be supported where:
- the living accommodation will have a satisfactory level of access and amenity
 - it will not add to existing on-street parking in congested areas
 - on-site and screened provision is made for waste bins.
- 3.69 **Policy GS1** notes that the Neighbourhood Plan strongly supports the enhancement of Bradford on Avon's biodiversity. Development will be expected to provide net gains in biodiversity where possible.
- 3.70 **Policy GS2** stipulates that development within the Neighbourhood Area that affects known or potential bat habitats should be accompanied by a bat survey.
- 3.71 **Policy GS3** outlines a number of sites that are designated as Local Green Space, where development is ruled out other than in exceptional circumstances.
- 3.72 **Policy C1** states that proposals that would result in the loss of any of the community facilities listed in the table below will not be supported unless:
- it can be demonstrated following public consultation that the facilities are no longer needed or viable (guidance is provided in Appendix 6 in this regard)
 - that suitable alternative provision exists in the immediate locality, or
 - suitable alternative provision is made in the development proposal
- 3.73 **Policy C2** states that proposals for new or improved community facilities will be supported provided that:
- the proposal would not harm the character or amenity of the local environment or compromise development inappropriate to the Green Belt
 - the proposal is well located for the population it serves without the need to drive and would not have an unacceptable impact on the local road network
 - the proposal would not have significant harmful impacts on the amenities of surrounding residents
- 3.74 **Policy T2** states that development proposals that would result in the loss of public or private parking capacity will not be supported unless they can show that alternative capacity will be provided elsewhere or can show that the proposals will result in a reduction in the need for off-street parking

Evidence base documents

3.75 The site assessment is informed by a range of evidence base documents which support the adopted Local Plan and the emerging Neighbourhood Plan including the following:

- Wiltshire SHELAA 2017¹¹;
- Planning for Bradford on Avon (2023)¹²;
- West Wiltshire District Landscape Character Assessment (2006)¹³.

¹¹ Available at: [Monitoring and evidence - Wiltshire Council](#)

¹² Available at: [Planning for BradfordonAvon July2023.pdf](#)

¹³ Available at: https://www.wiltshire.gov.uk/media/9710/West-Wiltshire-Landscape-Character-Assessment/pdf/11102101_Draft_Final_LCA_12-06.pdf?m=1732542259887

4. Site Assessment

4.1 A total of 29 potential development sites within the Bradford on Avon Neighbourhood Area were considered for assessment. Following the removal of site that were deemed either built out, unavailable, or allocated in the emerging Local Plan, 22 sites were taken forward for further assessment. The site references and names/addresses are listed below:

- NP1 Land to north of Ashley Road
- NP2 Sports club on Trowbridge Road
- NP3 Leigh House Farm
- NP4 Winsley Road
- NP5 Land at Bath Road
- NP6 Land at Trowbridge Road
- NP7 Land at Cemetery Lane
- NP8 Jones Hill
- NP9 Wooley Terrace
- NP10 Gripwood Quarry
- BOA285 Land at Trowbridge Road
- BOA287 Upper Bearfield Farm
- BOA288 Former Northleigh Nurseries
- BOA739 Former Golf Course
- BOA1039 Land adjacent to Holt Road
- BOA1044 Land at Trowbridge Road
- BOA3032 Frankleigh House, Bath Road
- BOA3100 Land adjacent to Holt Road
- BOA3101 Land adjacent to Holt Road
- BOA3121 Ashley Road
- BOA3395 21 Northleigh
- BOA3840 North of Wooley Street

- 4.2 Figure 4-1 provides a map of all identified sites.
- 4.3 Table 4-1 provides a summary of the findings of the assessment of potential development sites within the neighbourhood area.
- 4.4 The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation for development if certain issues can be resolved or constraints mitigated.
- 4.5 The site assessment ratings are also shown on Figure 4-2.
- 4.6 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in Chapter 2 of this report.

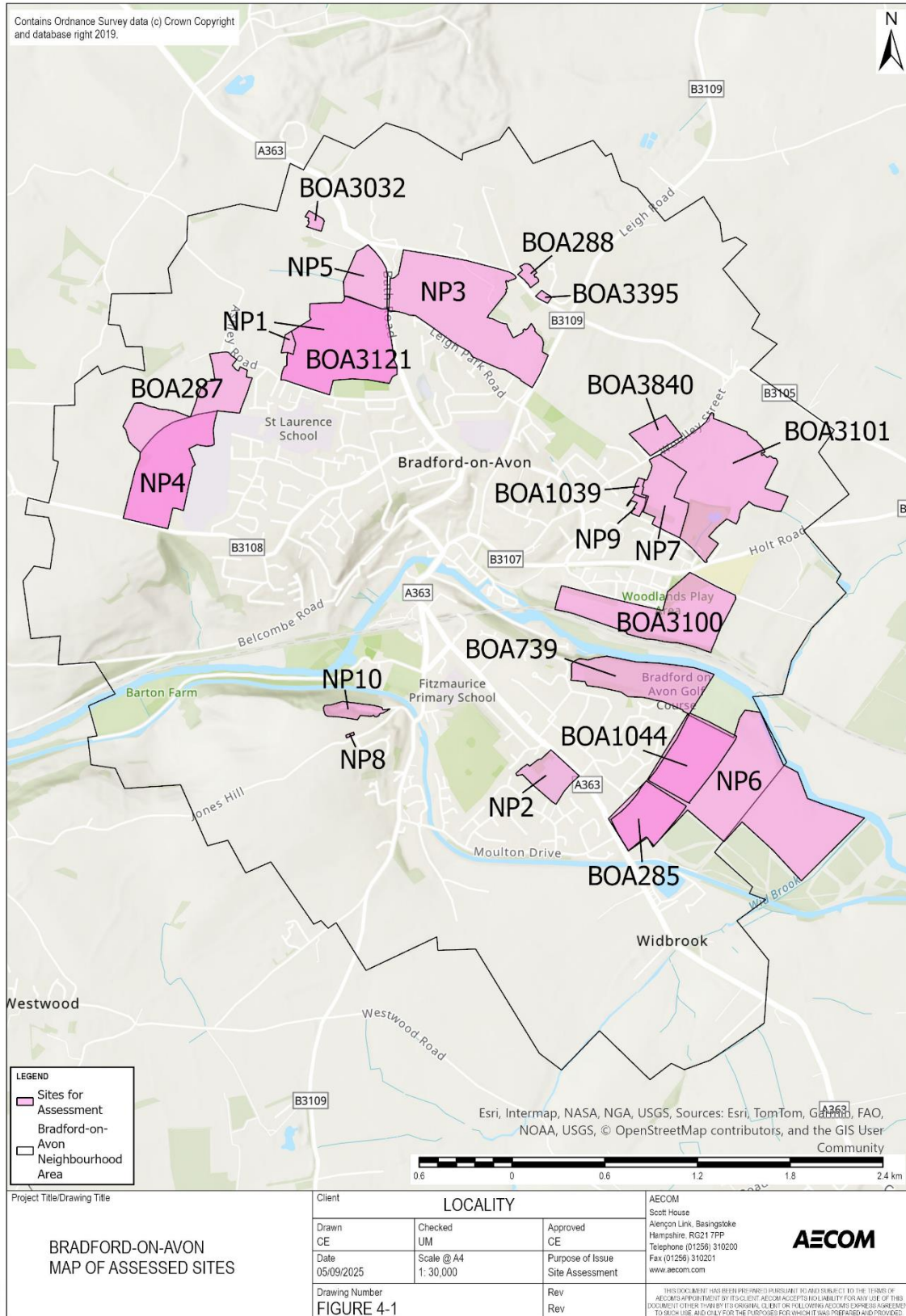


Figure 4-1 Map of all sites taken forward for assessment

Table 4-1 Site Assessment

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red / Amber / Green)	Site Assessment Summary
NP1	n/a	Land to north of Ashley Road	13.1	0	Housing, retail, sports and recreation use.		This site is a duplicate of BOA3121 but includes a small site containing agricultural barns which already have prior approval Part 3 Class Q for conversion to 6 dwellinghouses (ref: PL/2025/02579). The site is therefore not suitable for allocation in the Neighbourhood Plan.
NP2	BOA3802	Sports club on Trowbridge Road	2.63	Mixed development	Housing, care homes, retail		<p>Currently playing fields and a sports club. The site is well related to the existing settlement and has good active travel and vehicular links. Access to the site is already established. The site has a proposed designation for open space / play facilities in the draft Local Plan. The site is an identified 'Area of Opportunity' in the existing Neighbourhood Plan, where it is recognised that a mixed use development may be supported where relocation of some or all of the sporting activities currently on the site can be achieved in a new location, or locations (most likely the Beehive Fields or Bath Road site), where enhanced facilities can be achieved. This would enable the delivery of a new sports complex and a home for Bradford Town Youth FC.</p> <p>The site is available and potentially suitable and viable for development if the relocation and improved provision of existing sporting facilities can be secured and if the implications of the proposed Local Plan designation of open space is discussed with Wiltshire Council and no objections are raised to an alternative Neighbourhood Plan allocation for the site.</p>
NP3	BOA3373	Leigh House Farm	17.3	Approx. 100 homes	Housing with associated parkland, SuDS, and neighbourhood mobility hub.		A large site to the north of the existing settlement, currently in equestrian use. The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan. The site is relatively well related to the built-up area and is of medium landscape and visual sensitivity. Any development would need to be appropriately designed to respond to the landscape character and

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Site Assessment Summary
							<p>scenic quality of the area, taking note of the strategic countryside gap identified in Wiltshire Local Plan Review: Sites Landscape Appraisals (2023), designed to protect the separate identity of outlying rural villages, including Bradford Leigh to the north of this site.</p> <p>The southern part of the site is less sensitive due to the influence of housing along Leigh Park Road. It is also relatively well screened along its southern and western boundaries.</p> <p>The southern portion of this site is potentially suitable and could therefore be allocated in the Neighbourhood Plan, if the existing constraints were mitigated and if the Green Belt designation was removed.</p> <p>As the existing barns on site are in equestrian use, rather than agricultural use, it is unlikely they would be eligible for a Part 3 Class Q for conversion of agricultural buildings into residential.</p>
NP4	n/a	Winsley Road	9.3	0	Housing, care homes, office, industrial, storage, community infrastructure		<p>This is a large site to the west of the existing settlement, outside and not connected to the existing settlement boundary, so development here would not be suitable as it would constitute isolated development in the countryside as set out in paragraph 84 of the NPPF. The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan.</p> <p>The site is also likely to be of high landscape sensitivity given it is within the Special Landscape Area SLA 7 in the current Local Plan and is adjacent to the Cotswold National Landscape.</p> <p>The site is therefore not suitable for allocation in the Neighbourhood Plan.</p>
NP5	BOA3605	Land at Bath Road	3.24	0	Housing		<p>This site is outside and not connected to the existing settlement boundary, so development would not be suitable as it would constitute isolated development in the countryside contrary to national planning policy.</p> <p>The site is also likely to be of high landscape and visual sensitivity</p>

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Site Assessment Summary
							given it is within the Special Landscape Area SLA 7 in the current Local Plan. The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. The site is therefore not suitable for allocation in the Neighbourhood Plan.
NP6	BOA 3724	Land at Trowbridge Road	32.5	150	<p>Housing, care homes, green space, nature recovery, health centre, sports and recreation, play area, orchard, allotments, country park, parking</p> <p>Housing and health centre proposed on western fields (BOA285 and BOA1044) remainder of site public open space.</p>		<p>This is a large site to the south east of the town incorporating two additional sites (BOA285 and BOA1044) adjacent to the settlement boundary and well related to the rest of Bradford on Avon, with vehicular access from Trowbridge Road and pedestrian access towards the town centre via a PRow to the northwest of the site.</p> <p>The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan.</p> <p>The north western part of the site (BOA285 and BOA1044) is potentially suitable for development and could therefore be allocated in the Neighbourhood Plan for residential use, if the existing constraints relating to landscape and visual amenity were mitigated and if the Green Belt designation was removed.</p> <p>There is an existing proposal for the site which allocates housing, a health centre, and SuDS on the western two fields, with public open space and a community sports hub on the eastern two fields. The proposed use of an ecological park on the eastern fields is suitable if the design aims to protect and enhance the existing landscape and visual amenity this part of the site provides, leading towards Wild Brook. There is potential for this site to come forward alongside NP2 by building a new sports hub on this site to replace the existing one at NP2.</p>
NP7	BOA3102a	Land at Cemetery Lane	4.1	42	Housing, green space		<p>This site is located to the east of the settlement, near to the Conservation Area.</p> <p>A 2019 outline application for "Erection of up to 42 No. dwellings and associated landscaping and access works" was refused on grounds</p>

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Site Assessment Summary
							<p>that the development would detract from the rural character of the area and would be contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy, as well as a lack of clarity on potential visual, ecological, heritage and traffic impacts. However, these factors could be resolved through a revised proposal.</p> <p>The northern half of site is a designated Local Green Space in the adopted NP (Policy GS3) and a designated Open Space in the emerging Local Plan, making this part of the site unsuitable for development. A large part of the southern section of the site contains Priority Habitats Inventory: 'No main habitat but additional habitats present' as well as Deciduous woodland that is identified in the National Forest Inventory, thus reducing the capacity of the site.</p> <p>The principle of access to the site has been established through the development site to the south.</p> <p>The site is considered potentially suitable for development.</p>
NP8	n/a	Jones Hill	0.23	1	Housing		<p>This is a small site in an existing garden, outside and adjacent to the existing settlement boundary, though development here would constitute infill development as it is located between two existing dwellings.</p> <p>The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan.</p> <p>The site is likely to be of high landscape sensitivity given it is within the Special Landscape Area SLA 7 and the Cotswold National Landscape, though it is relatively well screened and is likely of low visual amenity. There is limited pavement along Jones Hill, which could present pedestrian access issues.</p> <p>There is also a PRow within the vicinity of the site that would need to be avoided.</p> <p>The site could be potentially suitable for one home and could therefore be allocated in the Neighbourhood Plan, if the existing landscape and pedestrianised access constraints were mitigated and</p>

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red / Amber / Green)	Site Assessment Summary
							if it could be demonstrated that development constitutes limited infilling in villages as set out in NPPF paragraph 154. Otherwise, the site is outside and not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.
NP9	n/a	Wooley Terrace	0.5	0	Housing		<p>This site is a large rear garden and existing dwelling on Wooley Terrace / Cemetery Lane. This is within the Conservation Area. Access to the site would need to be taken through the existing driveway on Cemetery Lane or via an existing track road off of Wooley Terrace..</p> <p>The entirety of the undeveloped part of the site is designated within the Priority Habitats Inventory as 'No main habitat but additional habitats present' or deciduous woodland identified / woodland identified in the National Forest Inventory. Development of this site would therefore likely contradict Core Policy 50 of the Wiltshire Local Plan and Policy GS1 of the adopted Neighbourhood Plan, if this policy was taken forward.</p> <p>The site is therefore not suitable for allocation in the Neighbourhood Plan.</p>
NP10	n/a	Gripwood Quarry	1.11	Approx 23 homes	<p>Housing, green space</p> <p>In addition, part of site to be maintained as Geological Park (Gripwood Quarry SSSI) and dedicated Bat Mine area (Mine East), associated dark zone parkland inc.</p>		<p>The western half of the site is a geological SSSI which is subject to a Conservation & Enhancement Scheme and is therefore unsuitable for development. The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan. The entirety of the site is designated as 'Deciduous woodland' in the Priority Habitats Inventory and woodland identified in the National Forest Inventory, except for a small slither of land to the east. In order to comply with Core Policy 50 of the Wiltshire Local Plan and Policy GS1 of the adopted Neighbourhood Plan, development would likely need to be largely limited to the hardstanding areas of the site.</p> <p>The site is likely to be of high landscape sensitivity given it is within the Special Landscape Area SLA 7 and the Cotswold National Landscape, though the hardstanding areas / already developed parts</p>

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Site Assessment Summary
					Hop-over and linear corridor.		of the site are likely to be of less value. The site has no pedestrianised access and this would likely need to be resolved or mitigated for any new development. A small amount of development on the hardstanding land to the east of the site, outside of the geological SSI, may be potentially suitable, if heritage and landscape constraints were mitigated and considered sensitively and it could be demonstrated that proposals would meet the Green Belt exceptions set out in the NPPF. Otherwise, the site is outside and not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.
BOA285	BOA285	Land at Trowbridge Road				See NP06	
BOA287	BOA287	Upper Bearfield Farm	16.22	3-50 homes	Housing		This is a large site North West of Bradford-on-Avon. The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. Development of the whole site would change the size and character of the existing settlement. The site is likely to be of high landscape sensitivity given it is within the Special Landscape Area SLA 7, though the northern section of the site is better screened and it sits between the town and agricultural buildings to the west which could act as a defensible boundary. The part of the site that overlaps with NP4 and to the west of NP4 are not suitable for development as they are outside and not connected to the existing settlement boundary, so would not be in a sustainable location for new development. There is currently no pavement providing pedestrian access to the northern part of the site along Ashley Road, though there is sufficient space for a pavement to be created. The northern part of the site may be suitable for limited development if safe and suitable vehicular and pedestrian access was demonstrated,

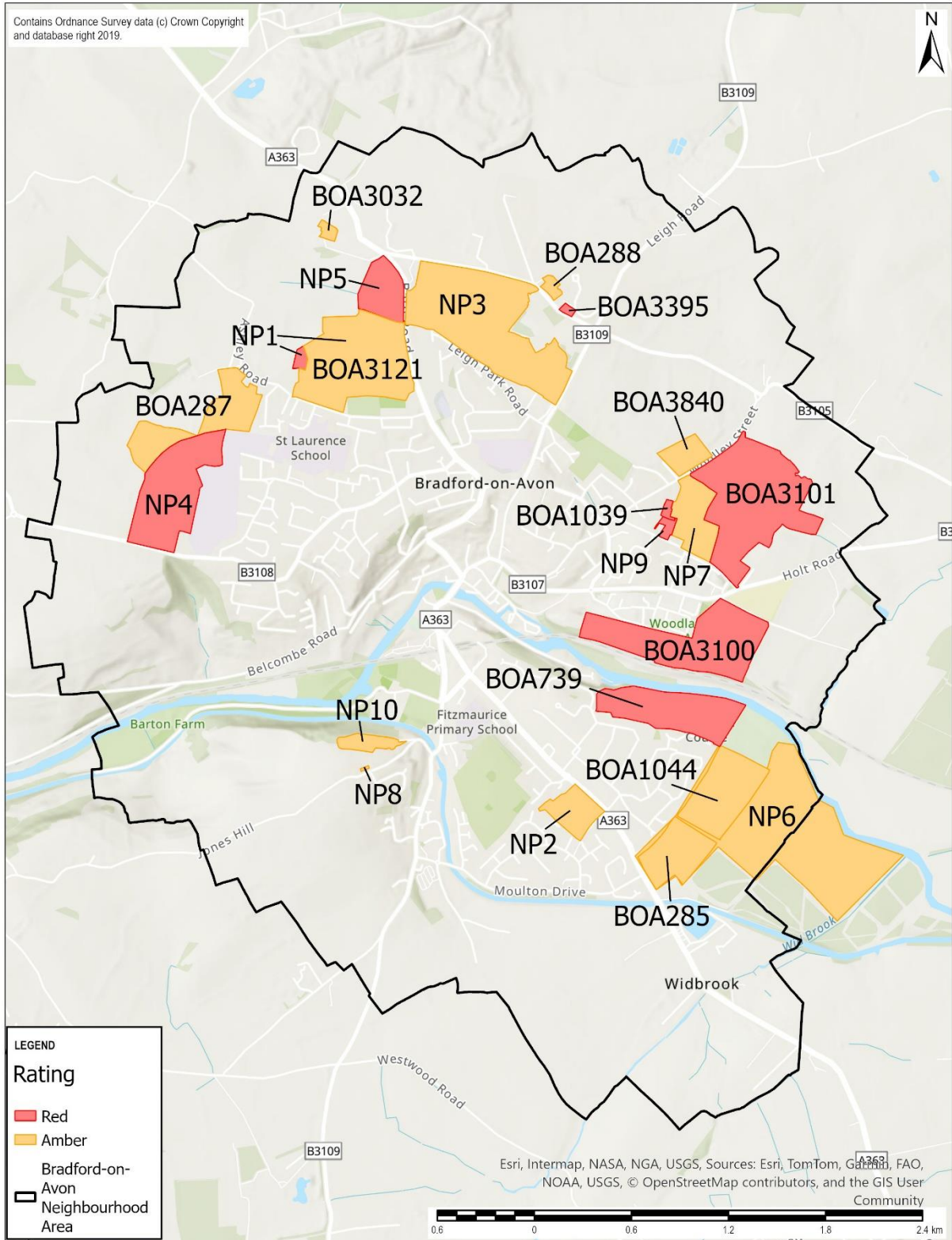
Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Site Assessment Summary
							if landscape impacts could be mitigated and if the Green Belt designation was removed through the Local Plan.
BOA288	BOA288	Former Northleigh Nurseries	0.45	Approx 9 homes	Housing		<p>This site is split between two plots, where the western section covers an existing dwelling and garden, while the eastern plot covers a field consisting of largely overgrown scrubland. The site is within the Green Belt and a proposal for development in this location would need to demonstrate it meets the exceptions as set out in NPPF paragraph 154.</p> <p>A previous application (W/06/02120/FUL) for the construction of a dwelling in the garden of the western plot was refused in 2006, though the reasons for this decision are unknown. There is limited space in the garden in the western plot to accommodate additional homes and development on this plot would impact the character of the area. Development is therefore unsuitable on this plot.</p> <p>There is existing pedestrian and vehicle access to the eastern plot though there is no pavement along the B3105 to the west of the site entrance which could limit connectivity.</p> <p>Power lines run across the eastern plot which may need to be considered if development were to take place here.</p> <p>Although the site is within the Green Belt and outside not connected to the existing settlement boundary (and development therefore conflicts with adopted Core Policy 2), development of the site would constitute infill development. The eastern plot also currently consists of under-utilised scrubland and is unlikely to be deemed as contributing to the main purposes of the Green Belt.</p> <p>The eastern plot may be suitable for a small amount of sensitive infill development and could therefore be allocated in the Neighbourhood Plan subject to it being demonstrated that development constitutes limited infilling in villages as set out in NPPF paragraph 154.</p> <p>Otherwise, the site is outside and not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.</p>

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Site Assessment Summary
BOA739	BOA739	Former Golf Course	7.54		Housing		<p>This is a large site that sits south of the River Avon on an old golf course, now used as open recreational land / open space. A previous application (W/08/01715/OUT) for a residential development was refused in 2008, though the reasons for this are unknown.</p> <p>The site is on the location of an historic landfill (ref EAHL09639) and, particularly given the relationship of the site with the adjacent river, there is a potential risk associated with contaminated land and land stability issues. Achieving suitable physical access for the site is also likely to be challenging; the only access would be through the existing housing estate onto the existing junction with Trowbridge Road. It would also mean that westbound traffic would need to travel through the AQMA.</p> <p>This site is allocated as an open space in the emerging Local Plan. It is also allocated as a reserve site of approximately 120 dwellings is identified on Land at the Former Golf Course, as shown on the Policies Map, which will only be brought forward in accordance with Policy 3 (Reserve sites and broad locations for growth). The site is therefore unsuitable for allocation in the Neighbourhood Plan in order to prevent duplication of the Local Plan.</p>
BOA1039	BOA1039	Land adjacent to Holt Road	0.26	0	Housing		<p>This is a relatively small site set across a rear garden of an existing house in a Conservation Area. Development of this site would affect both the setting of the Conservation Area to the west and the local green space to the north. The Conservation Area Character Assessment notes the importance of views across this open area within the settlement and the importance of scattered fruit trees (remnants of former orchards) in contributing to the historic character of the area. The site is not currently accessible as it is not located adjacent to any footpaths or roads and could likely only be developed in conjunction with NP7. However, as established, it is unlikely suitable access to NP7 could be established either. The site is therefore not suitable for allocation in the Neighbourhood Plan.</p>

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red / Amber / Green)	Site Assessment Summary
BOA1044	BOA1044	Land at Trowbridge Road				See NP06	
BOA3032	BOA3032	Frankleigh House, Bath Road	0.38	Re-development of PDL	Housing		<p>This site covers a number of buildings that sit outside and are not connected to the existing settlement boundary. The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan. The Grade II Listed Frankleigh House is on the site and therefore any new development would need to be sensitive to its setting.</p> <p>The site may be suitable for redevelopment of previously developed land as set out in NPPF paragraph 154. Otherwise, the site is outside not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.</p>
BOA3100	BOA3100	Land adjacent to Holt Road	11.21	0	Housing		Site is allocated in the adopted Core Strategy but has not yet been developed. Site is unsuitable for allocation in the Neighbourhood Plan in order to prevent duplication of the Local Plan.
BOA3101	BOA3101	Land adjacent to Holt Road	14.83	0	Housing		<p>The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. This is a large site that sits to the east of the settlement. The southern half of the site is a designated open space in the emerging Local Plan. The remainder of the site would therefore be outside and not connected to the settlement, making it unsuitable for development as development would conflict with adopted Core Policy 2 in the Local Plan and Policy 2 of the emerging Local Plan. The site is therefore not suitable for allocation in the Neighbourhood Plan.</p>
BOA3121	BOA3121	Ashley Road	12.66	20-100	Housing		<p>This is a large site adjacent to the built-up area directly to the north of the existing settlement edge. The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. The site is well connected to the built-up area, with</p>

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Site Assessment Summary
							<p>existing residential development to the east and south. However, the site is visually open and is within a Special Landscape Area SLA 7 in the current Local Plan.</p> <p>A large TPO covers the eastern section of the site, so any development would need to protect and maintain all existing trees here. A number of PRowS also cross the site which may further limit development capacity on the site.</p> <p>The site is potentially suitable for limited development and could therefore be allocated in the Neighbourhood Plan, if the existing constraints were mitigated and if the Green Belt designation was removed under a strategic Local Plan policy.</p>
BOA3395	BOA3395	21 Northleigh	0.17	0	Housing		<p>This site covers an existing dwelling and garden. The site is within the Green Belt and a proposal for development in this location would need to demonstrate it meets the exceptions as set out in NPPF paragraph 154 relating to limited infilling in villages.</p> <p>Otherwise, the site is outside and not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.</p> <p>A previous outline application (15/02597/OUT) for the construction of 3 dwellings was refused in 2015, due to the location of the site within the Green Belt and the increased use of a substandard access. There is also limited space in the existing garden to cater for additional homes and development on this plot would take away from the character / sense of space between houses in the surrounding area. The site is therefore not suitable for allocation in the Neighbourhood Plan.</p>
BOA3840	BOA3840	North of Wooley Street	1.81	Approx 30 homes	Housing		<p>The site is on the north east edge of Bradford-on-Avon adjacent to the settlement boundary within the Green Belt. It cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan.</p> <p>The site is likely to be of medium landscape sensitivity and visual amenity, so any development would likely need to integrate landscape</p>

Site Reference	SHEELA Reference	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (Red /Amber / Green)	Site Assessment Summary
							<p>mitigation. Development of the site would extend the town into open countryside with no defensible northern boundary. Any development would therefore need to be appropriately designed to respond to the landscape character and scenic quality of the area, taking note of the strategic countryside gap identified in Wiltshire Local Plan Review: Sites Landscape Appraisals (2023), designed to protect the separate identity of outlying rural villages, including Bradford Leigh to the north of this site. A TPO also covers the whole site so any development would need to protect and maintain all existing trees. A PRoW runs alongside the site to the west and a power line crosses the site. There is a risk of surface water flooding which would need to be mitigated.</p> <p>The site is potentially suitable for development if the identified constraints were mitigated and could therefore be allocated in part the Neighbourhood Plan, if the existing constraints were mitigated and if the Green Belt designation was removed.</p>



Project Title/Drawing Title		Client		LOCALITY		AECOM Scott House Alençon Link, Basingstoke Hampshire, RG21 7PP Telephone (01256) 310200 Fax (01256) 310201 www.aecom.com	
BRADFORD-ON-AVON MAP OF SITE SUITABILITY		Drawn TD	Checked UM	Approved TD			
Date 16/02/2026	Scale @ A4 1: 30,000	Purpose of Issue Site Assessment					
Drawing Number FIGURE 4-2	Rev	Rev	<small>THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.</small>				

File Name:

5. Conclusions

Site Assessment Conclusions

5.1 Of the potential development sites within the neighbourhood area that were identified, 12 have been identified as potentially suitable for housing development, and therefore can form a shortlist of sites to consider for neighbourhood plan allocation, subject to resolving or mitigating identified constraints:

- NP2 / BOA3802 Sports club on Trowbridge Road
- NP3 / BOA3373 Leigh House Farm
- NP6 / BOA 3724 (including B0A285 and BOA1044) Land at Trowbridge Road
- NP7 Land at Cemetery Lane
- NP8 Jones Hill
- NP10 Gripwood Quarry
- BOA287 Upper Bearfield Farm
- BOA288 Former Northleigh Nurseries
- BOA3032 Frankleigh House, Bath Road
- BOA3121 Ashley Road
- BOA3840 North of Wooley Street

5.2 It is of note that the Neighbourhood Area is located close to the Bath and Bradford on Avon Bats SAC, and entirely within the Bath and Bradford on Avon SAC Core Area Buffer Zone, with numerous bat habitats, roosts and flight paths important for this internationally designated site located within the parish. As a result, development proposals would need to consider potential impacts to bats through surveys and demonstrate mitigation with development designed in accordance with 'Planning Guidance for Wiltshire: Bat Special Areas of Conservation (SAC)'.

5.3 The remaining sites have been identified as not appropriate for allocation in the Neighbourhood Plan. However it should be noted that a number of landowners came forward with additional information on site-specific constraints that had been identified in the assessment. This information, while not always appropriate to factor into the assessment ratings at this stage, should be taken into account in the consideration of sites as part of the site selection process.

Next Steps

5.4 Should the Neighbourhood planning group decide to propose allocations for residential development, the next steps will be for the Town Council to select the sites for allocation in the Neighbourhood Plan, based on:

- The findings of this site assessment;
- An assessment of viability;
- The aims and objectives of the Neighbourhood Plan;
- Community consultation and consultation with landowners;
- Discussions with Wiltshire Council;
- Any other evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Other considerations

Viability

- 5.5 If a site or sites are selected for allocation, it is recommended that the Neighbourhood Plan Steering Group discuss site viability with Wiltshire Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations

Affordable housing

- 5.6 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the proposed sites.

Appendix A

Site Assessment Reference sheet

Assessment of Suitability

Statutory environmental designation

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- Ancient Woodland
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Landscape (also known as Area of Outstanding Natural Beauty)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes (red)	No (green)	Partly or adjacent (amber)
-----------	------------	----------------------------

Non-statutory environmental designations

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes (red)	No (green)	Partly or adjacent (amber)
-----------	------------	----------------------------

Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

No (green)	Yes (amber)
------------	-------------

Flood Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk (green)
- Flood Zone 2: Medium Risk (amber)
- Flood Zone 3 (less or more vulnerable site use): Medium Risk (amber)

- Flood Zone 3 (highly vulnerable site use): High Risk (red)

High Risk (red)	Low Risk (green)	Medium Risk (amber)
-----------------	------------------	---------------------

Surface water flooding

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk (green)
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk (amber)

Low Risk (green)	Medium Risk (amber)
------------------	---------------------

Agricultural land Classification

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes (red)	No (green)
-----------	------------

Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes (red)	No (green)
-----------	------------

Air Quality Management Area (AQMA)

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes (red)	No (green)
-----------	------------

Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

Steeply sloping (red)	Flat or relatively flat (green)	Gently sloping or uneven (amber)
-----------------------	---------------------------------	----------------------------------

Vehicular access

Is there existing vehicle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Pedestrian access

Is there existing pedestrian access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Significant trees

Are there other significant trees within or adjacent to the site?

No (green)	Within/Adjacent (amber)
------------	-------------------------

Tree Preservation Orders

Are there any known Tree Preservation Orders on the site?

No (green)	Yes (amber)
------------	-------------

Veteran or ancient trees

Are there veteran/ancient trees within or adjacent to the site?

Within (red)	No (green)	Adjacent (amber)
--------------	------------	------------------

Public Rights of Way

Are there any Public Rights of Way (PRoW) crossing the site?

No (green)	Yes (amber)
------------	-------------

Ground contamination

Is the site likely to be affected by ground contamination?

No (green)	Yes (amber)
------------	-------------

Utilities infrastructure

Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?

No (green)	Yes (amber)
------------	-------------

Loss of social, amenity or community value

Would development of the site result in a loss of social, amenity or community value?

No (green)	Yes (amber)
------------	-------------

Accessibility

Distance to train station (m)

>1200m (red)	<400m (green)	400-1200m (amber)
--------------	---------------	-------------------

Distance to bus / tram stop (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Distance to town / local centre / shop (m)

>1200m (red)	<400m (green)	400-1200m (amber)
--------------	---------------	-------------------

Distance to open space / recreation facilities (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Distance to primary school (m)

>1200m (red)	<400m (green)	400-1200m (amber)
--------------	---------------	-------------------

Distance to secondary school (m)

>3900m (red)	<1600m (green)	1600-3900m (amber)
--------------	----------------	--------------------

Distance to Cycle route (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Landscape sensitivity

Is the site low, medium or high sensitivity in terms of landscape?

- High sensitivity (red): the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

- Medium sensitivity (amber): the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- Low sensitivity (green): the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
------------------------	-------------------------	----------------------------

Visual amenity

Is the site low, medium or high sensitivity in terms of visual amenity?

- High sensitivity (red): the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.
- Medium sensitivity (amber): the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- Low sensitivity (green): the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
------------------------	-------------------------	----------------------------

Designated heritage asset

Would the development of the site cause harm to a designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

Directly impact and/or mitigation not possible (red)	Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
--	---	---

Non-designated heritage asset

Would the development of the site cause harm to a non-designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
Directly impact and/or mitigation not possible; or	

Green Belt

Is the site in the Green Belt?

Yes (red)	No (green)
-----------	------------

Planning Policy

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

Other relevant planning policies

Are there any other relevant planning policies relating to the site?

Greenfield / mix / PDL

Is the site:

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)

- Previously developed land (green)

Greenfield (red)	Previously developed land (green)	A mix of greenfield and previously developed land (amber)
------------------	-----------------------------------	---

Relationship with settlement

Is the site within, adjacent to or outside the existing built up area?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

Settlement boundaries

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

Coalescence

Would development of the site result in neighbouring settlements merging into one another?

No (green)	Yes (amber)
------------	-------------

Size and character

Is the size of the site large enough to significantly change the size and character of the existing settlement?

No (green)	Yes (amber)
------------	-------------

Assessment of Availability

Site availability

Is the site available for development?

No (red)	Yes (green)
----------	-------------

Legal or ownership issues

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes (red)	No (green)
-----------	------------

Timeframe

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Assessment of Achievability

Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes (red)	No (green)
-----------	------------

Conclusions

Site capacity (assessed)

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

Timeframe

What is the likely timeframe for development

(0-5 / 6-10 / 11-15 / 15+ years)

Other key information

Overall rating

The site is suitable and available (green)

The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

Site is not currently suitable, and available (red)	Site is suitable and available (green)	Site is potentially suitable, and available (amber)
---	--	---

Site NP1

Site Details

Site Address	Land to north of Ashley Road
Gross Site Area (ha)	13.1
SHLAA/HELAA	n/a
Reference	



Site photograph taken by AECOM.

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Existing land use	Agriculture
Land use being considered (if known)	Housing, retail, sports and recreation use.
Development capacity (if known)	n/a
Site identification method / source	Call for Sites
Planning history	W/00/01758/FUL: Animal storage/building. Approved. W/02/00210/FUL: Change of use of an agricultural storage barn to part equestrian livery use. Granted. 16/09363/PNCOU: Notification for Prior Approval under Class Q - Proposed change of use of existing agricultural building to 3 dwellings. Prior Approval Refused. 19/03766/PNCOU: Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development. Prior Approval Refused. PL/2025/02579: Prior approval Part 3 Class Q: Agricultural buildings to 6 dwellinghouses.
Neighbouring uses	Agriculture, residential, recreation ground

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk

Within best agricultural land		Unknown - Grade 3 but unknown whether 3a or 3b		
Potential to support priority species	G	No		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes - existing access off Ashley Road and Bath Road		
Pedestrian access	G	Yes - existing access of Ashley Road and via PRow footpaths		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	A	Yes - TPO group covers eastern half of site (ref: TPO/2025/00009)		
Significant trees	A	Yes, within - A number of mature trees across the site		
Veteran or ancient trees		Unknown		
Public Rights of Way	A	Yes - Footpaths BRAD6, BRAD89 AND BRAD7 run across centre of site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	Adjacent to a designated Local Green Space in the adopted NP (Policy GS3) and High Quality and/or High Value Site: 'Bearfield Recreation Ground'		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	A	400-800m		
Landscape sensitivity	R	High sensitivity: This is a large site to the northwest of the settlement. Site is within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan), which are non-statutory landscape designations defined by the local authority - the landscape character of SLAs should be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes.		
Visual amenity	A	Medium sensitivity: The site sits at quite a high elevation relative to the rest of the town, with long, open views across the large, flat site and in many cases out towards the surrounding landscape. Parts of the site are more screened with vegetation along boundaries, restricting intervisibility with the site in some places.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Adjacent to a designated Local Green Space in the adopted NP (Policy GS3) and High Quality and/or High Value Site: 'Bearfield Recreation Ground' Adjacent to allocated open space to the south in the emerging Local Plan		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		

Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		0
Timeframe		Available now
Other key information		Possibility to create a new access road to St Laurence School as part of development of this site. Part of site where barns are now has prior approval Part 3 Class Q for conversion of agricultural buildings to 6 dwellinghouses (ref: PL/2025/02579).
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary		This site is a duplicate of BOA3121 but includes a small site containing agricultural barns which already have prior approval Part 3 Class Q for conversion to 6 dwellinghouses (ref: PL/2025/02579). The site is therefore not suitable for allocation in the Neighbourhood Plan.

Site NP2

Site Details

Site Address Sports club on Trowbridge Road

Gross Site Area (ha) 2.62

SHLAA/HELAA BOA3802

Reference



Site photograph taken by AECOM.

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use Sport and Recreation

Land use being considered (if known) Housing, care homes, retail

Development capacity (if known) n/a

Site identification method / source Call for Sites and 2017 SHELAA

Planning history W/06/03845/FUL: New pavilion, changing rooms, spectator stand and floodlighting to sports field and removal of existing pavilion. Approved.

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing access off Trowbridge Road
Pedestrian access	G	Yes - existing access off Trowbridge Road and via PRow footpath

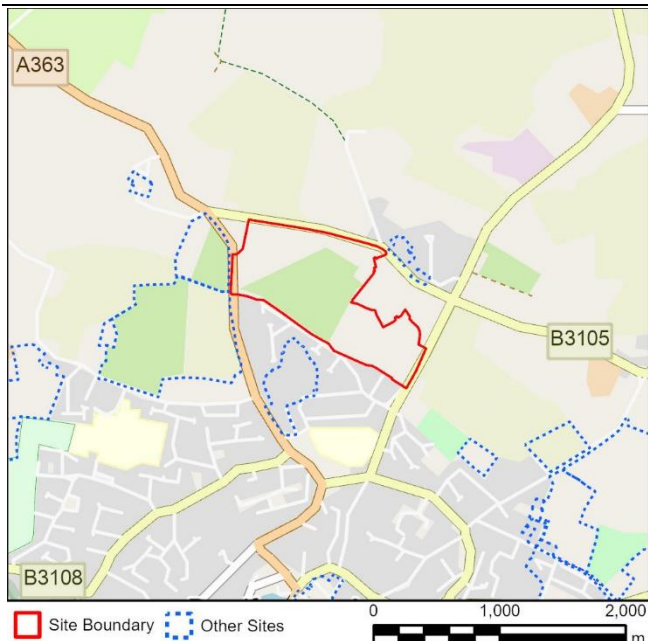
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way		Footpath BRAD90 runs along eastern boundary of site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	A	Yes - potential loss of sports / recreational ground.		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	A 1600-3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	G	Low sensitivity: The site constitutes land that is in active use consisting of a boules green, football pitch, and associated buildings and is surrounded by residential development on all sides.		
Visual amenity	G	Low sensitivity: The site is surrounded by residential development on all sides, preventing intervisibility with the wider surrounding landscape. Development would not adversely impact any identified views.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Yes - Designated as open space / play facilities in the emerging Local Plan. However, site is an identified 'Area of Opportunity' in the NP, where it is recognised that a mixed use development on this site may be supported where relocation of some or all of the sporting activities currently on the site can be achieved in a new location, or locations, where enhanced facilities can be achieved.		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	G	Within the existing built up area (infill)		
Settlement boundaries	G	Within the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	R	Yes - The site currently has a 9 year lease in place, with the site soon to be given free of charge to a registered charity - Fields in Trust. The site can only be developed if the clubs involved relocate to the Beehive Fields or Bath Road site. This would enable the delivery of		

		a new sports complex and a home for Bradford Town Youth FC (400 youth members and 28 teams).
Timeframe		Available now
Assessment of Viability		
Viability	R	Yes - Demolition of some small buildings would be required, though otherwise the site would be relatively easy to develop.
Conclusions		
Site capacity (assessed)		Mixed development
Timeframe		Available now
Other key information		The site is an identified 'Area of Opportunity' in the NP, where it is recognised that a mixed use development on this site may be supported where relocation of some or all of the sporting activities currently on the site can be achieved in a new location, or locations, where enhanced facilities can be achieved.
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary		<p>Currently playing fields and a sports club. The site is well related to the existing settlement and has good active travel and vehicular links. Access to the site is already established. The site has a proposed designation for open space / play facilities in the draft Local Plan.</p> <p>The site is an identified 'Area of Opportunity' in the existing Neighbourhood Plan, where it is recognised that a mixed use development may be supported where relocation of some or all of the sporting activities currently on the site can be achieved in a new location, or locations (most likely the Beehive Fields or Bath Road site), where enhanced facilities can be achieved. This would enable the delivery of a new sports complex and a home for Bradford Town Youth FC.</p> <p>The site is available and potentially suitable and viable for development if the relocation and improved provision of existing sporting facilities can be secured and if the implications of the proposed Local Plan designation of open space is discussed with Wiltshire Council and no objections are raised to an alternative Neighbourhood Plan allocation for the site.</p>

Site NP3

Site Details

Site Address	Leigh House Farm
Gross Site Area (ha)	17.3
SHLAA/HELAA	BOA3373
Reference	



Site photograph taken by AECOM.

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Existing land use	Equestrian centre and associated buildings and paddocks
Land use being considered (if known)	Housing with associated parkland, SuDS, and neighbourhood mobility hub.
Development capacity (if known)	315 (approx.)
Site identification method / source	Call for Sites and 2017 SHELAA
Planning history	W/74/00251/HIS: Residential use. Refused.

Neighbouring uses	Agriculture, residential
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Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - north and eastern section of site 3a, remainder 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat

Vehicular access	A	Yes- existing access via B3105 to the north of the site, though this is a fast road which could make vehicular access dangerous. Potential to create access off Bath Road to the west of the site. Note that Vision Document states potential opportunities to: <ul style="list-style-type: none"> • Create main vehicle access with a new town gateway sign on Leigh Road West, which will provide traffic calming, with a new reduced 30mph speed limit; • Create a new pedestrian and cycle, as well as emergency access, to Leigh Park Road; and • Include a neighbourhood mobility hub to promote active travel. 		
Pedestrian access	A	Yes - via footpath off Bath Road. Pedestrian access from north of site limited due to B3105 which has no pavement and fast moving traffic. Note that Vision Document states potential opportunities to: <ul style="list-style-type: none"> • Reduce the speed limit of the B3105 Leigh Road West; • Create a new pedestrian and cycle, as well as emergency access, to Leigh Park Road; and • Include a neighbourhood mobility hub to promote active travel. 		
Cycle access	A	Yes - no current cycle access but Vision Document highlights intention on masterplan to: <ul style="list-style-type: none"> • Reduce the speed limit of the B3105 Leigh Road West; • Create a new pedestrian and cycle, as well as emergency access, to Leigh Park Road; and • Include a neighbourhood mobility hub to promote active travel. 		
Tree Preservation Orders	A	Yes - group TPO on site's eastern boundary (ref: W/80/00002/IND) Note in Vision Document that retained good quality trees and TPOs can be sensitively integrated within development. These can be landscape features part of open landscape such as parkland, pocket parks, etc.		
Significant trees	A	Yes, within - A number of mature trees across the site		
Veteran or ancient trees	A	Yes, adjacent - A veteran oak tree sits(T73) outside the site boundary, though its buffer area is slightly within the site boundary. Note in Vision Document that retained good quality trees and TPOs can be sensitively integrated within development. These can be landscape features part of open landscape such as parkland, pocket parks, etc.		
Public Rights of Way	A	Yes - Footpath BRAD10 runs across site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity: The site falls between a broad ridge, beyond its northern boundary, and the northern edge of Bradford-on-Avon, to the south. The ridge visually separates the site from the wider rural		

		<p>landscape, while its southerly aspect orientates it towards the settlement edge and provides views across the town.</p> <p>The landscape character of the site has two principal areas; that to the west, which is down to pasture with parkland trees, and that to the east, which has no trees, is smaller in scale, more enclosed, and divided into smaller horse paddocks used for grazing.</p> <p>The settlement edge to the south influences the character of the whole site although this is much more notable across the southern site area that falls adjacent to the circa 1970s housing at Leigh Park Road.</p>
Visual amenity	A	<p>Medium sensitivity: the site sits at quite a high elevation relative to the rest of the town, though there is a fair amount of surrounding screening, and a natural topographical relief, such that only close-range changes to visual amenity would likely be affected.. Long range views are available from the site, to the south and out towards the east.</p>
Designated heritage asset harm	A	<p>Some impact, and/or mitigation possible - nearby to Grade II Listed LEIGH HOUSE FARMHOUSE AND ADJOINING BARN to the northwest</p>
Non-designated heritage asset harm	G	<p>Limited or no impact or no requirement for mitigation</p>
Green Belt		<p>Yes</p> <p>From Site Vision document: The Green Belt assessment finds that development can occur in this location without compromising essential functions of the Green Belt at this northern edge of Bradford-on-Avon; as set out in the NPPF: preventing merging of settlements, encroachment, and unrestricted sprawl; or the relevant stated purposes of the Green Belt, as set out in the Wiltshire Core Strategy Local Adopted Plan (2015). This is due, primarily, to the relatively small proportion of the existing gap between settlements that the site represents, the limited intervisibility between the site and closest settlements across the Green Belt, to the north, the indefensible character of the current settlement edge boundary with the Green Belt, and the comparatively effective defensible edge that the site would provide.</p>
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		<p>Adjacent to allocated open space to the south in the emerging Local Plan.</p>
Other relevant planning policies		<p>Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.</p>
Greenfield / mix / PDL	A	Mix
Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Yes
Legal or ownership issues		Vistry have a legal interest in the site and have produced a vision document for the site.
Timeframe		Available now

Assessment of Viability

Viability	R	Yes - Existing equestrian buildings on site which may need to be demolished or converted
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Conclusions

Site capacity (assessed)	Approx. 100 homes
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Timeframe	Available now
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Other key information

Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
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Summary

A large site to the north of the existing settlement, currently in equestrian use. The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan. The site is relatively well related to the built-up area and is of medium landscape and visual sensitivity. Any development would need to be appropriately designed to respond to the landscape character and scenic quality of the area, taking note of the strategic countryside gap identified in Wiltshire Local Plan Review: Sites Landscape Appraisals (2023), designed to protect the separate identity of outlying rural villages, including Bradford Leigh to the north of this site.

The southern part of the site is less sensitive due to the influence of housing along Leigh Park Road. It is also relatively well screened along its southern and western boundaries.

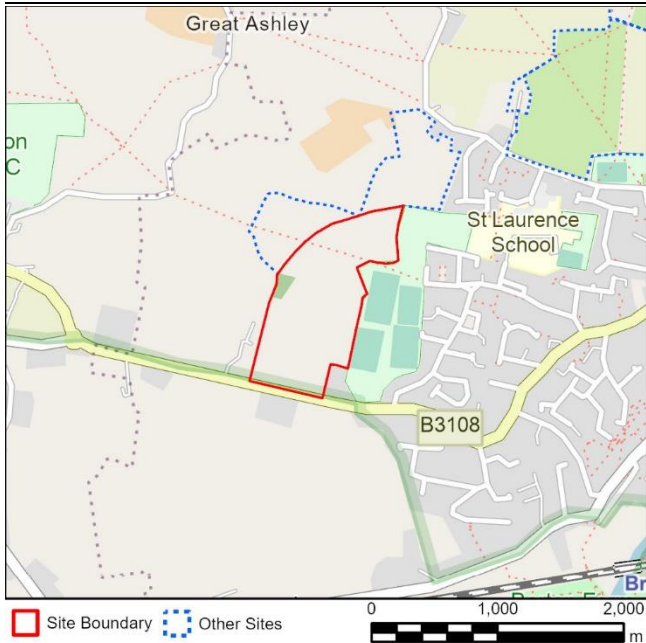
The southern portion of this site is potentially suitable and could therefore be allocated in the Neighbourhood Plan, if the existing constraints were mitigated and if the Green Belt designation was removed.

As the existing barns on site are in equestrian use, rather than agricultural use, it is unlikely they would be eligible for a Part 3 Class Q for conversion of agricultural buildings into residential.

Site NP4

Site Details

Site Address	Winsley Road
Gross Site Area (ha)	9.3
SHLAA/HELAA	n/a
Reference	



Site photograph taken by AECOM.

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Existing land use	Agriculture
Land use being considered (if known)	Housing, care homes, office, industrial, storage, community infrastructure
Development capacity (if known)	n/a
Site identification method / source	Call for Sites
Planning history	No relevant planning history.
Neighbouring uses	Agriculture, residential

Assessment of Suitability

Statutory environmental designation	A	Adjacent to Cotswold National Landscape on southern border
Non-statutory environmental designations		Yes - Within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan) Adjacent to land designated under Policy 91 'Conserving and enhancing Wiltshire's landscapes' and Policy 92 'Conserving and enhancing dark skies' in the emerging Local Plan at southern boundary
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 but unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No

Topography	G	Flat or relatively flat			
Vehicular access	G	Yes - potential to create access via Windsley Road			
Pedestrian access	G	Yes - potential to create access via Windsley Road and existing access via PRow footpath			
Cycle access		Limited dedicated cycling provision within the town			
Tree Preservation Orders	G	No			
Significant trees		Unknown			
Veteran or ancient trees		Unknown			
Public Rights of Way	A	Yes - footpath BRAD14 runs east-west across site			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	A	Adjacent to High Quality and/or High Value Site: 'St Laurence Secondary School'			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	R	<p>High sensitivity: Site is within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan), which are non-statutory landscape designations defined by the local authority - the landscape character of SLAs should be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes.</p> <p>Site is also adjacent to the Cotswolds National Landscape and the Grade II* Registered Park and Garden 'Belcombe Court' on its southern border.</p> <p>Site is also adjacent to land designated under Policy 91 'Conserving and enhancing Wiltshire's landscapes' and Policy 92 'Conserving and enhancing dark skies' in the emerging Local Plan at southern boundary.</p> <p>The site is of rural character given it is separate from and not connected to the existing built up area.</p>			
Visual amenity	R	<p>High sensitivity: Site is prominent in views given its location to the west of the settlement, detached from the built up area.</p> <p>Development would adversely impact views out eastwards from the existing settlement. There is some screening to the east of the site however the site is visually open from all other sides.</p>			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	A	Some impact, and/or mitigation possible - nearby to Registered Park and Garden BELCOMBE COURT to the south east			
Green Belt	R	Yes			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Adjacent to allocated open space in emerging Local Plan			

Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.
Greenfield / mix / PDL	R	Greenfield
Built-up area	R	Outside and not connected to the existing built up area
Settlement boundaries	R	Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	A	Yes
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		0
Timeframe		Available now
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary		<p>This is a large site to the west of the existing settlement, outside and not connected to the existing settlement boundary, so development here would not be suitable as it would constitute isolated development in the countryside as set out in paragraph 84 of the NPPF. The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan.</p> <p>The site is also likely to be of high landscape sensitivity given it is within the Special Landscape Area SLA 7 in the current Local Plan and is adjacent to the Cotswold National Landscape.</p> <p>The site is therefore not suitable for allocation in the Neighbourhood Plan.</p>

Site NP5

Site Details

Site Address Land at Bath Road

Gross Site Area (ha) 3.24

SHLAA/HELAA BOA3605

Reference



Site photograph taken by AECOM.

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Existing land use Agriculture

Land use being considered (if known) Housing

Development capacity (if known) 60 + affordable housing quantity TBC

Site identification method / source Call for Sites and 2017 SHELAA

Planning history No relevant planning history.

Neighbouring uses Agriculture

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 but unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping
Vehicular access	G	Yes - potential to create access off Bath Road
Pedestrian access	G	Yes - potential to create access off Bath Road and existing access via PRow footpaths

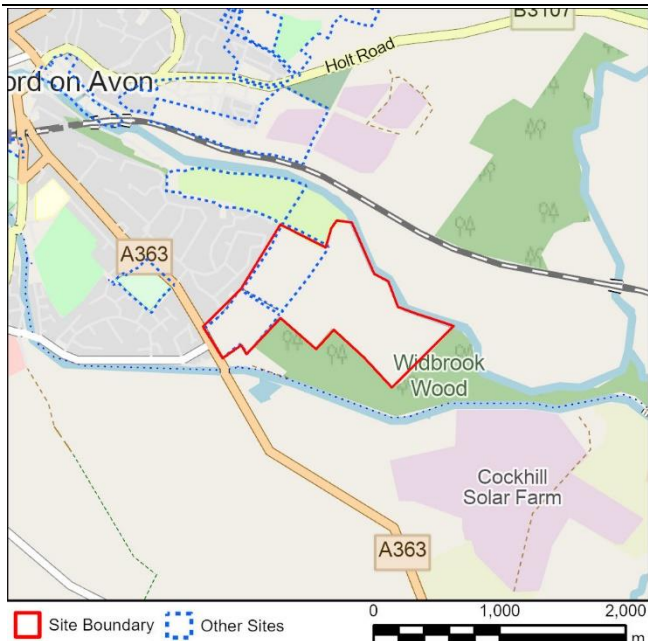
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	A	Yes - TPO group covers southern half of site (ref: TPO/2025/00009), though trees are principally confined to around the perimeter of the site, saving for a few trees more centrally.		
Significant trees	A	Yes, within - A number of mature trees across the site, though retention would be possible		
Veteran or ancient trees		Unknown		
Public Rights of Way	A	Yes - Footpath BRAD7 and BRAD89 runs across site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	A	400-800m		
Landscape sensitivity	R	High sensitivity: Site is within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan), which are non-statutory landscape designations defined by the local authority - the landscape character of SLAs should be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes.		
Visual amenity	R	High sensitivity: The site is well screened from the east along Bath Road, though is of higher elevation at the eastward point and steeply sloping downwards towards the southwest of the site. The site is relatively open from all other sides of the site. There are some long views across the site and beyond afforded by the public footpath from the northeast of the site that would be adversely impacted by development.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	R	Outside and not connected to the existing built up area		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		

Legal or ownership issues	G	No
Timeframe		Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		0
Timeframe		Available now
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary		<p>This site is outside and not connected to the existing settlement boundary, so development would not be suitable as it would constitute isolated development in the countryside contrary to national planning policy.</p> <p>The site is also likely to be of high landscape and visual sensitivity given it is within the Special Landscape Area SLA 7 in the current Local Plan. The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. The site is therefore not suitable for allocation in the Neighbourhood Plan.</p>

Site NP6

Site Details

Site Address	Land at Trowbridge Road
Gross Site Area (ha)	32.5
SHLAA/HELAA	BOA3724
Reference	



Site photograph taken by AECOM.

Existing land use	Agriculture
Land use being considered (if known)	Housing, care homes, green space, nature recovery, health centre, sports and recreation, play area, orchard, allotments, country park, parking Housing and health centre proposed on western fields (BOA285 and BOA1044) remainder of site public open space.
Development capacity (if known)	150
Site identification method / source	Call for Sites and 2017 SHELAA
Planning history	n/a
Neighbouring uses	Woodland, residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low risk: Although large portions of the north and eastern sections of site within FZ2 and FZ3, all development can be positioned in FZ1.
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - Mix of grades. Western half of site Grade 3, small patch to north Grade 1 and eastern section predominantly Grade 2.
Potential to support priority species	A	Adjacent to woodland identified in the National Forest Inventory

Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes - via farmgate on Trowbridge Road. Access to the eastern section of the site (the area not covered by BOA285 or BOA1044) would need to be facilitated by the joint development of all three sites.		
Pedestrian access	G	Yes - via farmgate on Trowbridge Road and via PRoW footpath Access to the eastern section of the site (the area not covered by BOA285 or BOA1044) would need to be facilitated by the joint development of all three sites.		
Cycle access	G	NCN4 closeby to south of site, with connecting links on Trowbridge Road		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	A	Yes - Footpath HOLT62 runs across northern section of site		
Ground contamination	G	No		
Utilities infrastructure	A	Yes - Pylon on middle field		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	A 1600-3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	R	<p>High sensitivity: This is a large site predominantly covered by grassland in the southern and eastern fields, whilst the the northwestern field (BOA1044) consists of Grade 3a BMV land. Beyond this, the site is largely absent of other valued features such as trees or other forms of vegetation.</p> <p>As a large site to the east of the existing settlement, it plays a role in providing a gradual transition from the urban settlement into Widbrook Wood and the Great Bradford Wood.</p> <p>The eastern section of the site, not covered by BOA285 or BOA1044 is of high landscape sensitivity, however is suitable for the proposed use of an ecological park, which would seek to protect and enhance the landscape setting.</p>		
Visual amenity	A	<p>Medium sensitivity: A landscape and visual assessment study was conducted for this site. It found that the site is partially visible from Trowbridge Road due to the relatively low height of the hedgerows and the absence of trees, allowing some direct views into the area. Additionally, clear views are available from the public right of way (PRoW) that links Bradford-on-Avon town centre to Widbrook Wood and beyond. As all parcels within the site boundary are visible from this PRoW, the visual impact from this vantage point would be significant and would therefore require appropriate mitigation. In contrast, medium- and long-range views from the north, east, and south are largely obscured by intervening</p>		

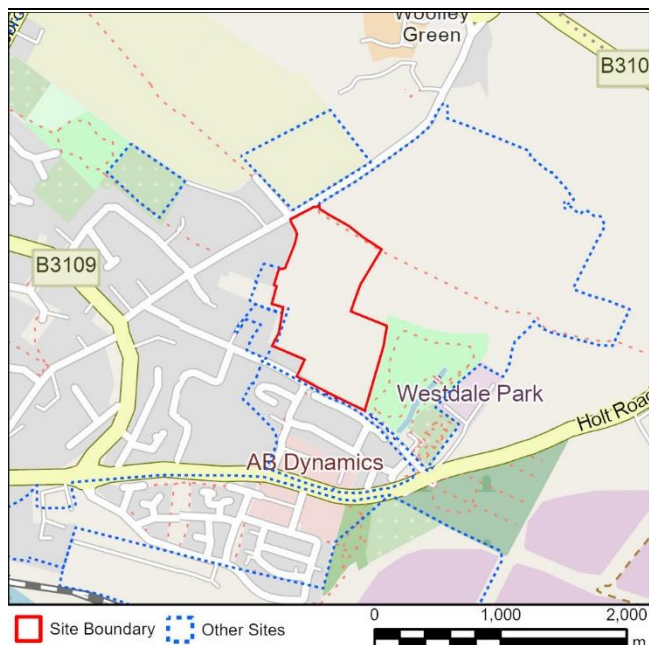
		vegetation and the undulating landscape, particularly the wooded areas of Widbrook Wood and the Great Bradford Wood. Similarly, views from the west, including those from the highest points within the study area, are blocked by the built development of Bradford-on-Avon.
Designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent to Grade II Listed Milestone to the west
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation
Green Belt	R	Yes
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Adjacent to allocated open space in emerging Local Plan
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		150
Timeframe		Available now
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary		<p>This is a large site to the south east of the town incorporating two additional sites (BOA285 and BOA1044) adjacent to the settlement boundary and well related to the rest of Bradford on Avon, with vehicular access from Trowbridge Road and pedestrian access towards the town centre via a PRoW to the northwest of the site. The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan.</p> <p>The north western part of the site (BOA285 and BOA1044) is potentially suitable for development and could therefore be allocated in the Neighbourhood Plan for residential use, if the existing constraints relating to landscape and visual amenity were mitigated and if the Green Belt designation was removed.</p> <p>There is an existing proposal for the site which allocates housing, a health centre, and SuDS on the western two fields, with public open space and a community sports hub on the eastern two fields. The proposed use of an ecological park on the eastern fields is suitable if the design aims to protect and enhance the existing</p>

landscape and visual amenity this part of the site provides, leading towards Wild Brook. There is potential for this site to come forward alongside NP2 by building a new sports hub on this site to replace the existing one at NP2.

Site NP7

Site Details

Site Address	Land at Cemetery Lane
Gross Site Area (ha)	4.09
SHLAA/HELAA	BOA3102a
Reference	



Site photograph taken by AECOM.

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Existing land use	Agriculture and former glasshouse/plant nursery that is now overgrown with broadleaved woodland.
Land use being considered (if known)	Housing, green space
Development capacity (if known)	125
Site identification method / source	Call for Sites and 2017 SHELAA
Planning history	19/09366/OUT: Outline application for "Erection of up to 42 No. dwellings and associated landscaping and access works" approval sought for access. Refused.
Neighbouring uses	Agriculture, residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	R	Yes - southern part of site contains Priority Habitats Inventory: 'No main habitat but additional habitats present' as well as Deciduous woodland that is identified in the Priority Habitat Inventory and National Forest Inventory

Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes – There is an existing double field gate agricultural access that serves the site from Cemetery Lane. Prior notification approval was granted for the aforementioned field gate access from Cemetery Lane in June 2021 (LPA Ref: PL/2021/05584). It has been established that access, via Woolley Street, through a Local Green Space covering the north of the site and designated as such in the adopted Neighbourhood Plan, would be unsuitable. This was established through the recent determination of withdrawn and refused planning applications. G It should be noted that a development proposal that underwent pre-application discussions in January 2025 (pre-app ref: 2024/01203) does not propose access from Woolley Street. Access is proposed via the recently completed Brooklands development. The proposal makes provision for a new permissive footpath through the prospective development site and across the designated Local Area of Green Space connecting to the wider existing public footpath network. The form of access, and active travel provision, was accepted in principle by the Highway Authority as part of the pre-application process.		
Pedestrian access	G	Yes - via Woolley Street to the west and via PRoW footpath. No pavement on Cemetery Lane to the south.		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees	A	Yes, within - Large part of site covered by deciduous woodland that is identified in the National Forest Inventory		
Veteran or ancient trees		Unknown		
Public Rights of Way		Footpath BRAD17 runs along northern boundary of site		
Ground contamination	A	Yes - The woodland is said to be contaminated with broken glass		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	R	High sensitivity: The southern part of the site contains a number of valued features such as Priority Habitats Inventory: 'No main habitat but additional habitats present' as well as deciduous woodland that is identified in the National Forest Inventory. The northern part of the site is a designated Local Green Space and is of rural character which contributes to the setting along the public footpath along the northern boundary of the site.		
Visual amenity	A	Medium sensitivity: The site is relatively well screened from the south, east and west. There are some direct views afforded into the		

		site from the public footpath which runs along the northern boundary of the site.
Designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent to Conservation Area
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation
Green Belt	G	No
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Yes - northern part of site is a designated Local Green Space in the adopted NP (Policy GS3) and a designated Open Space in the emerging Local Plan.
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No - There is a ransom strip retained by Spitfire Homes on Brooklands, though commercial Heads of Terms have been agreed.
Timeframe		Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		
Timeframe		Available now
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary		<p>This site is located to the east of the settlement, near to the Conservation Area.</p> <p>A 2019 outline application for "Erection of up to 42 No. dwellings and associated landscaping and access works" was refused on grounds that the development would detract from the rural character of the area and would be contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy, as well as a lack of clarity on potential visual, ecological, heritage and traffic impacts. However, these factors could be resolved through a revised proposal.</p> <p>The northern half of site is a designated Local Green Space in the adopted NP (Policy GS3) and a designated Open Space in the emerging Local Plan, making this part of the site unsuitable for development. A large part of the southern section of the site contains Priority Habitats Inventory: 'No main habitat but additional habitats present' as well as Deciduous woodland that is identified in the National Forest Inventory, thus reducing the capacity of the site.</p> <p>The principle of access to the site has been established through the development site to the south.</p>

The site is considered potentially suitable for development.

Site NP8

Site Details

Site Address Jones Hill

Gross Site Area (ha) 0.23

SHLAA/HELAA n/a

Reference



Site photograph taken by AECOM.

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Existing land use Agriculture

Land use being considered (if known) Housing

Development capacity (if known) 1

Site identification method / source Call for Sites

Planning history W/81/00655/OUT: Erection of bungalow (outline). Refused.

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation	R	Yes - within Cotswolds National Landscape
Non-statutory environmental designations	R	Yes - Within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan) Also designated under Policy 91 'Conserving and enhancing Wiltshire's landscapes' and Policy 92 'Conserving and enhancing dark skies' in the emerging Local Plan
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 but unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven

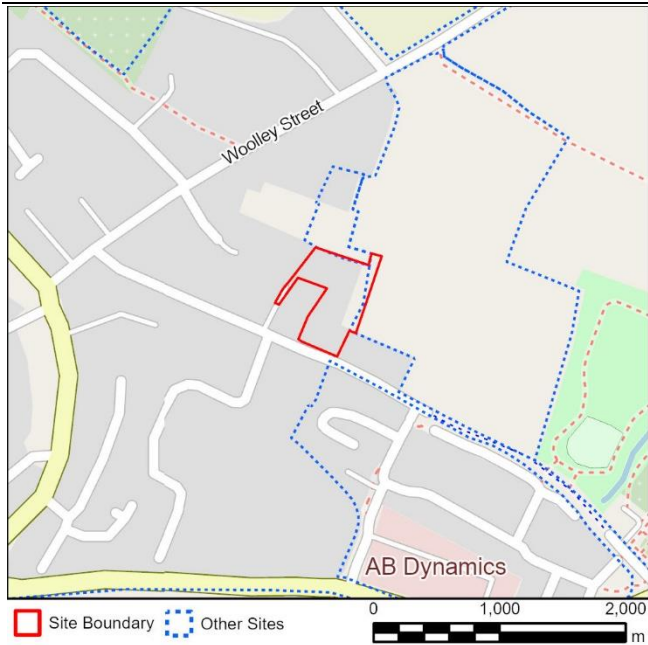
Vehicular access	G	Yes - No existing access, but could be created off of Jones Hill.		
Pedestrian access	G	Yes - No existing access, but could be created off of Jones Hill.		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way		Footpath BRAD21 runs along southern extent of site boundary		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	R	High sensitivity: Site is within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan), which are non-statutory landscape designations defined by the local authority - the landscape character of SLAs should be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes. Also designated under Policy 91 'Conserving and enhancing Wiltshire's landscapes' and Policy 92 'Conserving and enhancing dark skies' in the emerging Local Plan		
Visual amenity	G	Low sensitivity - site is relatively well screened and has low intervisibility with the surrounding landscape.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	G	Within the existing built up area (infill)		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		

Timeframe	Available now	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	1	
Timeframe	Available now	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	<p>This is a small site in an existing garden, outside and adjacent to the existing settlement boundary, though development here would constitute infill development as it is located between two existing dwellings.</p> <p>The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan.</p> <p>The site is likely to be of high landscape sensitivity given it is within the Special Landscape Area SLA 7 and the Cotswold National Landscape, though it is relatively well screened and is likely of low visual amenity. There is limited pavement along Jones Hill, which could present pedestrian access issues.</p> <p>There is also a PROW within the vicinity of the site that would need to be avoided.</p> <p>The site could be potentially suitable for one home and could therefore be allocated in the Neighbourhood Plan, if the existing landscape and pedestrianised access constraints were mitigated and if it could be demonstrated that development constitutes limited infilling in villages as set out in NPPF paragraph 154.</p> <p>Otherwise, the site is outside and not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.</p>	

Site NP9

Site Details

Site Address	Wooley Terrace
Gross Site Area (ha)	0.5
SHLAA/HELAA	n/a
Reference	



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Existing land use	Garden
Land use being considered (if known)	Housing
Development capacity (if known)	3 to 5
Site identification method / source	Call for Sites
Planning history	No relevant planning history.
Neighbouring uses	Agricultural, residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	R	Yes - contains Priority Habitats Inventory: 'No main habitat but additional habitats present', deciduous woodland identified in the Priority Habitats Inventory, and woodland identified in the National Forest Inventory
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat

Vehicular access	G	Yes – via track path off of Wooley Terrace or via existing driveway.		
Pedestrian access	A	Yes - from Wooley Terrace. However if approaching from the east there is no pavement on Cemetery Lane, which is very narrow so would be difficult to create pedestrian access, though this is a quiet road so may be permissible for 1 or 2 new homes.		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity: Site contains Priority Habitats Inventory: 'No main habitat but additional habitats present', deciduous woodland identified in the Priority Habitats Inventory, and woodland identified in the National Forest Inventory		
Visual amenity	G	Low sensitivity - site is relatively well screened and has low intervisibility with the surrounding landscape.		
Designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent to Conservation Area		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Adjacent to a designated Local Green Space in the adopted NP (Policy GS3) to the north.		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	G	Within the existing built up area (infill)		
Settlement boundaries	A	Southern section within the existing settlement boundary, northern section adjacent to and connected to settlement boundary.		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		
Timeframe		11-15 Years		
Assessment of Viability				

Viability	G	No
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Conclusions

Site capacity (assessed)	0
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Timeframe	11-15 Years
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Other key information

Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
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Summary

This site is a large rear garden and existing dwelling on Wooley Terrace / Cemetery Lane. This is within the Conservation Area. Access to the site would need to be taken through the existing driveway on Cemetery Lane or via an existing track road off of Wooley Terrace..

The entirety of the undeveloped part of the site is designated within the Priority Habitats Inventory as 'No main habitat but additional habitats present' or deciduous woodland identified / woodland identified in the National Forest Inventory. Development of this site would therefore likely contradict Core Policy 50 of the Wiltshire Local Plan and Policy GS1 of the adopted Neighbourhood Plan, if this policy was taken forward.

The site is therefore not suitable for allocation in the Neighbourhood Plan.

Site NP10

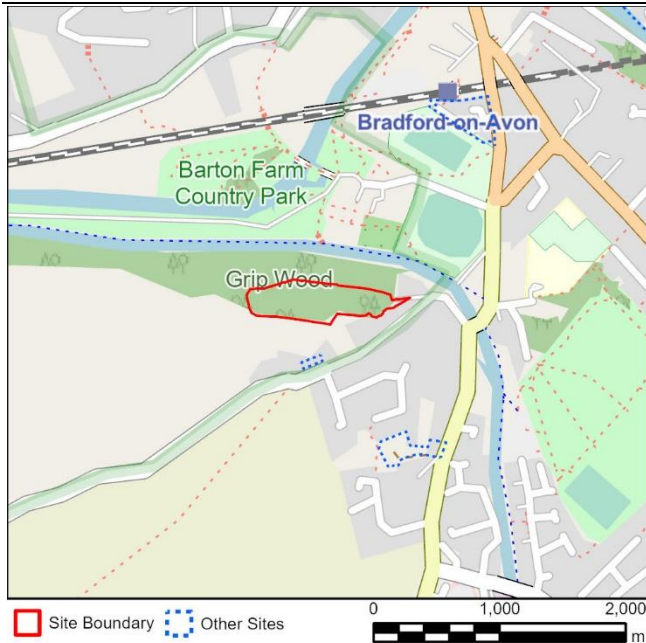
Site Details

Site Address Gripwood Quarry

Gross Site Area (ha) 1.11

SHLAA/HELAA n/a

Reference



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Site photograph taken by AECOM.

Existing land use Storage, industrial

Land use being considered (if known) Housing, green space
In addition, part of site to be maintained as Geological Park (Gripwood Quarry SSSI) and dedicated Bat Mine area (Mine East), associated dark zone parkland inc. Hop-over and linear corridor.

Development capacity (if known) 23

Site identification method / source Call for Sites

Planning history W/79/00629/FUL: New two storey office building and research laboratory. Approved.

Neighbouring uses Open fields, woodland, residential

Assessment of Suitability

Statutory environmental designation	R	Yes - SSSI Gripwood Quarry covers western half of site. Within Cotswold National Landscape.
Non-statutory environmental designations	R	Yes - Within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan) Also designated under Policy 91 'Conserving and enhancing Wiltshire's landscapes' and Policy 92 'Conserving and enhancing dark skies' in the emerging Local Plan
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 but unknown whether 3a or 3b. Though none of the site is currently agricultural land.

Potential to support priority species	R	Yes - contains Priority Habitats Inventory: 'Deciduous woodland' and woodland identified in the National Forest Inventory covers all of site except small slither of land to the east.		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or mostly flat.		
Vehicular access	G	Yes - via Frome Road, although this is a steep, narrow path and would likely need to expand for scale of development. A briefing Transport Note (/MA Transport Planning 2024) on the existing and proposed uses of the site in relation to accessibility which included comment on Traffic Survey data and previous and current use etc. The note concluded that it is not unrealistic to assume that the current traffic movements or potential increase given the previous operations and designated/lawful planning status of the site along the access off Frame Road are achievable.		
Pedestrian access	G	Yes - via Frome Road		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	G	No		
Ground contamination	A	Yes - site is a former quarry		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	G	<400m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	<p>Medium sensitivity: The site is an old quarry brownfield site and therefore does not have many valued features. However, the site is still within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan), which are non-statutory landscape designations defined by the local authority - the landscape character of SLAs should be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes.</p> <p>Also designated under Policy 91 'Conserving and enhancing Wiltshire's landscapes' and Policy 92 'Conserving and enhancing dark skies' in the emerging Local Plan.</p> <p>Site is also within the Cotswold National Landscape.</p>		
Visual amenity	G	Low sensitivity - site is relatively well screened and has low intervisibility with the surrounding landscape.		
Designated heritage asset harm	R	Directly impact and/or mitigation not possible - within Conservation Area		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		

Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No
Other relevant planning policies	Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.
Greenfield / mix / PDL	G Previously developed land
Built-up area	A Adjacent to and connected to the existing built up area
Settlement boundaries	R Outside and not connected to the existing settlement boundary
Coalesce neighbouring sites	G No
Size and character	G No
Assessment of Availability	
Site availability	G Yes
Legal or ownership issues	Part of the western portion of this brownfield site is subject to a Conservation & Enhancement Scheme. This management plan between the freehold owner and Natural England does not preclude redevelopment of this brownfield site. This situation has been checked with NE representatives. It is intended to use the area as a geology park under the emerging redevelopment proposals.
Timeframe	0-5 Years
Assessment of Viability	
Viability	A Yes - complex site that may test viability, though the site promoter notes that the viability of residential redevelopment for approximately 25 houses has been fully tested and proven based on a full understanding of site characteristic and all known constraints.
Conclusions	
Site capacity (assessed)	Approx. 23 homes
Timeframe	0-5 Years
Other key information	
Overall rating (Red/Amber/Green)	A Amber: the site is potentially suitable, available and achievable
Summary	<p>The western half of the site is a geological SSSI which is subject to a subject to a Conservation & Enhancement Scheme and is therefore unsuitable for development. The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan. The entirety of the site is designated as 'Deciduous woodland' in the Priority Habitats Inventory and woodland identified in the National Forest Inventory, except for a small slither of land to the east. In order to comply with Core Policy 50 of the Wiltshire Local Plan and Policy GS1 of the adopted Neighbourhood Plan, development would likely need to be largely limited to the hardstanding areas of the site.</p> <p>The site is likely to be of high landscape sensitivity given it is within the Special Landscape Area SLA 7 and the Cotswold National Landscape, though the hardstanding areas / already developed parts of the site are likely to be of less value. The site has no pedestrianised access and this would likely need to be resolved or mitigated for any new development.</p>

A small amount of development on the hardstanding land to the east of the site, outside of the geological SSI, may be potentially suitable, if heritage and landscape constraints were mitigated and considered sensitively and it could be demonstrated that proposals would meet the Green Belt exceptions set out in the NPPF. Otherwise, the site is outside and not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.

Site BOA285 – see NP6

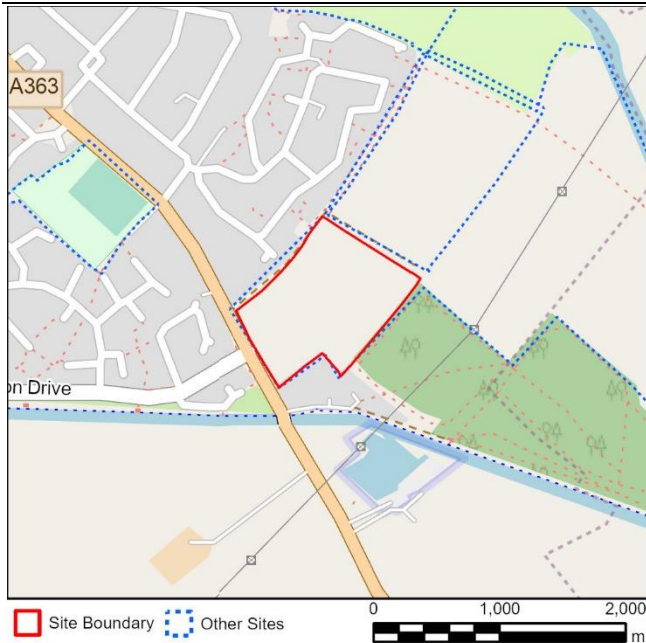
Site Details

Site Address Land at Trowbridge Road

Gross Site Area (ha) 4.73

SHLAA/HELAA BOA285

Reference



Site photograph taken by AECOM.

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Existing land use Agriculture

Land use being considered (if known) Housing

Development capacity (if known) n/a

Site identification method / source 2017 SHELAA

Planning history No relevant planning history.

Neighbouring uses Residential, woodland

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - 3a
Potential to support priority species	G	No - adjacent to woodland identified in the National Forest Inventory
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - via farmgate on Trowbridge Road
Pedestrian access	G	Yes - via farmgate on Trowbridge Road

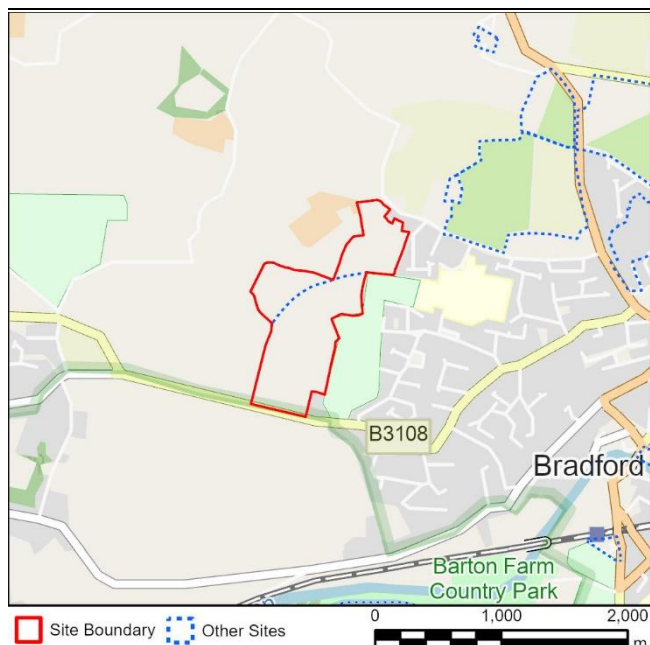
Cycle access	G	NCN4 closeby to south of site, with connecting links on Trowbridge Road		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way		Footpath BRAD19 runs along western boundary of site		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	A 1600-3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity: The site is a large, flat grass field absent of many valued features such as trees or other forms of vegetation. When in use, the site provides space for caravans and campsites. There is a small trail of gravel hardstanding at the entrance to the site from Trowbridge Road. The site does however assist in providing a gradual transition from the urban settlement into Widbrook Wood and the Great Bradford Wood.		
Visual amenity	A	Medium sensitivity: The site is relatively well screened from the east and west. There are some direct views afforded into the site from Trowbridge Road due to the relatively low height of the hedgerows and absence of trees. Direct views are afforded into the site from the PRoW which connects Bradford-on-Avon town centre to Widbrook Wood and beyond. From this PRoW all parcels within the site boundary therefore would have the greatest visible impact so impact would need to be mitigated. Medium and long range views from the north, east and south are all obscured by intervening vegetation and/or undulating landscape primarily that of Widbrook Wood and the Great Bradford Wood. Medium and long range views from the west including the highest points within the study area obscured by the built development of Bradford-on-Avon		
Designated heritage asset harm	A	Some impact, and/or mitigation possible - adjacent to Grade II Listed Milestone to the west		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent to and connected to the existing built up area		

Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		Available now
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		
Timeframe		Available now
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary		<p>The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. This site sits adjacent to the southeastern extent of the settlement boundary.</p> <p>The site is BMV land as it is rated as Grade 3a ALC. It sits adjacent to woodland identified in the National Forest Inventory to the east and a Grade II Listed Milestone to the west. Any development would therefore need to be sympathetic to this setting.</p> <p>The site is potentially suitable for a sensitive development and could therefore be allocated in the Neighbourhood Plan, if the existing Green Belt designation was removed.</p>

Site BOA287

Site Details

Site Address	Upper Bearfield Farm
Gross Site Area (ha)	16.22
SHLAA/HELAA	BOA287
Reference	



Site photograph taken by AECOM.

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Existing land use	Agriculture
Land use being considered (if known)	Housing
Development capacity (if known)	3
Site identification method / source	2017 SHELAA
Planning history	No relevant planning history.
Neighbouring uses	Agriculture, residential

Assessment of Suitability

Statutory environmental designation	A	Adjacent to Cotswold National Landscape on southern border
Non-statutory environmental designations		Yes - Within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan) Adjacent to land designated under Policy 91 'Conserving and enhancing Wiltshire's landscapes' and Policy 92 'Conserving and enhancing dark skies' in the emerging Local Plan at southern boundary
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 but unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No

Topography	G	Flat or relatively flat			
Vehicular access	G	Yes - potential to create access via Windsley Road to the south. Access can also be taken via Ashley Road to the north, although this is a single carriageway.			
Pedestrian access	G	Yes - potential to create access via Windsley Road to the south. Access can also be taken via Ashley Road to the north, although this has no pavement.			
Cycle access		Limited dedicated cycling provision within the town			
Tree Preservation Orders	G	No			
Significant trees		Unknown			
Veteran or ancient trees		Unknown			
Public Rights of Way	A	Yes - Footpath BRAD14 runs across site			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	R	<p>High sensitivity: Site is within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan), which are non-statutory landscape designations defined by the local authority - the landscape character of SLAs should be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes.</p> <p>Site is also adjacent to the Cotswolds National Landscape and the Grade II* Registered Park and Garden 'Belcombe Court' on its southern border.</p> <p>Site is also adjacent to land designated under Policy 91 'Conserving and enhancing Wiltshire's landscapes' and Policy 92 'Conserving and enhancing dark skies' in the emerging Local Plan at southern boundary.</p>			
Visual amenity	R	<p>High sensitivity: This site is prominent in views given its size and location to the east of the settlement. It also sits relatively high up when compared to the rest of the settlement, making it visible.</p> <p>Development would adversely impact views out eastwards from the existing settlement. There is some screening to the east of the site however the site is visually open from all other sides. There are some long distance views across the large site.</p>			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	R	Yes			
Is the site allocated for a particular use or designated as open space in		<p>Adjacent to High Quality and/or High Value Site: 'St Laurence Secondary School'</p> <p>Adjacent to allocated open space in the emerging Local Plan</p>			

the adopted and / or emerging Local Plan

Other relevant planning policies Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.

Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No

Assessment of Availability

Site availability	G	Yes
Legal or ownership issues	G	No - private road to north of site, east of Ashley Road, may be required for access to site from the north - though this is owned by same landowner.
Timeframe		Available now

Assessment of Viability

Viability	G	No
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Conclusions

Site capacity (assessed)	3-50 homes
Timeframe	Available now

Other key information

Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
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Summary

This is a large site North West of Bradford-on-Avon. The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. Development of the whole site would change the size and character of the existing settlement. The site is likely to be of high landscape sensitivity given it is within the Special Landscape Area SLA 7, though the northern section of the site is better screened and it sits between the town and agricultural buildings to the west which could act as a defensible boundary. The part of the site that overlaps with NP4 and to the west of NP4 are not suitable for development as they are outside and not connected to the existing settlement boundary, so would not be in a sustainable location for new development. There is currently no pavement providing pedestrian access to the northern part of the site along Ashley Road, though there is sufficient space for a pavement to be created. The northern part of the site may be suitable for limited development if safe and suitable vehicular and pedestrian access was demonstrated, if landscape impacts could be mitigated and if the Green Belt designation was removed through the Local Plan.

Site BOA288

Site Details

Site Address Former Northleigh Nurseries

Gross Site Area (ha) 0.45

SHLAA/HELAA n/a

Reference



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Existing land use Residential and garden

Land use being considered (if known) Housing

Development capacity (if known) n/a

Site identification method / source 0

Planning history W/05/00249/FUL: Conversion of nursery into single residential dwelling. Approved.
W/06/02120/FUL: Construction of a dwelling. Refused.

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land G No

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access G Yes - existing access to current residence

Pedestrian access	G	Yes - existing access to current residence, although no pavement on the B3105 to the west of the site entrance.		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	Yes - power lines run across the eastern field		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	G	Low sensitivity: western part of the site is an existing house and garden. The eastern, undeveloped section of the site consists of largely overgrown scrubland with few valued features.		
Visual amenity	G	Low sensitivity - site is relatively well screened and has low intervisibility with the surrounding landscape.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	G	Within the existing built up area (infill)		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		
Timeframe		Available now		
Assessment of Viability				
Viability	R	Yes - existing dwelling on western section of site		
Conclusions				
Site capacity (assessed)		Approx. 9		
Timeframe		Available now		
Other key information				

Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary		<p>This site is split between two plots, where the western section covers an existing dwelling and garden, while the eastern plot covers a field consisting of largely overgrown scrubland. The site is within the Green Belt and a proposal for development in this location would need to demonstrate it meets the exceptions as set out in NPPF paragraph 154.</p> <p>A previous application (W/06/02120/FUL) for the construction of a dwelling in the garden of the western plot was refused in 2006, though the reasons for this decision are unknown. There is limited space in the garden in the western plot to accommodate additional homes and development on this plot would impact the character of the area. Development is therefore unsuitable on this plot.</p> <p>There is existing pedestrian and vehicle access to the eastern plot though there is no pavement along the B3105 to the west of the site entrance which could limit connectivity.</p> <p>Power lines run across the eastern plot which may need to be considered if development were to take place here.</p> <p>Although the site is within the Green Belt and outside not connected to the existing settlement boundary (and development therefore conflicts with adopted Core Policy 2), development of the site would constitute infill development. The eastern plot also currently consists of under-utilised scrubland and is unlikely to be deemed as contributing to the main purposes of the Green Belt. The eastern plot may be suitable for a small amount of sensitive infill development and could therefore be allocated in the Neighbourhood Plan subject to it being demonstrated that development constitutes limited infilling in villages as set out in NPPF paragraph 154. Otherwise, the site is outside and not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.</p>

Site BOA739

Site Details

Site Address	Former Golf Course
Gross Site Area (ha)	7.54
SHLAA/HELAA	BOA739
Reference	



Site photograph taken by AECOM.

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use	Former Golf Course
Land use being considered (if known)	Housing
Development capacity (if known)	196
Site identification method / source	2017 SHELAA
Planning history	W/83/00028/FUL: Change of use of former refuse tip and adjoining agricultural land to a nine hole golf course. Approved. W/86/00707/FUL: Construction of 9 hole golf course with car parking and landscaping together with siting of club house and store. Approved. W/08/01715/OUT: Residential development. Refused. ACV/2021/00015: Nomination of Bradford on Avon Golf Course to be an Asset of Community Value. Refused.
Neighbouring uses	Residential, remainder of old golf course

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk: Majority of site outside of Flood Zones, though northern section of site runs adjacent to River Avon, with northeastern corner of site in Flood Zone 2 and 3.
Surface water flooding	G	Low Risk: small section of northeastern corner of site at risk
Within best agricultural land	G	No

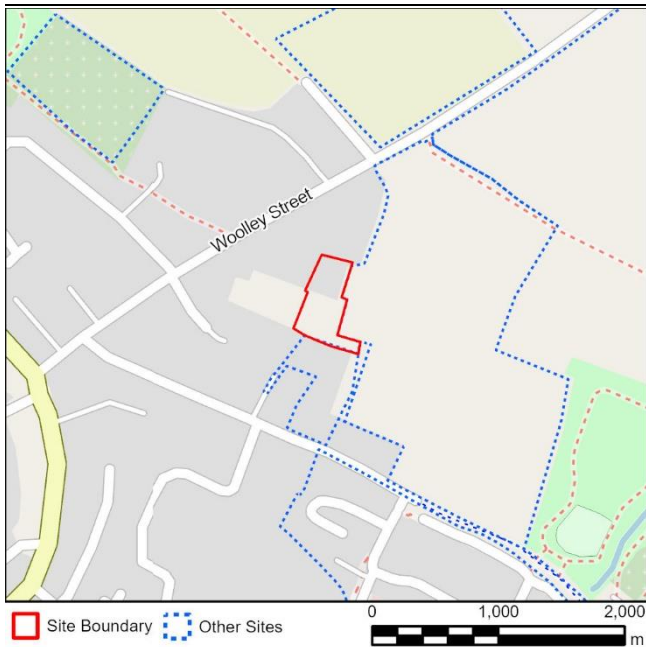
Potential to support priority species	G	No		
Air Quality Management Area (AQMA)	G	No		
Topography	A	Gently sloping or uneven		
Vehicular access	A	Yes - potential to create via Mythern Meadow or Avon Close. However, achieving suitable physical access for the site is likely to be challenging. The only access would be through the existing housing estate onto the existing junction with Trowbridge Road. It would also mean that westbound traffic would need to travel through the AQMA.		
Pedestrian access	G	Yes - via Avon Close		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	A	Yes - BRAD18 runs along southern boundary of site and across western corner, BRAD72 runs along western boundary		
Ground contamination	A	Yes – site is a historic landfill site		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	A	Yes - southern part of site covers high quality/high value site: 'Shoulder of Mutton Allotments' Bradford on Avon Golf Course was nominated as an Asset of Community Value in 2021 (ref: ACV/2021/00015), however this was refused.		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity: This site is assessed in the Wiltshire Local Plan Review: Sites Landscape Appraisals (2023), which concludes that the landscape character sensitivity of this site is moderate.		
Visual amenity	A	Medium sensitivity: The site lies lower down from the rest of the settlement to the south, however there are open views of the site from the north across the River Avon, creating a level of intervisibility from the newly developed area that covers BOA289. This site is assessed in the Wiltshire Local Plan Review: Sites Landscape Appraisals (2023), which concludes that the visual sensitivity of this site is moderate.		
Designated heritage asset harm	A	Some impact and/or mitigation possible – adjacent to Conservation Area		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Yes - allocated as a reserve site in the emerging Local Plan for 120 dwellings Whole site is also allocated as open space in the emerging Local Plan		

Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent to and connected to the existing built up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		0-5 years
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		0
Timeframe		Unknown
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary		<p>This is a large site that sits south of the River Avon on an old golf course, now used as open recreational land / open space. A previous application (W/08/01715/OUT) for a residential development was refused in 2008, though the reasons for this are unknown.</p> <p>The site is on the location of an historic landfill (ref EAHLD09639) and, particularly given the relationship of the site with the adjacent river, there is a potential risk associated with contaminated land and land stability issues. Achieving suitable physical access for the site is also likely to be challenging; the only access would be through the existing housing estate onto the existing junction with Trowbridge Road. It would also mean that westbound traffic would need to travel through the AQMA.</p> <p>This site is allocated as an open space in the emerging Local Plan. It is also allocated as a reserve site of approximately 120 dwellings is identified on Land at the Former Golf Course, as shown on the Policies Map, which will only be brought forward in accordance with Policy 3 (Reserve sites and broad locations for growth). The site is therefore unsuitable for allocation in the Neighbourhood Plan in order to prevent duplication of the Local Plan.</p>

Site BOA1039

Site Details

Site Address	Land adjacent to Holt Road
Gross Site Area (ha)	0.26
SHLAA/HELAA Reference	BOA1039



No site photograph available.

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use	Agriculture
Land use being considered (if known)	Housing
Development capacity (if known)	12
Site identification method / source	2017 SHELAA
Planning history	No relevant planning history.
Neighbouring uses	Agriculture, residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	R	Yes - southeastern part of site contains woodland identified in the National Forest Inventory and is adjacent to Priority Habitats Inventory: 'No main habitat but additional habitats present'
Air Quality Management Area (AQMA)	G	No
Topography		Unknown

Vehicular access	R	No - not currently, potentially only in conjunction with the development of BOA9 and/or BOA3102a. The site is a rear garden of an existing house.		
Pedestrian access	R	No - not currently, potentially only in conjunction with the development of BOA9 and/or BOA3102a		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity: Development of this site would affect both the setting of the Conservation Area to the west and the local green space to the north. The Conservation Area Character Assessment notes the importance of views across this open area within the settlement and the importance of scattered fruit trees (remnants of former orchards) in contributing to the historic character of the area.		
Visual amenity	A	Medium sensitivity: Although this site can not be seen from public highways, development of this site would limit important views across towards the east from the existing homes. The Conservation Area Character Assessment notes the importance of views across this open area within the settlement.		
Designated heritage asset harm	R	Directly impact and/or mitigation not possible - within Conservation Area. Development of this site would affect both the setting of the Conservation Area to the west and the local green space to the north. The Conservation Area Character Assessment note		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Adjacent to allocated open space in the emerging Local Plan		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	G	Within the existing built up area (infill)		

Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues	G	No
Timeframe		Unknown
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		0
Timeframe		Unknown
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary		This is a relatively small site set across a rear garden of an existing house in a Conservation Area. Development of this site would affect both the setting of the Conservation Area to the west and the local green space to the north. The Conservation Area Character Assessment notes the importance of views across this open area within the settlement and the importance of scattered fruit trees (remnants of former orchards) in contributing to the historic character of the area. The site is not currently accessible as it is not located adjacent to any footpaths or roads and could likely only be developed in conjunction with NP7. However, as established, it is unlikely suitable access to NP7 could be established either. The site is therefore not suitable for allocation in the Neighbourhood Plan.

Site BOA1044 – see NP6

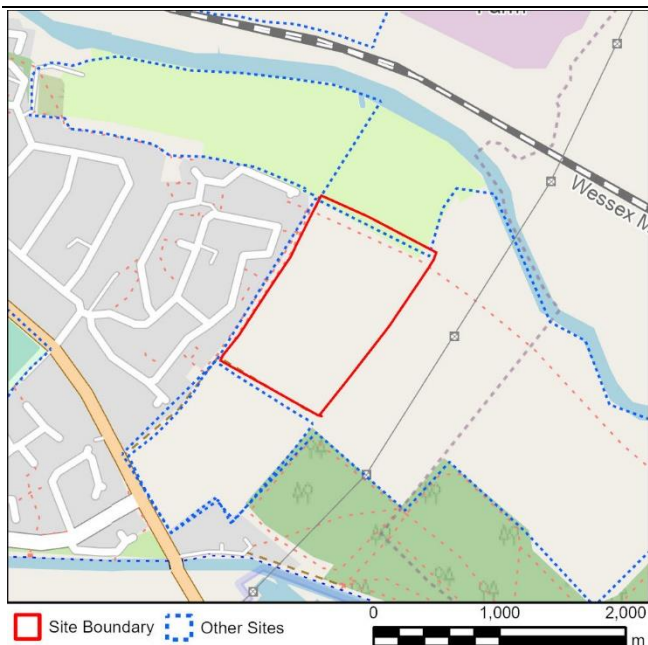
Site Details

Site Address Land at Trowbridge Road

Gross Site Area (ha) 5.82

SHLAA/HELAA BOA1044

Reference



Site photograph taken by AECOM.

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Existing land use Agriculture

Land use being considered (if known) Housing

Development capacity (if known) n/a

Site identification method / source 2017 SHELAA

Planning history W/86/00707/FUL: Construction of 9 hole golf course with car parking and landscaping together with siting of club house and store. Approved

Neighbouring uses Agriculture, residential, golf course

Assessment of Suitability

Statutory environmental designation G No

Non-statutory environmental designations G No

Nutrient Neutrality G No

Flood Zone G Low Risk

Surface water flooding G Low Risk

Within best agricultural land R Yes - 3a

Potential to support priority species G No

Air Quality Management Area (AQMA) G No

Topography G Flat or relatively flat

Vehicular access R No - not currently. Vehicular access would need to be created in conjunction with the development of BOA285.

Pedestrian access	G	Yes - via footpath to the north of site off of Mythern Meadow		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	A	Yes - BRAD18 runs along northern section of site, BRAD19 runs along western boundary		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	A 1600-3900m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	Medium sensitivity: The site is a large, flat field in agricultural use but absent of many valued features such as trees or other forms of vegetation. The land is however Grade 3a BMV land and is therefore of landscape value. The site also assists in providing a gradual transition from the urban settlement into Widbrook Wood and the Great Bradford Wood.		
Visual amenity	A	Medium sensitivity: This site is slightly more open than BOA285 to the south, offering intervisibility to long ranging views to the east. The site is, however, well screened to the north and west. Direct views are afforded into the site from the PRow which connects Bradford-on-Avon town centre to Widbrook Wood and beyond. From this PRow all parcels within the site boundary therefore would have the greatest visible impact so impact would need to be mitigated. Medium and long range views from the west including the highest points within the study area obscured by the built development of Bradford-on-Avon		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Adjacent to allocated open space in emerging Local Plan		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		

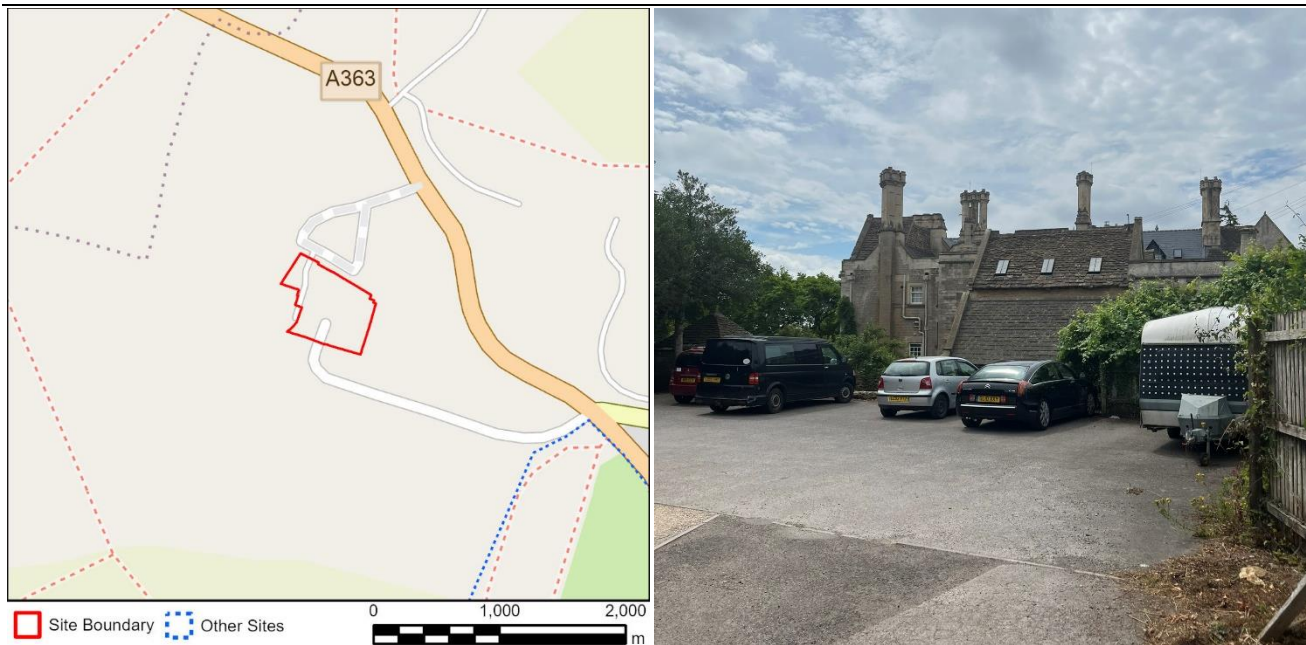
Assessment of Availability

Site availability		Unknown
Legal or ownership issues	G	No
Timeframe		Unknown
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		
Timeframe		Unknown
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary		<p>The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. This site sits adjacent to the southeastern extent of the settlement boundary. The site is likely of medium landscape sensitivity and visual amenity, so any development would likely need to integrate landscape mitigation.</p> <p>The site does not currently have vehicular access and would therefore need to come forward in conjunction with BOA285 (or more likely as the proposed scheme across BOA6).</p> <p>The site is potentially suitable for a sensitive development and could therefore be allocated in the Neighbourhood Plan, if the existing Green Belt designation was removed.</p>

Site BOA3032

Site Details

Site Address	Frankleigh House, Bath Road
Gross Site Area (ha)	0
SHLAA/HELAA	BOA3032
Reference	



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Existing land use	Residential - a shared community made up of six privately owned family units potentially looking to expand?
Land use being considered (if known)	Housing
Development capacity (if known)	n/a
Site identification method / source	0
Planning history	W/95/00702/FUL: Conversion of main house into 3 houses conversion of chapel block and part of adjoining into 4 houses demolition of buildings new driveway and associated garaging. Approved. W/96/00622/FUL: Change of use to 8 dwelling units and mixed use of the building for residential and non residential courses surgeries exhibition space and occasional public entertainment and car parking. Approved. 14/09738/FUL: Demolition of existing classroom and replacement with enlarged building to facilitate 2 new dwellings and associated development. Approved.

Neighbouring uses	Agriculture / fields
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Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk

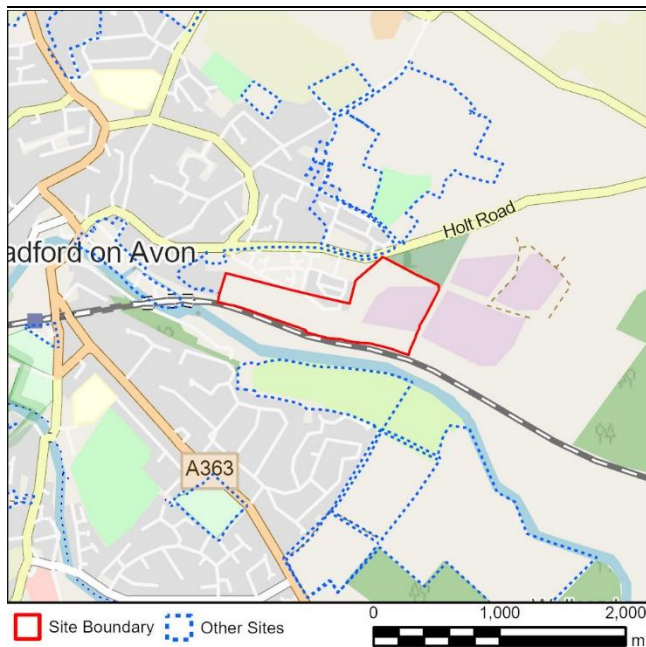
Surface water flooding	G	Low Risk		
Within best agricultural land		Unknown - Grade 3 but unknown whether 3a or 3b		
Potential to support priority species	G	No - but nearby to traditional orchard to the southwest of the site		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Flat or relatively flat		
Vehicular access	G	Yes - existing access to current residence		
Pedestrian access	G	Yes - existing access to current residence		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	Medium sensitivity: The site has existing buildings on, limiting landscape sensitivity. Nonetheless, the site is within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan), which are non-statutory landscape designations defined by the local authority - the landscape character of SLAs should be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes.		
Visual amenity	G	Low sensitivity: the site has existing buildings on and therefore any replacement and/or new development of a similar scale, mass and form is unlikely to have an impact on the visual sensitivity of the site.		
Designated heritage asset harm	R	Directly impact and/or mitigation not possible - Grade II Listed Frankleigh House on site		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies				
Greenfield / mix / PDL	G	Previously developed land		
Built-up area	G	Within the existing built up area (infill)		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		

Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues		Unknown
Timeframe		Unknown
Assessment of Viability		
Viability	R	Yes - Existing buildings on site
Conclusions		
Site capacity (assessed)		Redevelopment of PDL
Timeframe		Unknown
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary		<p>This site covers a number of buildings that sit outside and are not connected to the existing settlement boundary. The site is located within the Green Belt and cannot be allocated in a Neighbourhood Plan unless the need for Green Belt release is first established through the Local Plan. The Grade II Listed Frankleigh House is on the site and therefore any new development would need to be sensitive to its setting.</p> <p>The site may be suitable for redevelopment of previously developed land as set out in NPPF paragraph 154. Otherwise, the site is outside not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.</p>

Site BOA3100

Site Details

Site Address	Land adjacent to Holt Road
Gross Site Area (ha)	11.21
SHLAA/HELAA	BOA3100
Reference	



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Existing land use	Agriculture and solar panels
Land use being considered (if known)	Housing
Development capacity (if known)	8
Site identification method / source	2017 SHELAA
Planning history	W/11/01064/FUL: Installation of solar photovoltaic arrays and associated works. Approved.
Neighbouring uses	Residential, allotments, solar farm, agriculture

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes – eastern section of site 3a
Potential to support priority species	R	Yes – two parts of site contain woodland identified in the National Forest Inventory and is adjacent to Priority Habitats Inventory: 'No main habitat but additional habitats present'
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping or uneven

Vehicular access	A	Yes – potential to create via Benjamin Street as logical extension from recent development		
Pedestrian access	A	Yes – potential to create via Benjamin Street as logical extension from recent development		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees		Unknown		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	R	Yes – solar panel farm currently on site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G <400
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	A	<p>Medium sensitivity: the site contains a number of trees including woodland identified in the National Forest Inventory and is adjacent to Priority Habitats Inventory: 'No main habitat but additional habitats present'. The Wiltshire Local Plan Review: Sites Landscape Appraisals (2023) notes that this site sits along a local green and blue infrastructure corridor along the site's southern boundary.</p> <p>The site is likely to be of medium landscape sensitivity, though this would need to be verified by a landscape appraisal.</p>		
Visual amenity	A	<p>Medium sensitivity: Site slopes down from west to east and is therefore does not have high intervisibility from areas across the settlement, however new development on BOA289 does overlook the site.</p> <p>The site is likely to be of medium visual sensitivity, though this would need to be verified by a landscape appraisal.</p>		
Designated heritage asset harm	A	Some impact, and/or mitigation possible – adjacent to Conservation Area		
Non-designated heritage asset harm	A	Some impact, and/or mitigation possible – adjacent to Conservation Area		
Green Belt	R	Partly – eastern field in Green Belt, western field is not		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Yes – Large parts of eastern field are allocated as open space in the emerging Local Plan.		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent to and connected to the existing built up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary		

Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues	G	No
Timeframe		11-15 years
Assessment of Viability		
Viability	G	Yes – solar panel farm currently on site
Conclusions		
Site capacity (assessed)		0
Timeframe		Unknown
Other key information		
Overall rating (Red/Amber/Green)	R	Red: the site is not currently suitable, available and achievable
Summary		Site is allocated in the adopted Core Strategy but has not yet been developed. Site is unsuitable for allocation in the Neighbourhood Plan in order to prevent duplication of the Local Plan.

Site BOA3101

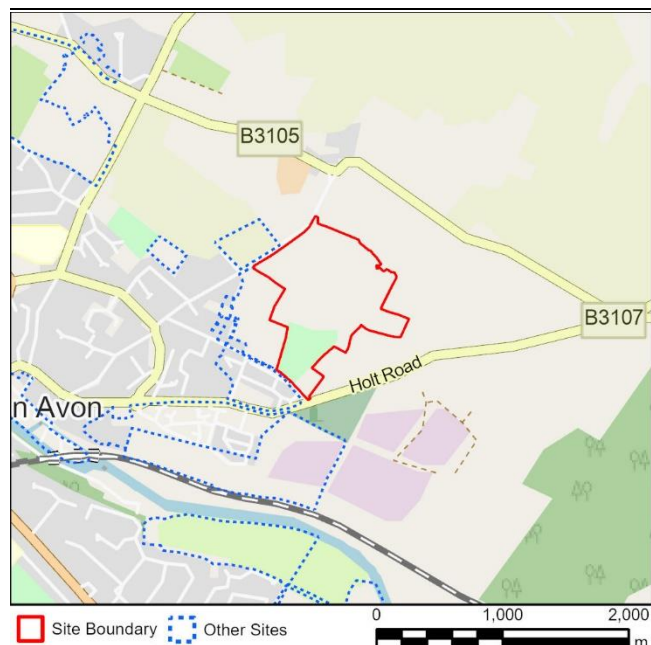
Site Details

Site Address Land adjacent to Holt Road

Gross Site Area (ha) 14.83

SHLAA/HELAA BOA3101

Reference



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Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Housing

Development capacity (if known) 2

Site identification method / source 2017 SHELAA

Planning history No relevant planning history.

Neighbouring uses Agriculture, residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk: strip running vertically through centre of site at risk
Within best agricultural land	R	Yes - 3a
Potential to support priority species	G	No - adjacent to traditional orchard to the north
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	A	Yes - via Woolley Street to the west and Cemetery Lane to the south, though Cemetery Lane is very narrow,

Pedestrian access	A	Yes - via Woolley Street to the west. No pavement on Cemetery Lane to the south.			
Cycle access		Limited dedicated cycling provision within the town			
Tree Preservation Orders	G	No			
Significant trees		Unknown			
Veteran or ancient trees		Unknown			
Public Rights of Way	A	Yes - BRAD17 runs across site			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	A	Medium sensitivity: The site is a large, flat field in agricultural use with a handful of valued features such as trees. The land is Grade 3a BMV land and is therefore of landscape value. The site also assists in providing a gradual transition from the urban settlement into the surrounding countryside.			
Visual amenity	R	High sensitivity: This site is prominent in views given its size and location to the east of the settlement. It also sits relatively high up when compared to the rest of the settlement, making it visible. Development would likely adversely impact views out westwards from the existing settlement.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	R	Yes			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Adjacent to a designated Local Green Space in the adopted NP (Policy GS3) to the west.			
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.			
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		Unknown			
Legal or ownership issues	G	No			
Timeframe		Unknown			
Assessment of Viability					
Viability	G	No			

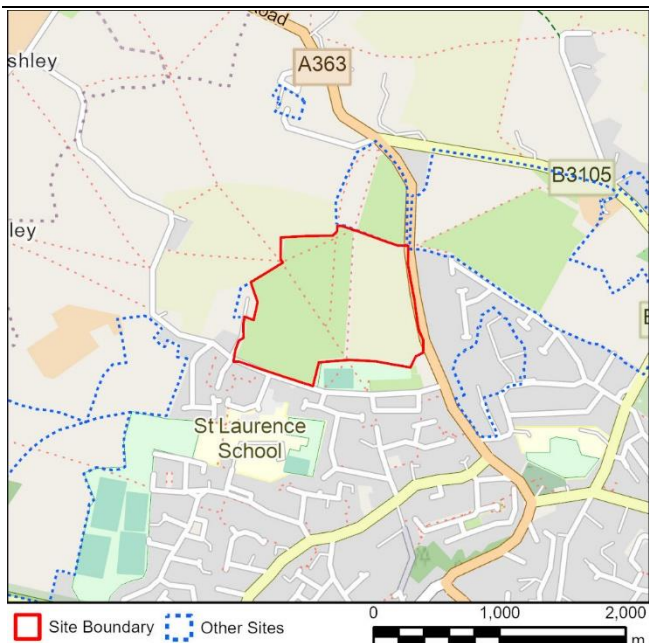
Conclusions

Site capacity (assessed)	0
Timeframe	Unknown
Other key information	
Overall rating (Red/Amber/Green)	R Red: the site is not currently suitable, available and achievable
Summary	The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. This is a large site that sits to the east of the settlement. The southern half of the site is a designated open space in the emerging Local Plan. The remainder of the site would therefore be outside and not connected to the settlement, making it unsuitable for development as development would conflict with adopted Core Policy 2 in the Local Plan and Policy 2 of the emerging Local Plan. The site is therefore not suitable for allocation in the Neighbourhood Plan.

Site BOA3121

Site Details

Site Address	Ashley Road
Gross Site Area (ha)	12.66
SHLAA/HELAA	BOA3121
Reference	



Site photograph taken by AECOM.

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Existing land use	Agriculture
Land use being considered (if known)	Housing
Development capacity (if known)	n/a
Site identification method / source	2017 SHELAA
Planning history	No relevant planning history.
Neighbouring uses	Agriculture, residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	R	Yes - Within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan)
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 but unknown whether 3a or 3b
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing access of Ashley Road and Bath Road
Pedestrian access	G	Yes - existing access of Ashley Road

Cycle access		Limited dedicated cycling provision within the town			
Tree Preservation Orders	A	Yes - TPO group covers eastern half of site (ref: TPO/2025/00009)			
Significant trees		Unknown			
Veteran or ancient trees		Unknown			
Public Rights of Way	A	Yes - Footpaths BRAD6, BRAD89 AND BRAD7 run across centre of site			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	R	High sensitivity: This is a large site to the northwest of the settlement. Site is within Special Landscape Area SLA 7 (Policy C3 of Saved policies of West Wiltshire Local Plan), which are non-statutory landscape designations defined by the local authority - the landscape character of SLAs should be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes.			
Visual amenity	A	Medium sensitivity: The site sits at quite a high elevation relative to the rest of the town, with long, open views across the large, flat site and in many cases out towards the surrounding landscape. Parts of the site are more screened with vegetation along boundaries, restricting intervisibility with the site in some places.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	R	Yes			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		Adjacent to a designated Local Green Space in the adopted NP (Policy GS3) and High Quality and/or High Value Site: 'Bearfield Recreation Ground' Adjacent to allocated open space to the south in the emerging Local Plan			
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.			
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability	G	Yes			
Legal or ownership issues	G	No			

Timeframe	Unknown	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	20-100	
Timeframe	Unknown	
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: the site is potentially suitable, available and achievable
Summary	<p>This is a large site adjacent to the built-up area directly to the north of the existing settlement edge. The site is within the Green Belt and cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan. The site is well connected to the built-up area, with existing residential development to the east and south. However, the site is visually open and is within a Special Landscape Area SLA 7 in the current Local Plan.</p> <p>A large TPO covers the eastern section of the site, so any development would need to protect and maintain all existing trees here. A number of PRoWs also cross the site which may further limit development capacity on the site.</p> <p>The site is potentially suitable for limited development and could therefore be allocated in the Neighbourhood Plan, if the existing constraints were mitigated and if the Green Belt designation was removed under a strategic Local Plan policy.</p>	

Site BOA3395

Site Details

Site Address 21 Northleigh

Gross Site Area (ha) 0.17

SHLAA/HELAA BOA3395

Reference



Site photograph taken by AECOM.

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Existing land use Housing and garden

Land use being considered (if known) Housing

Development capacity (if known) n/a

Site identification method / source 2017 SHELAA

Planning history 15/02597/OUT: Erection of 3 affordable dwellings (Outline application with all matters reserved). Refused.

Neighbouring uses Residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - existing access to current residence. Note that access from the main road is via a 40mph road which could make access

		difficult if this were the plan to create a separate entrance from the existing dwelling.		
Pedestrian access	G	Yes - existing access to current residence		
Cycle access		Limited dedicated cycling provision within the town		
Tree Preservation Orders	G	No		
Significant trees		Unknown		
Veteran or ancient trees		Unknown		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G <1600m
Distance to Cycle route (m)	G	<400m		
Landscape sensitivity	G	Low sensitivity: this site is an existing house and garden with few valued landscape features.		
Visual amenity	G	Low sensitivity - site is relatively well screened and has low intervisibility with the surrounding landscape.		
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation		
Green Belt	R	Yes		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.		
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		
Built-up area	G	Within the existing built up area (infill)		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		
Timeframe		Available now		
Assessment of Viability				
Viability	R	Yes - existing dwelling on site		
Conclusions				
Site capacity (assessed)		0		
Timeframe		Available now		

Other key information

Overall rating (Red/Amber/Green)

R

Red: the site is not currently suitable, available and achievable

Summary

This site covers an existing dwelling and garden. The site is within the Green Belt and a proposal for development in this location would need to demonstrate it meets the exceptions as set out in NPPF paragraph 154 relating to limited infilling in villages.

Otherwise, the site is outside and not connected to the existing settlement boundary and development would therefore conflict with adopted Core Policy 2.

A previous outline application (15/02597/OUT) for the construction of 3 dwellings was refused in 2015, due to the location of the site within the Green Belt and the increased use of a substandard access. There is also limited space in the existing garden to cater for additional homes and development on this plot would take away from the character / sense of space between houses in the surrounding area.

The site is therefore not suitable for allocation in the Neighbourhood Plan.

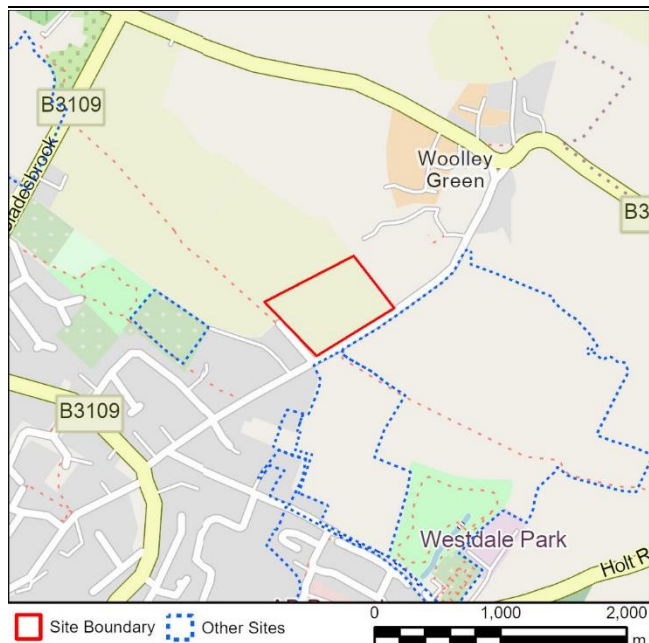
Site BOA3840

Site Details

Site Address North of Wooley Street

Gross Site Area (ha) 1.81

SHLAA/HELAA Reference BOA3840



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Site photograph taken by AECOM.

Existing land use Agriculture

Land use being considered (if known) Housing

Development capacity (if known) n/a

Site identification method / source Supposedly 2017 SHELAA, but cannot be found in report. Received from group

Planning history No relevant planning history.

Neighbouring uses Agriculture, residential

Assessment of Suitability

Statutory environmental designation	G	No
Non-statutory environmental designations	G	No
Nutrient Neutrality	G	No
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	R	Yes - Grade 3a
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Flat or relatively flat
Vehicular access	G	Yes - via farmgate on Grange View

Pedestrian access	G	Yes - via farmgate on Grange View			
Cycle access		Limited dedicated cycling provision within the town			
Tree Preservation Orders	A	Yes - TPO (ref: W/07/00024/WOOD) covers entire site			
Significant trees		Unknown			
Veteran or ancient trees		Unknown			
Public Rights of Way		BRAD12 runs along western boundary of site			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	G	<400m			
Landscape sensitivity	A	Medium sensitivity: The site is a flat field in agricultural use, absent of many other valued features. The land is Grade 3a BMV land and is therefore of landscape value. The site also assists in providing a gradual transition from the urban settlement into the surrounding countryside.			
Visual amenity	A	Medium sensitivity: The site is somewhat open and development may adversely impact long views across the site.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	R	Yes			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies		Within Bradford on Avon CP Affordable Housing Zone (Core Policy CP43), which requires at least 40% of housing to be affordable on sites of five or more dwellings.			
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent to and connected to the existing built up area			
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		Unknown			
Legal or ownership issues		Unknown			
Timeframe		Unknown			
Assessment of Viability					
Viability	G	No			
Conclusions					

Site capacity (assessed)	Approx. 30 homes
Timeframe	Unknown
Other key information	
Overall rating (Red/Amber/Green)	A Amber: the site is potentially suitable, available and achievable
Summary	<p>The site is on the north east edge of Bradford-on-Avon adjacent to the settlement boundary within the Green Belt. It cannot be allocated in a neighbourhood plan unless the need for Green Belt release in this location is first established through the Local Plan.</p> <p>The site is likely to be of medium landscape sensitivity and visual amenity, so any development would likely need to integrate landscape mitigation. Development of the site would extend the town into open countryside with no defensible northern boundary. Any development would therefore need to be appropriately designed to respond to the landscape character and scenic quality of the area, taking note of the strategic countryside gap identified in Wiltshire Local Plan Review: Sites Landscape Appraisals (2023), designed to protect the separate identity of outlying rural villages, including Bradford Leigh to the north of this site. A TPO also covers the whole site so any development would need to protect and maintain all existing trees. A PRow runs alongside the site to the west and a power line crosses the site. There is a risk of surface water flooding which would need to be mitigated.</p> <p>The site is potentially suitable for development if the identified constraints were mitigated and could therefore be allocated in part the Neighbourhood Plan, if the existing constraints were mitigated and if the Green Belt designation was removed.</p>

