

Appendix 4

Site	<i>feasibility and deliverability of each site option;</i>	<i>costs associated with each site option;</i>	<i>transport benefits of each site option; and</i>	<i>visual impact of each site option.</i>
Site A: Land east of A4/A46	Access onto London Road West is difficult/costly due to gradient. Likely detrimental effect on Air Quality at the roundabout & London Road East. Part of site in flood plain.	Cost of car park in the region of £3-4m with additional cost of a new/improved access (£1+m) and flood mitigation.	Well located to capture demand but likely to increase congestion on A46 roundabout	Not in AONB High negative impact on AONB setting Within WHS, high negative landscape impact Partially in Greenbelt
Site A+: Land east & west of A4/A46	May increase congestion on A46 roundabout. Likely detrimental effect on Air Quality at the roundabout & London Road. Highways England (HE) approval required	Significant costs as decking needed to provide capacity. £20+m depending on number of decks	Well located to capture demand but access problematic	Not in AONB High negative impact on AONB setting Within WHS, high negative landscape impact Not within Greenbelt
Site B: Land west of Mill lane	Access from A4 would need HE approval and may be difficult to provide without using Site F	No structures if access direct from A4 but significant earth works needed given level differences. £8m – £12m	Well located to capture demand and would allow link to Metro West rail option	Not in AONB High and negative impact on WHS setting and AONB setting Located in the Greenbelt Comprehensive approach and landscape mitigation would reduce landscape impact
Site C: Charmy Down	Access from A46 difficult due to safety because of poor visibility and speed of traffic, land unstable, HE approval required	Significant costs to gaining safe access from A46 £20+m	Well located for A46 traffic from the north but not for east of Bath	Within AONB, high negative impact on AONB and WHS setting. Located within an area of water source protection. Located in the Greenbelt
Site E: Bathford	Site too small, negative impact on adjoining streets and dwellings and would require pedestrian crossing of A4 if promoted in combination with other sites.	No significant structure required. £4m	Well located to capture demand	Not in AONB. High negative impact on WHS setting and AONB setting Located in the Greenbelt

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Site F: Land east of Mill lane	Previous Planning Permission shows deliverability	£7.3m – £11m	Well located to capture demand	Not in AONB High and negative impact on WHS setting and AONB setting Located in the Greenbelt Comprehensive approach and landscape mitigation would reduce landscape impact
Site F+: Land east of Mill lane with mitigation	Previous Planning Permission shows deliverability	£7.3m – £11m	Well located to capture demand	Not in AONB High and negative impact on WHS setting and AONB setting Located in the Greenbelt Ecological and landscape mitigation would reduce landscape impact and deliver biodiversity gain
Site G: Lansdown P&R	Existing P&R site which could be expanded	No significant structure required. £1-2m depending on spaces required.	Well located to capture demand from the north but not from east, access is poor and by minor roads in South Gloucestershire	Within AONB, negative landscape impact Comprehensive approach and landscape mitigation could reduce landscape impact Located in the Greenbelt
Site H: Bathampton Junction	Network Rail (NR) not supportive, no business case and very difficult access under A4 & railway, 10+ years to deliver. Approval required from HE & NR	Significant costs associated with a tunnel under the A4 & railway, a decked car park and moving the railway line. Over £60m	Well located to capture demand	Located within AONB, high negative impact on AONB, WHS setting, existing listed building Located in the Greenbelt
Site H+: Bathampton Junction – bus based	Unlikely to have a positive business case, difficult access under A4 & railway. Approval required from HE & NR	Significant costs associated with a tunnel under the A4 & railway & a decked car park. Over £50m	Well located to capture demand	Located within AONB, high negative impact on AONB, WHS setting, existing listed building, significant impact due to height of decked structure Located in the Greenbelt

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Site I: Box Bridge	Road safety concerns regarding access due to limited visibility and vehicle speeds. Site long and thin so difficult to serve. Bus terminal would be difficult to fit onto the site. Site is in Wiltshire who would be the planning authority for any planning application.	Access under rail bridge would need enlarging to accommodate traffic. Approximately £10m	Site some distance from Bath and only attractive to A4 traffic	Located within AONB, high negative impact on AONB, WHS setting Outside of B&NES
Site 1: Land adj. to Meadow Farm	Access difficult and expensive due to river and flood plain.	Significant structures required to access site £30+m	Well located to capture demand	Not in AONB High negative impact on WHS and AONB setting Located in the Greenbelt
Site 2: Land at Broadlands farm	Small site, impact on nearby dwellings	No significant structures required £3m	Site some distance from Bath and only attractive to A4 traffic	Within AONB. Undeveloped site detrimental impact on AONB and WHS setting Located in the Greenbelt
Site 3: Land north of Box Bridge	Site may flood, access from A4 difficult due to limited visibility	No significant structures but a former tip so unknown costs	Site some distance from Bath and only attractive to A4 traffic	Within AONB, undeveloped site detrimental impact on AONB Located in the Greenbelt
Site 4: Land north of Box Road	Site could accommodate some of the demand from A4, access difficult due to visibility	£2.0 – £3.5m	Site some distance from Bath and only attractive to A4 traffic	Within AONB but has development on it. High and negative impact on WHS setting and AONB . Located in the Greenbelt Comprehensive approach and landscape mitigation could reduce landscape impact
Site 5: Land off A46 at Swainswick & Bailbrook	No site identified, land stability issues	N/K	N/K	N/K Located in the Greenbelt Within AONB and WHS setting

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Site 6: Bath Race course	Not available for regular use, impact on golf club, potential clashes with race days	No significant structures £2m	Well located for A46 traffic but not for east of Bath	Within AONB, negative landscape impact Located in the Greenbelt
Site 7: Land at Lambridge	Air Quality and congestion issues, limited capacity	Need to compensate for loss of flood capacity	Well located to capture traffic	Within WHS high negative impact
Site 8 Land off A4	Site large enough to support forecast demand.	No significant structures £2.9 - £4.2m	Site some distance from Bath and only attractive to A4 traffic	Within AONB but has development on it. High and negative impact on WHS setting and AONB . Located in the Greenbelt Comprehensive approach and landscape mitigation could reduce landscape impact
Site 9: Land east of Box Road Gardens	Small site	No significant structures £2.3m - £3.3m	Site some distance from Bath and only attractive to A4 traffic	Within AONB, undeveloped site detrimental impact on AONB Located in the Greenbelt
Site 10: Lane west of Lower Lodge, Box	Site could accommodate forecast	No significant structures £2.3m - £3.3m	Site some distance from Bath and only attractive to A4 traffic	Within AONB, undeveloped site detrimental impact on AONB Located in the Greenbelt

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