

Site Allocations and Development Management Policies

ANNEX: SITE ALLOCATIONS INFORMATION



Adopted July 2014

Introduction

The purpose of this Annex is to provide details of the site allocations in Site Allocations and Development Management Policy SA1.

It is structured around the 14 Neighbourhood Partnership areas in Bristol:

- Avonmouth and Kingsweston
- Henbury and Southmead
- Henleaze, Stoke Bishop and Westbury-on-Trym
- Horfield and Lockleaze
- Greater Fishponds
- Bishopston, Cotham and Redland
- Cabot, Clifton and Clifton East
- Ashley, Easton and Lawrence Hill
- St George
- Greater Bedminster
- Filwood, Knowle and Windmill Hill
- Brislington
- Dundry View
- Hengrove and Stockwood

Each section provides details about the site allocations listed under Policy SA1. This includes the development considerations for each site. Policy SA1 states that the sites listed in the policy will be developed for the uses identified and in accordance with the accompanying development considerations set out in this Annex.

For each site an explanation for the allocation is provided. For those sites with a housing allocation, an estimated number of homes which could be developed on the site is provided. The precise number of homes to be developed will be determined through the planning application process.

A part of the Filwood, Knowle and Windmill Hill Neighbourhood Partnership area is covered by the Knowle West Regeneration Framework. The Knowle West Regeneration Framework was developed with the local community between 2010 and 2012. In October 2012 the council approved the Knowle West Spatial Plan which resulted from this process. The site allocations in Knowle West reflect the Spatial Plan.

If you would like this information in a different format please contact Strategic City Planning on 0117 903 6725.

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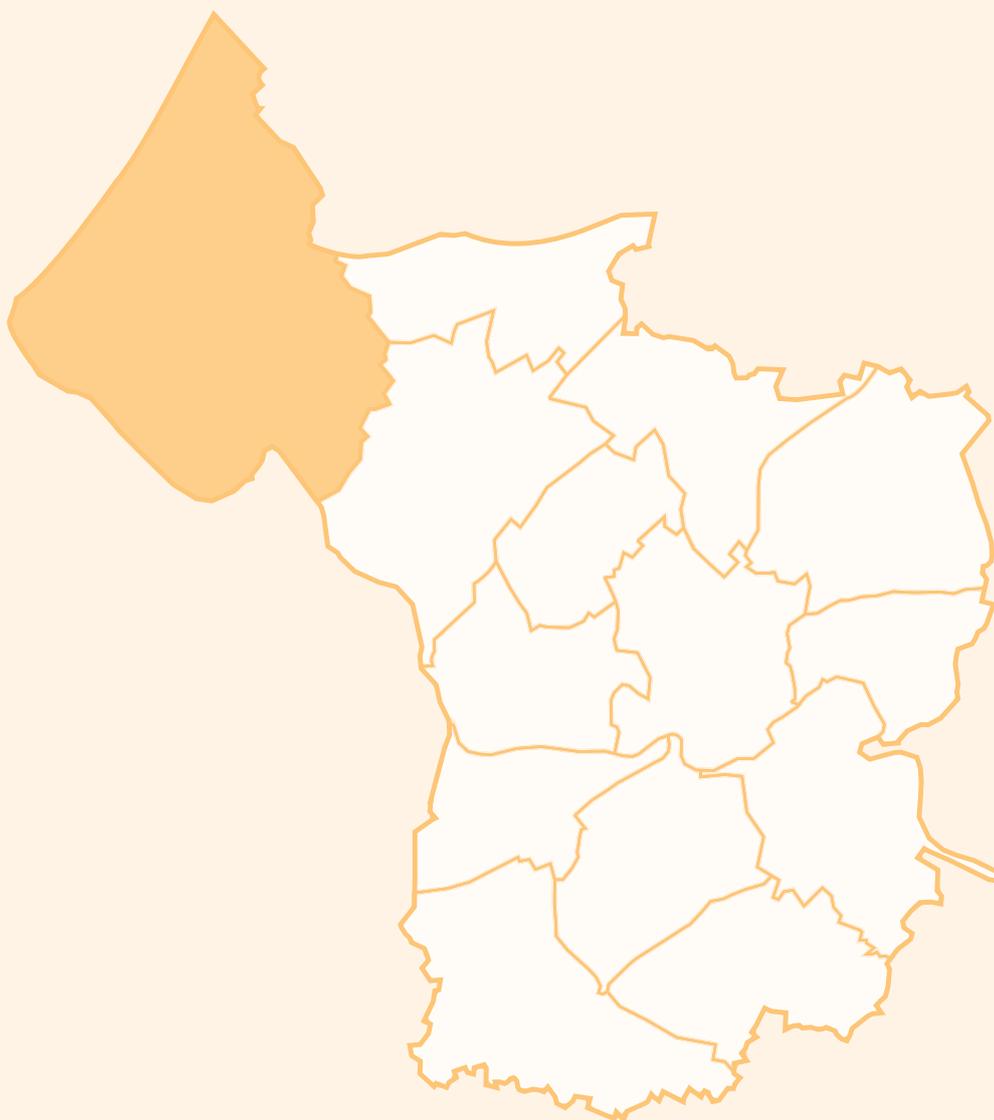
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Avonmouth and Kingweston

This section sets out site allocations in the Avonmouth and Kingweston Neighbourhood Partnership area.



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Site allocations by Neighbourhood Partnership area

Site reference:

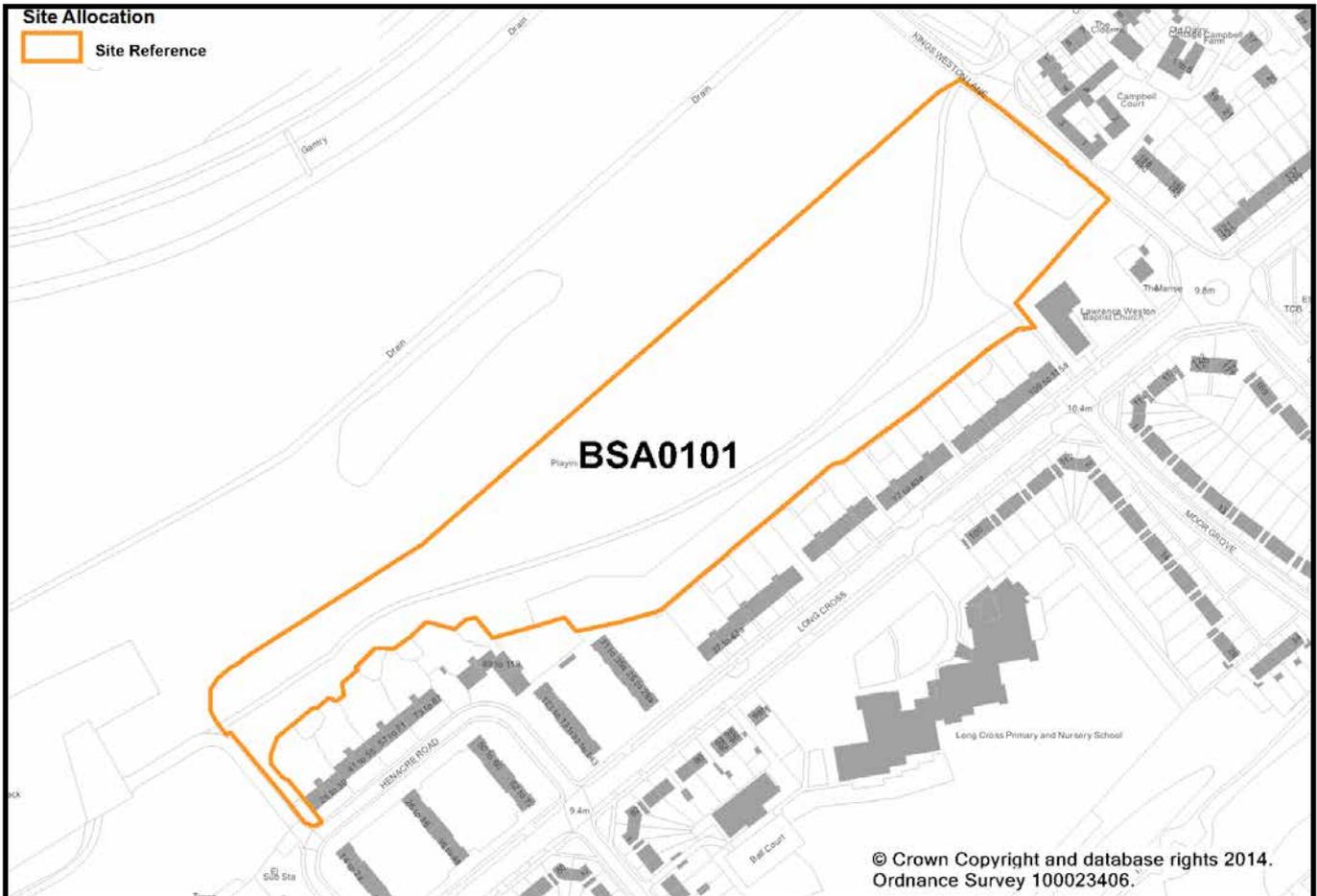
BSA0101

Site address/location:

Part of Henacre Open Space, Lawrence Weston

Site area: 3.7 hectares

Ward: Avonmouth



Allocation: Housing

Development considerations

Development should:

- be informed by a site-specific flood risk assessment as the site is subject to flood risk and the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework;
- take account of the aviation fuel pipeline to the north of the site;
- retain the cycle track;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

Development considerations *continued...*

Business uses and a community facility would also be suitable on the site, but would not be a requirement of development.

A minimum of 50 homes should be provided on the site. The estimated number of homes for this site is 150.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

A housing allocation is appropriate as:

- In June 2012 the Avonmouth and Kingsweston Neighbourhood Partnership declared the site as surplus to the open space requirements of the Neighbourhood Partnership Area. The site also has a residential context therefore this option represents a good use of land in accordance with Core Strategy Policies BCS3 Northern Arc and Inner East Bristol – Regeneration Areas and BCS20 Effective and Efficient Use of Land.
- It is in a relatively sustainable location approximately 500m from the shops and services of Ridingleaze District Centre.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

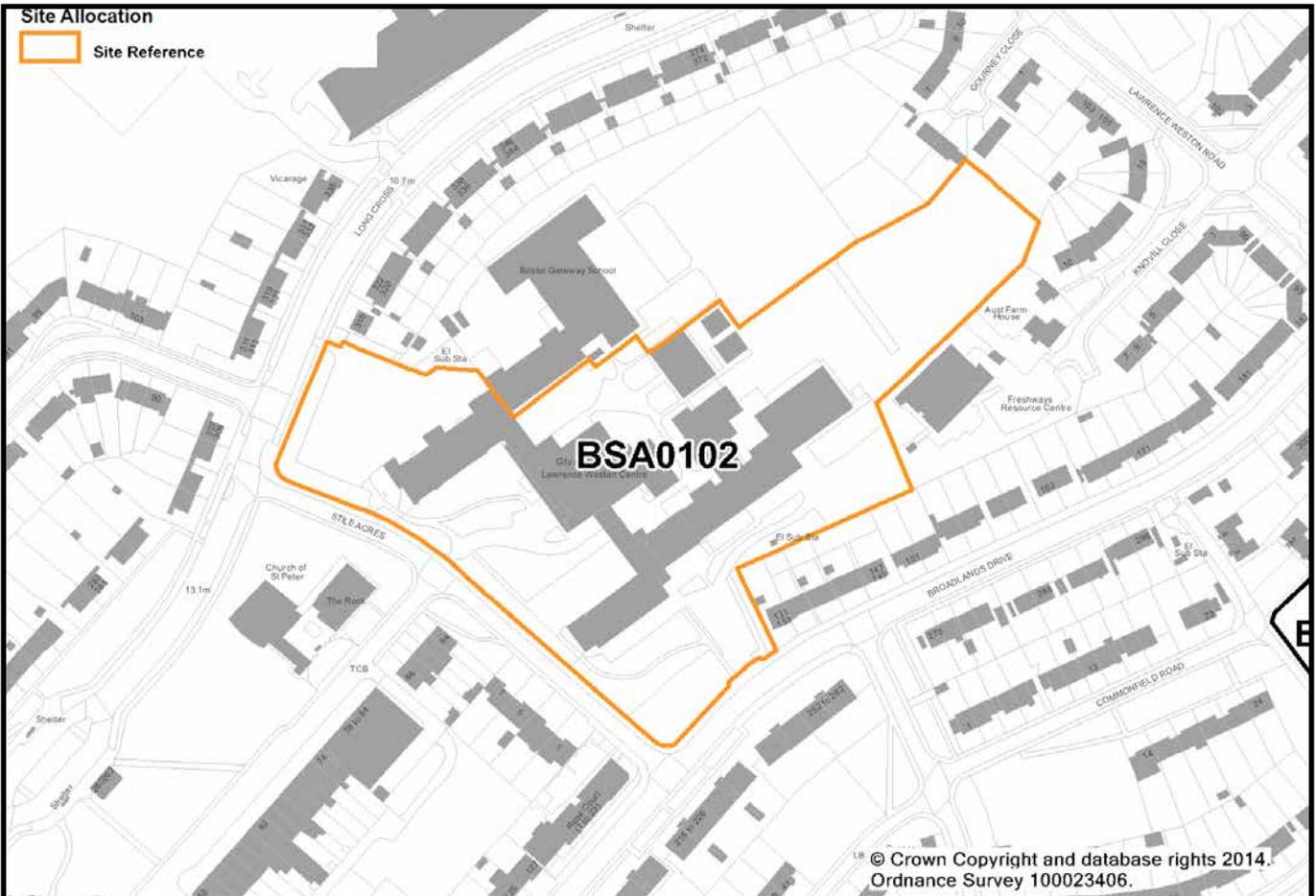
BSA0102

Site address/location:

Land at former Lawrence Weston Campus of City of Bristol College, Lawrence Weston

Site area: 2.4 hectares

Ward: Kingsweston



Allocation: Housing, community use and retail

Development considerations

Development should:

- take a coordinated approach to the delivery of this allocation and be guided by community involvement;
- contribute towards meeting the recognised local need for community and health facilities on site or in the local area;
- be informed by a retail impact assessment if the proposed retail use is larger than 2,500m²;
- ensure that the scale of the retail use is appropriate to the character/hierarchy of Ridingleaze as a District Centre identified by the Core Strategy;
- ensure that the town centre uses are well-connected to the Ridingleaze district centre;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

A small element of office use would also be acceptable alongside the housing, community use and retail to reflect the edge of centre location of the site.

The estimated number of homes for this site is 80.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

A housing, community use and retail allocation is appropriate as:

- The site is no longer required by the City of Bristol College and the playing field is no longer required by the Gateway School.
- It is in a sustainable location for mixed-use development being close to Ridingleaze District Centre and close to shops and public transport stops on Long Cross. It will therefore reinforce the vitality and viability of Ridingleaze District Centre and make good use of land in accordance with Core Strategy Policies BCS3 Northern Arc and Inner East Bristol – Regeneration Areas, BCS7 Centres and BCS20 Effective and Efficient Use of Land.
- An element of retail development is considered appropriate as this site is located adjacent to the Ridingleaze District Centre. A mixed-use development including retail development will therefore be in accordance with Core Strategy Policy BCS7 Centres and Policies BCS3 Northern Arc and Inner East Bristol – Regeneration Areas.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites or on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

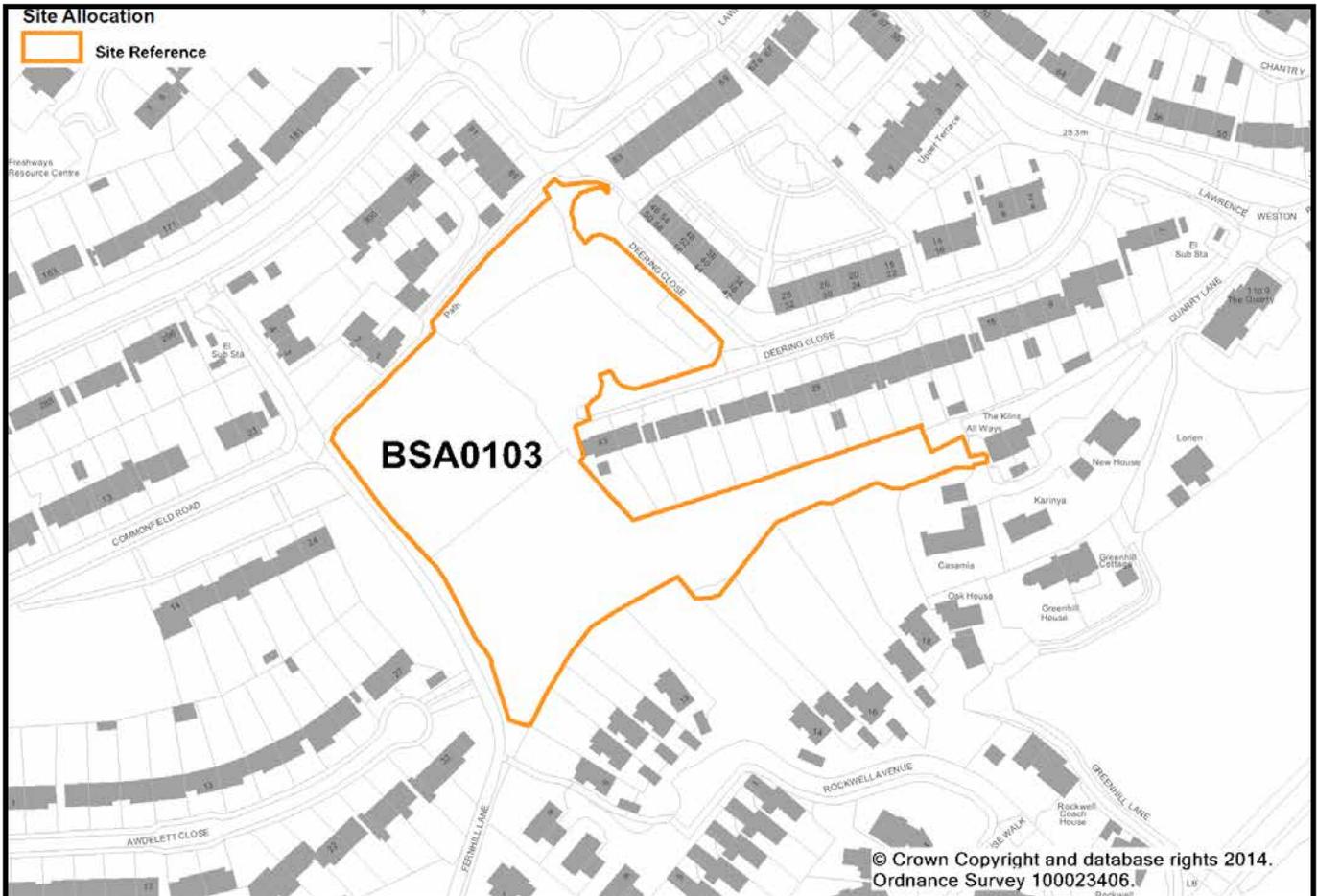
BSA0103

Site address/location:

Land to the west and south-west of Deering Close, Lawrence Weston

Site area: 1 hectare

Ward: Kingsweston



Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- retain the public right of way that passes through the southern part of the site, aiming to integrate this successfully into the development to enable its safe use;
- be carried out in a comprehensive manner;
- ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area, as parts of the site are likely to be undevelopable;
- take account of the Kingsweston and Trym Valley Conservation Area;

Development considerations *continued...*

- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 20.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

A housing allocation is appropriate as:

- The site has a residential context and presents an opportunity to improve the area.
- It is in a sustainable location approximately 300m from the shops and services of Ridingleaze District Centre.
- The site is currently underused and therefore this option represents a good use of land in line with Core Strategy Policies BCS20 Effective and Efficient Use of Land and BCS3 Northern Arc and Inner East Bristol – Regeneration Areas.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

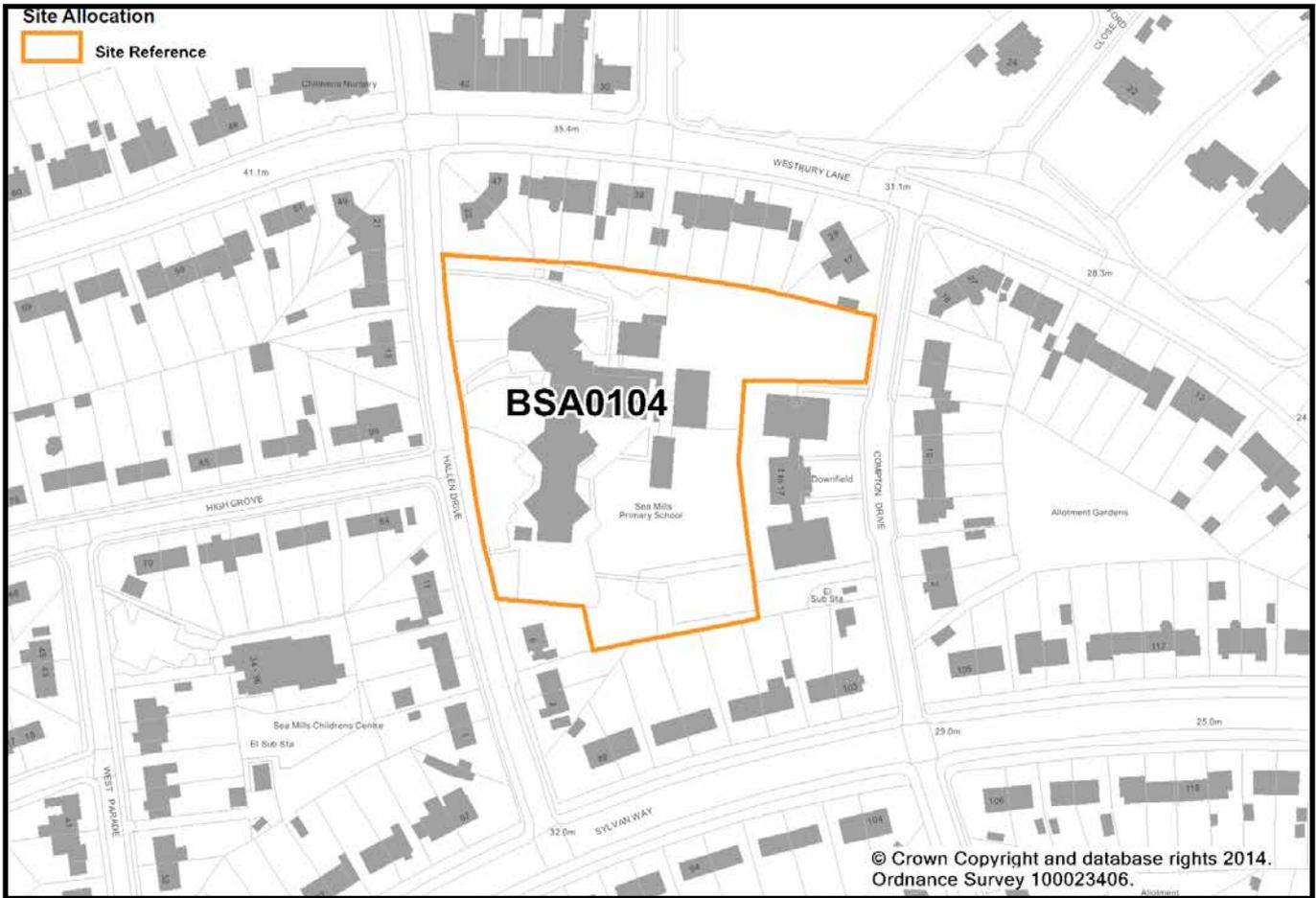
BSA0104

Site address/location:

Former Sea Mills Infant School, Sea Mills

Site area: 0.9 hectares

Ward: Kingsweston



Allocation: Housing and children’s play area

Development considerations

Development should:

- take account of the Sea Mills Conservation Area;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- contribute towards improved community facilities in the area;
- include a minimum of 600m² of overlooked open space for a children’s play area;

The estimated number of homes for this site is 25.

Explanation

A housing and children's play area allocation is appropriate as:

- The site is not required for use as a school and has a residential context.
- It is in a relatively sustainable location, approximately 500m from the local shops on Shirehampton Road and close to bus stops on Sylvan Way and Westbury Lane.
- It will provide children's play space in the Sea Mills area, reflecting the aspirations of the Park Improvement Plan for Avonmouth and Kingweston.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

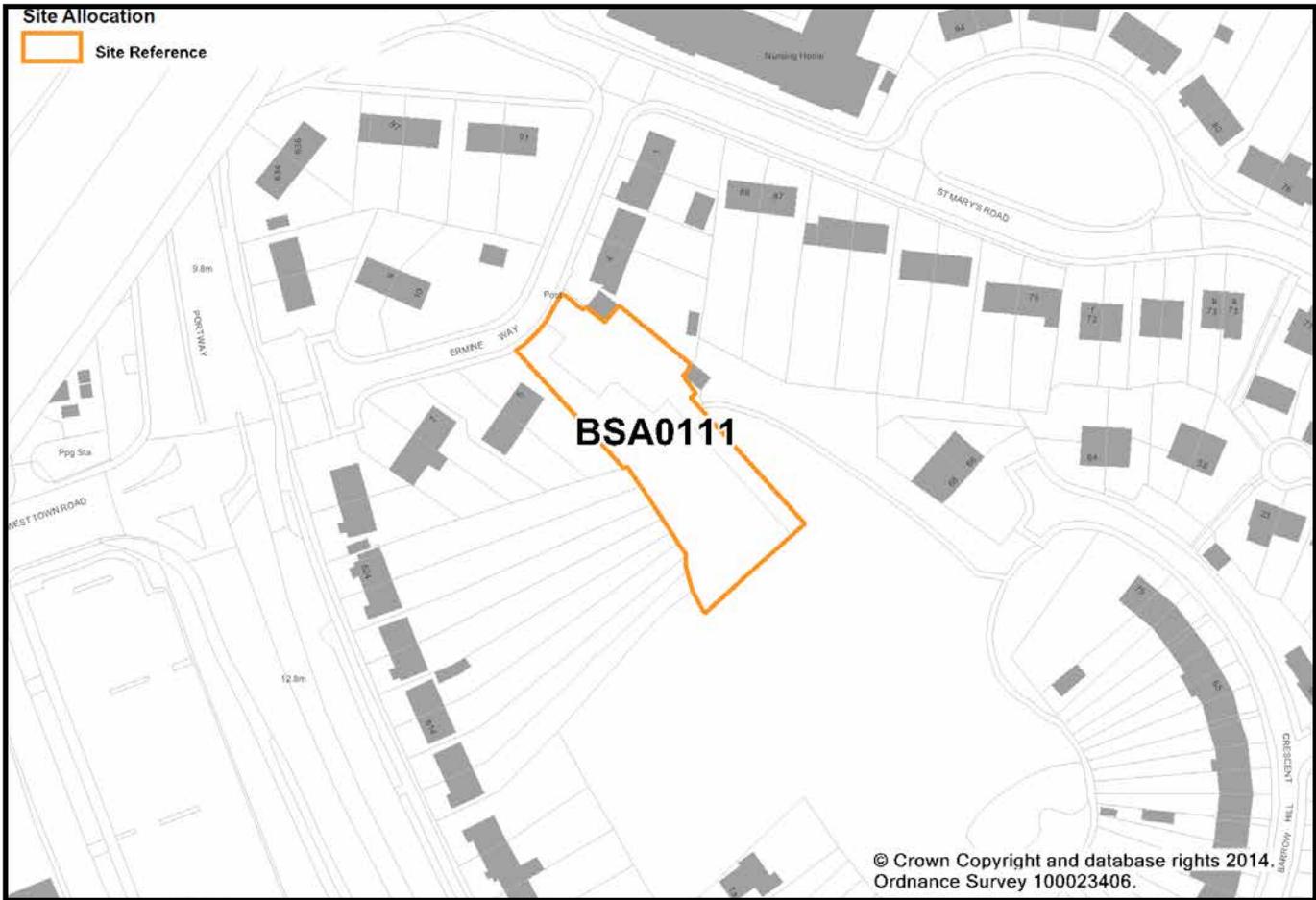
BSA0111

Site address/location:

Land off Ermine Way, Shirehampton

Site area: 0.2 hectares

Ward: Avonmouth



Allocation: Housing

Development considerations

Development should:

- provide for improvements and ongoing maintenance and management to the adjacent open space;
- provide natural surveillance over adjacent open space;
- retain the footpaths running through the site;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be designed to take account of existing or established rights of access;
- be designed to safeguard the amenity of neighbouring residential properties.

The estimated number of homes for this site is 10.

Explanation

A housing allocation is appropriate as:

- It provides an opportunity to enhance and improve the management of the adjacent open space.
- It is in a relatively sustainable location approximately 700m from the shops and services of Shirehampton Town Centre and in close proximity to the park and ride site on A4 Portway.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

BSA0111

Henbury and Southmead

This section sets out site allocations in the Henbury and Southmead Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

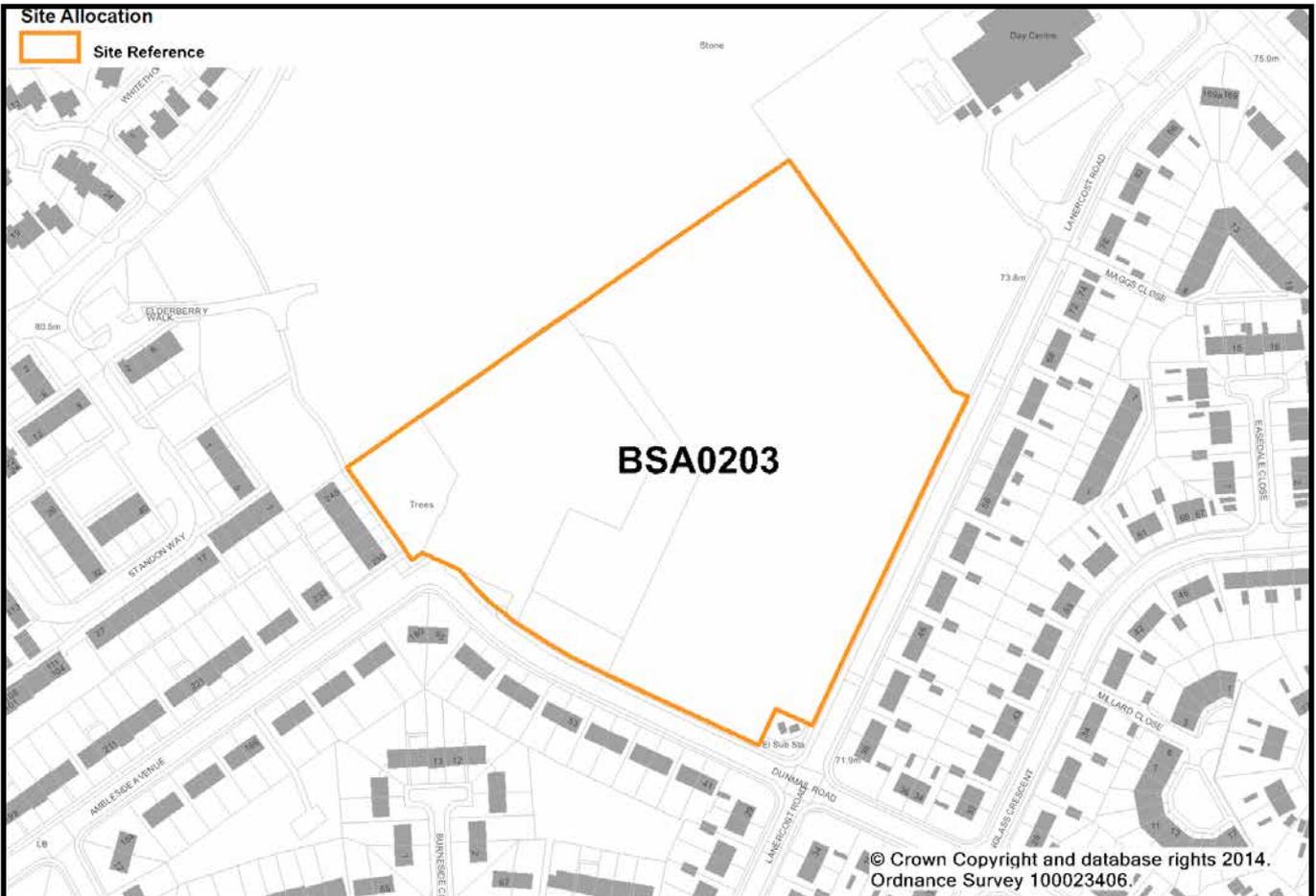
BSA0203

Site address/location:

Former Dunmail Primary School, Southmead

Site area: 2.7 hectares

Ward: Southmead



Allocation: Housing

Development considerations

Development should:

- face onto streets and open spaces bounding the site;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by an ecological survey of the site and make provision for measures to mitigate or compensate the loss of the open mosaic habitat on previously developed land, which makes a significant contribution to nature conservation in Bristol; these measures may incorporate the provision of biodiverse green / brown roofs;
- make provision for links to Elderberry Walk open space to the north;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;

Development considerations *continued...*

- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 140.

Explanation

A housing allocation is appropriate as:

- The site is not required for use as a school, and is considered suitable for housing due to its residential context.
- It reflects the aspirations of Core Strategy Policy BCS3 Northern Arc and Inner East Bristol – Regeneration Areas which seeks to make more efficient use of underused land.
- It is in a relatively sustainable location approximately 350m from the shops and services of Arnside Road District Centre. It is also close to bus stops / routes on Pen Park Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites or on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

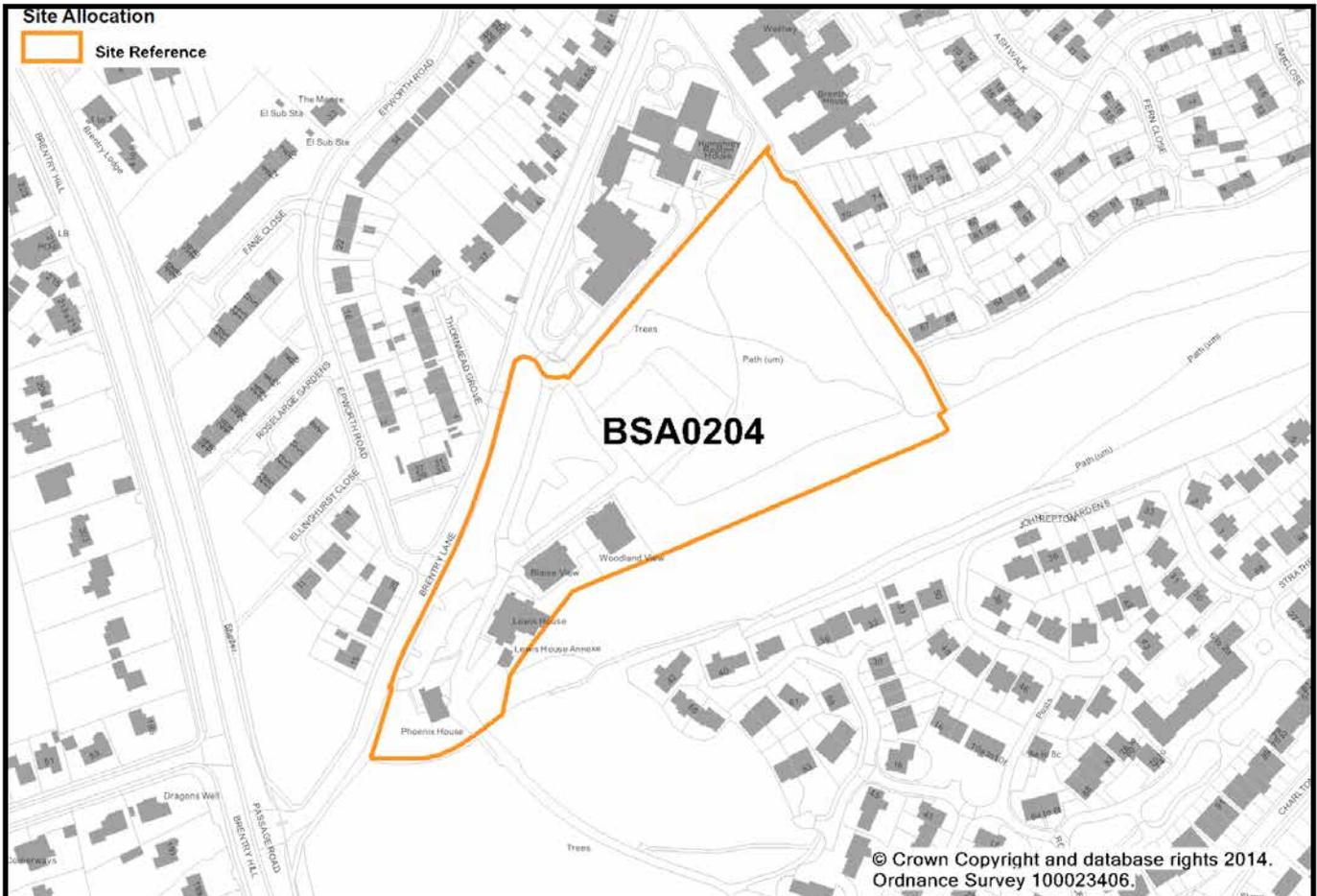
BSA0204

Site address/location:

Land At Brentry Lane, Brentry

Site area: 2.6 hectares

Ward: Henbury



Allocation: Housing

Development considerations

Development should:

- take account of the Brentry Conservation Area;
- consider the merits of the buildings on the site as part of any planning application;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network, retaining and strengthening strategic green infrastructure to provide a wildlife corridor and a buffer to the adjacent Site of Nature Conservation Interest;
- ensure that development would not be harmful to the mature trees on the boundaries of the site;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

Outline planning permission for residential development of up to 80 dwellings has been granted on the site (ref. 12/01932/P).

The estimated number of homes for this site is 80.

Explanation

A housing allocation is appropriate as:

- The site is not required for use by the Primary Care Trust to provide a hospital, and is considered suitable for housing due to its residential context. The Avon and Wiltshire Mental Health NHS Trust buildings continue to be in use.
- It reflects the aspirations of Core Strategy Policy BCS3 Northern Arc and Inner East Bristol – Regeneration Areas which seeks to make more efficient use of underused land.
- It is in a relatively sustainable location approximately 500m from the shops and services of Crow Lane (Henbury) District Centre. It is also close to bus stops / routes on Passage Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites or on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

BSA0211

Site address/location:

Land to rear of Redshelf Walk, Brentry

Site area: 0.2 hectares

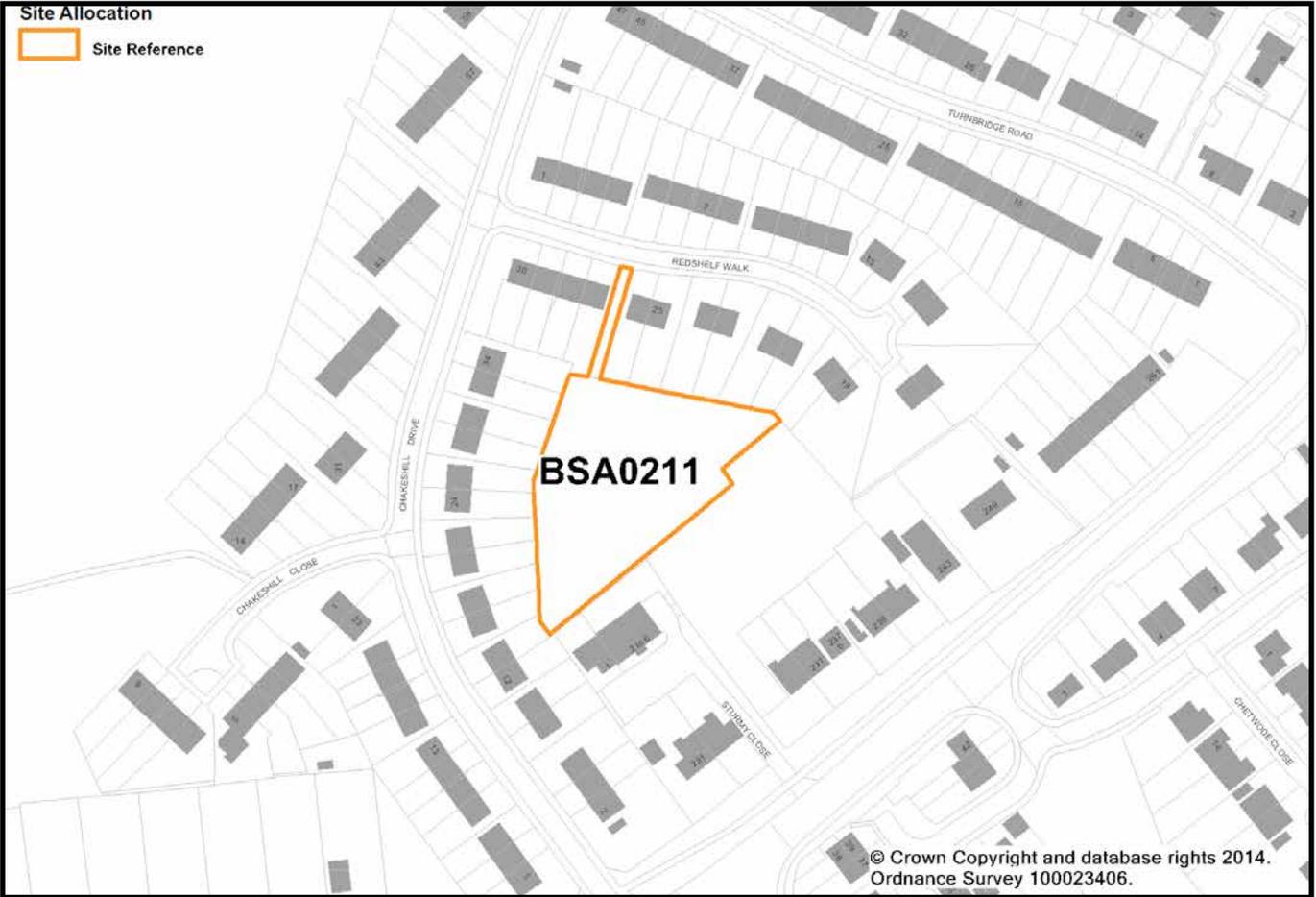
Ward: Henbury



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Site Allocation

Site Reference



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Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures.

The estimated number of homes for this site is 10.

Explanation

A housing allocation is appropriate as:

- The site has a residential context.
- It reflects the aspirations of Core Strategy Policy BCS3 Northern Arc and Inner East Bristol – Regeneration Areas which seeks to make more efficient use of underused land.
- It is in a relatively sustainable location approximately 200m from a parade of Local Shops and bus stops / routes on Charlton Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

BSA0211

Site reference:

BSA0212

Site address/location:

19-21 Pen Park Road, Southmead

Site area: 0.2 hectares

Ward: Southmead



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Allocation: Housing and business

Development considerations

Development should:

- provide a suitable frontage to Pen Park Road.

The estimated number of homes for this site is 15.

Explanation

A housing and business allocation is appropriate as:

- The site has a largely residential context.
- It reflects the aspirations of Core Strategy Policy BCS3 Northern Arc and Inner East Bristol – Regeneration Areas which encourages new development to incorporate employment floorspace.
- It is in a relatively sustainable location close to local shops and a supermarket on Southmead Road and approximately 500m from the shops and services of Southmead Road Local Centre and Arnside Road (Southmead) District Centre. It is also close to bus stops / routes on Pen Park Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Henleaze, Stoke Bishop and Westbury-on-Trym

This section sets out site allocations in the Henleaze, Stoke Bishop and Westbury-on-Trym Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

BSA0302

Site address/location:

Coombe House Elderly Persons' Home,
Westbury-on-Trym

Site area: 0.3 hectares

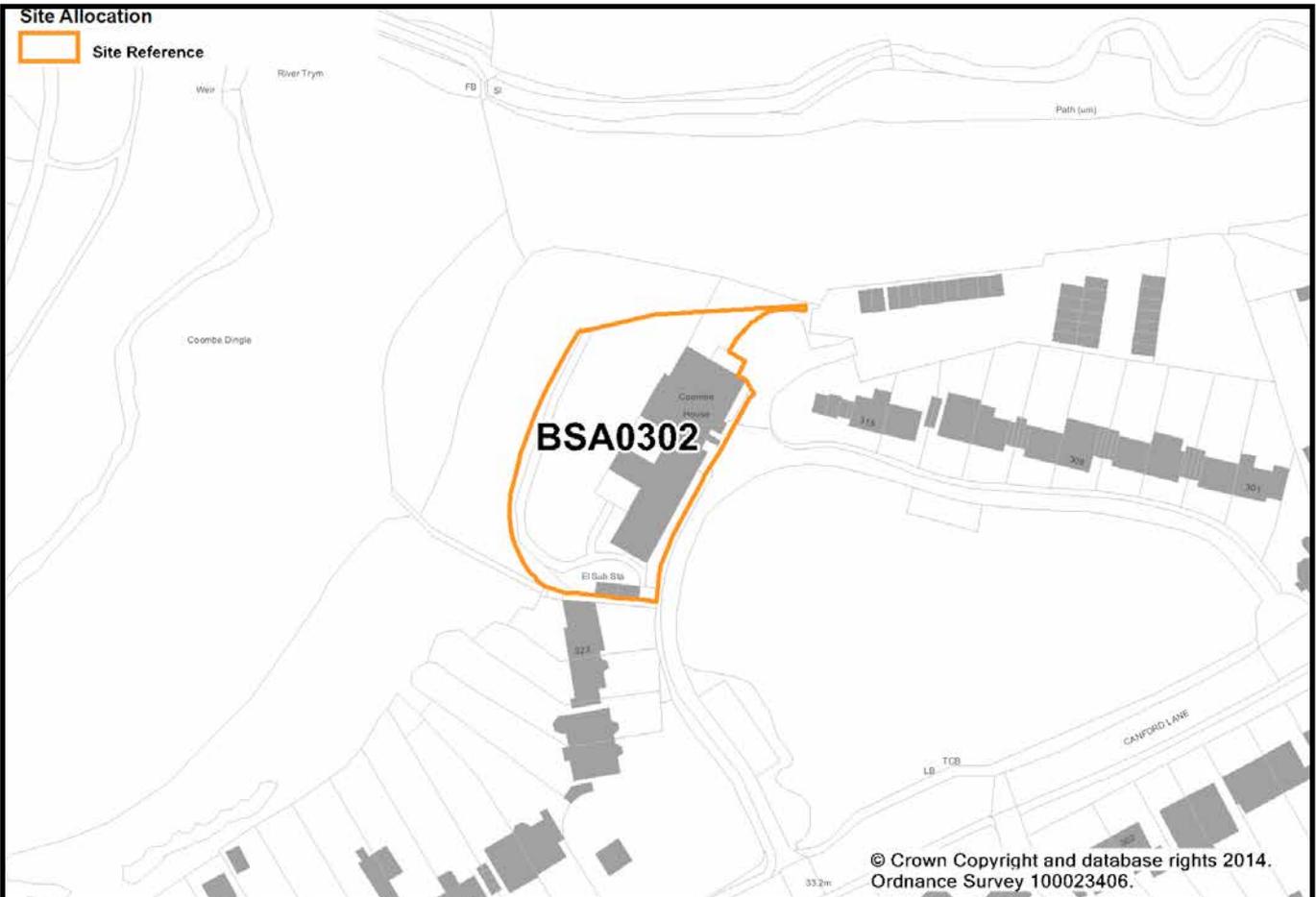
Ward: Westbury-on-Trym



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Site Allocation

 Site Reference



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Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures which may include a buffer to the adjacent Blaise Castle Estate Site of Nature Conservation Interest.

The estimated number of homes for this site is 15.

Explanation

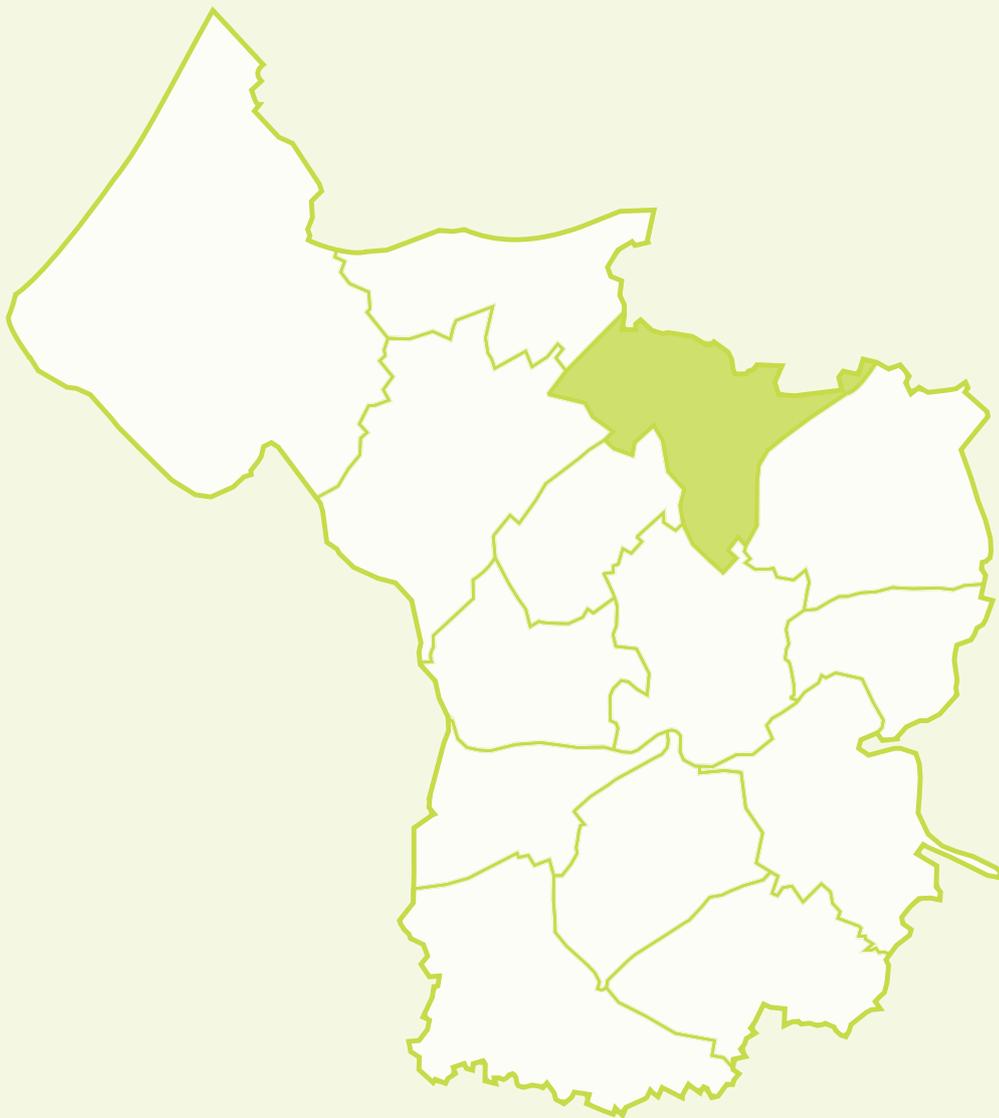
A housing allocation is appropriate as:

- The site has a residential context.
- It is in a relatively sustainable location, close to the bus stops on Canford Lane.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

BSA0302

Horfield and Lockleaze

This section sets out site allocations in the Horfield and Lockleaze Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

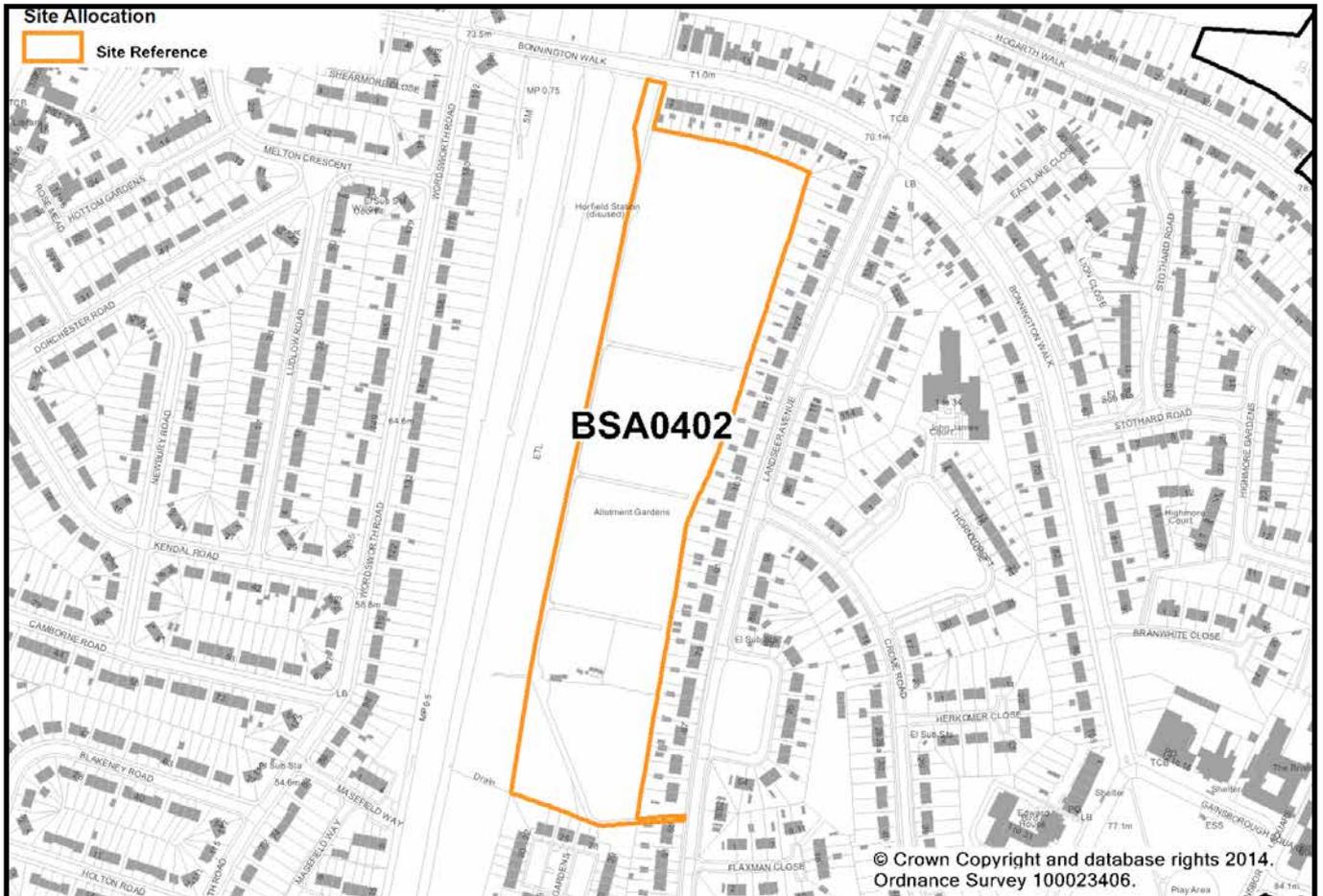
BSA0402

Site address/location:

Bonnington Walk former allotments site,
Lockleaze

Site area: 4 hectares

Ward: Lockleaze



Allocation: Housing

Development considerations

Development should:

- take account of the overhead power lines adjacent to the site;
- be informed by an ecological survey of the site and make provision for mitigation measures (part of the site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features);
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- provide or contribute to the provision of 0.75 hectares of allotments (the equivalent of 30 allotment plots) on the site, or on nearby land or a combination of the two;
- address noise and pollution issues from the railway;
- face onto open space;

Development considerations *continued...*

- provide or contribute to the provision of an overlooked area of open space to provide a children's playground on the site or on adjacent land or a combination of the two;
- integrate with the Concorde Way cycle route from north to south;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 170.

Lockleaze Voice Neighbourhood Development Forum is preparing a Neighbourhood Development Plan for this area.

Explanation

A housing allocation is appropriate as:

- The site has a largely residential context.
- The site is in a sustainable location, approximately 350m from both Lockleaze (Gainsborough Square) and Filton Avenue Local Centres. It is also close to bus stops / routes on Wordsworth Road and Bonnington Walk and adjacent to the new Concorde Way cycle route.
- It reflects the aspirations of Core Strategy Policy BCS3 Northern Arc and Inner East Bristol – Regeneration Areas which seeks to make more efficient use of underused land.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

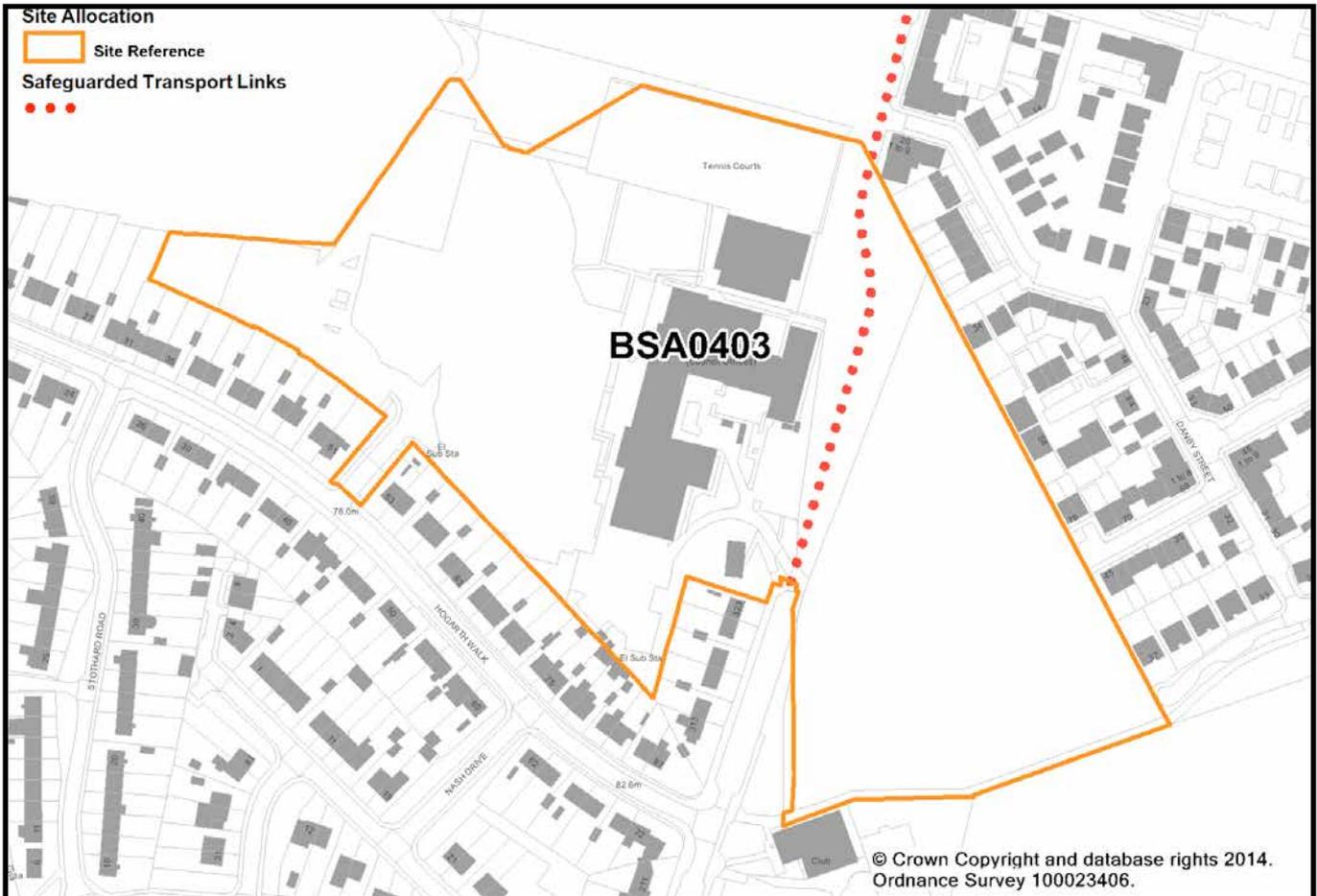
BSA0403

Site address/location:

Romney House and Lockleaze School, Lockleaze

Site area: 5 hectares

Ward: Lockleaze



Allocation: Housing

Development considerations

Development should:

- seek to link to development under construction to the north and east;
- integrate with the bus link from north to south into South Gloucestershire;
- maintain or strengthen the integrity and connectivity of the Wildlife Network, and retain a wildlife corridor between Stoke Park Site of Nature Conservation Interest and wildlife corridors in South Gloucestershire;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- take account of the Stapleton and Frome Valley Conservation Area;

Development considerations *continued...*

- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The inclusion of a sports hall on the site would be an appropriate use.

The estimated number of homes for this site is 250.

Lockleaze Voice Neighbourhood Development Forum is preparing a Neighbourhood Development Plan for this area.

Explanation

A housing allocation is appropriate as:

- It is in accordance with the regeneration aims of Core Strategy Policy BCS3 Northern Arc and Inner East – Regeneration, which encourages higher density and mixed forms of development in the most accessible and sustainable locations.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites or on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

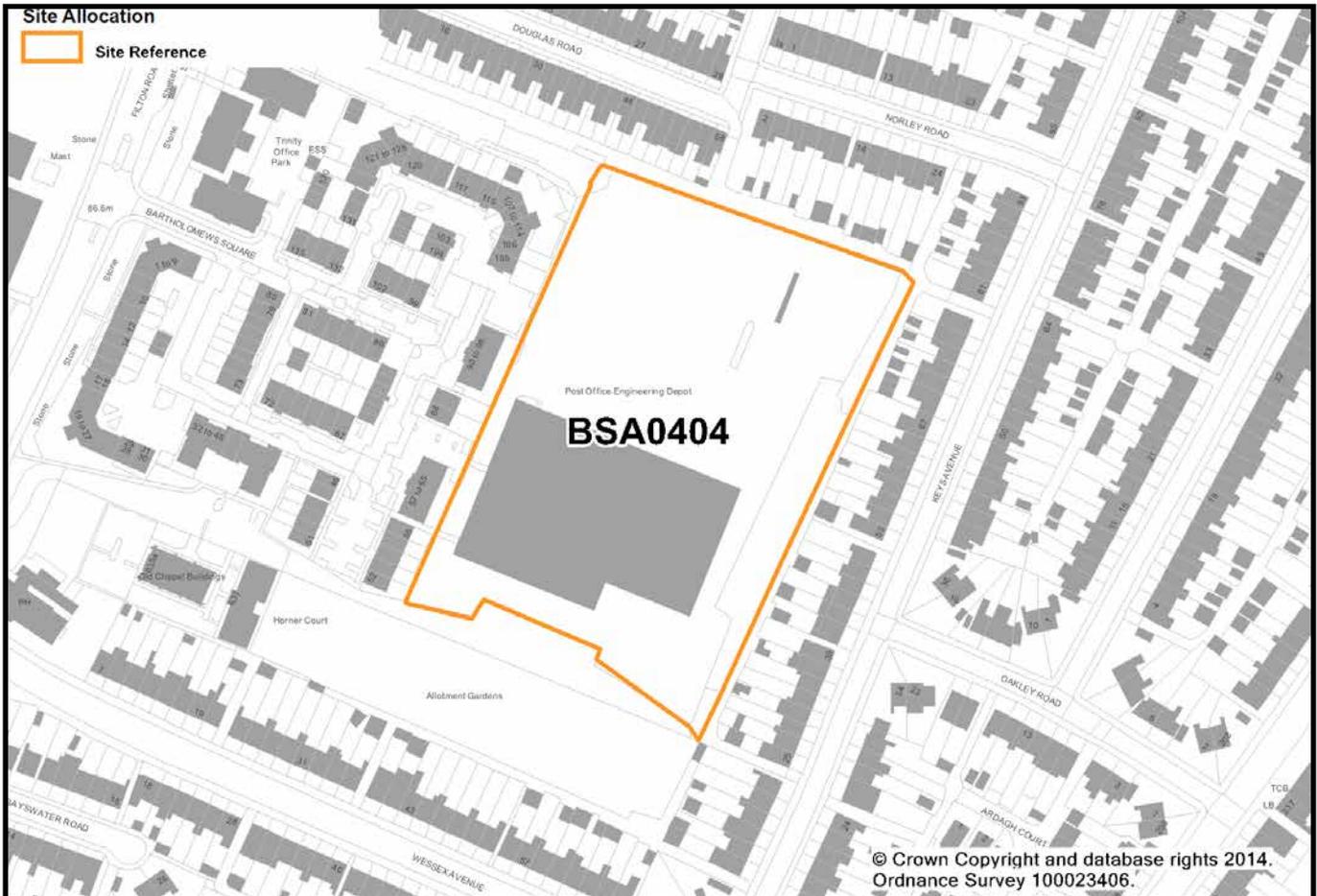
BSA0404

Site address/location:

BT Depot, Filton Road, Horfield

Site area: 1.9 hectares

Ward: Horfield



Allocation: Housing

Development considerations

Development should:

- be designed to safeguard the amenity of neighbouring residential properties;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

The estimated number of homes for this site is 60.

Explanation

A housing allocation is appropriate as:

- The site has a largely residential context.
- The site is currently underused therefore this option represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.
- The site is in a sustainable location, approximately 130m from Filton Road Centre and approximately 200m from Horfield Leisure Centre. It is also 100m from the bus routes linking to the City Centre along Gloucester Road.

BSA0404

Site reference:

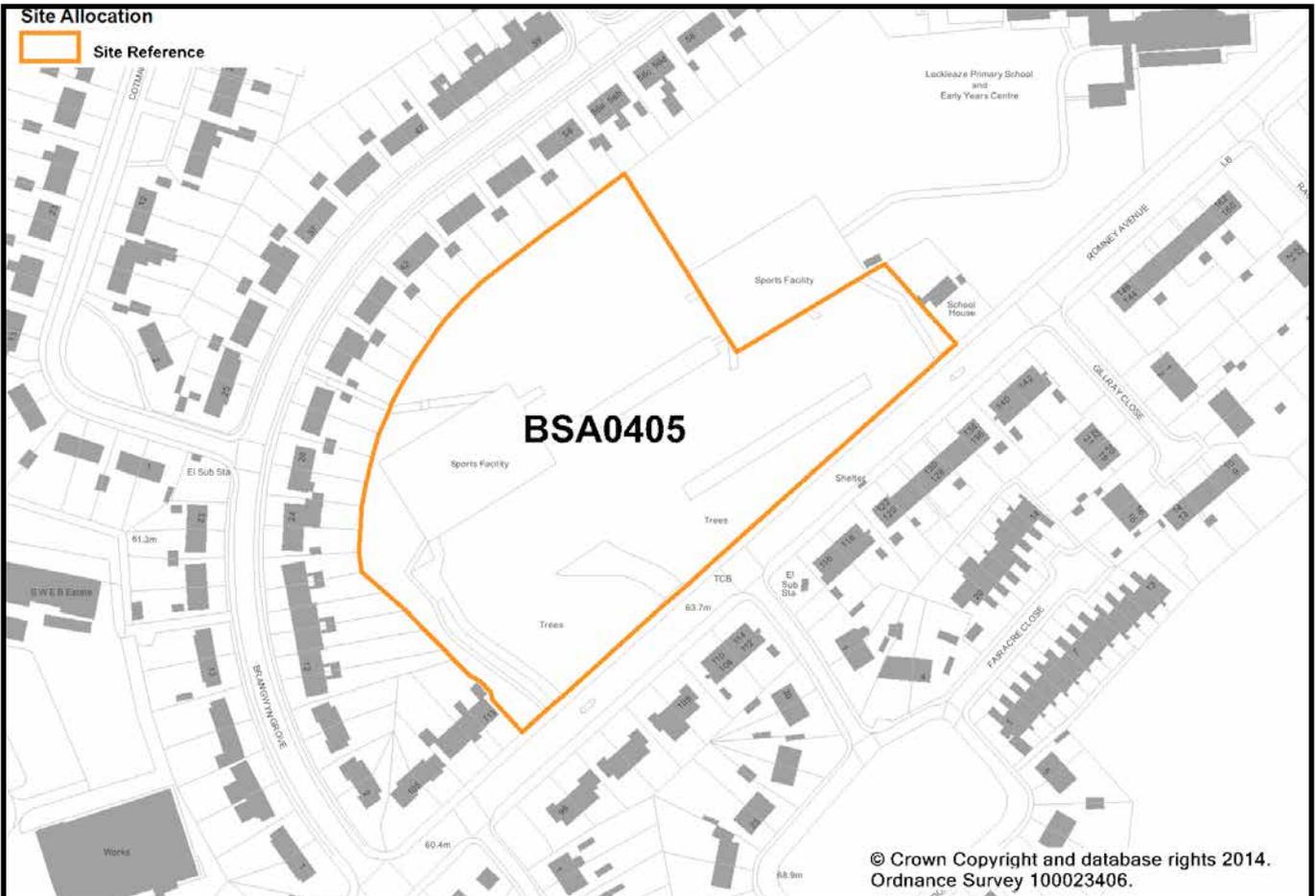
BSA0405

Site address/location:

Former Romney Avenue Junior School, Lockleaze

Site area: 1.7 hectares

Ward: Lockleaze



Allocation: Community use (school)

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures.

Lockleaze Voice Neighbourhood Development Forum is preparing a Neighbourhood Development Plan for this area.

Explanation

A community use (school) allocation is appropriate as:

- The site has been identified as having potential to meet education need in the local community.
- The site is close to bus stops on Romney Avenue and therefore enables a choice of travel options in accordance with Core Strategy Policy BCS12 – Community Facilities.

BSA0405

Site reference:

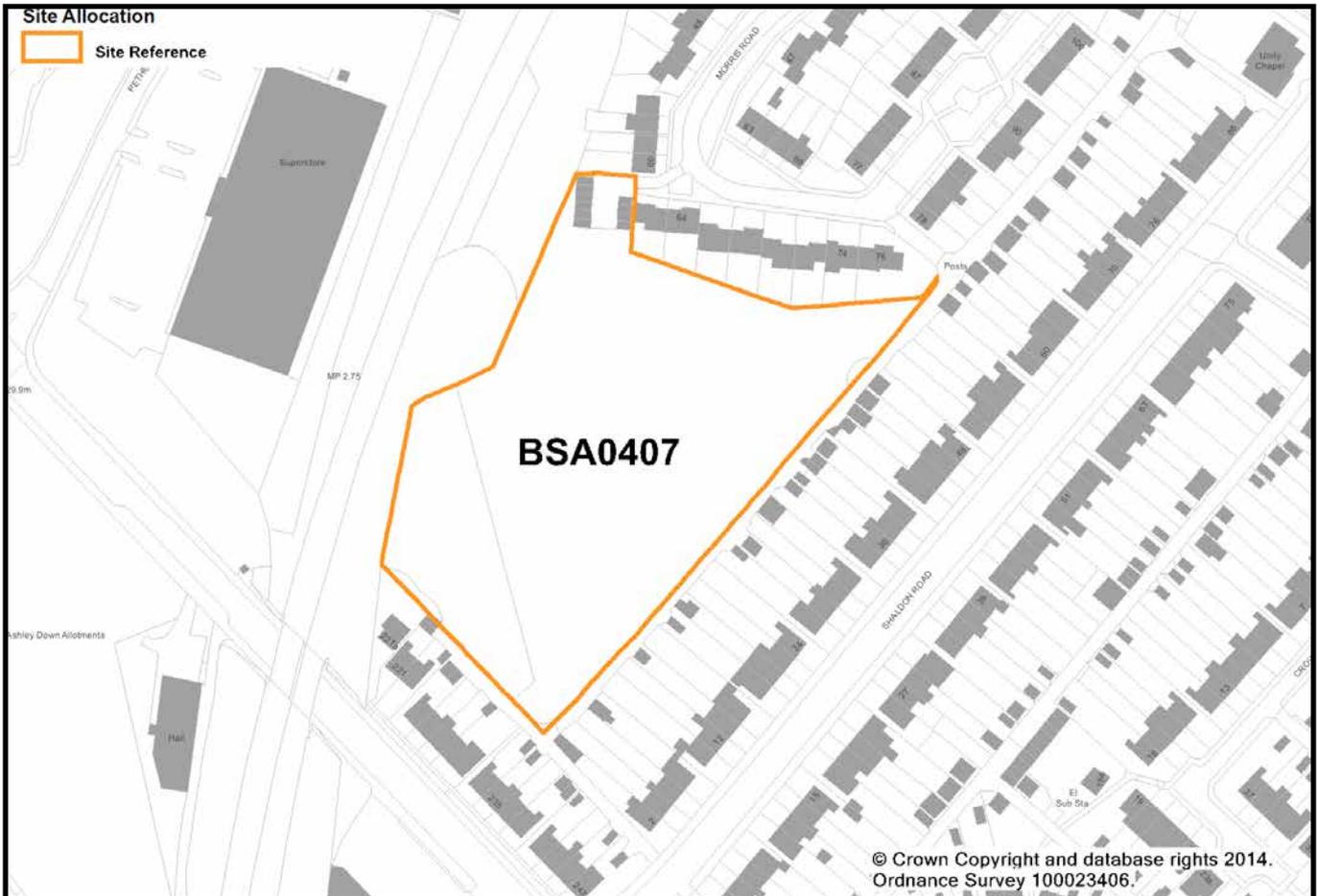
BSA0407

Site address/location:

Land to rear of Shaldon Road, Lockleaze

Site area: 1.4 hectares

Ward: Lockleaze



Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures which may include providing a buffer to protect the adjacent Site of Nature Conservation Interest and may reduce the housing capacity of the site;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- address noise and pollution issues from Muller Road and the railway;
- be designed to take account of any existing or established rights of access on the site;
- provide a pedestrian link with Shaldon Road;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

The estimated number of homes for this site is 35.

Lockleaze Voice Neighbourhood Development Forum is preparing a Neighbourhood Development Plan for this area.

Explanation

A housing allocation is appropriate as:

- The site has a residential context.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.
- It reflects the aspirations of Core Strategy Policy BCS3 Northern Arc and Inner East Bristol – Regeneration Areas which seeks to make more efficient use of underused land.
- The site is in a relatively sustainable location close to bus stops / routes on Muller Road.

Site reference:

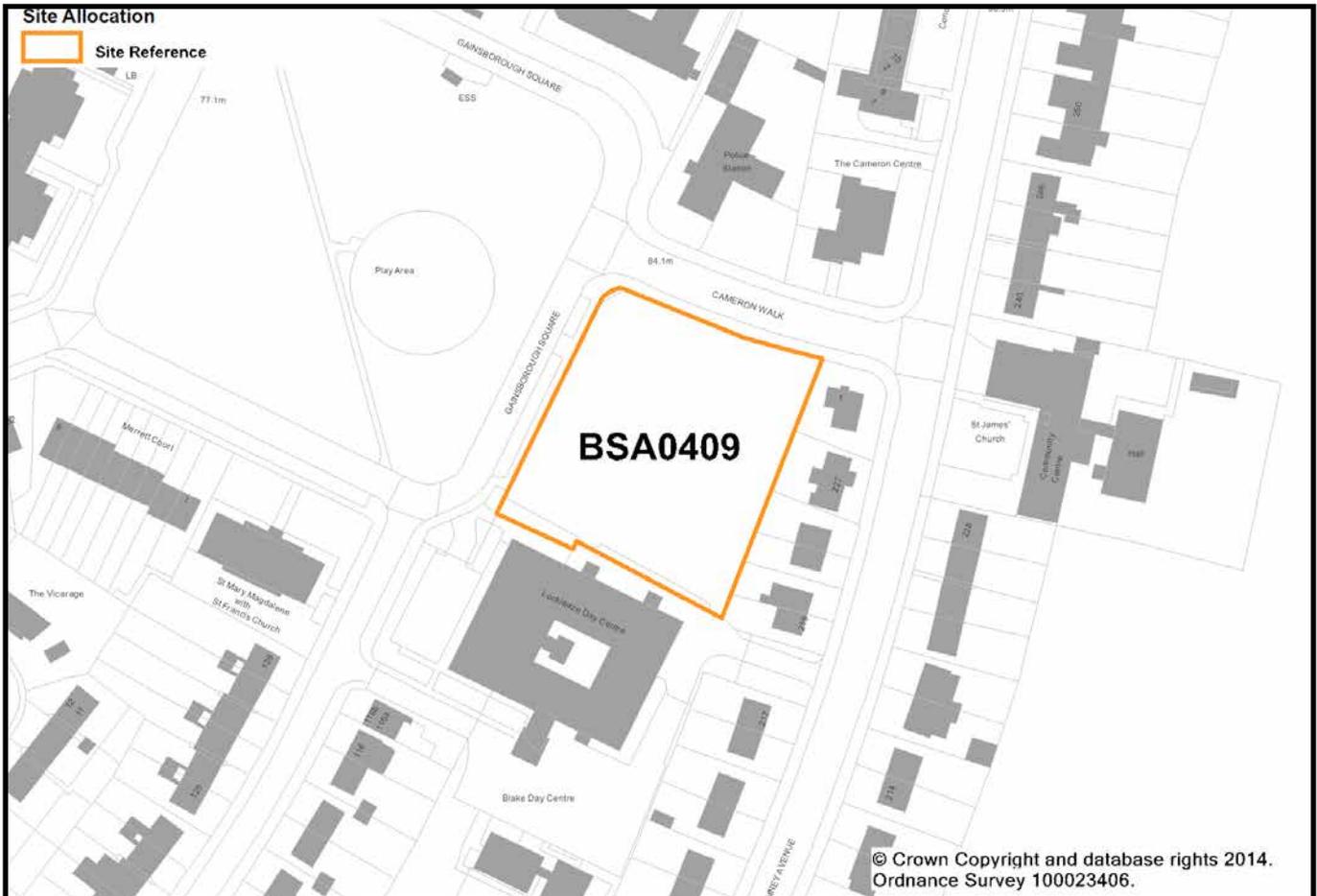
BSA0409

Site address/location:

Land at Gainsborough Square, Lockleaze

Site area: 0.4 hectares

Ward: Lockleaze



Allocation: Housing with business, community use and retail

Development considerations

Development should:

- incorporate active ground floor uses, introducing an active frontage onto Gainsborough Square;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures.

Planning permission for the erection of 12 houses, 16 flats and commercial community units has been granted on the site subject to the signing of a Section 106 Agreement (ref. 12/00895/F).

The estimated number of homes for this site is 28.

Lockleaze Voice Neighbourhood Development Forum is preparing a Neighbourhood Development Plan for this area.

Explanation

A housing with business, community use and retail allocation is appropriate as:

- It is in accordance with the regeneration aims of Core Strategy Policy BCS3 Northern Arc and Inner East – Regeneration, which encourages higher density and mixed forms of development in the most accessible and sustainable locations. It also reflects Core Strategy Policy BCS7 Centres, which directs higher density forms of development, smaller scale office developments, community facilities and new investment in retail development into Bristol’s network of centres.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

BSA0410

Site address/location:

St. Peter's Elderly Persons' Home, Horfield

Site area: 0.3 hectares

Ward: Horfield



Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- provide natural surveillance over the adjacent open space.

The estimated number of homes for this site is 15.

Explanation

A housing allocation is appropriate as:

- It has a residential context.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

BSA0410

Greater Fishponds Area

This section sets out site allocations in the Greater Fishponds Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

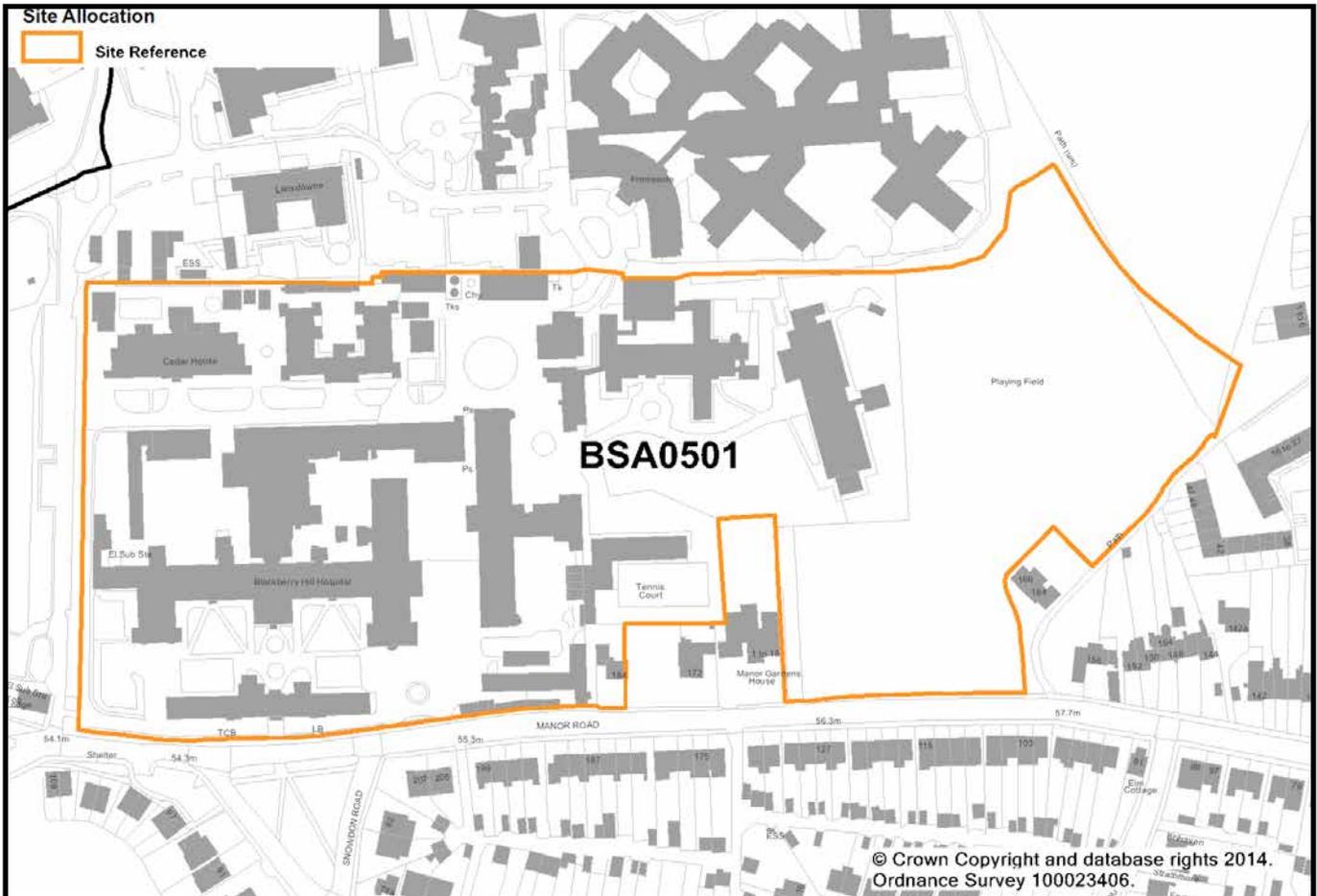
BSA0501

Site address/location:

Blackberry Hill Hospital, Manor Road, Fishponds

Site area: 6.8 hectares

Ward: Frome Vale



Allocation: Housing with mixed-uses

Development considerations

Development should:

- be led by a masterplan for the site, guided by community involvement. The masterplan should consider the wider area, including nearby sites BSA0502 and BAS0503, and adopt a heritage-led approach identifying the listed buildings and structures and other heritage assets to be retained and enhanced;
- be designed to respect the outlook of the adjacent College Court properties;
- make provision for the on-going maintenance and management of the area of open space adjoining the site known as the Laundry Field;
- take account of the Stapleton and Frome Valley Conservation Area and the Local Historic Parks and Gardens designation;
- consider green infrastructure and retain a green link to the Frome Valley;

Development considerations *continued...*

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures. Such measures will need to include the retention of a buffer to the adjacent Site of Nature Conservation Interest;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- retain and where appropriate improve the public rights of way on the site, including their amenity value;
- provide for necessary improvements to the highway / transport infrastructure of the site and the surrounding area, including taking into account the cumulative impact of development of BSA0501, BSA0502 and BSA0503;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

A proportion of mixed-use development including business use would also be acceptable given the relatively large size of the site, the historic character and internal layout of the buildings and the desire to preserve local employment opportunities.

The estimated number of homes for this site is 300.

Explanation

An allocation for housing with mixed uses is appropriate as:

- The site is not required by the NHS for secondary health care provision.
- The site is in a sustainable location, approximately 450m from Fishponds Town Centre and close to the bus stops on Manor Road.
- Housing is considered suitable given the largely residential context of the site.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's green infrastructure / open space provision.

BSA0501

Site reference:

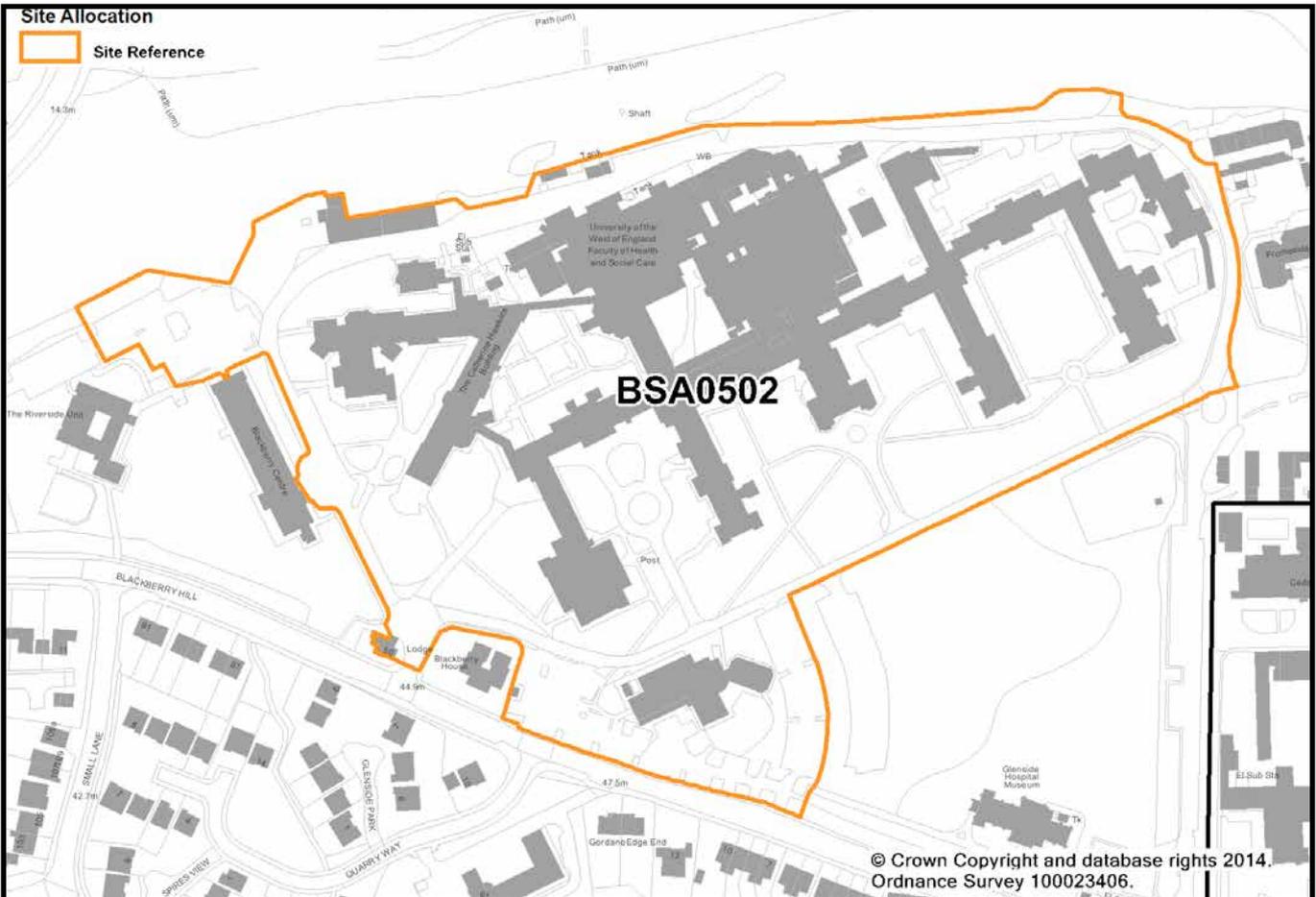
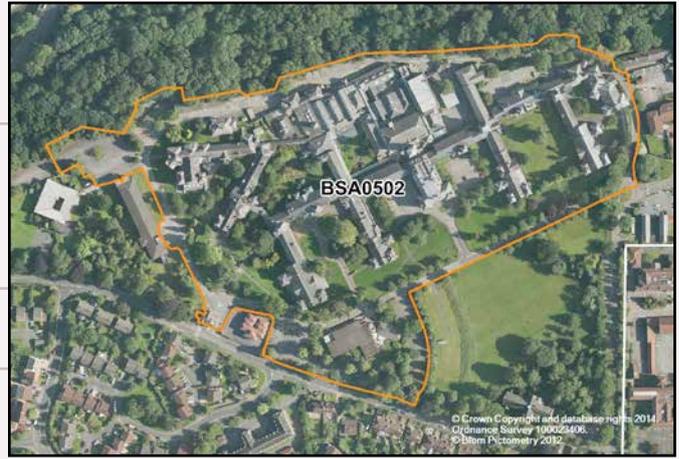
BSA0502

Site address/location:

Glenside Campus, Blackberry Hill, Fishponds

Site area: 6.8 hectares

Ward: Frome Vale



Allocation: Housing with mixed-uses

Development considerations

Development should:

- be led by a masterplan for the site to be guided by community involvement. The masterplan should consider the wider area, including nearby sites BSA0501 and BAS0503, and adopt a heritage-led approach identifying the key listed buildings and structures and other heritage assets to be retained.
- have regard to the Tree Preservation Orders bounding the site;
- take account of the Stapleton and Frome Valley Conservation Area and the Local Historic Parks and Gardens designation;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures having regard to the adjacent Site of Nature Conservation Interest;
- consider potential for link to land to north at Oldbury Court Estate;

Development considerations *continued...*

- maintain or strengthen the integrity of the Wildlife Network;
- address transport implications, taking into account the cumulative impact of development of BSA0501, BSA0502 and BSA0503;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

A proportion of mixed-use development including business use would also be acceptable given the relatively large size of the site, the historic character and internal layout of the buildings and the desire to preserve local employment opportunities.

The estimated number of homes for this site is 300.

Explanation

A housing with mixed-uses allocation is appropriate as:

- The site is no longer required for education related provision.
- Housing is considered suitable given the largely residential context of the site. Some mixed-use development would also be appropriate given its relatively large size.
- The site is in a relatively sustainable location, approximately 600m from Fishponds Town Centre and close to the bus stops on Blackberry Hill.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

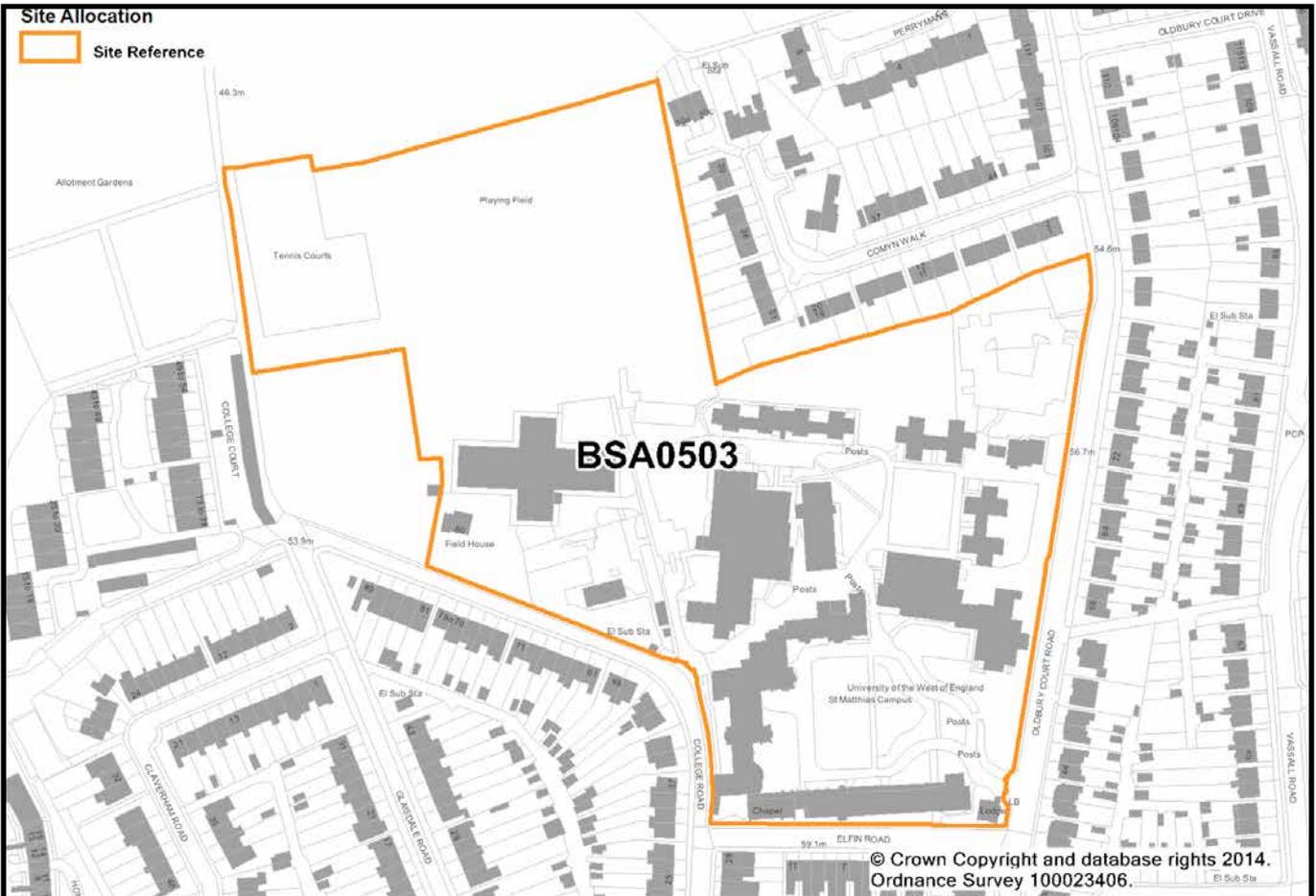
BSA0503

Site address/location:

St Matthias Campus, College Road, Fishponds

Site area: 5.6 hectares

Ward: Frome Vale



Allocation: Housing with mixed-uses

Development considerations

Development should:

- be led by a masterplan for the site, guided by community involvement. The masterplan should consider the wider area, including nearby sites BSA0501 and BAS0502, and adopt a heritage-led approach identifying the key listed buildings and structures and other heritage assets to be retained;
- have regard to the Tree Preservation Orders on the site;
- take account of the Stapleton and Frome Valley Conservation Area and the Local Historic Parks and Gardens designation;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;

Development considerations *continued...*

- create suitable pedestrian and cycle routes through the site to connect to the surrounding area;
- address transport implications, taking into account the cumulative impact of development of BSA0501, BSA0502 and BSA0503;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

A proportion of mixed-use development including business use would also be acceptable given the relatively large size of the site, the historic character and internal layout of the buildings and the desire to preserve local employment opportunities.

The estimated number of homes for this site is 300.

Explanation

A housing with mixed-uses allocation is appropriate as:

- The site is no longer required for education related provision.
- Housing is considered suitable given the largely residential context of the site. Some mixed-use development would also be appropriate given its relatively large size.
- The site is in a relatively sustainable location, approximately 600m from Fishponds Town Centre and close to the bus stops on Blackberry Hill.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites or on land which does not need to be retained as part of the city's green infrastructure / open space provision.

BSA0503

Site reference:

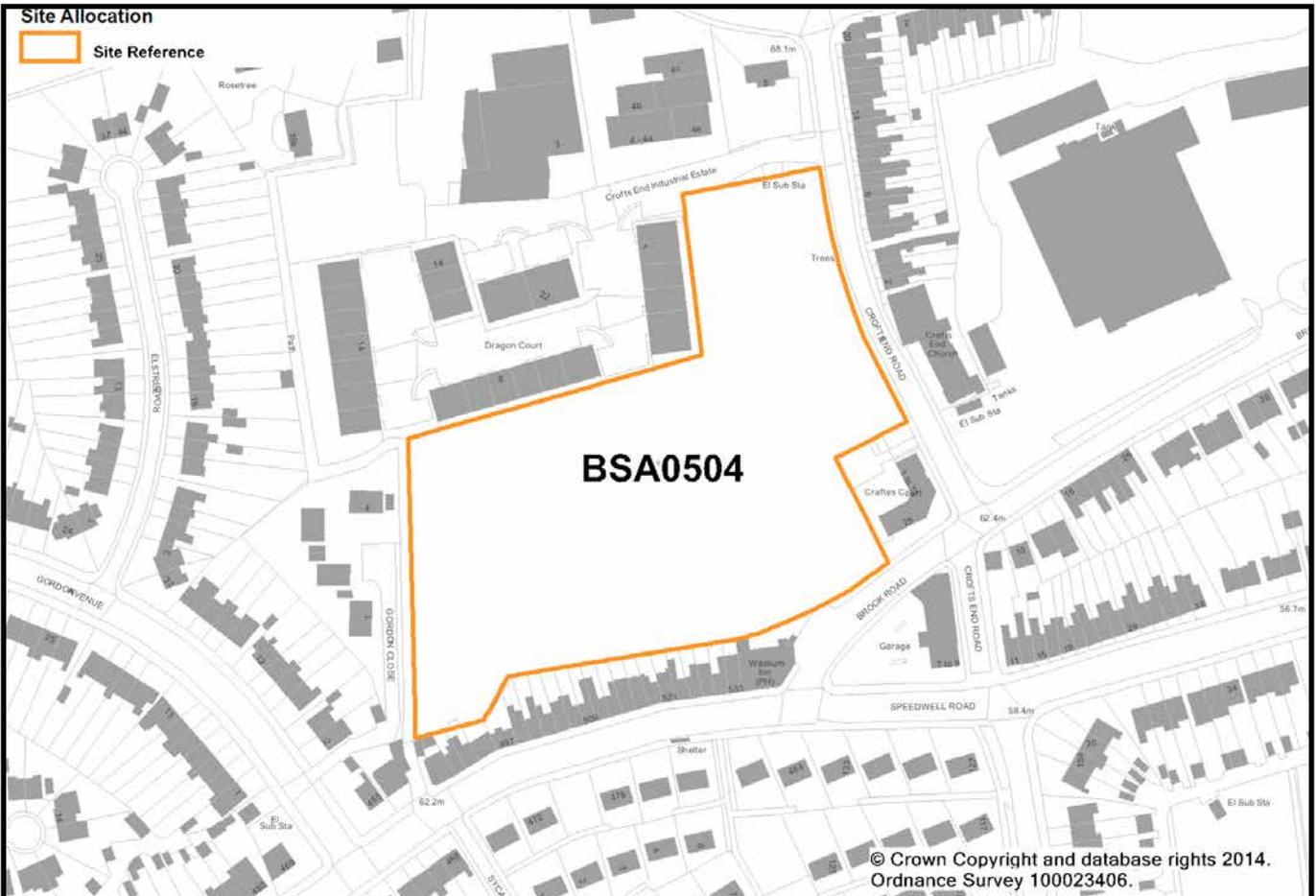
BSA0504

Site address/location:

Former Playing Fields, Brook Road,
Crofts End / Rose Green

Site area: 1.8 hectares

Ward: Eastville



Allocation: Housing

Development considerations

Development should:

- not prejudice employment activities of the employment land to the north and east;
- address noise and pollution issues from nearby industrial uses;
- maximise natural surveillance over the paths adjoining the site, to reduce opportunities for crime;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

Planning permission for 80 dwellings has been granted on the site, subject to the signing of a Section 106 Agreement (ref. 11/01729/F).

The estimated number of homes for this site is 80.

Explanation

A housing allocation is appropriate as:

- The site is currently unused open space and has a residential context.
- The site is in a relatively sustainable location close to the bus stops on Brook Road and Whitehall Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

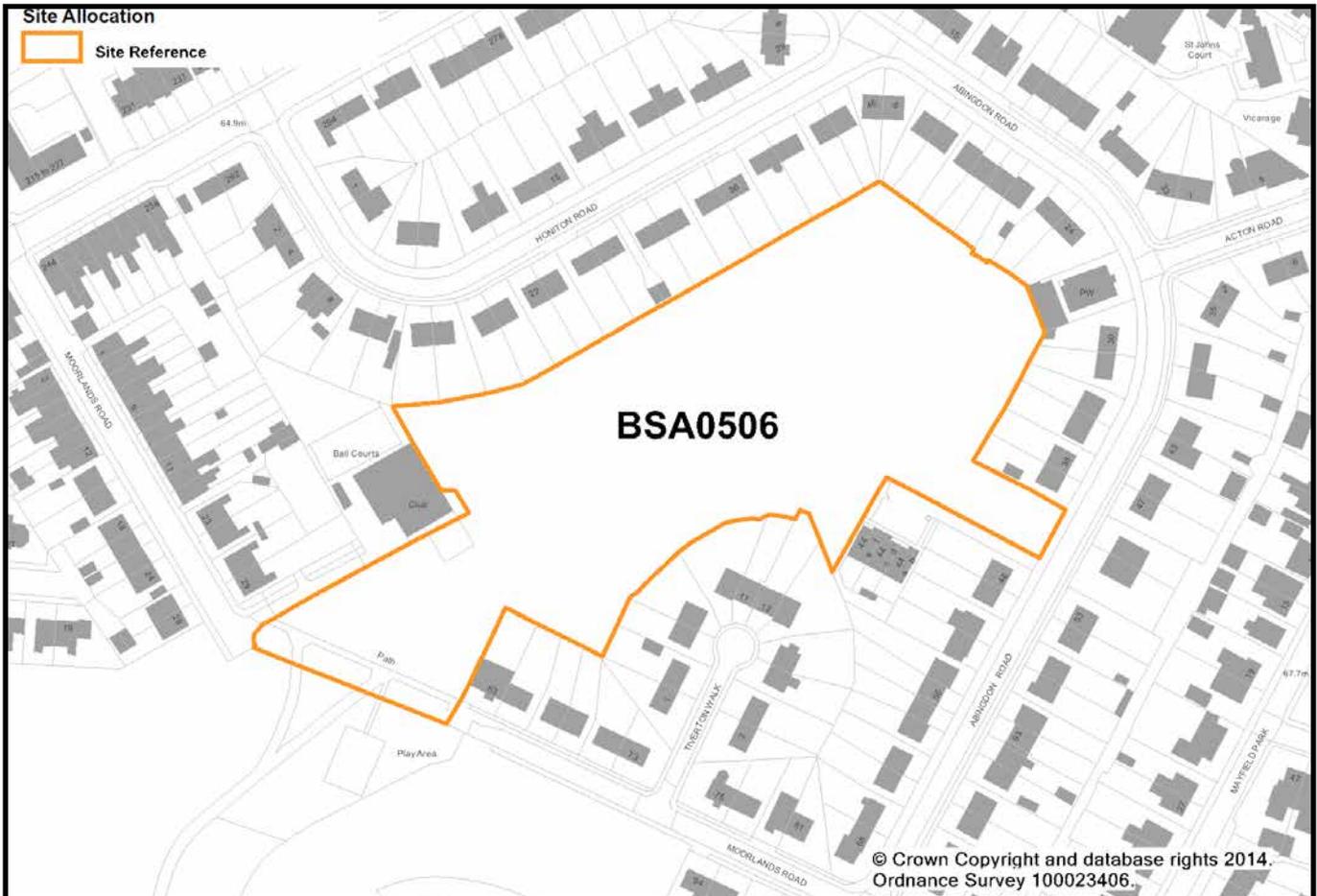
BSA0506

Site address/location:

Open Space to rear of Abingdon Road and Honiton Road, Mayfield Park, nr Fishponds

Site area: 1.6 hectares

Ward: Hillfields



Allocation: Community use (school)

Development considerations

Development should:

- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be designed to safeguard the amenity of neighbouring residential properties;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Explanation

A community use (school) allocation is appropriate as:

- The site has been identified as having potential to meet education need in the local community.
- The site is close to bus stops on Whitefield Road and Lodge Causeway and therefore enables a choice of travel options in accordance with Core Strategy Policy BCS12 – Community Facilities.

BSA0506

Explanation

A community use (school) allocation is appropriate as:

- The site has been identified as having potential to meet education need in the local community.
- The site is close to bus stops on Begbrook Lane and therefore enables a choice of travel options in accordance with Core Strategy Policy BCS12 – Community Facilities.

BSA0511

Site reference:

BSA0512

Site address/location:

Gleeson House sheltered accommodation,
Dodisham Walk, Fishponds

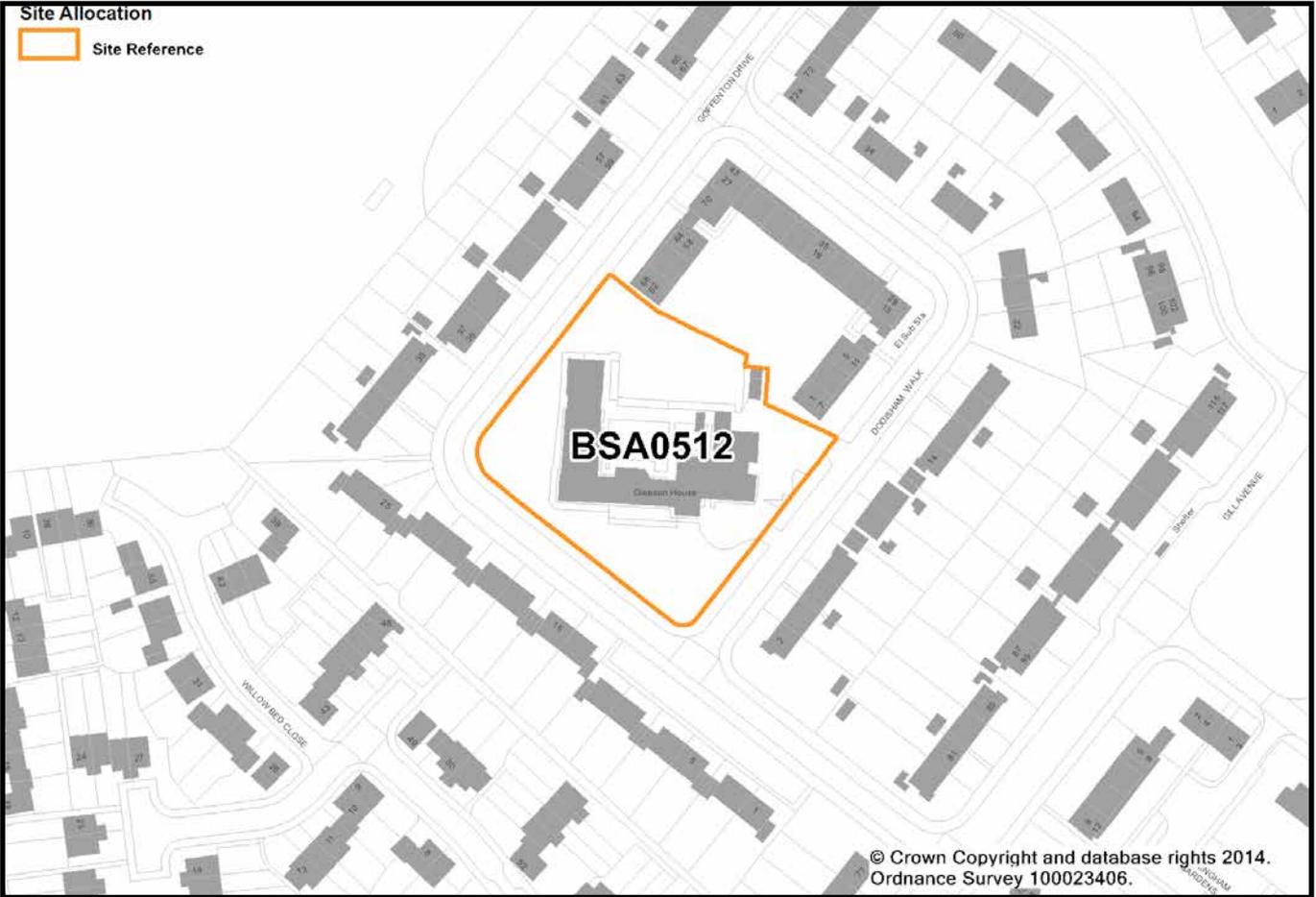
Site area: 0.4 hectares

Ward: Frome Vale



Site Allocation

 Site Reference



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Ordnance Survey 100023406.

Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures.

The estimated number of homes for this site is 20.

Explanation

A housing allocation is appropriate as:

- The site is no longer required to provide care for elderly people and has a residential context.
- It is in a relatively sustainable location approximately 200m from a parade of local shops on Lanaway Road and close to bus routes on Gill Avenue.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

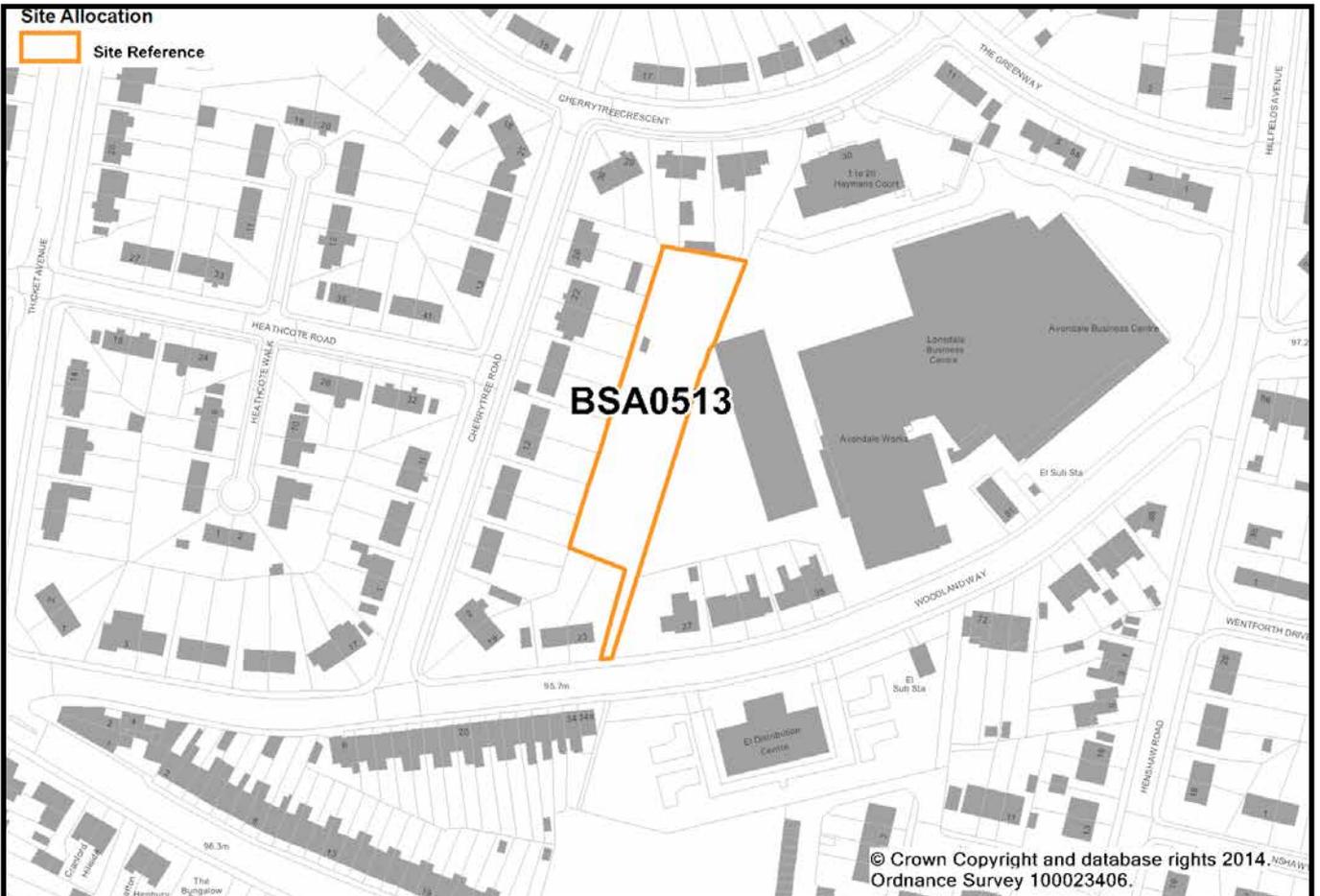
BSA0513

Site address/location:

Garage site, Woodland Way,
Chester Park / Hillfields

Site area: 0.2 hectares

Ward: Hillfields



Allocation: Housing

Development considerations

Development should:

- address noise, pollution and nuisance issues from nearby industrial uses (unit entrances and yards adjoin site);
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 10.

Explanation

A housing allocation is appropriate as:

- The site is currently underused and has a largely residential context.
- It is in a relatively sustainable location approximately 400m from Lodge Causeway District Centre and close to bus routes on Lodge Causeway, Thicket Avenue, Charlton Road, Hillfields Avenue and Henshaw Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

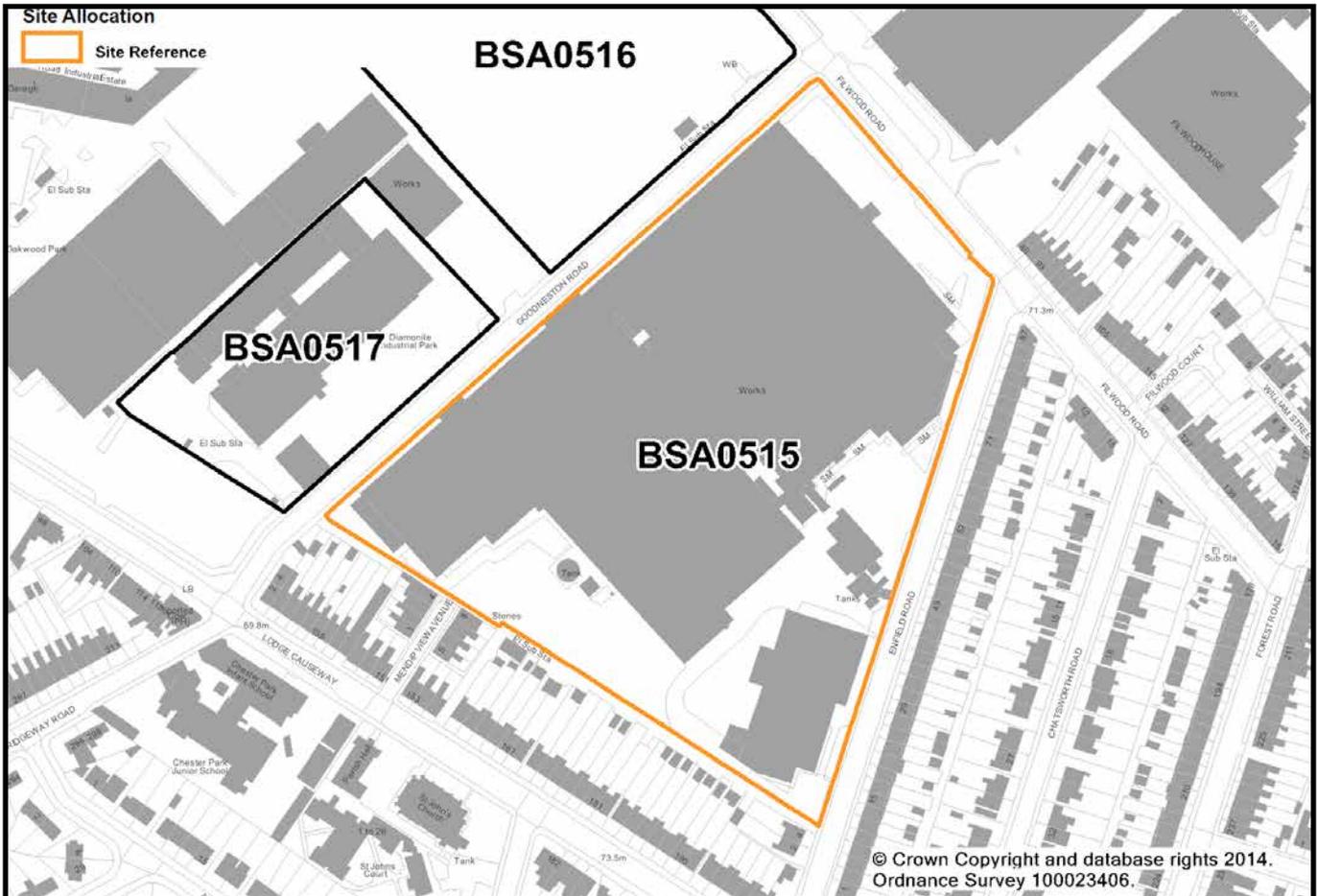
BSA0515

Site address/location:

Graphic Packaging, Filwood Road, Fishponds

Site area: 4.3 hectares

Ward: Hillfields



Allocation: Housing with business, subject to the relocation of the existing business and its manufacturing / assembly, storage and office functions within the Bristol area

Development considerations

Development should:

- address noise and pollution issues from nearby industrial uses;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

The estimated number of homes for this site is 208.

Outline planning permission for mixed-use development comprising residential and employment use has been granted on the site, subject to the signing of a Section 106 Agreement (ref. 11/00221/P). A Reserved Matters application for the erection of 208 dwellings has since been granted on the site (ref. 12/03123/M).

Explanation

This allocation is subject to the relocation of the existing business and its manufacturing / assembly, storage and office functions within the Bristol area.

The 'Bristol area' corresponds broadly with that of the built-up Bristol urban area as well as Avonmouth / Severnside as far as the M49 and, to the south west, an area south of the River Avon including Portbury and Portishead.

The allocation reflects the council's commitment to support the company's stated intention to invest in a new manufacturing, distribution and office premises elsewhere in the Bristol area. This investment will be funded by Graphic Packaging's selling their site with a planning permission that allows it to be redeveloped for housing and business uses.

Site reference:

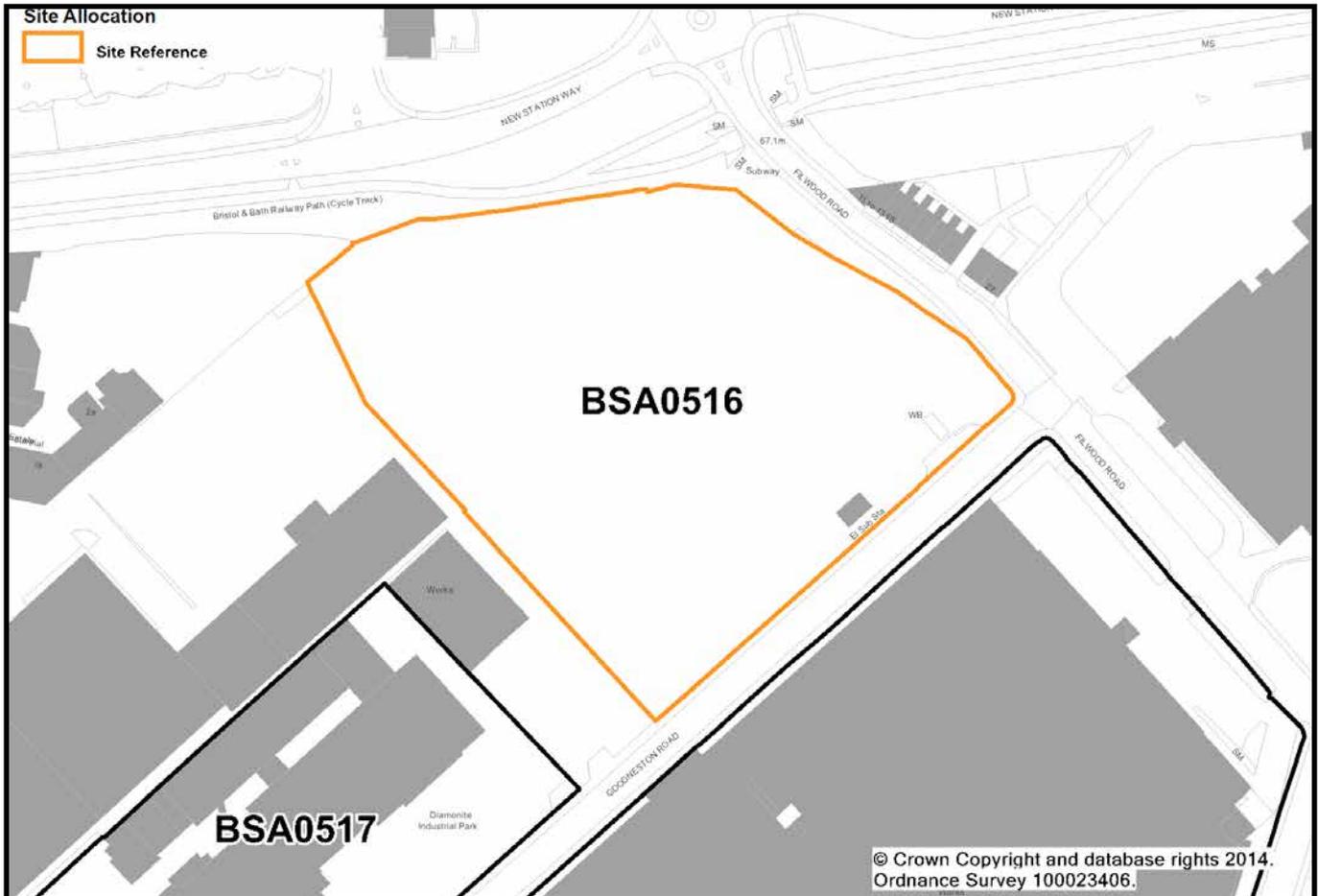
BSA0516

Site address/location:

Former Parnall’s Works site, west of Filwood Road / north of Goodneston Road, Fishponds

Site area: 1.7 hectares

Ward: Hillfields



Allocation: Housing with business and community use

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- address noise and pollution issues from nearby industrial uses;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

The estimated number of homes for this site is 83.

Outline planning permission for residential development of 83 dwellings and business and institutional use has been granted on the site, subject to the signing of a Section 106 Agreement (ref. 10/03360/P).

Explanation

The site has been vacant for over five years. An allocation for housing with business and community use is appropriate as it provides an opportunity to bring development to this long-term vacant site that can improve its relationship to the adjoining Fishponds Town Centre by delivering a range of land uses more suited to this accessible location.

BSA0516

Site reference:

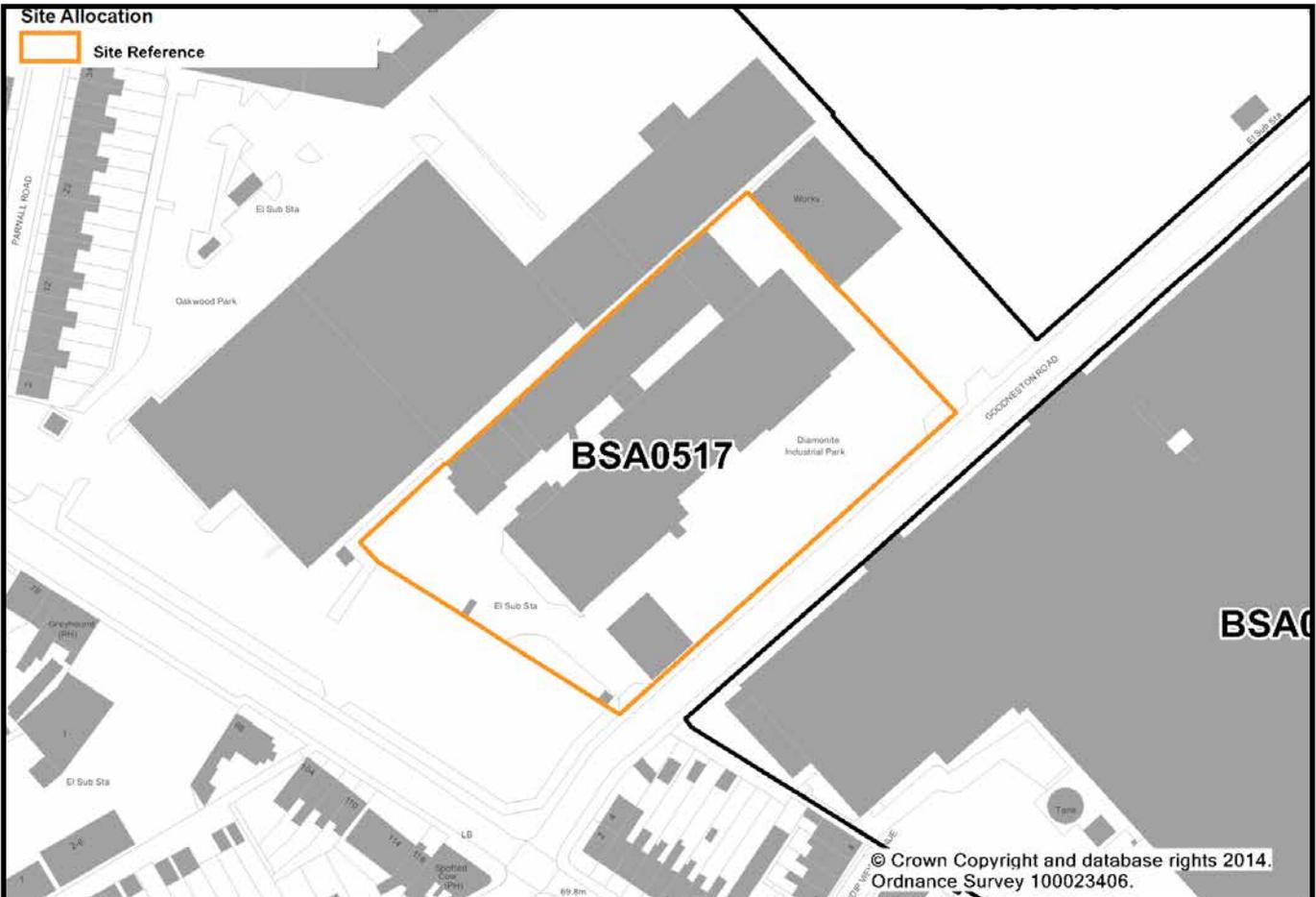
BSA0517

Site address/location:

Diamonite Industrial Park, Goodneston Road, Fishponds

Site area: 1 hectare

Ward: Hillfields



Allocation: Housing with business

Development considerations

Development should:

- address noise and pollution issues from nearby industrial uses;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

The estimated number of homes for this site is 50.

Outline planning permission for 1.02 hectares of residential development and 0.07 hectares of business development has been granted on the site, subject to the signing of a Section 106 Agreement (ref. 12/01827/P).

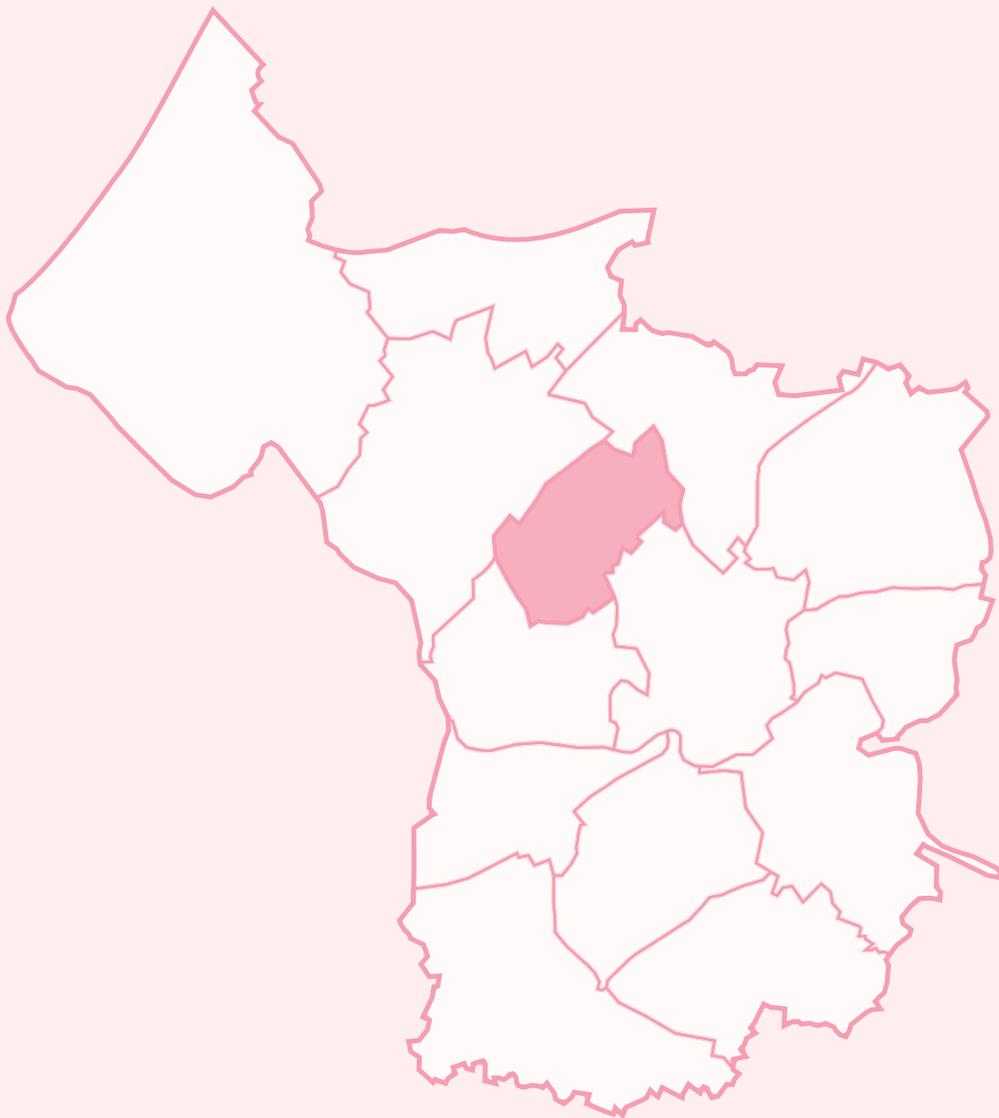
Explanation

An allocation for housing with business is appropriate as it provides an opportunity to bring development to this underused site that can improve its relationship to nearby Fishponds Town Centre by delivering a range of land uses more suited to this accessible location.

BSA0517

Bishopston, Cotham and Redland

No site allocations are identified in the Bishopston, Cotham and Redland Neighbourhood Partnership area.

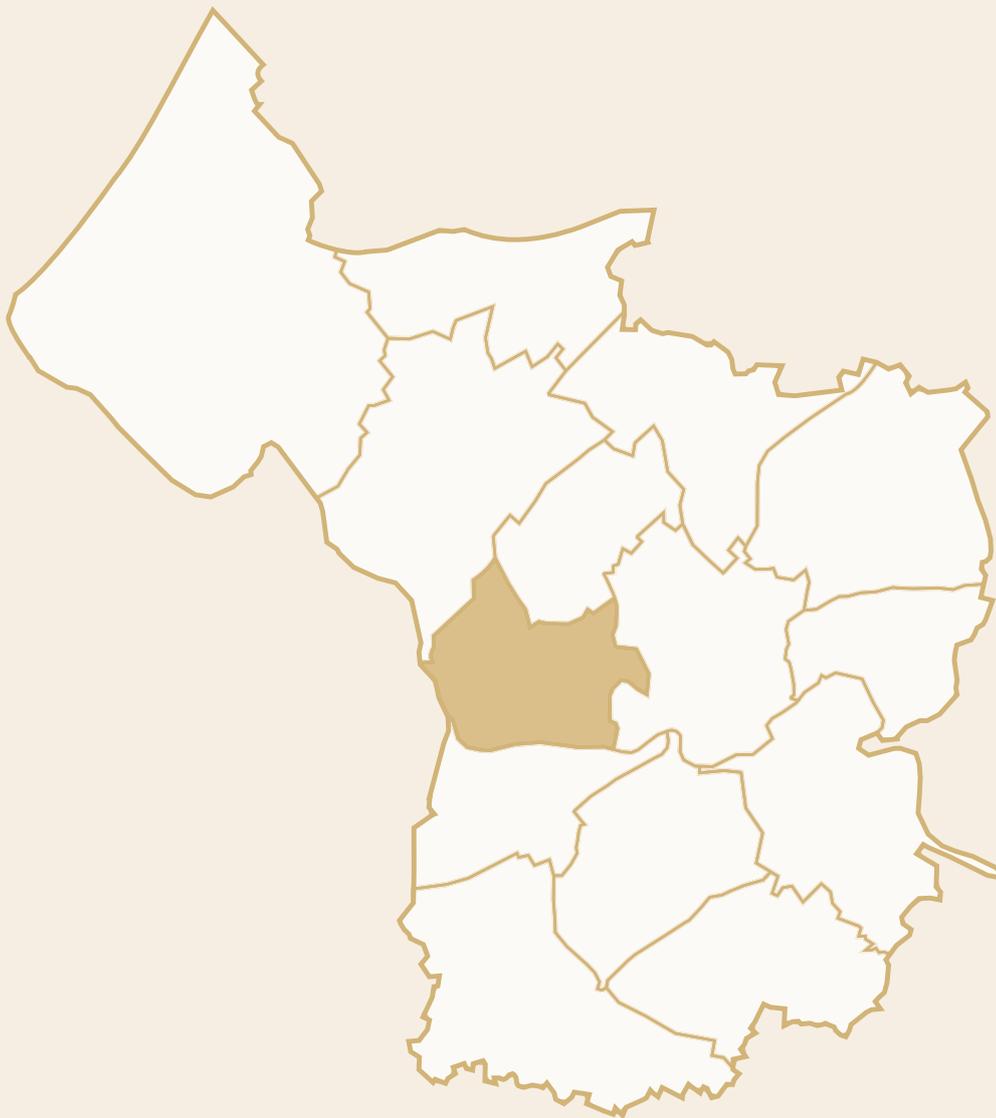


July 2014

Site allocations by Neighbourhood Partnership area

Cabot, Clifton and Clifton East

No site allocations are identified in the Cabot, Clifton and Clifton East Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Ashley, Easton and Lawrence Hill

This section sets out site allocations in the Ashley, Easton and Lawrence Hill Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

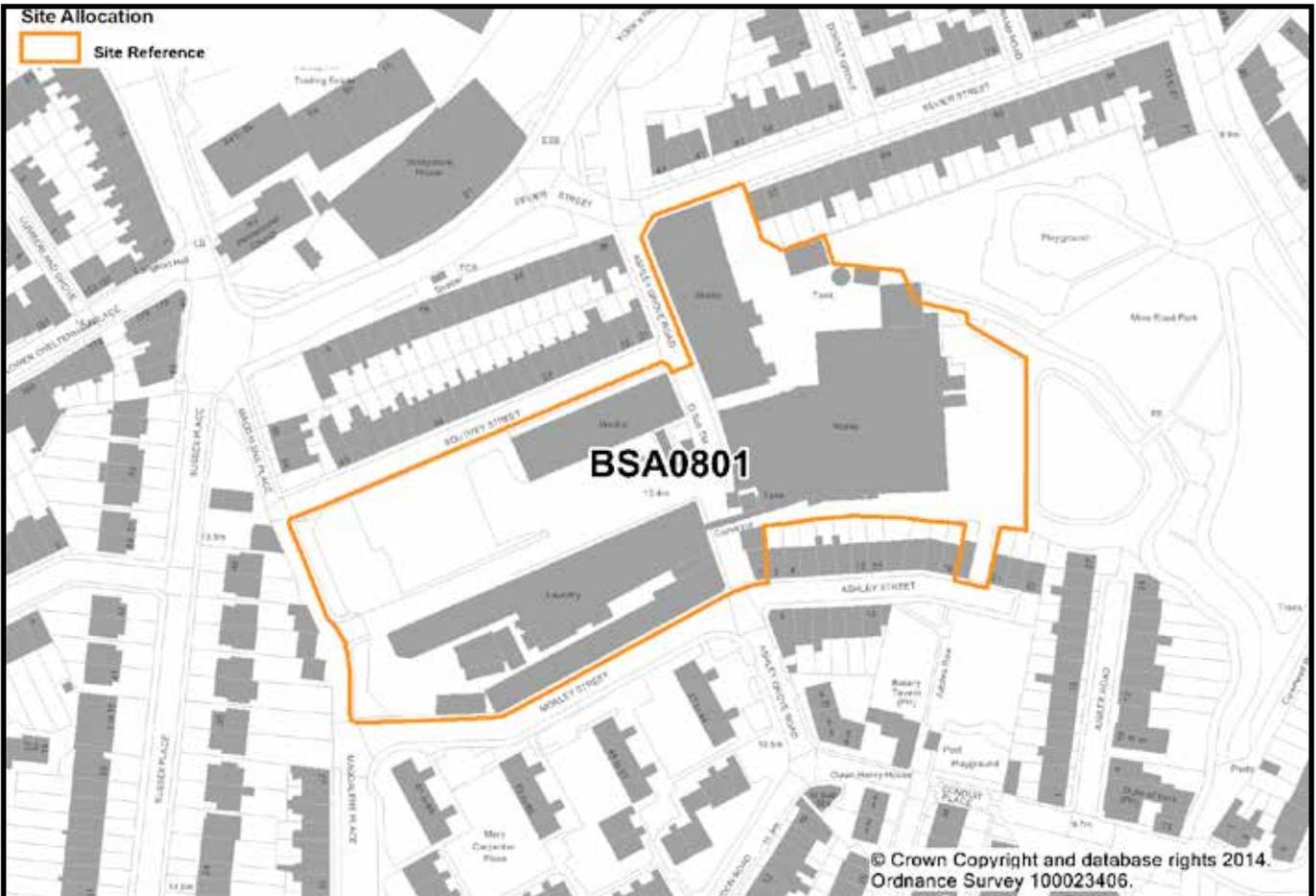
BSA0801

Site address/location:

Morley / Ashley / Southey Street Works,
St Werburgh's

Site area: 1.6 hectares

Ward: Ashley



Allocation: Housing and light industry

Development considerations

Development should:

- be informed by a site-specific flood risk assessment as the site is subject to flood risk and the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework;
- retain a significant proportion of employment use;
- take account of the setting of the Montpelier Conservation Area;
- seek to reinstate historic routes that pass through the site.

The estimated number of homes for this site is 100.

Explanation

A housing and light industry allocation is appropriate as:

- The site is currently vacant and underused.
- It is considered suitable for mixed-use housing and light industry due to its largely residential context and as the site was last in employment use.
- It reflects the aspirations of Core Strategy Policy BCS3 Northern Arc and Inner East Bristol – Regeneration Areas which seeks to retain employment uses, encourage a mix of uses and ensure a mix of new housing.
- The site is in a very sustainable location close to the City Centre and its shops, community and leisure facilities, employment opportunities and public transport infrastructure. It is also approximately 100m from Mina Road Local Centre and Ashley Road / Grosvenor Road Local Centre. In addition it is close to bus routes on Sevier Street and Ashley Road.

BSA0801

Site reference:

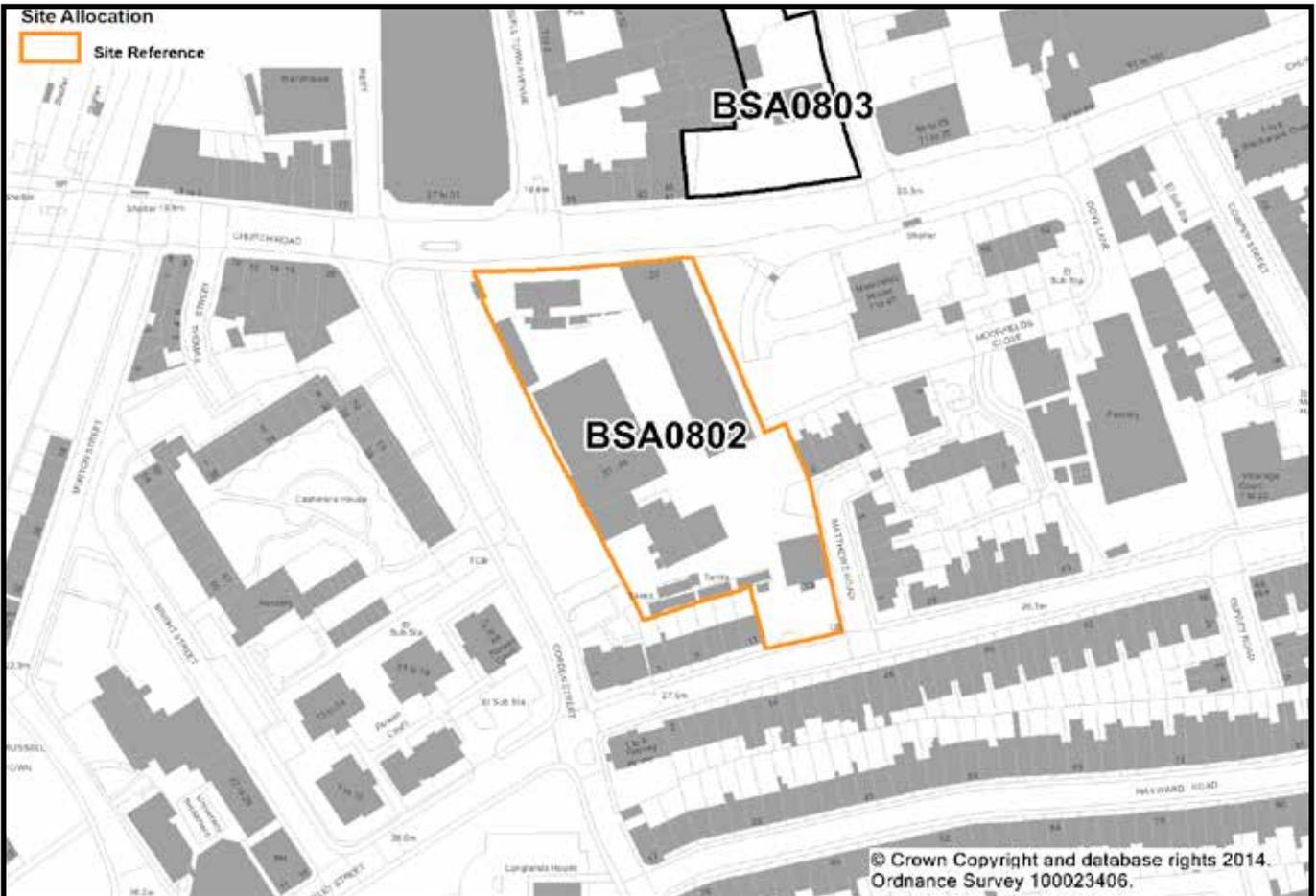
BSA0802

Site address/location:

Shiner Ltd Builders Merchants,
 Church Road, Redfield

Site area: 0.6 hectares

Ward: Easton



Allocation: Housing and business

Development considerations

Development should:

- seek to create an active frontage to Church Road;
- integrate the Listed Building and improve its setting;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 10.

Explanation

A housing and business allocation is appropriate as:

- The site is currently vacant and underused.
- Due to its location in close proximity to Lawrence Hill Local Centre and St George (Church Road) Town Centre, this option reflects Core Strategy Policy BCS7 Centres which directs new office development to Bristol's network of centres and also promotes higher density housing in these accessible locations.
- The site is also sustainable in terms of access to public transport, being approximately 150m from Lawrence Hill railway station and close to bus stops on Church Road. The allocation is in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land. Business uses could include light industrial or smaller scale office.
- The site is no longer a preferred location for retail development, due to the consolidation of the retail function of Church Road into centres to the east and west.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

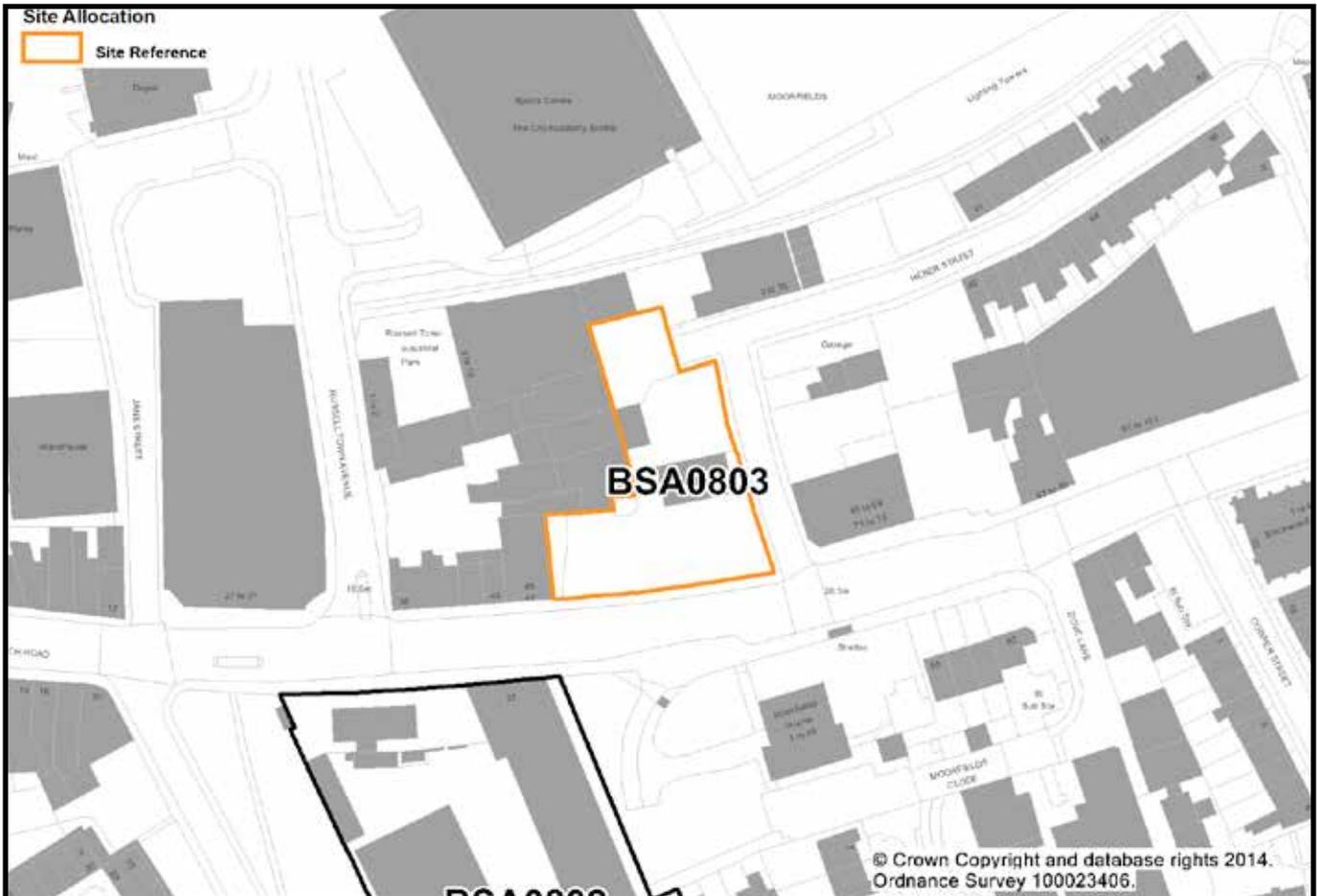
BSA0803

Site address/location:

Land at Junction of Church Road and Heber Street, Redfield

Site area: 0.2 hectares

Ward: Easton



Allocation: Business

Development considerations

Development should:

- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a site-specific flood risk assessment as the site is identified in the Surface Water Management Plan as being within an area at risk of flooding from surface water.

Explanation

A business allocation is appropriate as:

- The site is currently underused.
- Due to its location in close proximity to Lawrence Hill Local Centre and St George (Church Road) Town Centre, this option reflects Core Strategy Policy BCS7 Centres, which directs new office development to Bristol's network of centres. The site is also sustainable in terms of access to public transport, being approximately 250m from Lawrence Hill railway station and close to bus stops on Church Road. This is in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land. Business uses could include light industrial or smaller scale office.
- It reflects the aspirations of Core Strategy Policy BCS3 Northern Arc and Inner East Bristol – Regeneration Areas which seeks to retain employment uses.
- Its potential to provide new office floorspace will help meet the Core Strategy target of delivering 26,000m² of new office floorspace focussed on town district and local centres in the rest of Bristol.

Site reference:

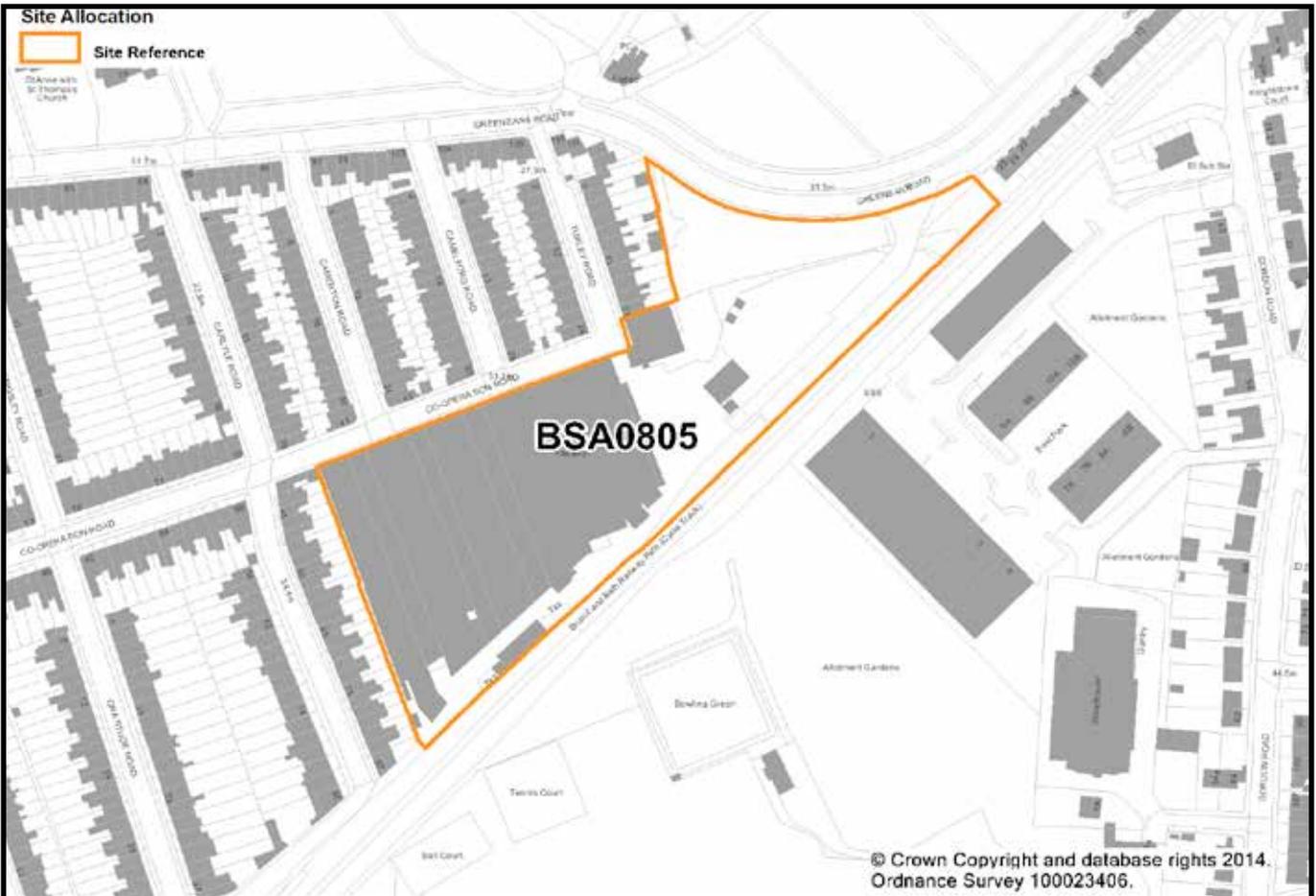
BSA0805

Site address/location:

Land at former Elizabeth Shaw Factory,
Greenbank Road, Easton

Site area: 2 hectares

Ward: Easton



Allocation: Housing, business, community use and small-scale retail

Development considerations

Development should:

- consider the feasibility of retaining the existing factory buildings and converting them for continued use;
- face onto the Bristol and Bath Railway Path to provide natural surveillance;
- be designed to safeguard the amenity of neighbouring residential properties;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- address noise and pollution issues from nearby industrial uses;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;

Development considerations *continued...*

- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 250.

Explanation

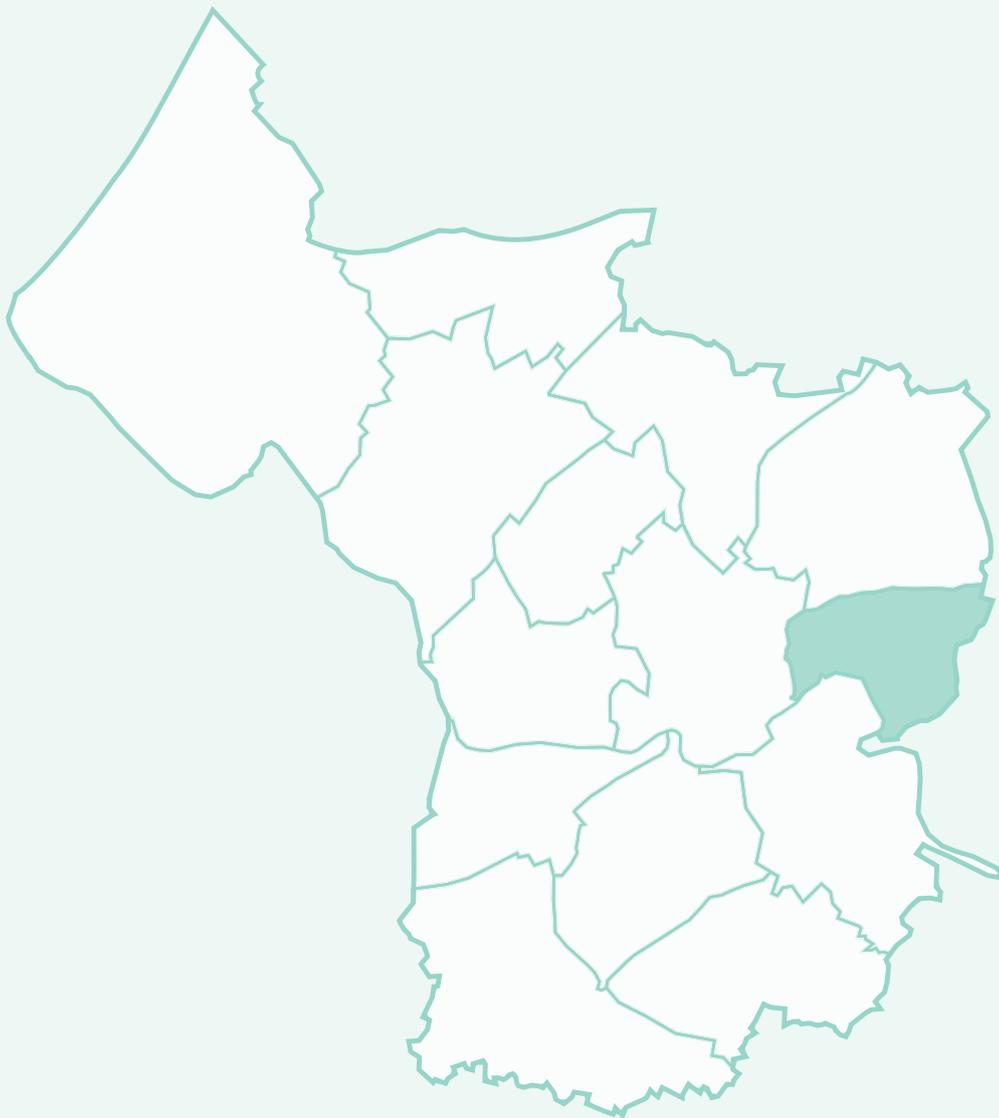
A housing, business, community use and small-scale retail allocation is appropriate as:

- It reflects the mix of uses which the council was minded to approve in 2008 and which received general support from the local community following extensive consultation carried out by the applicant.
- An allocation could assist in delivering mixed-use development on this site by providing certainty to prospective developers and the community regarding the type of uses that would be acceptable to the council in principle.

This site was subject to proposals in 2008 for mixed-use development (ref. 08/03862/F). Conditional planning permission was granted by the council subject to the signing of a Section 106 Agreement. The Agreement was never signed and the application did not therefore receive planning permission.

St George

This section sets out site allocations in the St George Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

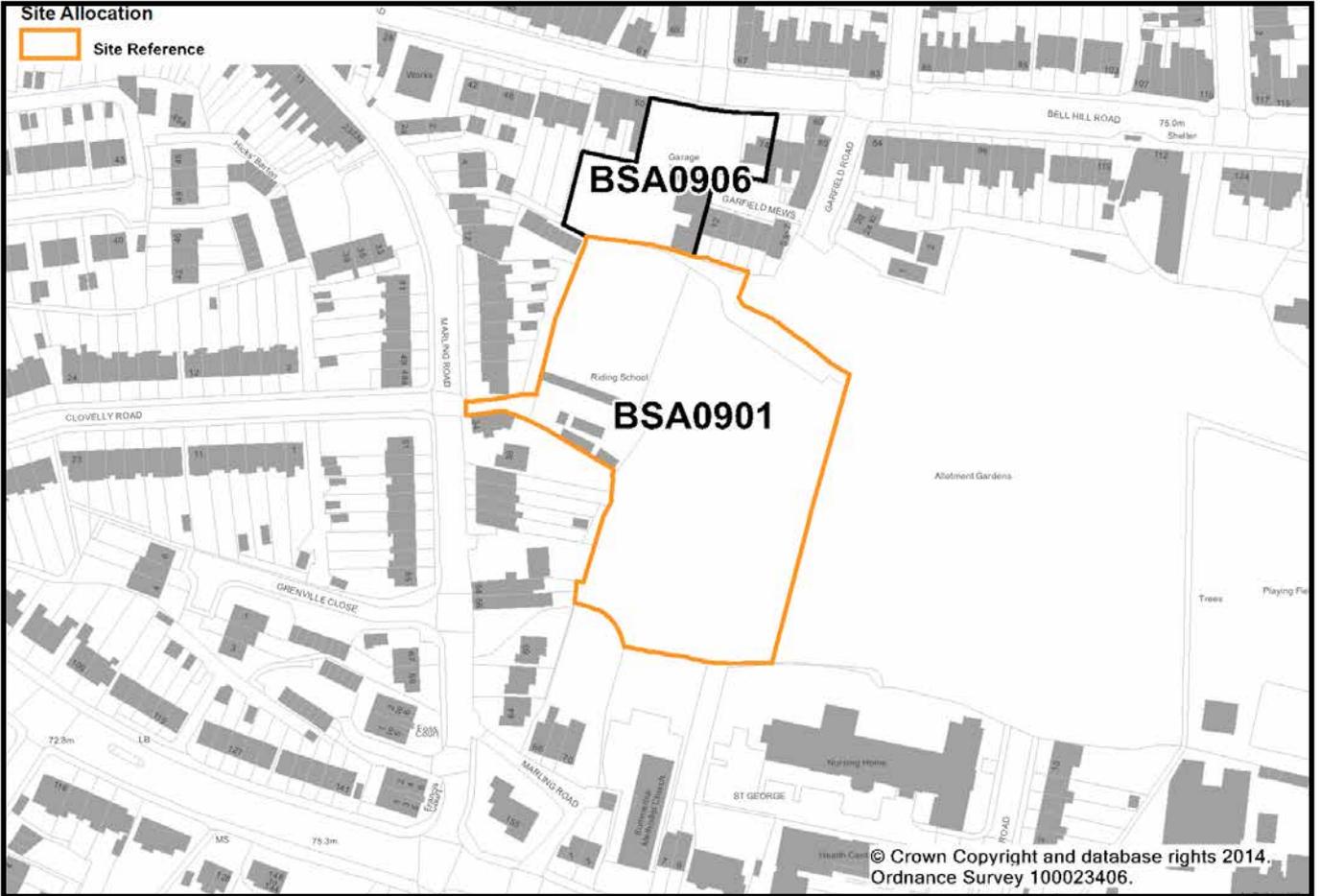
BSA0901

Site address/location:

Marling Road - Stables and Land, St George

Site area: 0.9 hectares

Ward: St George West



Allocation: Community use (school)

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

Explanation

A community use (school) allocation is appropriate as:

- The site has been identified as having potential to meet education need in the local community, being close to Air Balloon Hill Infant and Junior School, and is currently underused.
- The site is close to bus stops on Bell Hill Road and Summerhill Road and therefore enables a choice of travel options in accordance with Core Strategy Policy BCS12 Community Facilities.

BSA0901

Site reference:

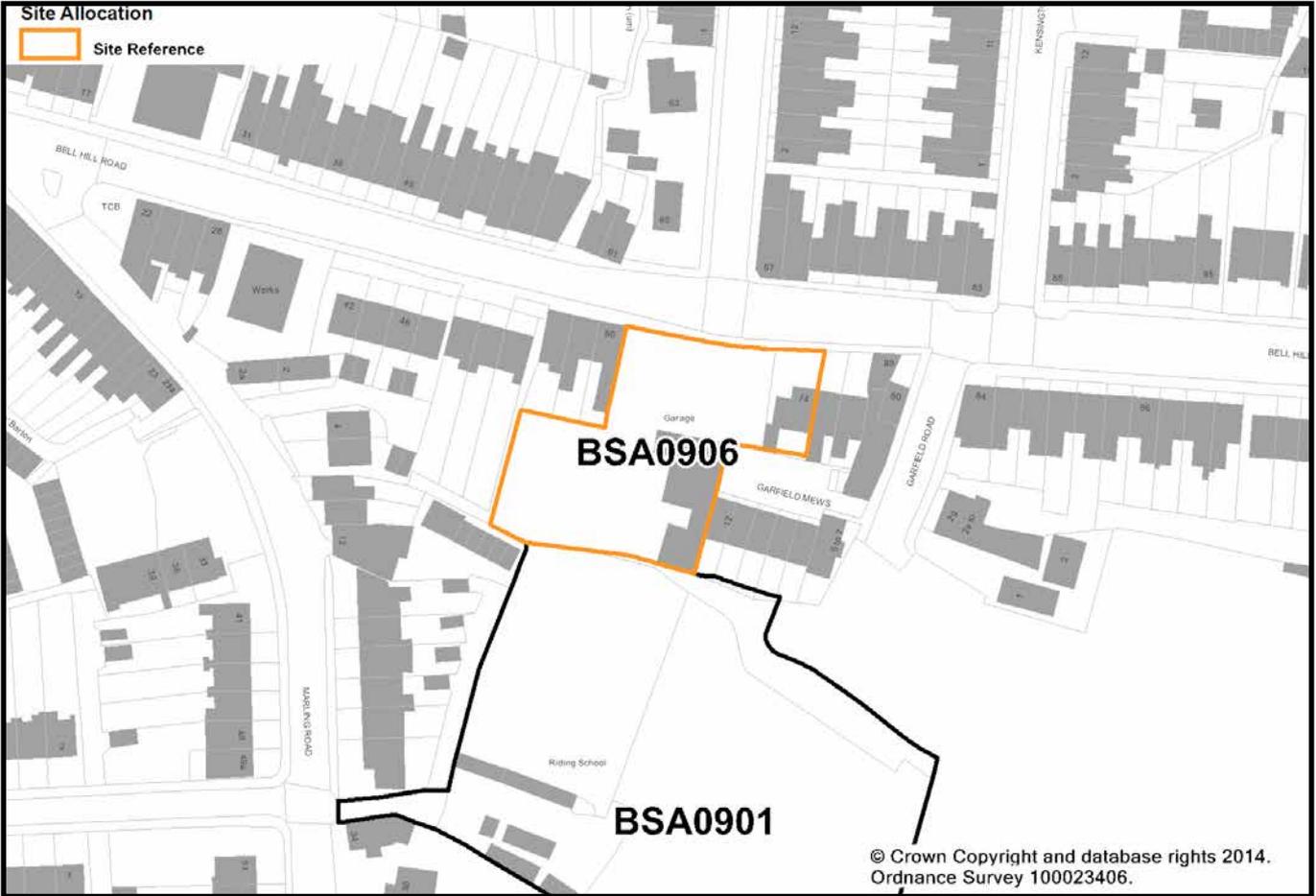
BSA0906

Site address/location:

Car Sales site at 62-74 Bell Hill Road, St George

Site area: 0.2 hectares

Ward: St George West



Allocation: Housing

Development considerations

Development should:

- create a frontage to Bell Hill Road;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 10.

Explanation

A housing allocation is appropriate as:

- It has a largely residential context.
- It is in a relatively sustainable location close to local shops and bus stops on Bell Hill Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

BSA0907

Site address/location:

47 - 49 Summerhill Road, St George

Site area: 0.1 hectares

Ward: St George West



Allocation: Housing

Development considerations

Development should:

- create a frontage to Bell Hill Road;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 10.

Explanation

A housing allocation is appropriate as:

- The site has a largely residential context.
- It is in a relatively sustainable location close to local shops, services and bus stops on Clouds Hill Road and Summerhill Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

BSA0909

Site address/location:

118 Blackswarth Road, Redfield

Site area: 0.1 hectares

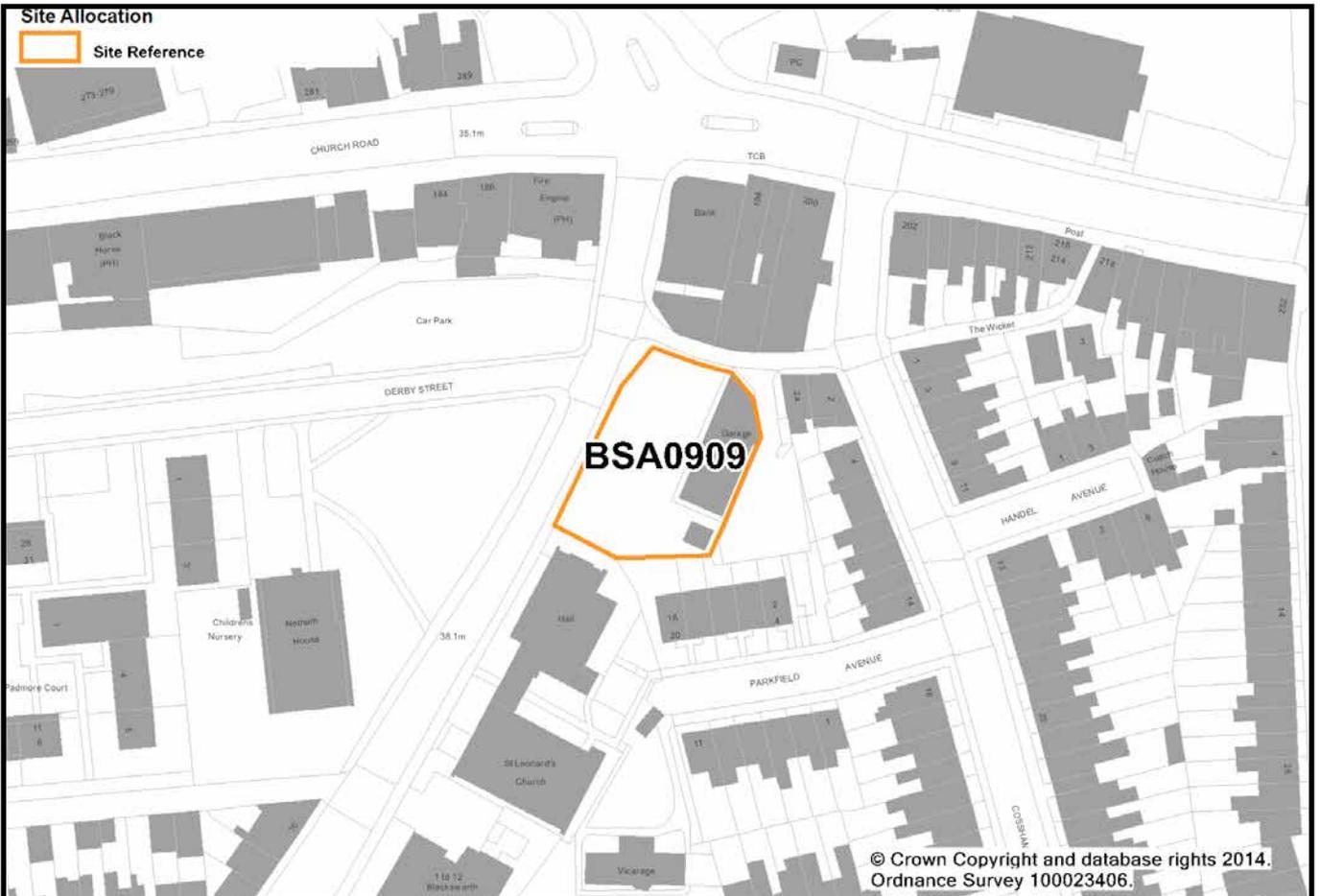
Ward: St George West



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Site Allocation

Site Reference



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Allocation: Housing

Development considerations

Development should:

- create a frontage to Blackswarth Road;
- improve natural surveillance over the car parking to the rear;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 20.

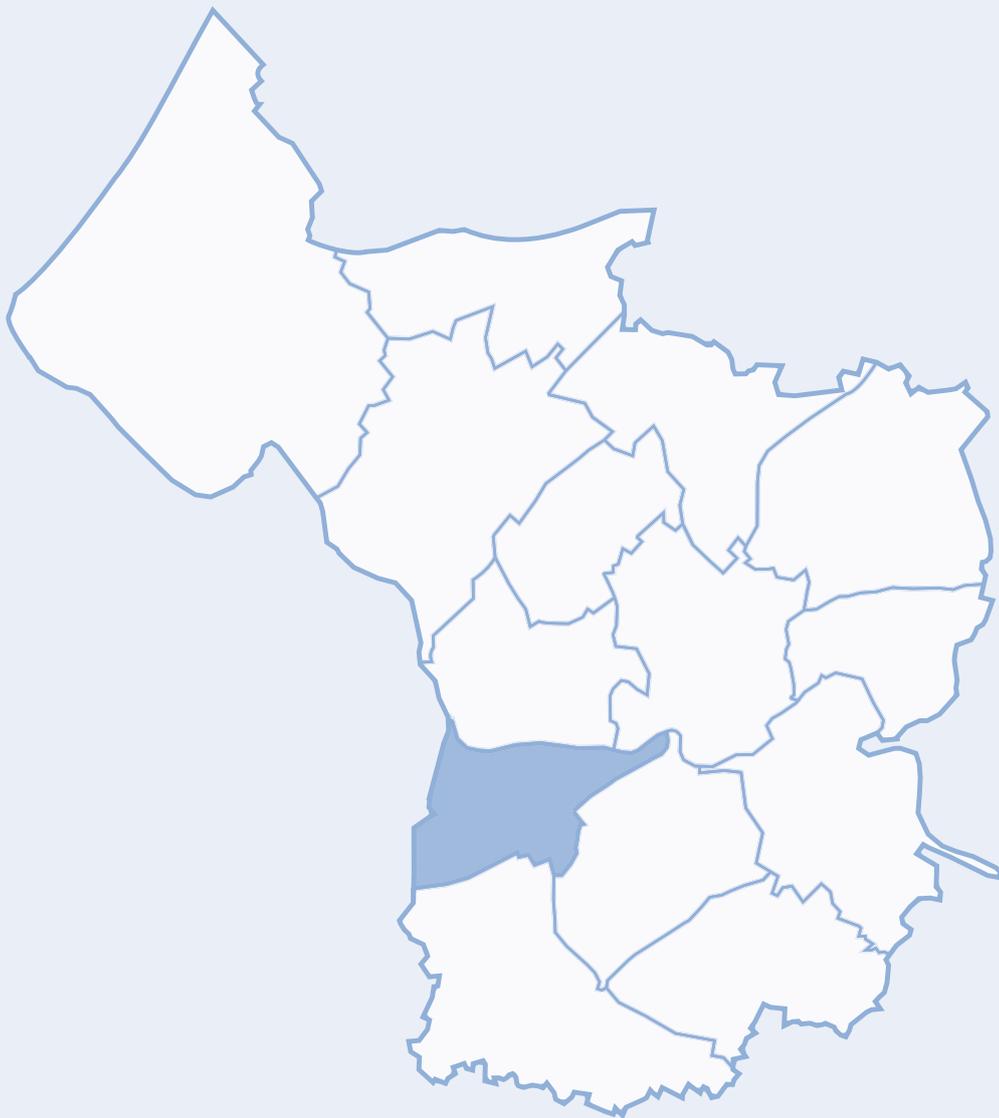
Explanation

A housing allocation is appropriate as:

- The site is in a sustainable location, adjoining the boundary of St George (Church Road) Town Centre and therefore this allocation would reflect Core Strategy Policies BCS7 Centres, and BCS20 Effective and Efficient Use of Land which directs higher density housing to locations in and close to Bristol's network of centres. It is close to bus stops on Church Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Greater Bedminster

This section sets out site allocations in the Greater Bedminster Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

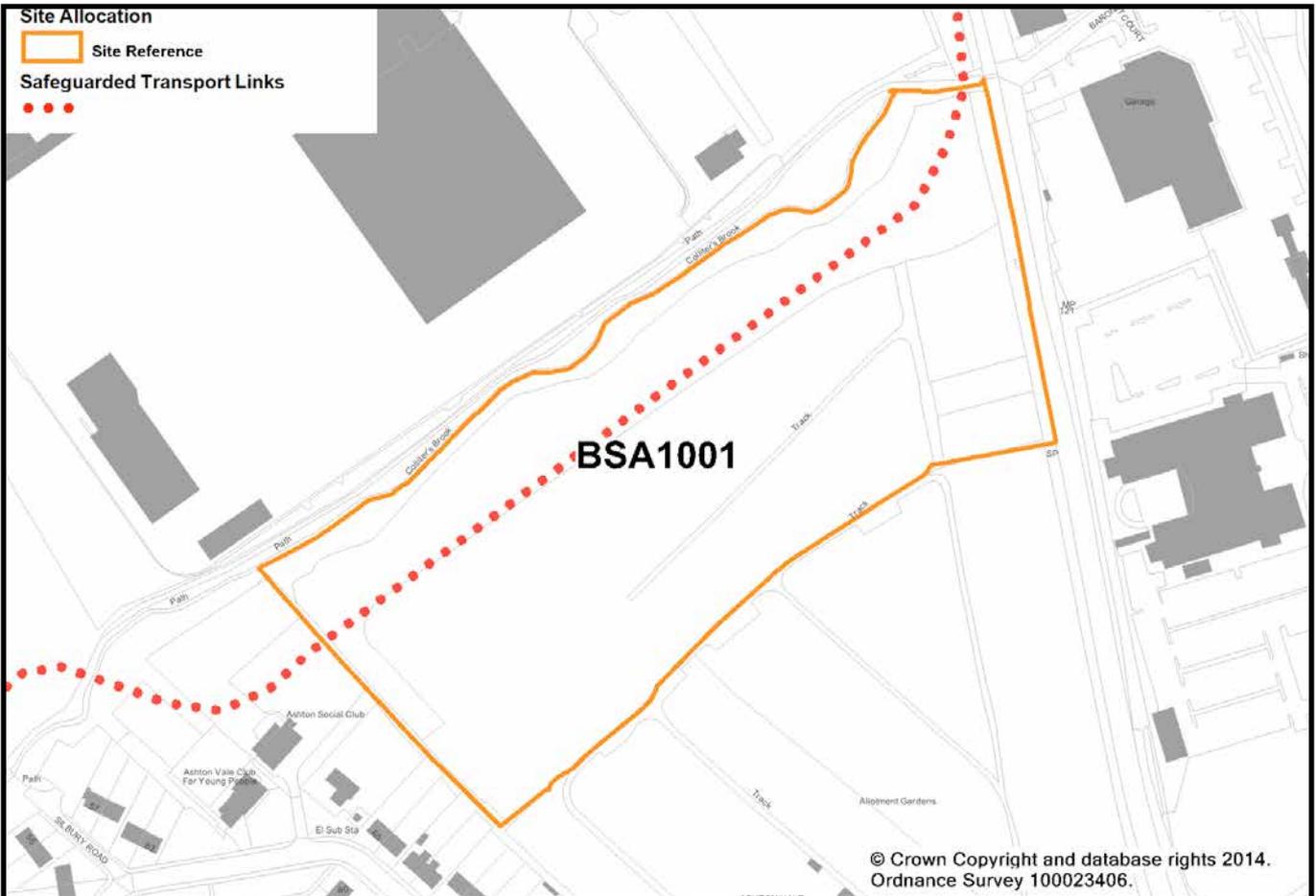
BSA1001

Site address/location:

Alderman Moore’s former allotments,
 Ashton Vale

Site area: 4.1 hectares

Ward: Bedminster



Allocation: Housing

Development considerations

Development should:

- make provision for public open space on the site;
- improve the accessibility of the site to land to the west;
- be informed by a site-specific flood risk assessment as the site is subject to flood risk;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures. Part of the site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features.
- ensure an 8-metre wide wildlife corridor is provided between Colliter’s Brook and housing;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;

Development considerations *continued...*

- address noise and pollution issues from nearby industrial uses;
- take account of the safeguarded transit route which passes through the site;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

The estimated number of homes for this site is 137.

Outline planning permission for residential development of 137 dwellings has been granted on the site as part of a permission which also granted full planning permission for a stadium development on land to the west of the site (ref. 09/02242/P). The location of the stadium granted permission as part of 09/02242/P is shown on the Policies Map.

Explanation

A housing allocation is appropriate as:

- The site is in a sustainable location close to shops and employment areas either side of Winterstoke Road as well as community facilities in Ashton Vale. The nearest bus stop is approximately 400m from the Silbury Road end of the site which is also subject to proposals for significant public transport improvements through the provision of a new transit route.
- It has a residential context to the south-west.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

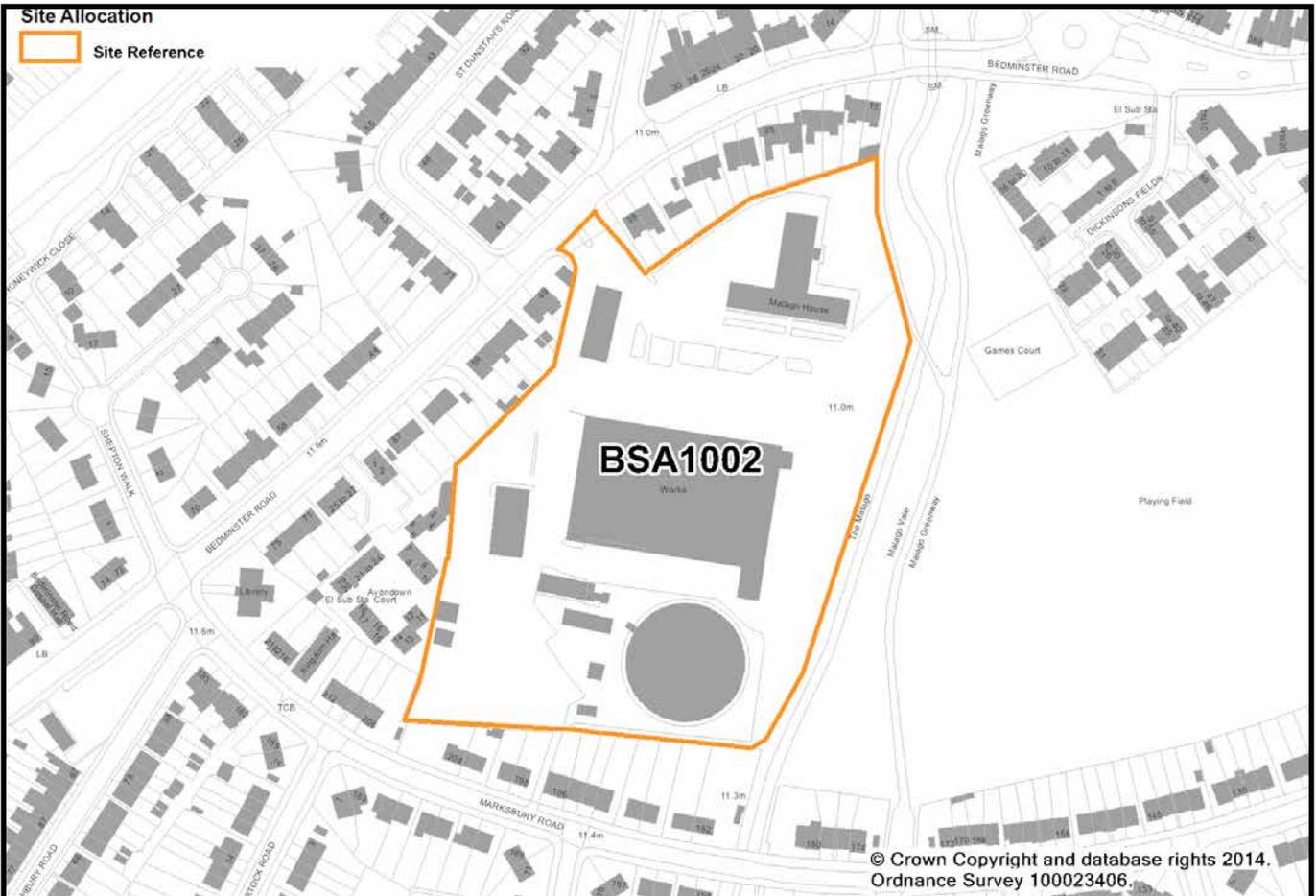
BSA1002

Site address/location:

Land at and adjacent to Malago House, Bedminster Road, Bedminster

Site area: 2.8 hectares

Ward: Bedminster



Allocation: Housing and light industry

Development considerations

Development should:

- be informed by a site-specific flood risk assessment as the site is subject to flood risk and is identified in the Surface Water Management Plan as being within an area at risk of flooding from surface water;
- protect and, if possible, enhance the adjacent Malago River and its corridor.

The estimated number of homes for this site is 90.

Explanation

A housing and light industry allocation is appropriate as:

- The site is in a relatively sustainable location, approximately 75m from a parade of small shops on Bedminster Road, 175m from Marksbury Road Library and 350m from the nearest supermarket. It is also close to bus stops on Bedminster and Marksbury Roads.
- It is currently partly vacant and underused, and has been promoted for mixed-use development by the land owner. This is considered to increase the likelihood of delivery of the proposed allocation.
- A mixed-use approach reflects the regeneration aspirations of Core Strategy Policy BCS1 South Bristol to introduce a new mix of housing type, size and tenure and provide and preserve employment opportunities. The site has a largely residential context and the allocation will preserve local employment opportunities.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

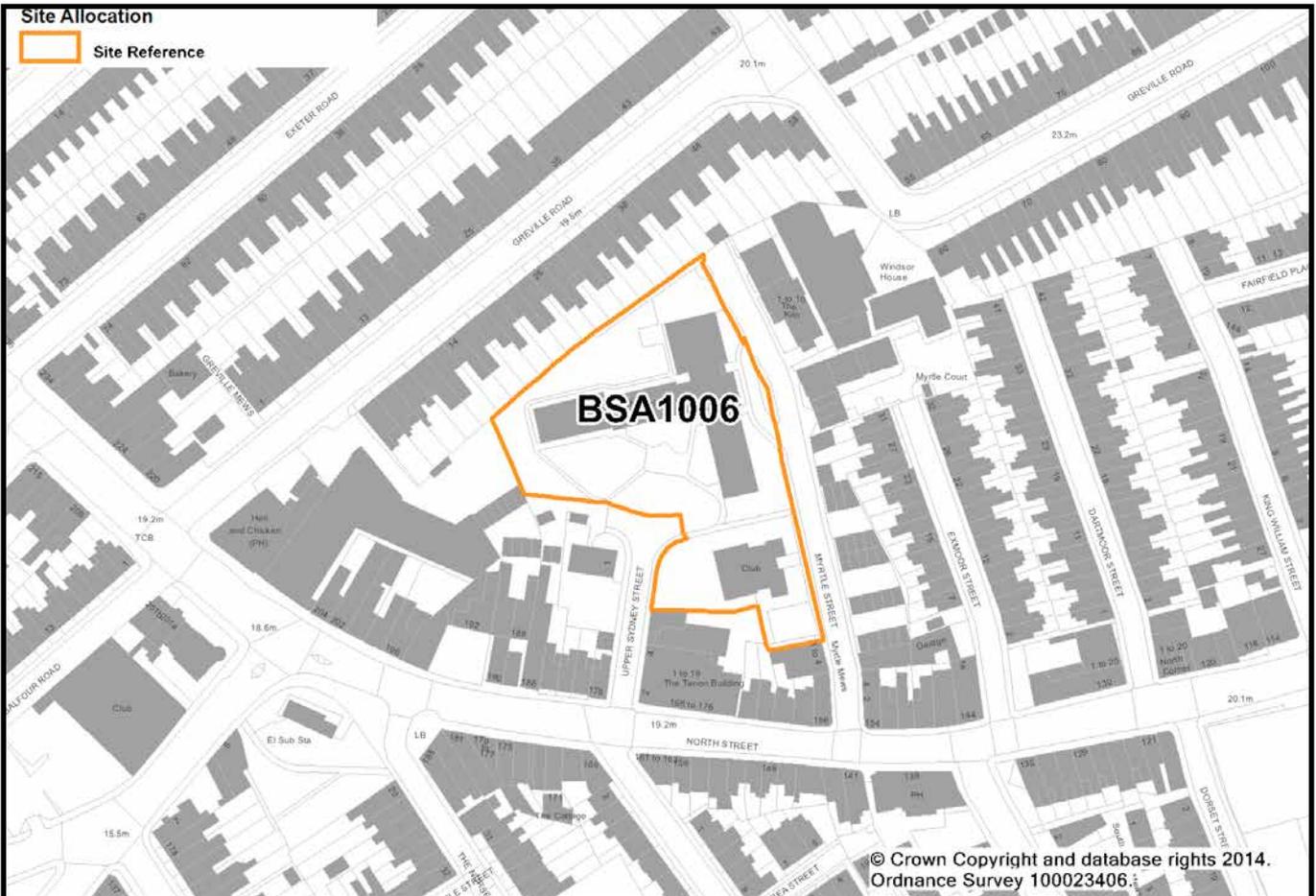
BSA1006

Site address/location:

Hayleigh Elderly Persons' Home and adjacent Club, Myrtle Street, Southville

Site area: 0.5 hectares

Ward: Southville



Allocation: Community use (school)

Development considerations

Development should:

- be designed to safeguard the amenity of neighbouring residential properties.

Explanation

- A community use (school) allocation is appropriate as the site has been identified in the council's draft School Organisation Strategy 2012-2016 for a new two-form entry Primary School.

BSA1006

Site reference:

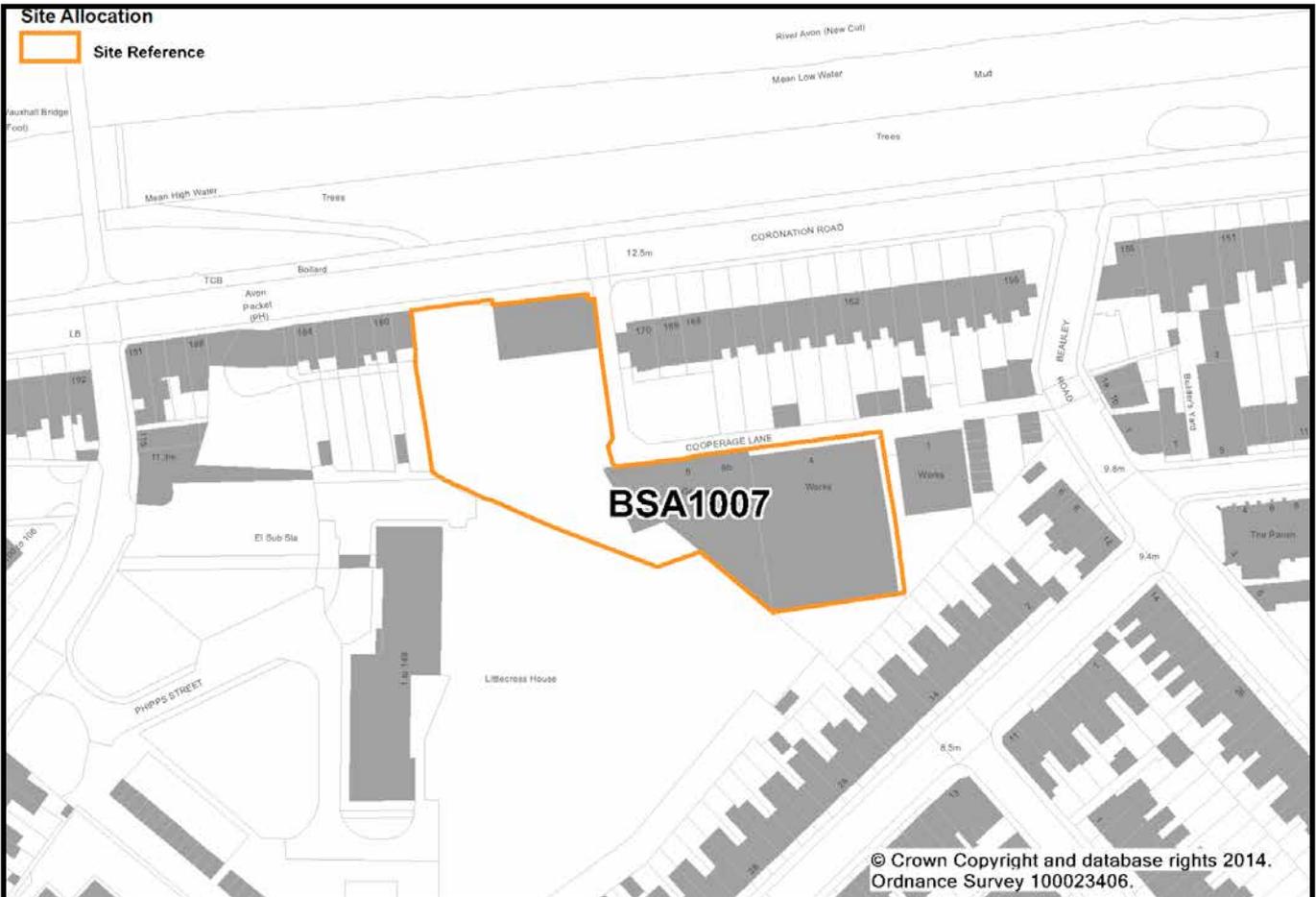
BSA1007

Site address/location:

Garages and workshops, Cooperage Lane, Southville

Site area: 0.4 hectares

Ward: Southville



Allocation: Housing with business

Development considerations

Development should:

- provide suitable access, which is likely to require highway works (the widening of Cooperage Lane with associated junction improvements);
- address noise, pollution and nuisance issues from nearby industrial use at Unit 1 Cooperage Lane;
- take account of the City Docks Conservation Area;
- create a frontage to Coronation Road.

The estimated number of homes for this site is 78.

Planning permission for residential development of 78 dwellings and business development has been granted on the site, subject to the signing of a Section 106 Agreement (ref. 11/01851/F).

Explanation

A housing with business allocation is appropriate as:

- The site has a largely residential context and it would be beneficial to provide job opportunities in the area in accordance with the regeneration aspirations of Core Strategy Policy BCS1 South Bristol.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.
- Its potential to provide new office floorspace will help meet the Core Strategy target of delivering 60,000m² of new office floorspace in South Bristol.

Site reference:

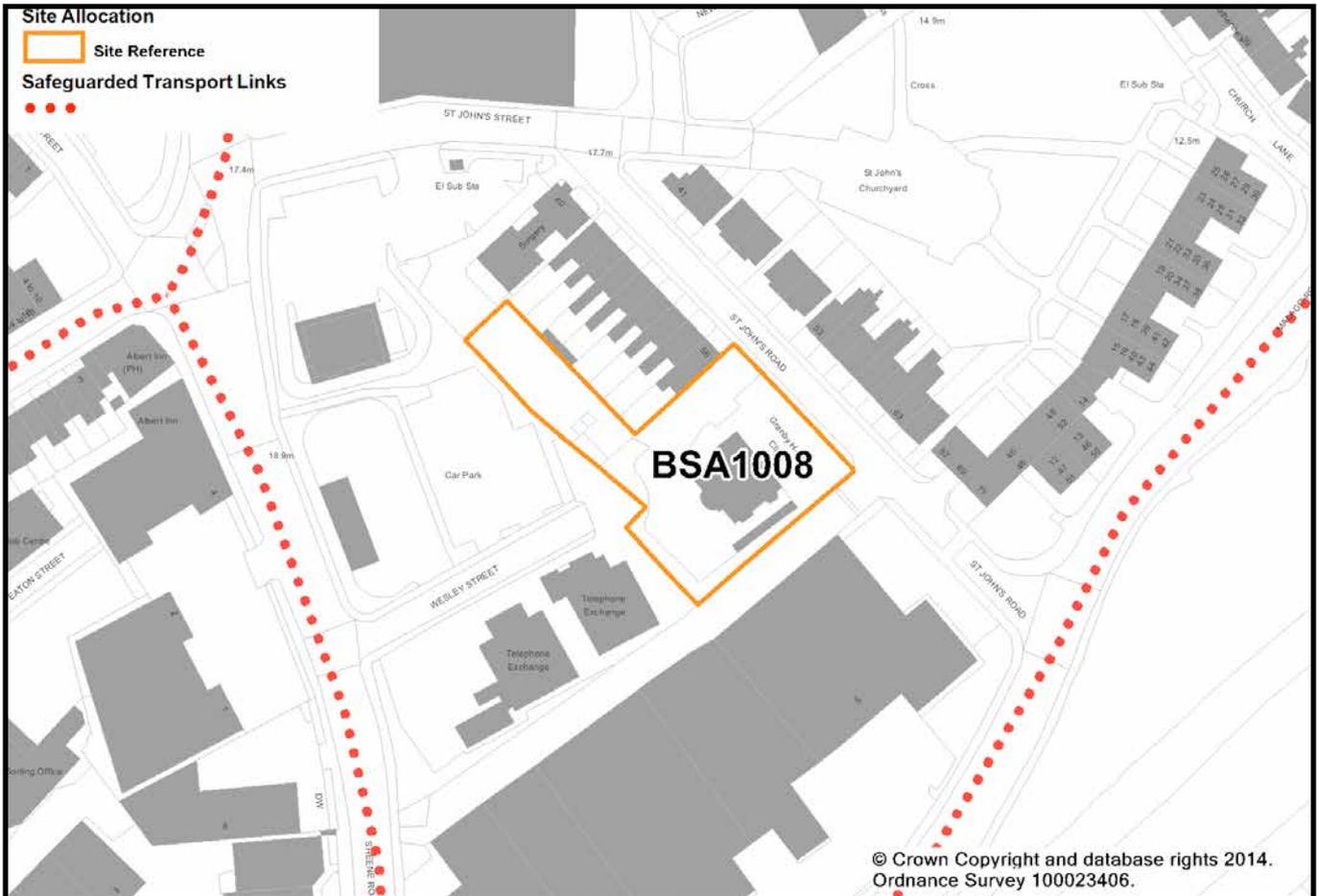
BSA1008

Site address/location:

Granby House, St. Johns Road, Bedminster

Site area: 0.2 hectares

Ward: Southville



Allocation: Housing

Development considerations

Development should:

- seek to retain this existing historic building and convert it for continued use;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures.

The estimated number of homes for this site is 9.

Planning permission for residential development of 9 dwellings has been granted on the site (ref. 12/00942/F).

Explanation

A housing allocation is appropriate as:

- The site is not required by the Primary Care Trust for health care provision.
- It has a largely residential context.
- The site is in a sustainable location approximately 200m from the shops, community facilities, employment opportunities and public transport infrastructure of Bedminster Town Centre.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

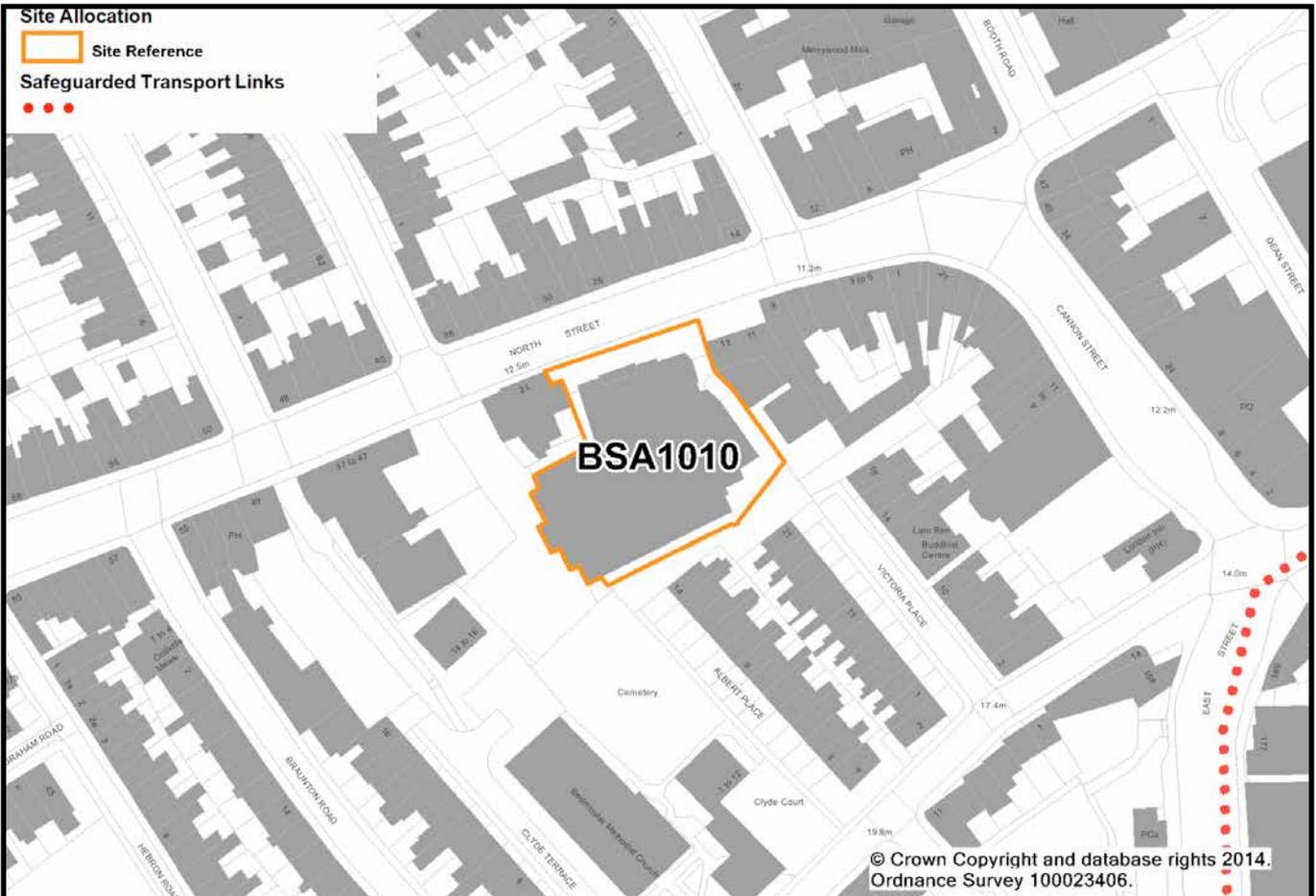
BSA1010

Site address/location:

Former Granada / Gala Bingo Club,
 North Street, Bedminster

Site area: 0.2 hectares

Ward: Bedminster



Allocation: Housing with small-scale office and retail

Development considerations

Development should:

- create a frontage of active ground floor uses on North Street and address the safety and visual impacts of the existing forecourt parking.

The estimated number of homes for this site is 22.

Planning permission for residential development of 22 dwellings and retail and office development has been granted on the site (ref. 10/03955/F).

Explanation

A housing with small-scale office and retail allocation is appropriate as:

- The site is in a highly sustainable location for mixed-use development within North Street District Centre and therefore close to shops, community facilities, employment opportunities and public transport infrastructure. It reflects Core Strategy Policy BCS7 Centres, which directs new investment in retail and office development into Bristol's network of centres and also promotes higher density housing in these accessible locations.
- The site is currently vacant.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.
- Its potential to provide new office floorspace will help meet the Core Strategy target of delivering 60,000m² of new office floorspace in South Bristol.

Site reference:

BSA1011

Site address/location:

Site adjacent to Holy Cross Church,
 Dean Lane, Bedminster

Site area: 0.1 hectares

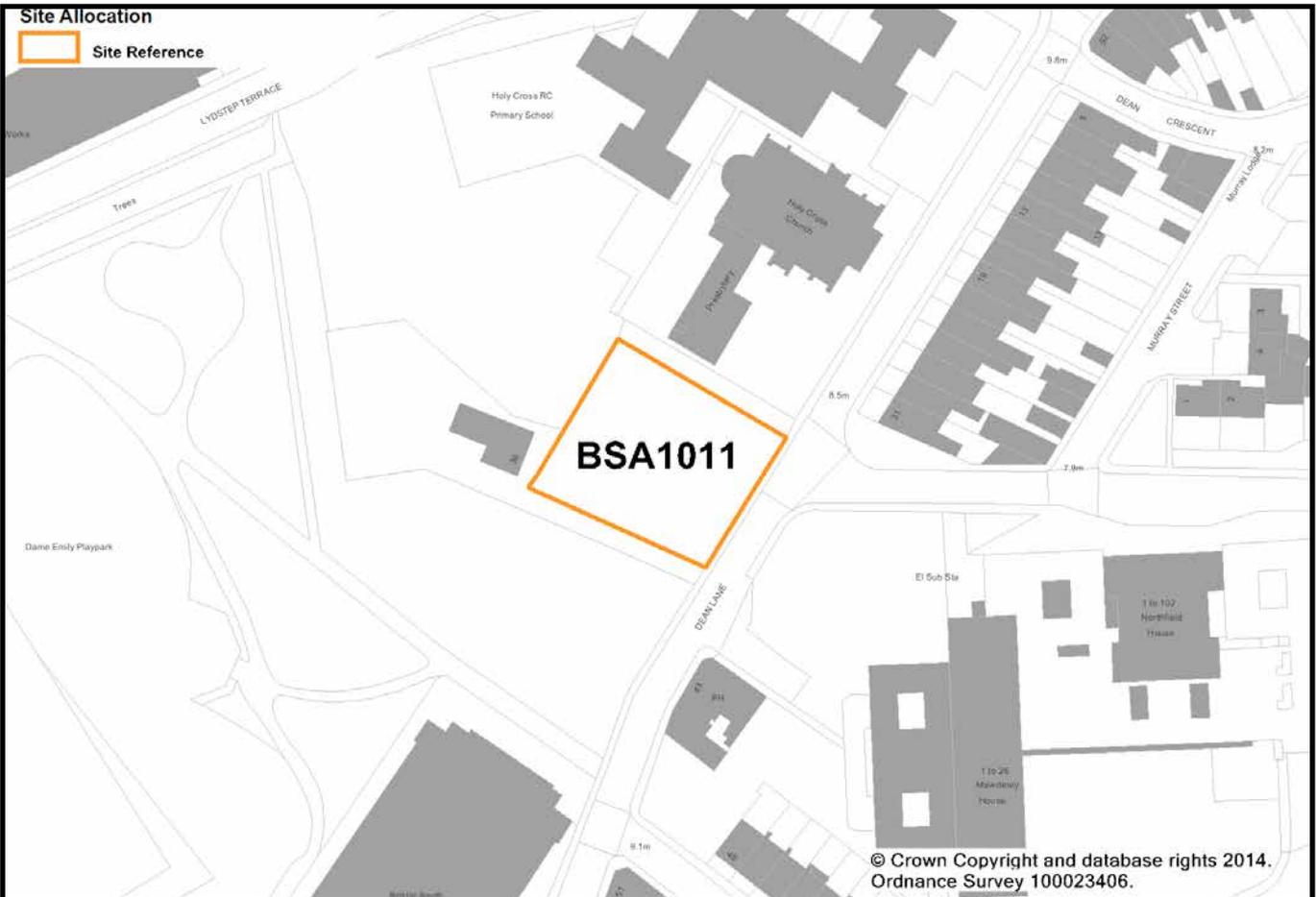
Ward: Southville



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Site Allocation

 Site Reference



Allocation: Housing

Development considerations

Development should:

- be designed to provide natural surveillance over the park;
- not harm trees on the adjacent park;
- be informed by investigations as to whether sewerage infrastructure would constrain development of the site.

The estimated number of homes for this site is 10.

Explanation

A housing allocation is appropriate as:

- The site is in a sustainable location close to Bedminster Town Centre and its shops, community facilities, employment opportunities and public transport infrastructure. It also has a residential context and so is considered suitable for higher density residential development in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land. This policy directs higher density housing to locations in and close to Bristol's network of centres.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

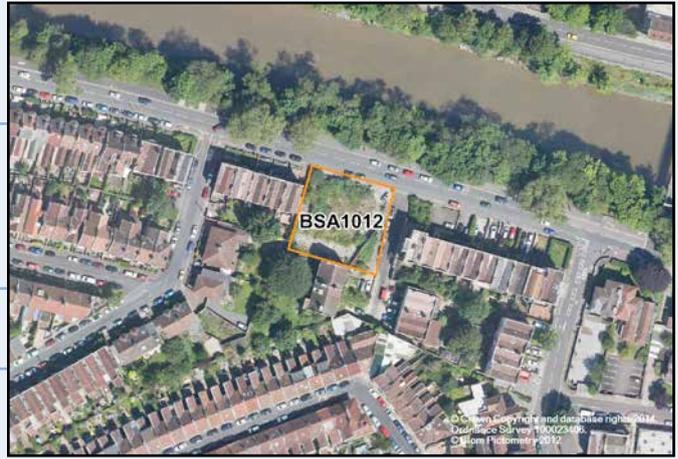
BSA1012

Site address/location:

Coronation Road, Southville

Site area: 0.1 hectares

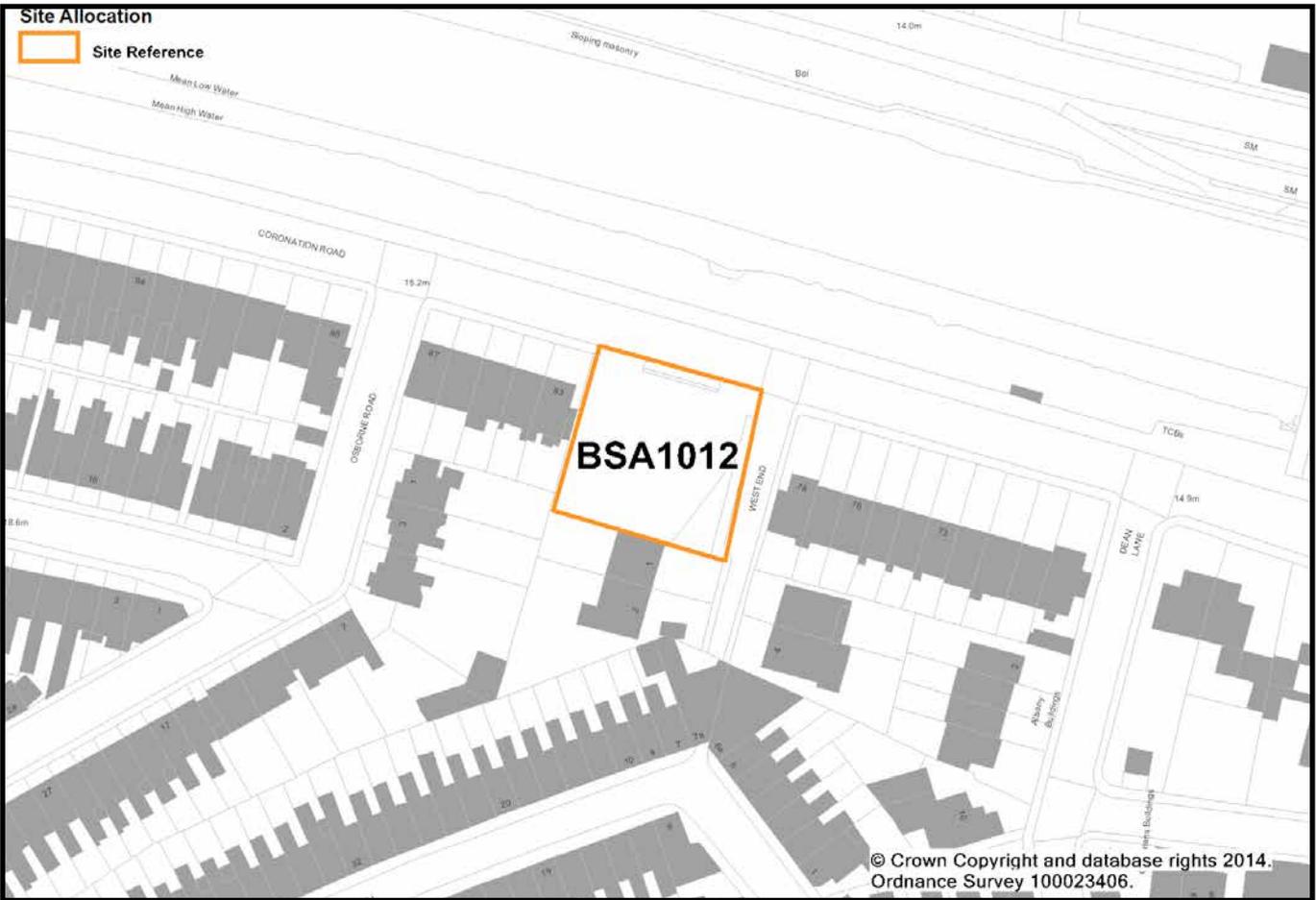
Ward: Southville



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System 8 November 2012

Site Allocation

Site Reference



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Allocation: Housing

Development considerations

Development should:

- create a frontage to Coronation Road;
- take account of the City Docks Conservation Area;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 12.

Planning permission for residential development of 12 dwellings has been granted on the site (ref. 12/03634/F).

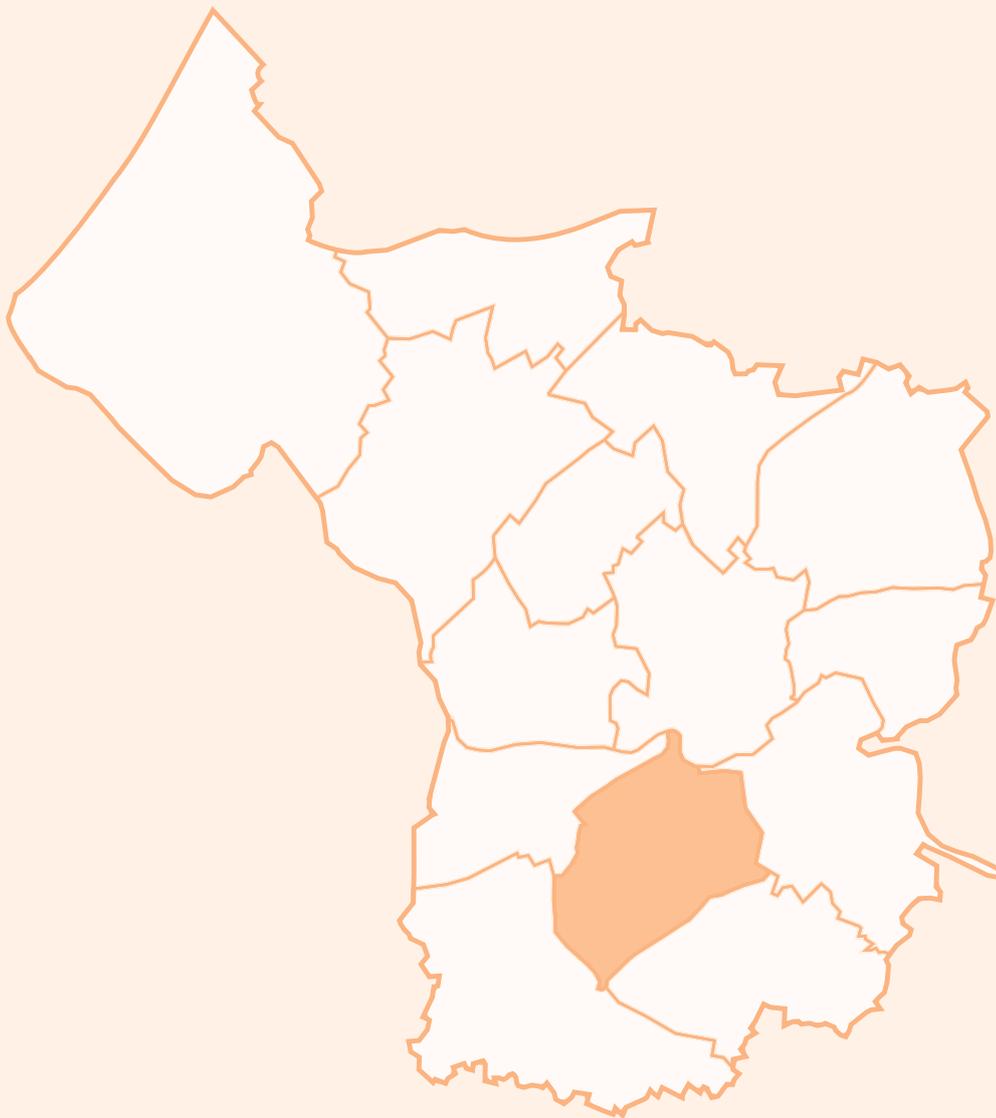
Explanation

A housing allocation is appropriate as:

- The site is currently underused, therefore its re-use represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- The site has a residential context.
- The site is in a sustainable location approximately 400m from Bedminster Town Centre and its shops, community facilities, employment opportunities and public transport infrastructure.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Filwood, Knowle and Windmill Hill

This section sets out site allocations in the Filwood, Knowle and Windmill Hill Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

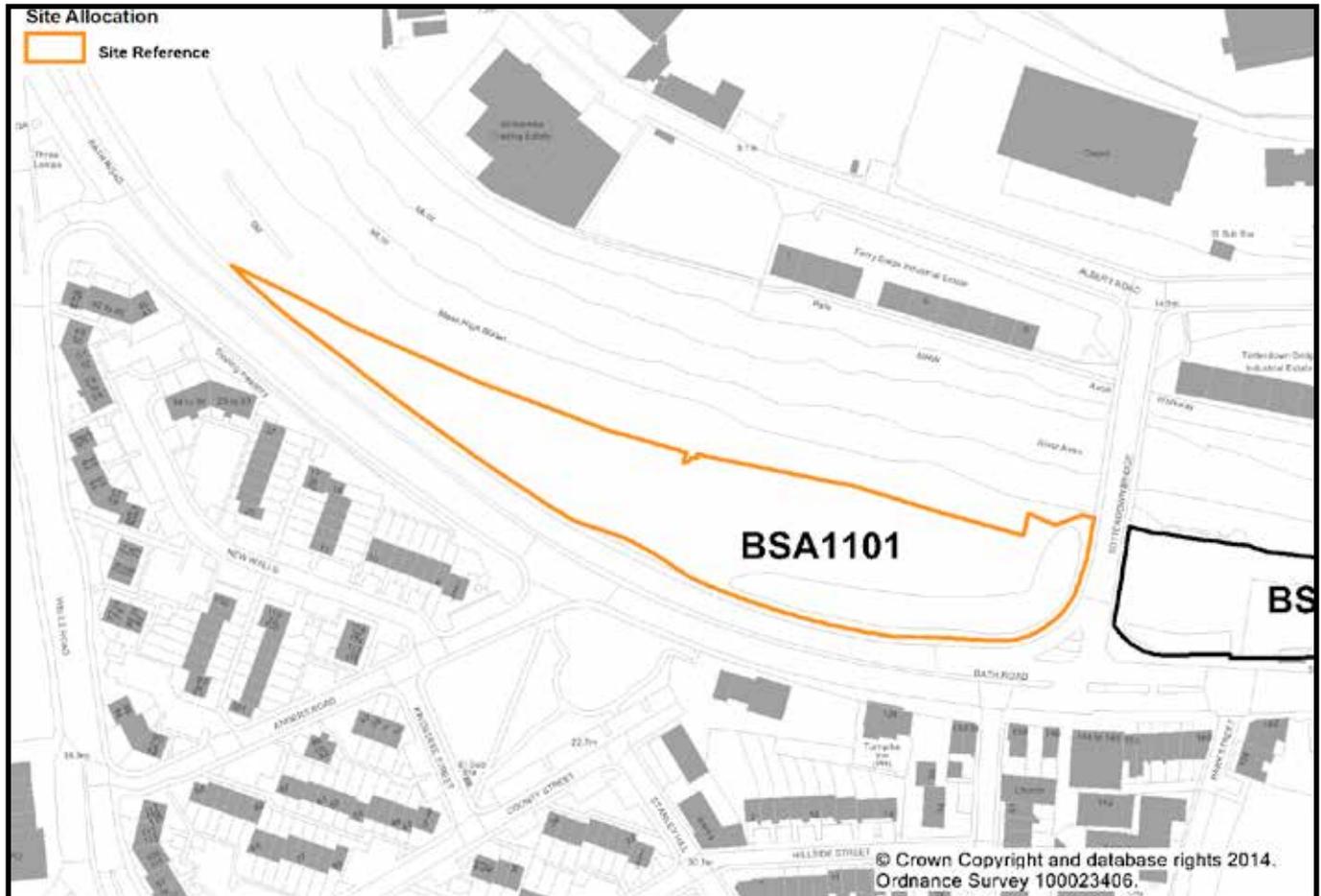
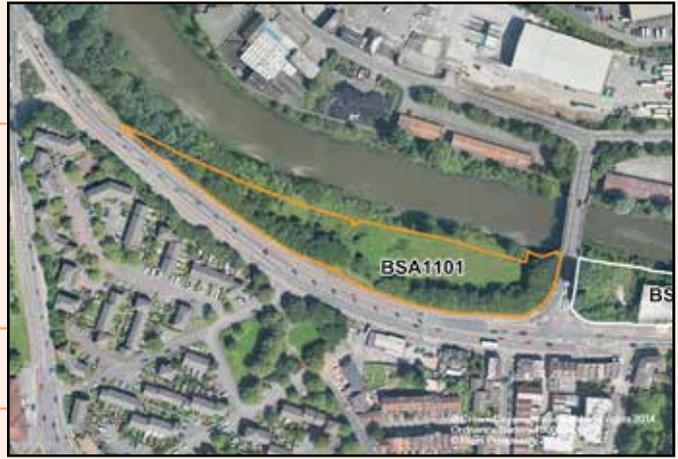
BSA1101

Site address/location:

Bath Road Open Space
(west of Totterdown Bridge), Totterdown

Site area: 0.9 hectares

Ward: Windmill Hill



Allocation: Temple Quarter Enterprise Zone Opportunity Site

Development considerations

This site is within the Temple Quarter Enterprise Zone. It is accessible, being close to the City Centre and Temple Meads and bus routes. It is therefore considered suitable for development.

Development proposals should have regard to the Enterprise Zone’s Spatial Framework.

A suggested approach for this site is mixed-use development incorporating housing and business uses. The following development considerations are matters which such an approach should consider:

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;

Development considerations *continued...*

- be designed to respect the landscape character of the area, taking account of the prominence of the site when viewed from the north;
- address noise and pollution issues from nearby industrial and waste uses and Bath Road (A4);
- integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained;
- seek to provide a pedestrian and cycle route adjacent to the riverside.

The estimated number of homes for this site is 40.

Explanation

This site is within the Temple Quarter Enterprise Zone and is in a sustainable, accessible location. In March 2012 the Knowle, Filwood and Windmill Hill Neighbourhood Partnership declared the site as surplus to the open space requirements of the Neighbourhood Partnership Area. Therefore it is considered suitable for development.

Site reference:

BSA1102

Site address/location:

Part of Salcombe Road Recreation Ground,
 Knowle Park

Site area: 0.7 hectares

Ward: Knowle



Allocation: Housing

Development considerations

Development should:

- face onto the park;
- retain the pedestrian route from east to west.

The estimated number of homes for this site is 30.

Explanation

A housing allocation is appropriate as:

- In March 2012 the Knowle, Filwood and Windmill Hill Neighbourhood Partnership declared the site as surplus to the open space requirements of the Neighbourhood Partnership Area.
- The site has a largely residential context.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

BSA1103

Site address/location:

Red Lion Works, Greenleaze Road / Wells Road,
 Knowle Park

Site area: 0.4 hectares

Ward: Windmill Hill



Allocation: Housing

Development considerations

Development should:

- address noise, nuisance and odour issues from neighbouring hot food takeaway uses.

The estimated number of homes for this site is 30.

Explanation

A housing allocation is appropriate as:

- The site is underused therefore its re-use represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- The site has a largely residential context.
- The site is in a sustainable location approximately 350m from Wells Road / Broadwalk (Knowle) Town Centre and its shops, community facilities, employment opportunities and public transport infrastructure.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

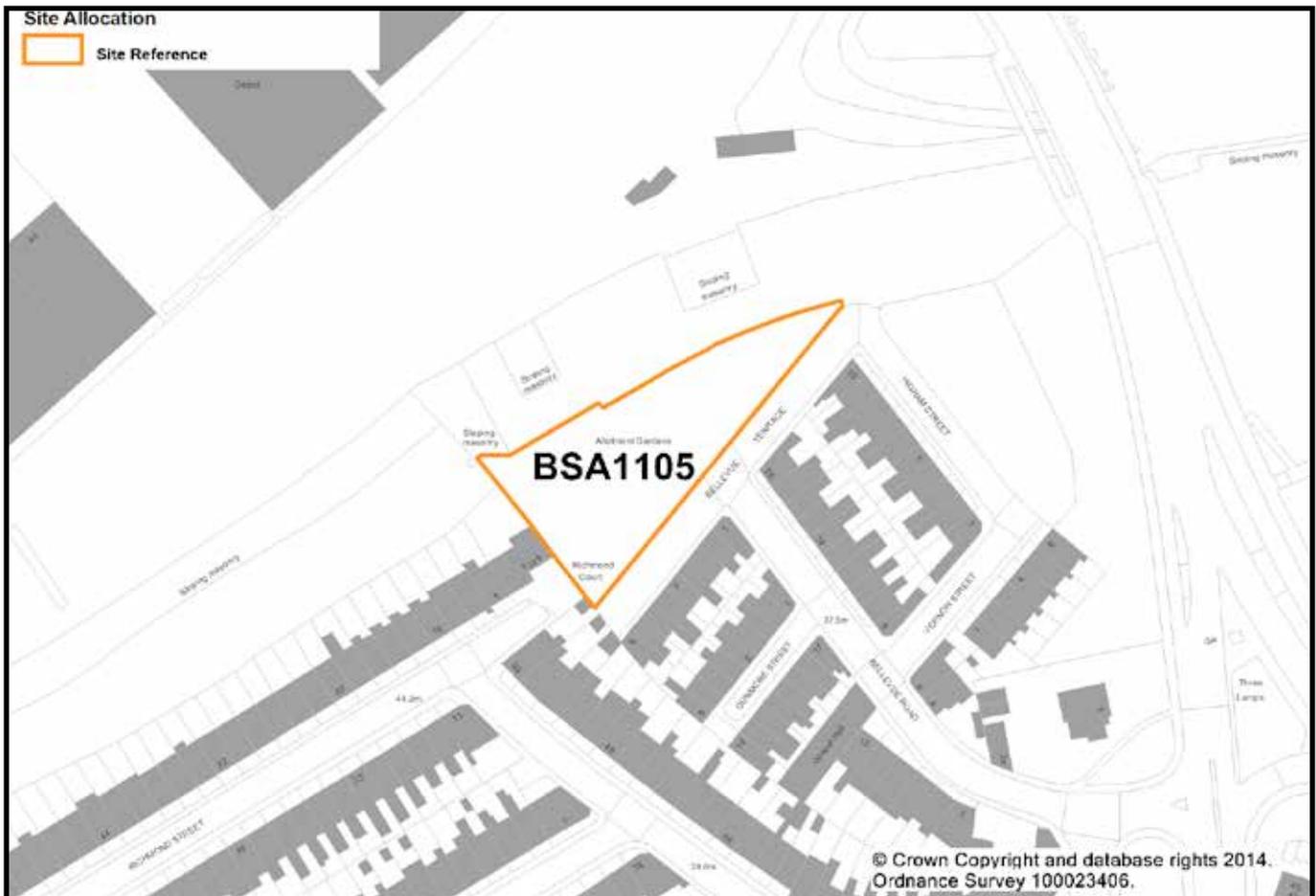
BSA1105

Site address/location:

Former Allotments, Bellevue Terrace,
 Totterdown

Site area: 0.2 hectares

Ward: Windmill Hill



Allocation: Housing

Development considerations

Development should:

- be designed to respect the landscape character of the area, taking account of long distance views and the prominence of the site;
- seek to retain the stone wall along Bellevue Terrace or re-use the stone within the development;
- be informed by the investigation of land stability on the site;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network.

Development considerations *continued...*

The estimated number of homes for this site is 9.

Planning permission for residential development of 9 dwellings has been granted on the site (ref. 11/04970/F).

Explanation

A housing allocation is appropriate as:

- The site is underused therefore its re-use represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- Due to previous contaminating uses on the site, it is considered unsuitable for food growing.
- The site has a largely residential context.
- The site is in a sustainable location approximately 300m from Totterdown Local Centre and its shops, community facilities, employment opportunities and public transport infrastructure.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

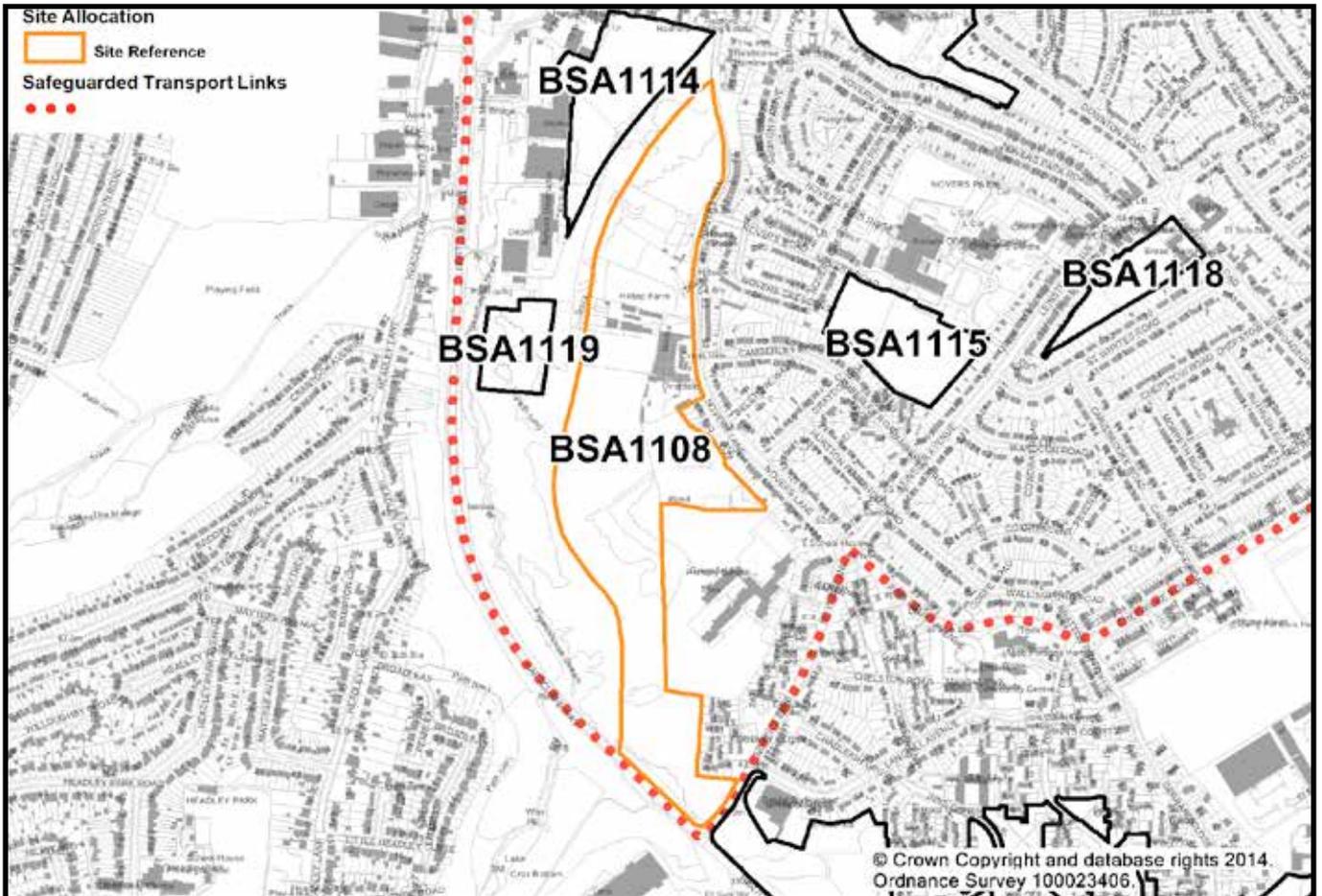
BSA1108

Site address/location:

Land at Novers Hill, east of Hartcliffe Way and west of Novers Lane / Novers Hill

Site area: 10.6 hectares

Ward: Filwood



Allocation: Housing

Development considerations

Development should:

- be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site;
- be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of the 'Lowland Meadow', 'Lowland Calcareous Grassland' and semi-improved neutral grassland. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features;
- integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained, including links to the Northern Slopes and Crox Bottom;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;

Development considerations *continued...*

- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework. The flood risk assessment should also consider the impacts of the development on the wider Malago catchment to ensure that proposed and existing properties are not subject to increased flood risk;
- provide for necessary improvements to the surrounding highway / transport network;
- be designed to take account of nearby industrial uses by addressing any noise, pollution and nuisance issues;
- provide a children's playground on the site;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

The estimated number of homes for this site is 440.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Site reference:

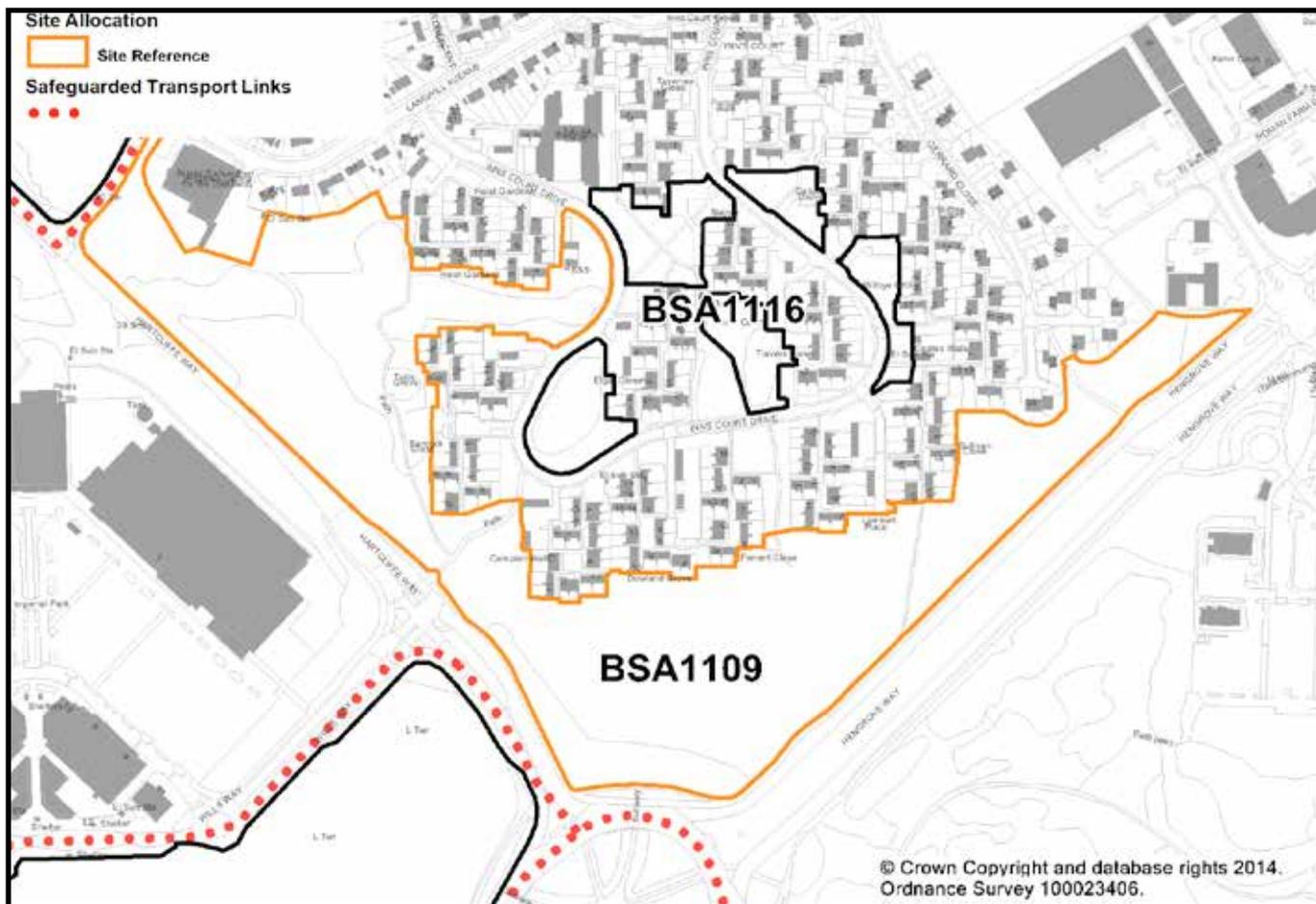
BSA1109

Site address/location:

Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court

Site area: 8.8 hectares

Ward: Filwood



Allocation: Housing

Development considerations

Development should:

- integrate housing with existing and new development at Inn's Court;
- consider the relationship with and links to the development of adjacent site BSA1116;
- retain good vehicular, cycle and pedestrian links to the neighbourhood;
- create a link with Wills Way to allow better pedestrian and cycle movement across, to and from Inn's Court;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- face onto the adjoining open space;

Development considerations *continued...*

- address noise issues from Hartcliffe Way and Hengrove Way;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 430.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Site reference:

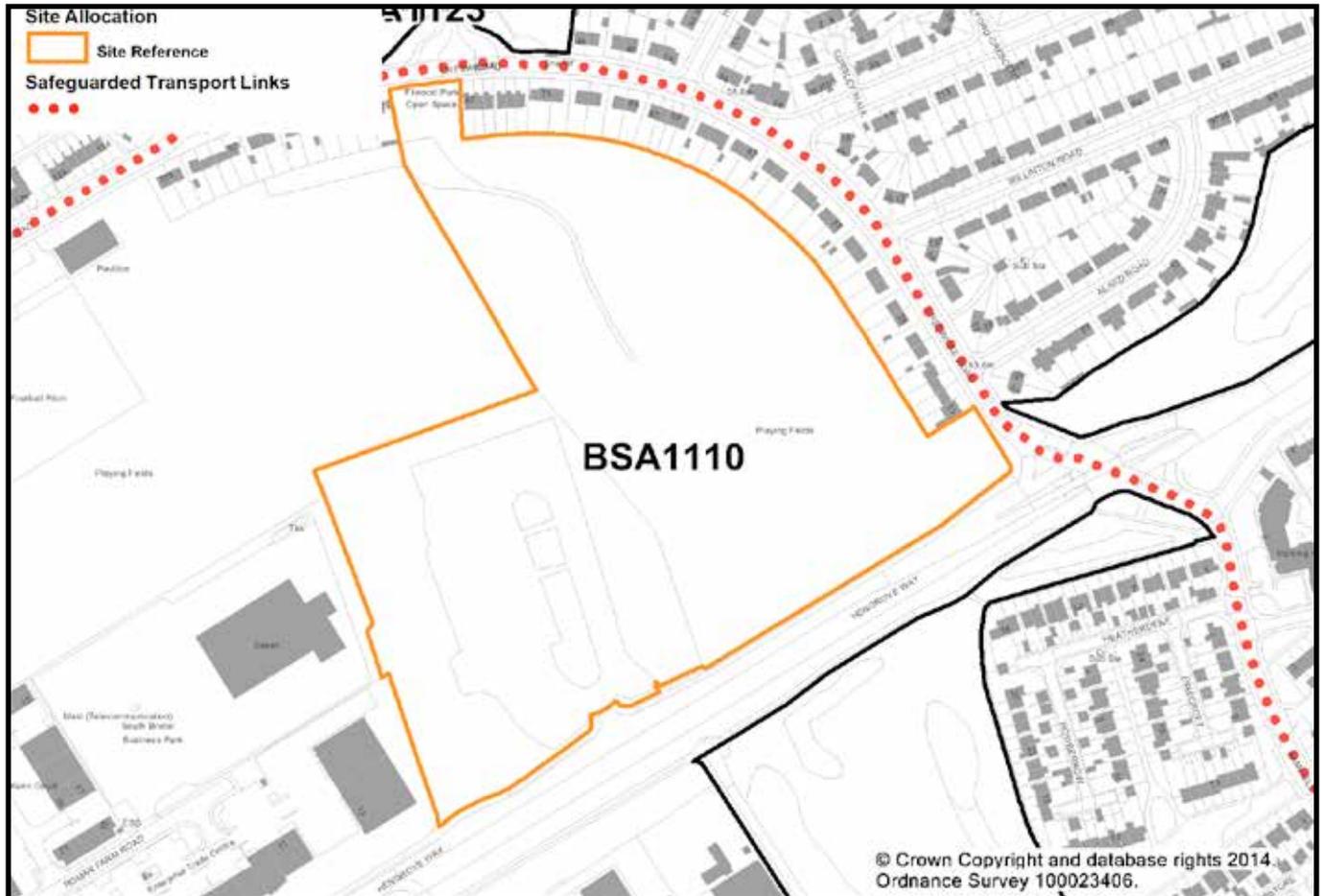
BSA1110

Site address/location:

The Hangar Site and Filwood Park, north of Hengrove Way

Site area: 7.4 hectares

Ward: Filwood



Allocation: Housing, open space and business

Development considerations

Development should:

- be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of open mosaic habitat on previously developed land, which may incorporate the provision of biodiverse green / brown roofs. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- provide a pedestrian / cycling link between Filwood Playing Fields and Hengrove Park;
- provide a pedestrian link between Filwood Playing Fields and the children’s play area;
- create a pedestrian / cycling link with the business park to the west by extending access from Roman Farm Road into the site;

Development considerations *continued...*

- provide pedestrian / cycling routes through the redesigned park to link Filwood Broadway / Creswicke Road to Hengrove Way and a pedestrian crossing linking to Hengrove Park across Hengrove Way;
- be designed to take account of nearby industrial uses by addressing any noise, pollution and nuisance issues;
- face the adjoining open space to provide overlooking and security;
- address noise issues from Hengrove Way;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The site should provide 1.2 ha of land for business use.

The site should provide 2.8 ha of land for a park, to include children's play space.

The estimated business floorspace for this site is 8000m².

The estimated number of homes for this site is 150.

Outline planning permission for residential development of 150 dwellings and business development has been granted on the site (ref. 12/00352/P).

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing, open space and business.

Site reference:

BSA1111

Site address/location:

Marksbury Road College Site

Site area: 2.3 hectares

Ward: Windmill Hill



Allocation: Community use (including school) and housing with business

Development considerations

Development should:

- be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site;
- be designed to safeguard the amenity of neighbouring residential properties;
- improve public access to the adjacent open space;
- be designed to provide natural surveillance over the adjacent open space;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network adjacent to Glyn Vale using sensitive design and on-going site management arrangements;

Development considerations *continued...*

- consider relationship with and links to the development of adjacent site BSA1124;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The site should provide 2,000 to 3,000m² of business and / or community facilities.

The estimated number of homes for this site is 85.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

A community use allocation is appropriate as the site has been identified in the council's draft School Organisation Strategy 2012-2016 for a new two-form entry Primary School. It is also regarded as beneficial to retain existing community uses on the site. Housing and business are also appropriate as a mixed-use approach reflects the regeneration aspirations of Core Strategy Policy BCS1 South Bristol to introduce a new mix of housing type, size and tenure and provide new employment opportunities.

BSA1111

Site reference:

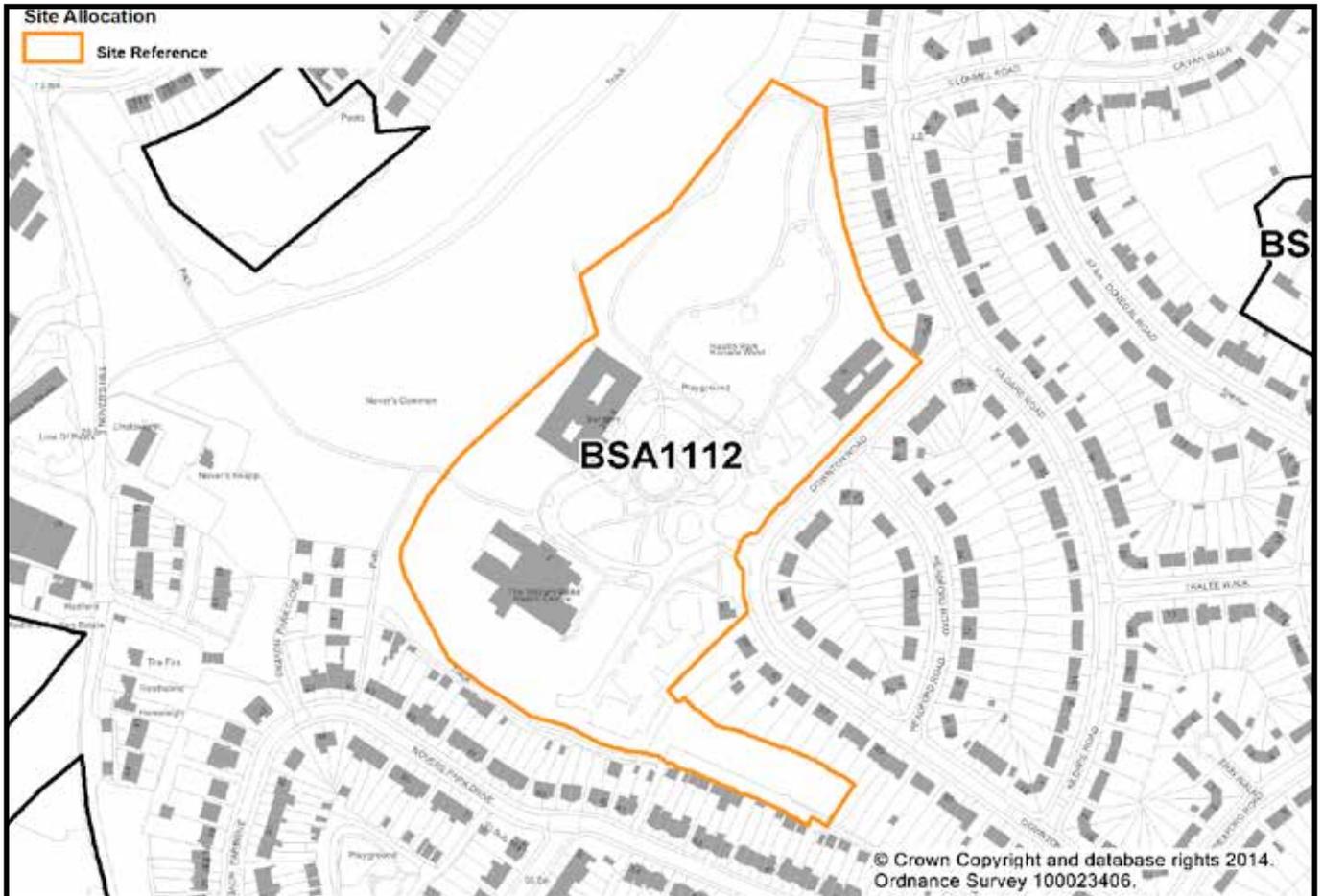
BSA1112

Site address/location:

Knowle West Health Park, Downton Road

Site area: 4.5 hectares

Ward: Filwood



Allocation: Community use, open space, business and housing

Development considerations

Development should:

- include the provision of a formal park;
- be designed so that the housing fronts onto the play areas and open space;
- provide / facilitate cycle and pedestrian routes to link Novers Hill or Lynton Rd to Downton Road;
- take account of the landscape character of the area, having regard to the prominence of the site;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be designed to safeguard the amenity of neighbouring residential properties;

Development considerations *continued...*

- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 50.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for improved community / business uses and residential development. Formal Green Space and Children's Play Space is needed to meet the requirements of the council's Parks and Green Space Strategy.

Site reference:

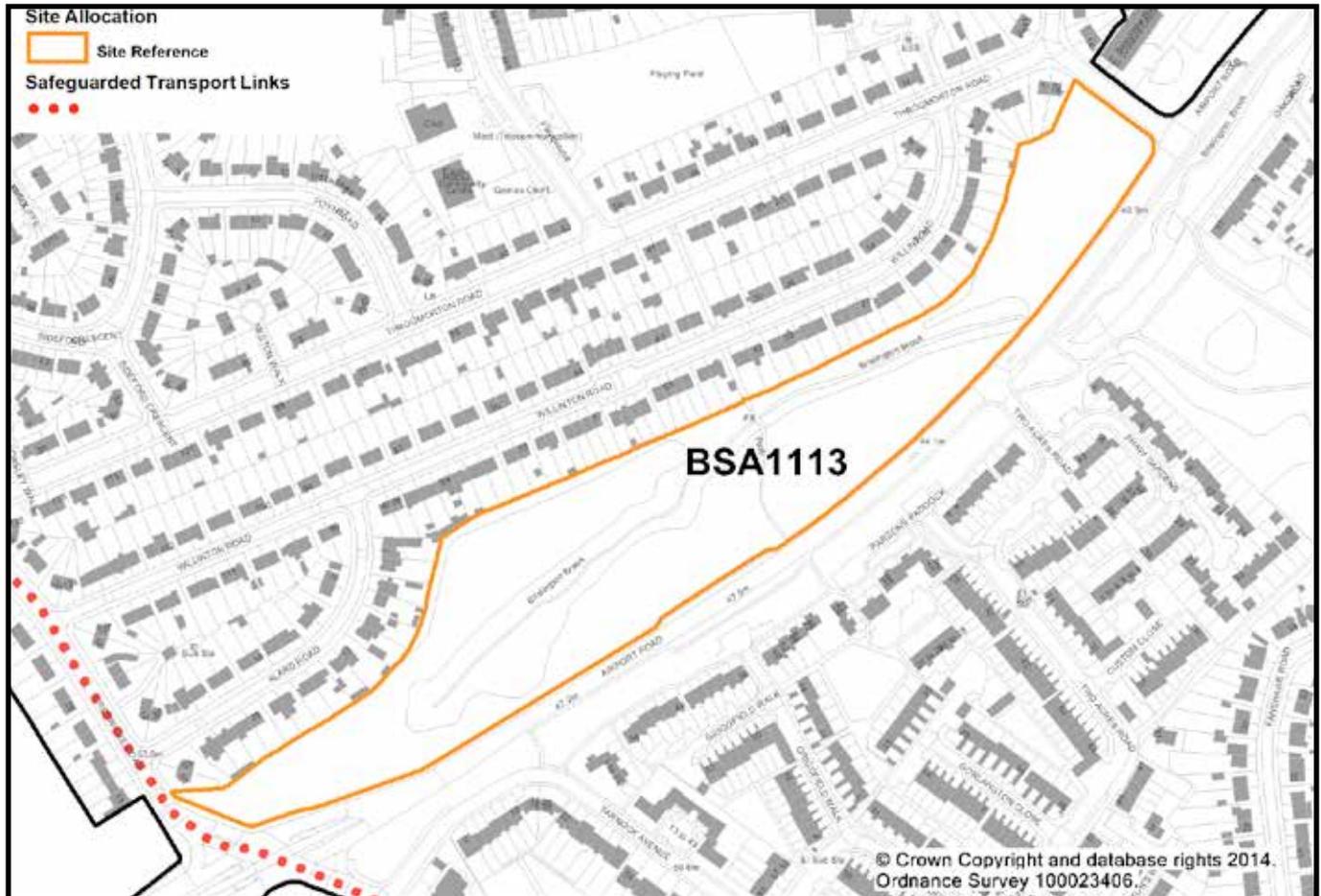
BSA1113

Site address/location:

Land adjoining Airport Road between Creswicke Road and Salcombe Road

Site area: 3.8 hectares

Ward: Filwood



Allocation: Housing

Development considerations

Development should:

- be informed by a site-specific flood risk assessment as the site is subject to flood risk;
- be informed by an ecological survey of the site and make provision for mitigation measures, including an appropriate wildlife corridor / buffer between Brislington Brook and housing;
- maintain or strengthen the integrity and connectivity of the Wildlife Network including the brook;
- address noise issues from Airport Road;
- be designed to safeguard the amenity of neighbouring residential properties;
- take account of the substation on the site;

Development considerations *continued...*

- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

The estimated number of homes for this site is 100.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Site reference:

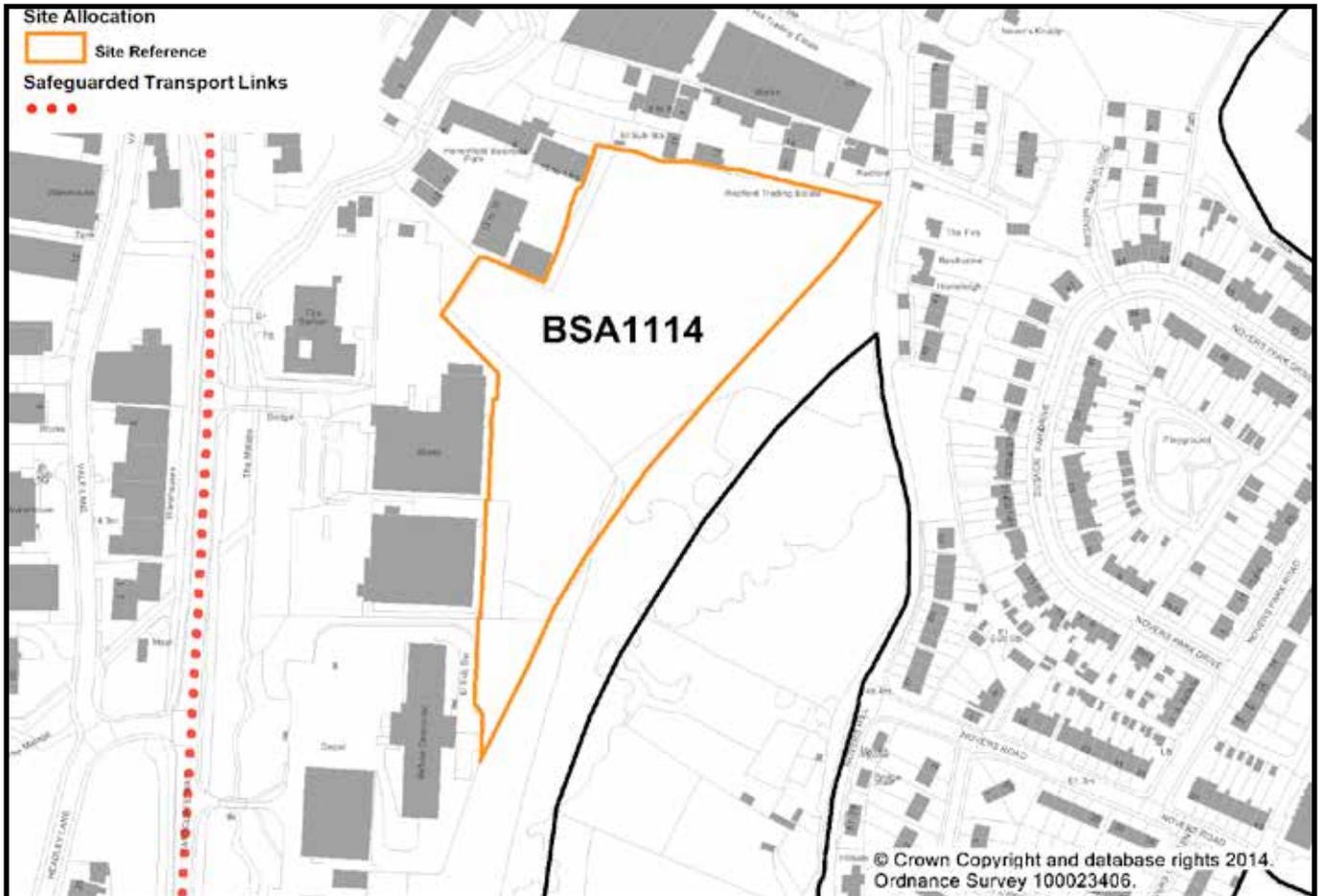
BSA1114

Site address/location:

Land at Novers Hill, adjacent to industrial units

Site area: 2.2 hectares

Ward: Filwood



Allocation: Housing and business

Development considerations

Development should:

- be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site;
- be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of the 'Lowland Meadow' and semi-improved neutral grassland. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features;
- integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained;

Development considerations *continued...*

- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 50.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing and business.

Site reference:

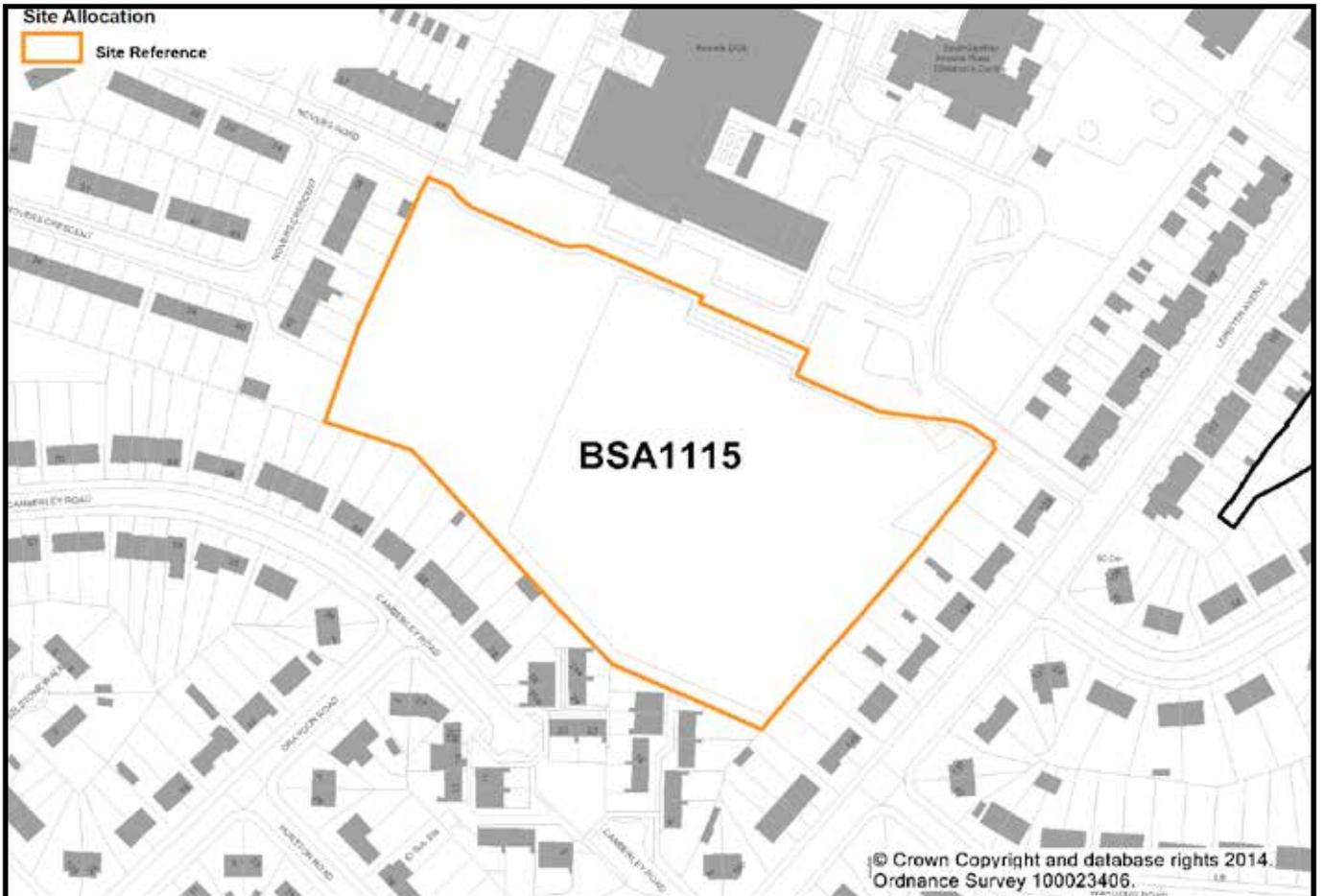
BSA1115

Site address/location:

Former Florence Brown school,
 west of Leinster Avenue

Site area: 1.7 hectares

Ward: Filwood



Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be designed to safeguard the amenity of neighbouring residential properties;
- provide a well-surveilled cycle route and public footpath from Novers Road to Leinster Avenue;
- ensure that, through the design of the access to the site, the safety and security of users of both the school and children’s centre opposite the site are adequately addressed;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

The estimated number of homes for this site is 85.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Site reference:

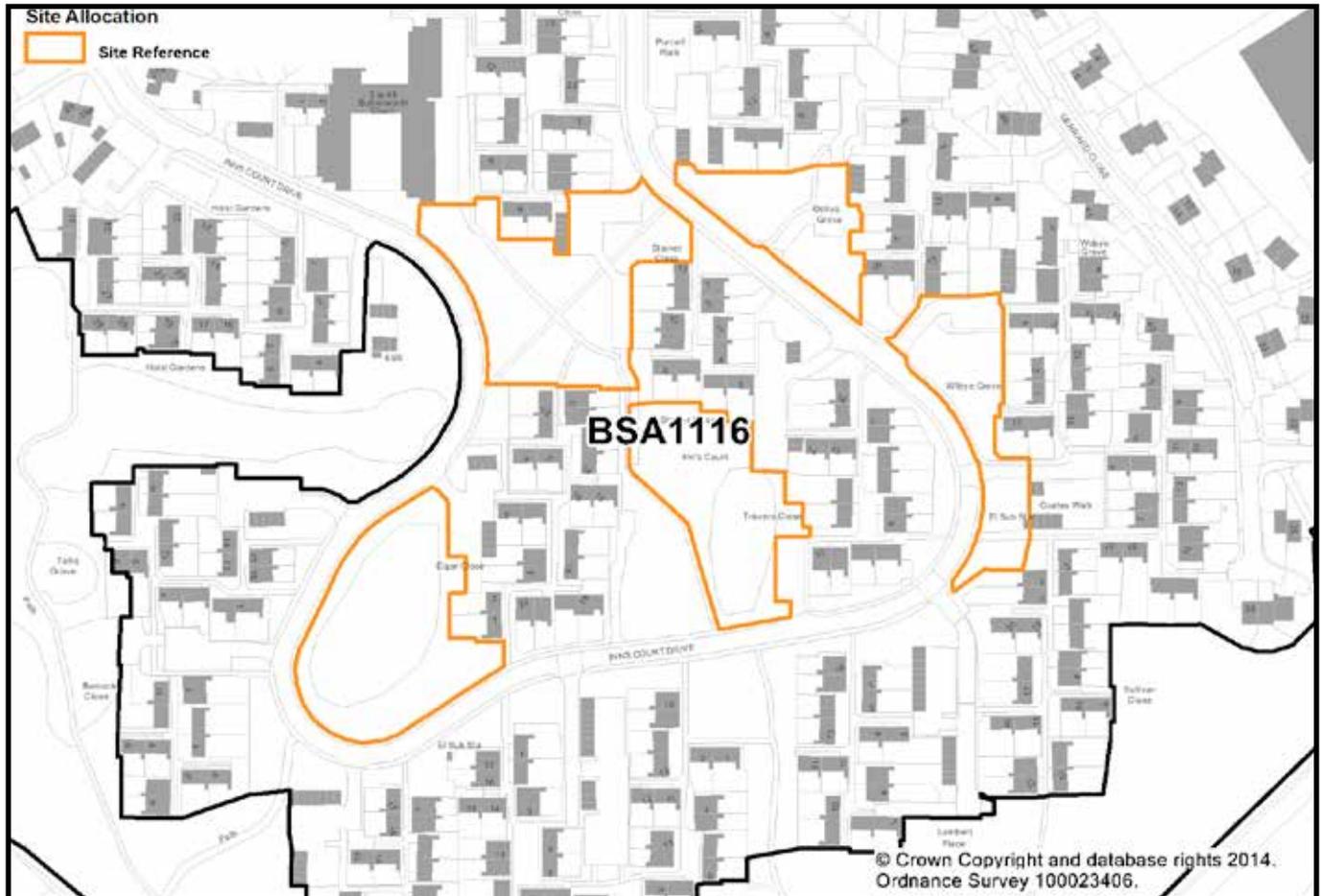
BSA1116

Site address/location:

Open spaces either side of Inns Court Drive, Inn's Court

Site area: 1.5 hectares

Ward: Filwood



Allocation: Housing

Development considerations

Development should:

- include space for a children’s playground and formal green space;
- consider the relationship with and links to the development of adjacent site BSA1109;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be designed to safeguard the amenity of neighbouring residential properties;
- retain good vehicular, cycle and pedestrian links to the neighbourhood;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

The estimated number of homes for this site is 70.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Site reference:

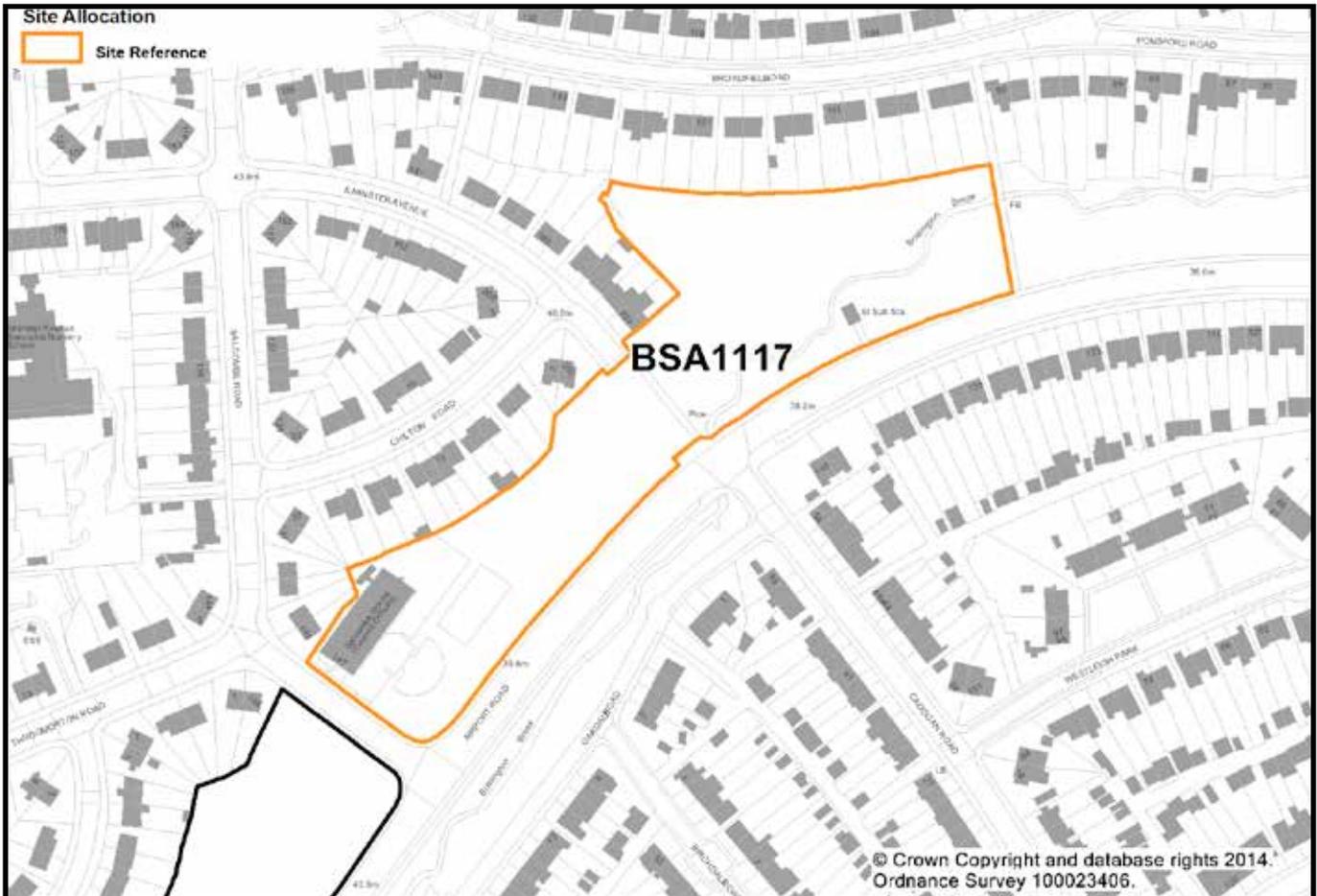
BSA1117

Site address/location:

Land adjoining Airport Road to the east of Salcombe Road

Site area: 1.5 hectares

Ward: Knowle



Allocation: Housing

Development considerations

Development should:

- be informed by a site-specific flood risk assessment as the site is subject to flood risk;
- be informed by an ecological survey of the site and make provision for mitigation measures, including an appropriate wildlife corridor / buffer between Brislington Brook and housing;
- maintain or strengthen the integrity and connectivity of the Wildlife Network including the brook;
- address noise issues from Airport Road;
- be designed to safeguard the amenity of neighbouring residential properties;
- take account of the substation on the site.

Development considerations *continued...*

The estimated number of homes for this site is 50.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Site reference:

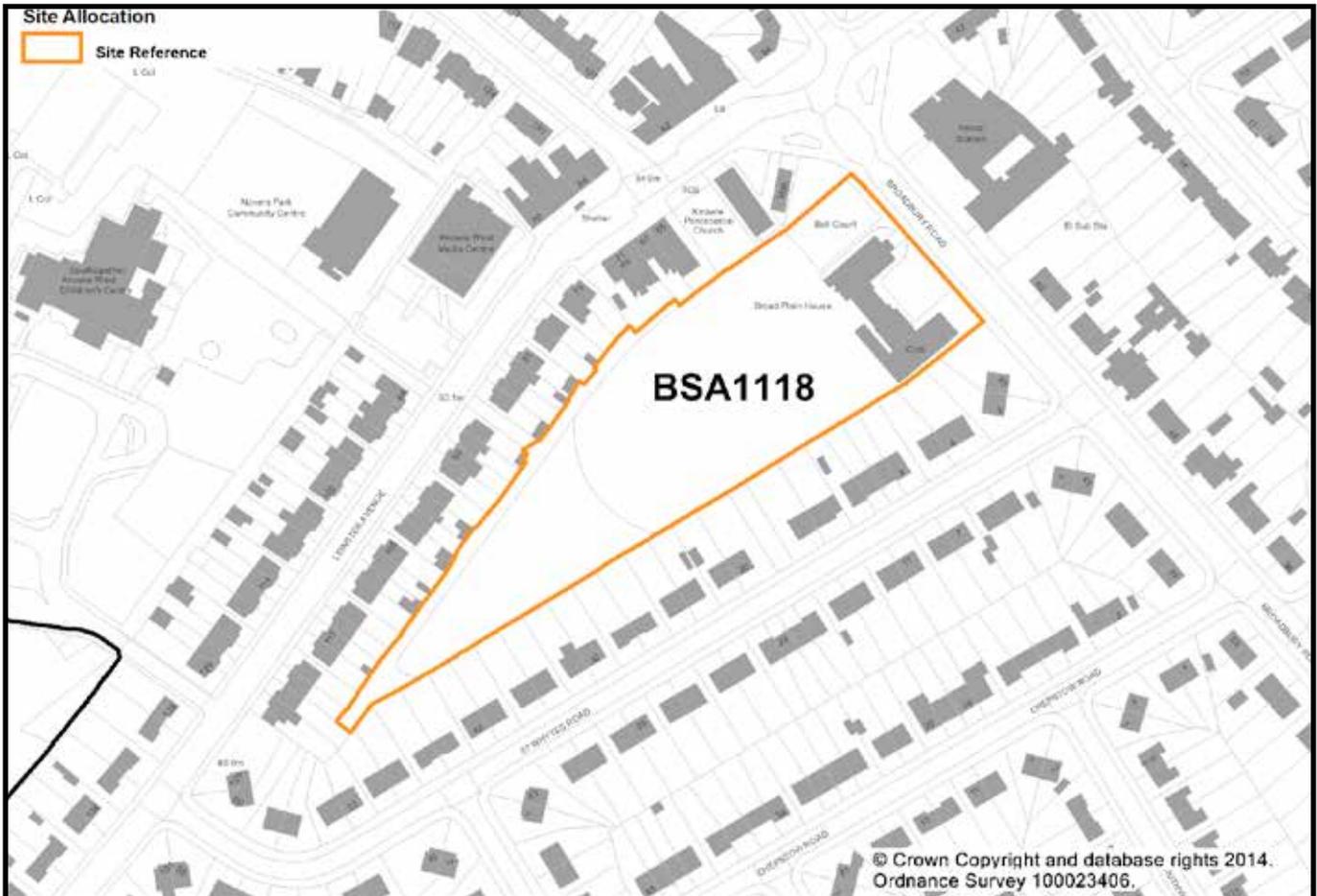
BSA1118

Site address/location:

Broad Plain House and associated land,
Broadbury Road

Site area: 1 hectare

Ward: Filwood



Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be designed to safeguard the amenity of neighbouring residential properties;
- explore opportunities for allotments / food growing;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Development considerations *continued...*

The estimated number of homes for this site is 50.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Site reference:

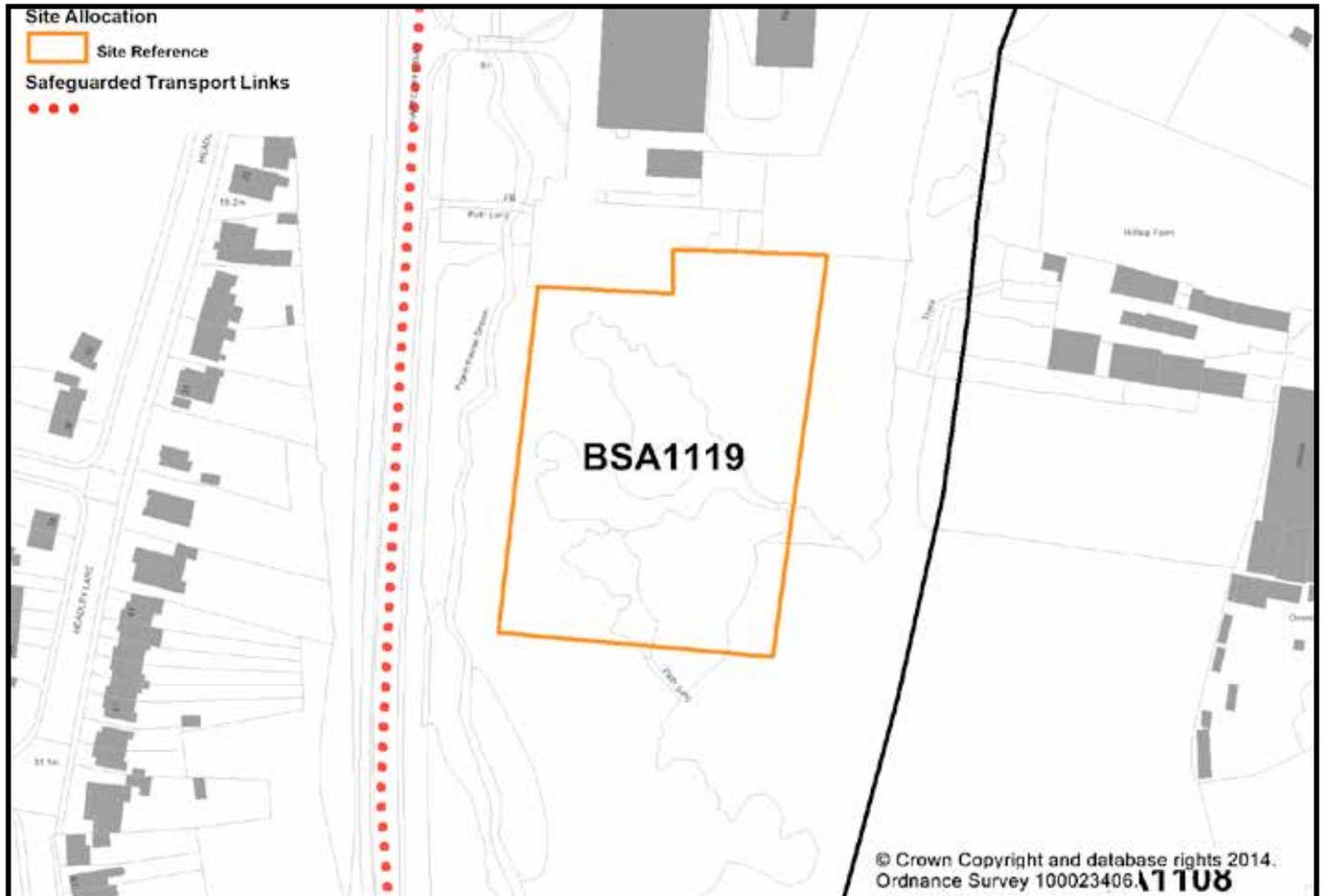
BSA1119

Site address/location:

Land to east of Hartcliffe Way,
south of the Waste Depot

Site area: 0.9 hectares

Ward: Filwood



Allocation: Industry and warehousing

Development considerations

Development should:

- be informed by an ecological survey of the site and make provision for mitigation measures;
- integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained.

The site would also be suitable for a Household Waste Recycling Centre.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for industry and warehousing development.

BSA1119

Site reference:

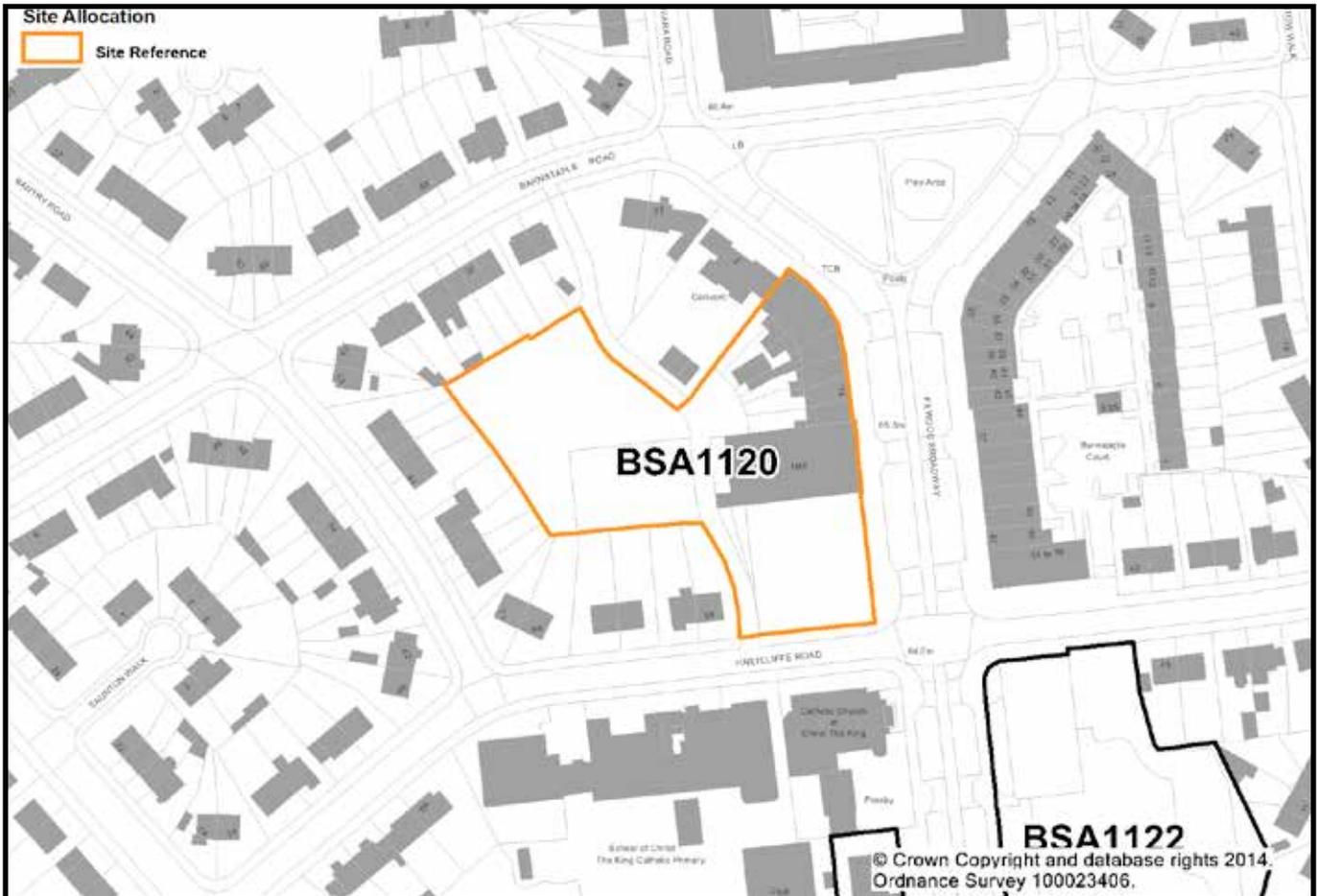
BSA1120

Site address/location:

Land and buildings between
 2 to 20 Filwood Broadway

Site area: 0.6 hectares

Ward: Filwood



Allocation: Retail, business and housing

Development considerations

Development should:

- contribute towards the implementation of public realm improvements along the full length of Filwood Broadway, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;
- be designed so that the buildings fronting Filwood Broadway reflect the existing context of Filwood Broadway, including building line and building heights;
- be designed to safeguard the amenity of neighbouring residential properties;
- provide active ground floor uses where it fronts onto Filwood Broadway;
- ensure the off-street shoppers car park is well connected to Filwood Broadway with strong and safe pedestrian links.

Development considerations *continued...*

The development would be expected to include 1,000m² (net) of convenience retail floorspace.

The estimated number of homes for this site is 20.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for mixed retail, business and housing development that caters for the needs of local people and provides a convenience foodstore.

Site reference:

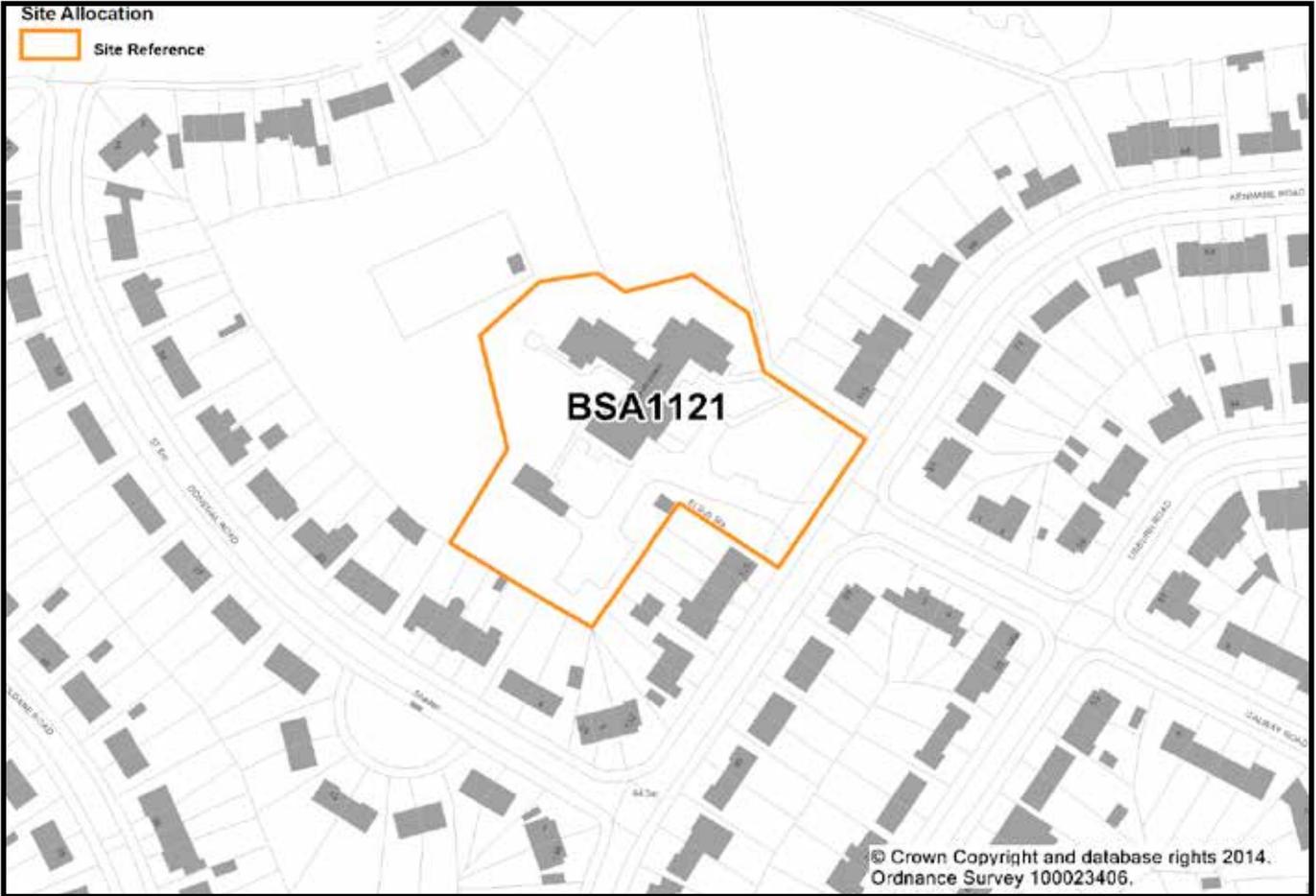
BSA1121

Site address/location:

Cloverdown Residential Care Home,
 Kenmare Road

Site area: 0.6 hectares

Ward: Filwood



Allocation: Housing

Development considerations

Development should:

- provide an enhanced footpath link to the adjacent open space;
- take account of the landscape character of the area, having regard to the prominence of the site;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be designed to retain and integrate the existing northern boundary hedgerow;
- be designed to safeguard the amenity of neighbouring residential properties;
- be designed to provide natural surveillance over the adjacent open space and footpath bounding the site;
- create a suitable frontage to Kenmare Road.

Development considerations *continued...*

The estimated number of homes for this site is 30.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

Site reference:

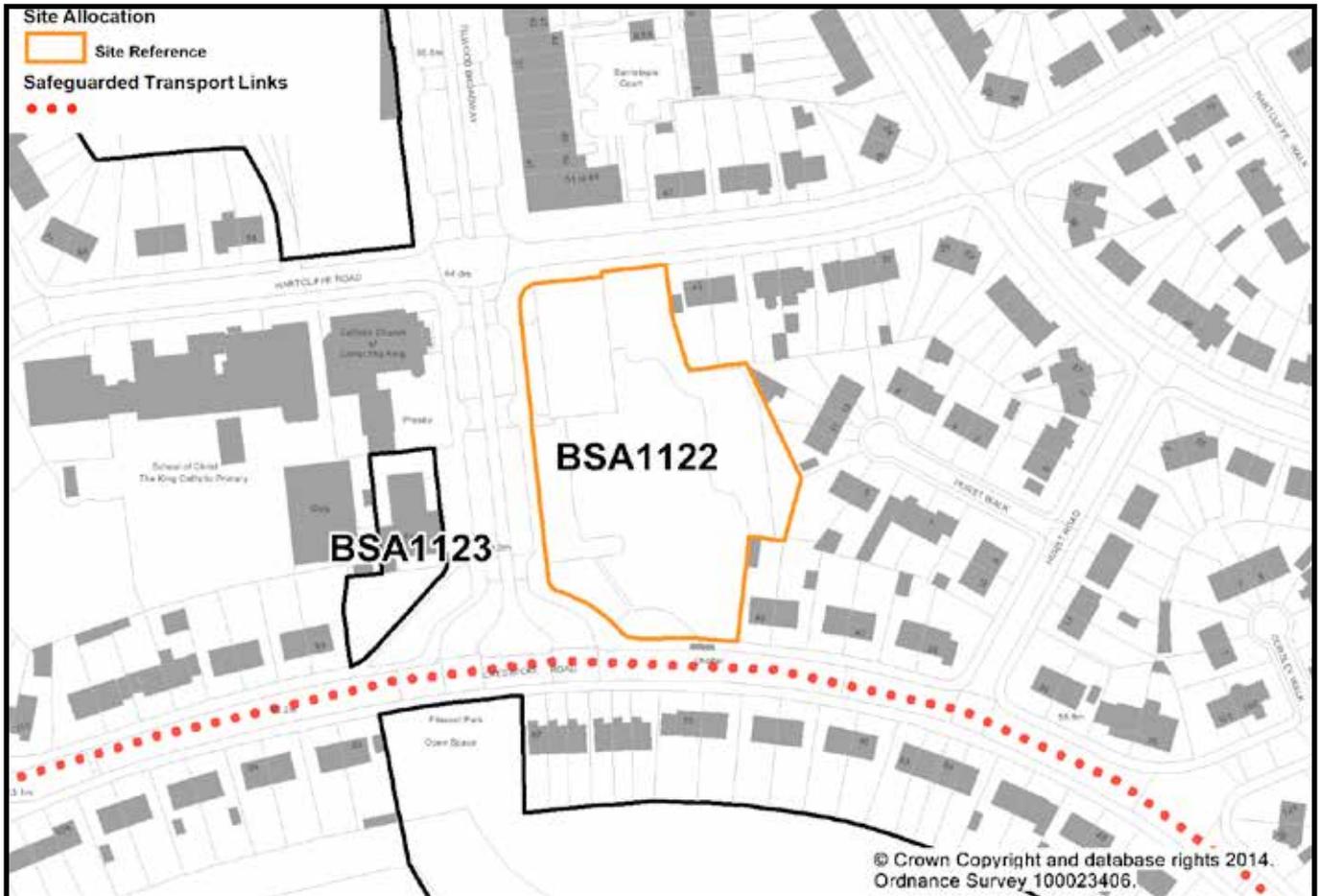
BSA1122

Site address/location:

Sports court and former swimming pool site on the north-east corner of the Filwood Broadway and Creswicke Road junction

Site area: 0.5 hectares

Ward: Filwood



Allocation: Business, retail and housing

Development considerations

Development should:

- contribute towards the implementation of public realm improvements along the full length of Filwood Broadway and at the junctions with Creswicke, Hartcliffe and Barnstaple Roads, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;
- be designed to safeguard the amenity of neighbouring residential properties;
- provide active ground floor uses where it fronts onto Filwood Broadway;
- be designed so that the buildings fronting Filwood Broadway reflect the existing context, including building line and building heights;
- ensure retail use is limited to small scale retail facilities.

Development considerations *continued...*

The estimated number of homes for this site is 35.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for business, retail and housing.

Site reference:

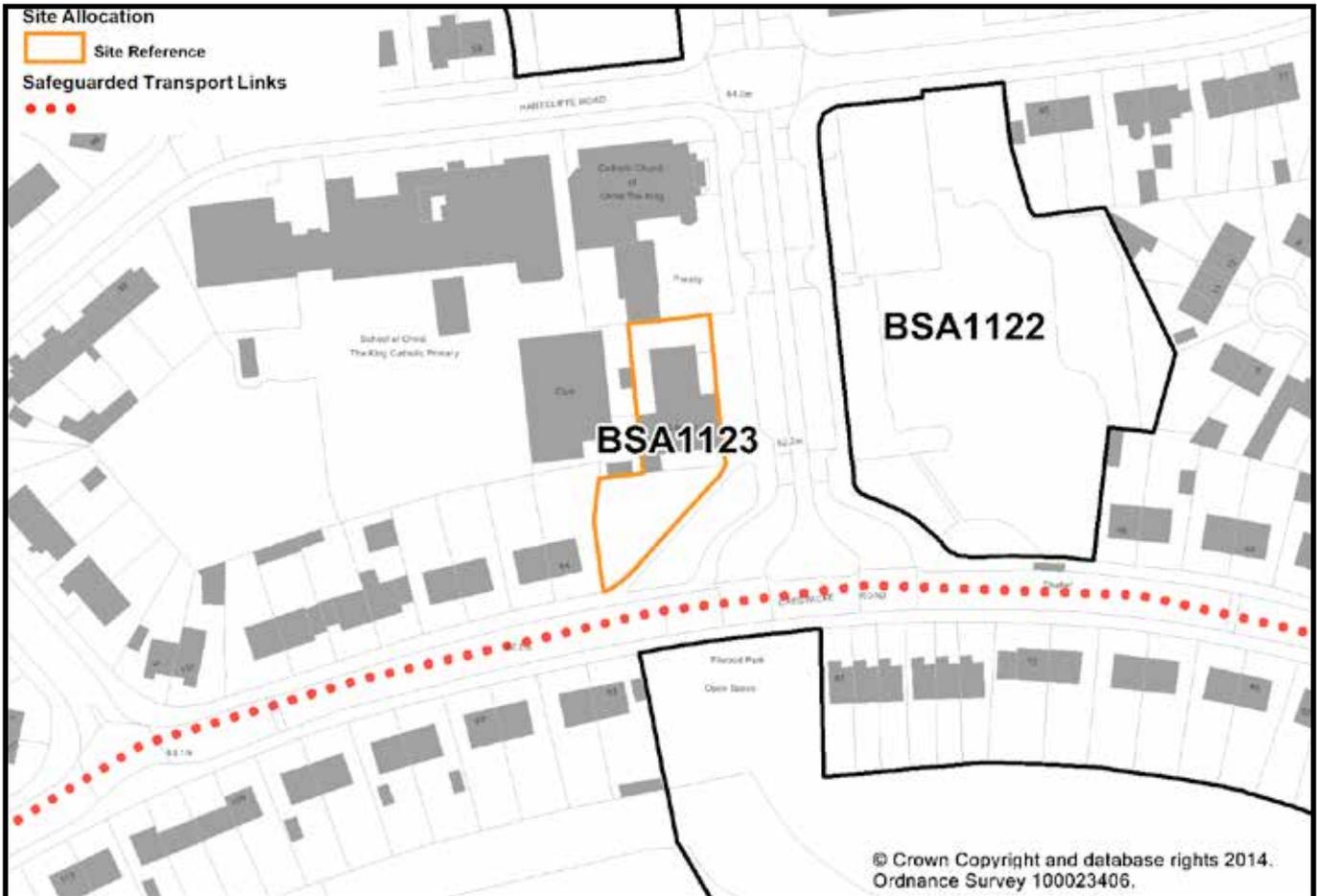
BSA1123

Site address/location:

Filwood Library and adjoining land,
Filwood Broadway

Site area: 0.1 hectares

Ward: Filwood



Allocation: Housing

Development considerations

Development should:

- contribute towards the implementation of public realm improvements along the full length of Filwood Broadway and at the junctions with Creswicke, Hartcliffe and Barnstaple Roads, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;
- provide active frontages onto Filwood Broadway.

The estimated number of homes for this site is 10.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing, subject to the library relocating elsewhere within the Filwood Broadway Centre.

BSA1123

Site reference:

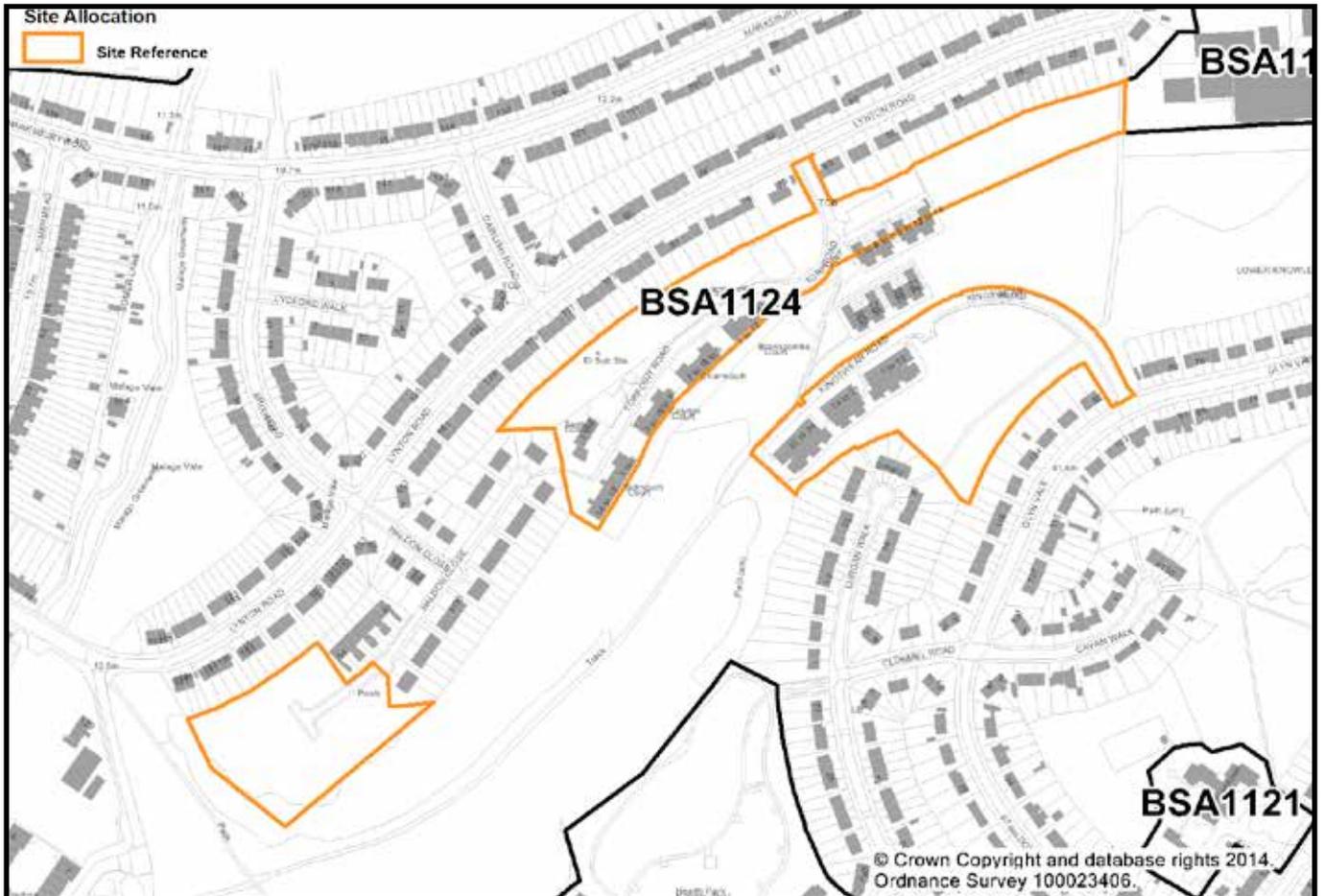
BSA1124

Site address/location:

Kingswear Road, Torpoint Road and Haldon Close

Site area: 3.7 hectares

Ward: Windmill Hill



Allocation: Housing

Development considerations

Development should:

- be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site;
- be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of neutral grassland and scrub habitats. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features;
- maintain or strengthen the integrity and connectivity of the Wildlife Network adjacent to Glyn Vale using sensitive design and on-going site management arrangements;

Development considerations *continued...*

- provide for improvements to the adjacent areas of open space, including:
 - enhancing existing informal recreational use;
 - providing a continuous and linked green corridor along the east-west axis of the site;
 - providing 3,250m² of allotments on or nearby the site; and
 - providing a network of paths which will be sensitively integrated and located, taking into account ecology and topography, and utilising existing routes where possible;
- consider the relationship with and links to the development of adjacent site BSA1111;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 250.

NB 70 homes on Torpoint and Kingswear Roads were demolished between April 2010 and March 2012. As of November 2012 61 homes remained on this site.

The site falls within a location being considered as a neighbourhood planning area. A neighbourhood development plan for the area may be brought forward by a designated neighbourhood planning forum in due course.

Explanation

The Knowle West Regeneration Framework process identified this site as suitable for housing.

BSA1124

Brislington

This section sets out site allocations in the
Brislington Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

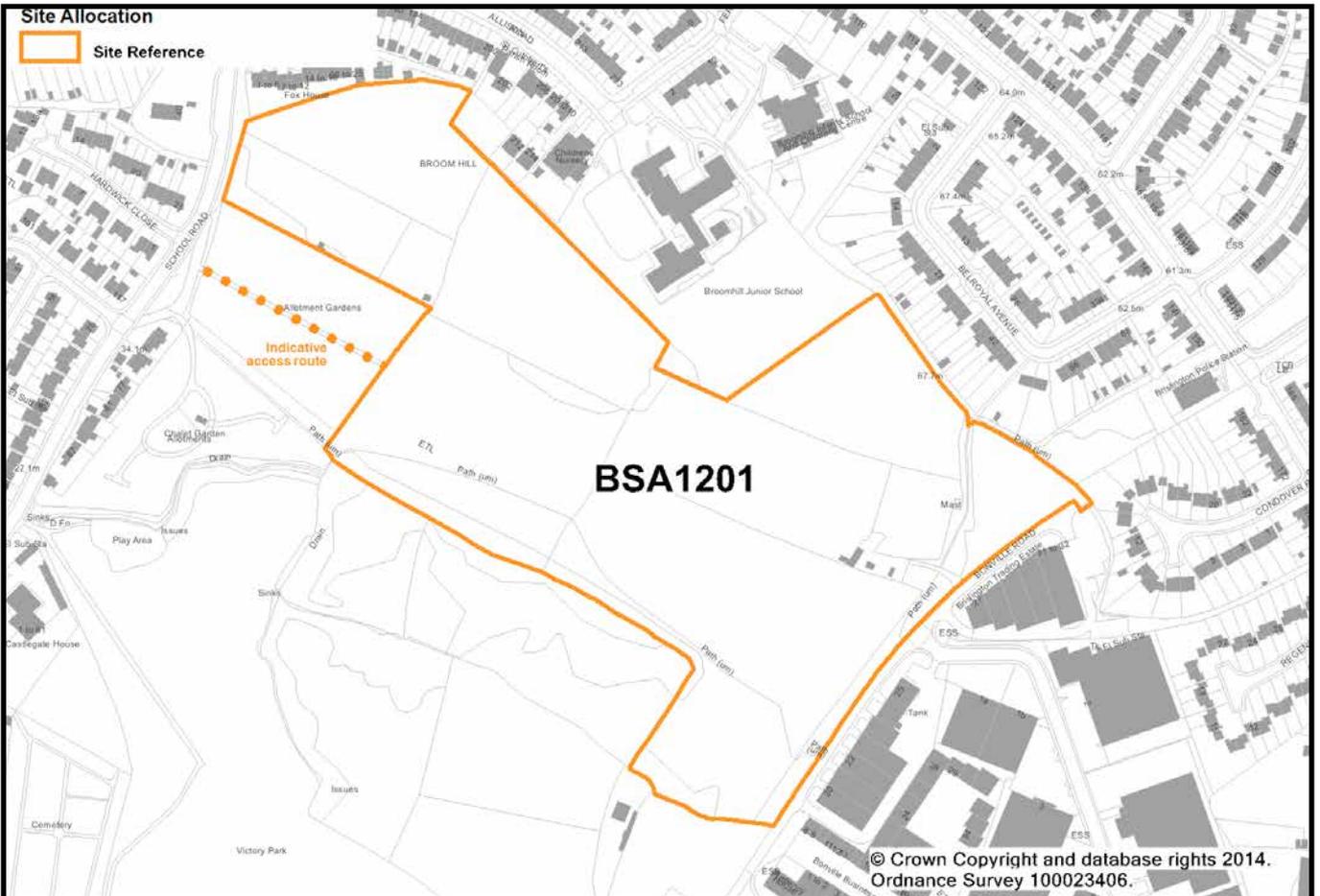
BSA1201

Site address/location:

Land at Broom Hill, Brislington

Site area: 9.1 hectares

Ward: Brislington East



Allocation: Housing

Development considerations

Development should:

- be led by a comprehensive masterplan of the whole site, guided by community involvement;
- provide suitable access, which may include access off School Road through the existing allotments and ensure that any allotments affected are reprovided on the site or on nearby land;
- be informed by an ecological survey of the site and make provision for mitigation and compensation measures, including enhancement to the grazing land adjacent to Victory Park and compensation for the loss of semi-improved neutral grassland and damp grassland (the site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features);
- retain or incorporate important trees and hedgerows within the development which will be identified by a tree survey;

Development considerations *continued...*

- provide a green infrastructure link with Eastwood Farm Open Space to the north-east;
- take account of the overhead power lines;
- retain and where appropriate improve the public rights of way on the site and provide pedestrian / cycle links with Brislington Trading Estate;
- seek to provide pedestrian / cycle links with Eastwood Farm Open Space to the north-east via the site of Sinnott House Police Station;
- ensure that any scheme provides for any necessary improvements to the surrounding highway / transport network;
- address any potential noise, pollution and nuisance issues from nearby industrial uses through the design and layout of new development and incorporation of measures to prevent any noise or other pollution affecting new development;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework. The flood risk assessment should consider the impacts on the wider Brislington catchment, and lead to a reduction of the flood risk to existing properties and, where necessary, improvements to existing drainage infrastructure;
- incorporate appropriate Sustainable Drainage Systems to minimise surface water runoff and the risk of flooding;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

The estimated number of homes for this site is 300.

Explanation

A housing allocation is appropriate as:

- The site is in a sustainable location close to the supermarket and shops of Broomhill Road / Fermain Avenue Local Centre, shops on the Brislington Retail Park, community facilities, employment areas and public transport infrastructure, with a residential context to the north and west.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

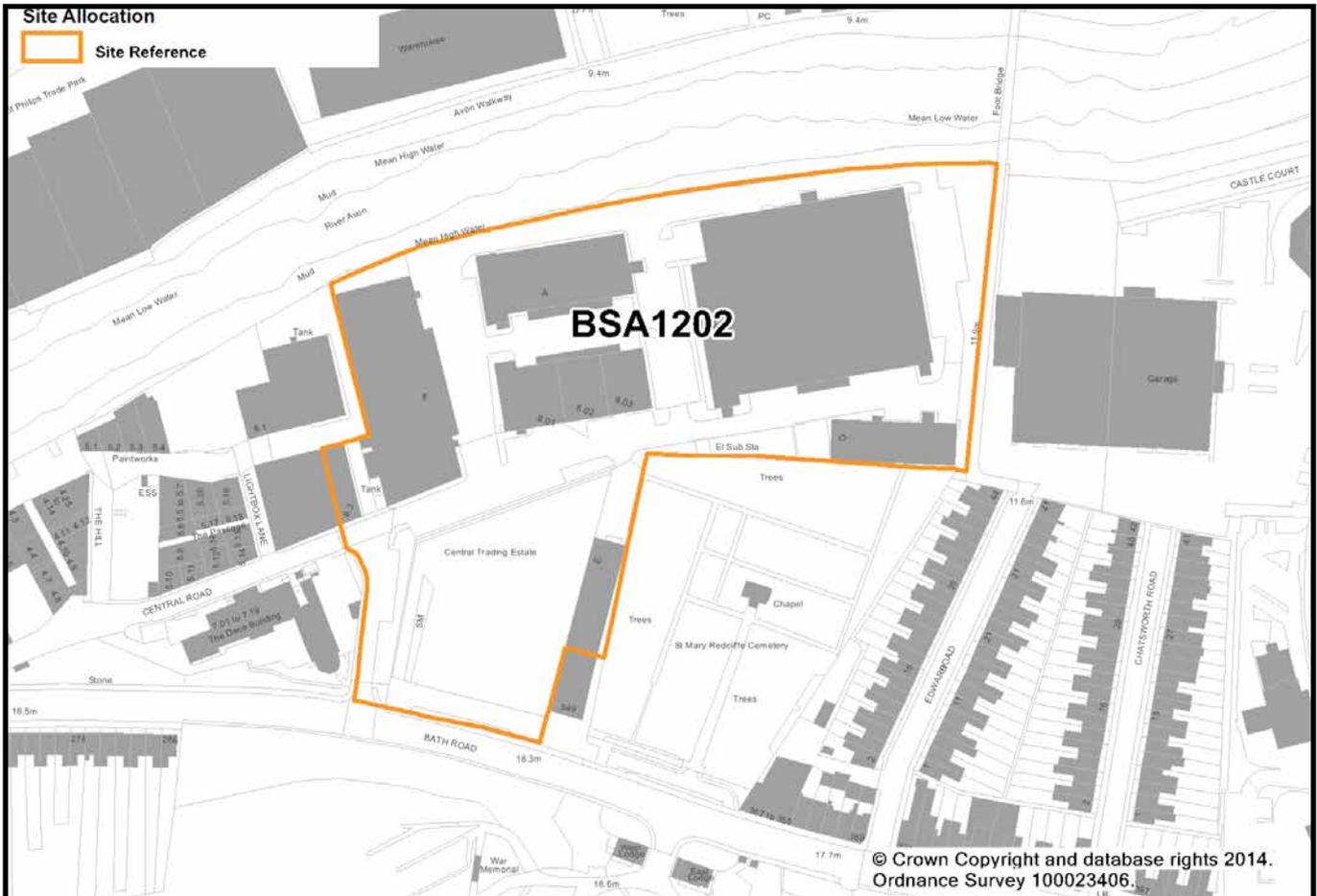
BSA1202

Site address/location:

Paintworks Phase 3 and adjacent land,
Arno's Vale

Site area: 3 hectares

Ward: Brislington West



Allocation: Temple Quarter Enterprise Zone Opportunity Site

Development considerations

This site is within the Temple Quarter Enterprise Zone. It is accessible, being close to the City Centre and Temple Meads and has a surrounding mixed-use context. It is therefore considered suitable for development.

Development proposals should have regard to the Enterprise Zone's Spatial Framework.

A suggested approach for this site is mixed-use development incorporating housing and business uses.

The following development considerations are matters which such an approach should consider:

Development should:

- be informed by a site-specific flood risk assessment as the site is subject to flood risk;

Development considerations *continued...*

- address noise and pollution issues from nearby industrial uses and Bath Road;
- protect and, if possible, enhance the adjacent River Avon and its corridor;
- be designed to provide natural surveillance over the footpath to the east;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

The estimated number of homes for this site is 221.

Planning permission for residential development of up to 11 live/work and 210 residential units as well as business and retail development has been granted on the site, subject to the signing of a Section 106 Planning Agreement (ref. 09/04693/P).

Explanation

This site is within the Temple Quarter Enterprise Zone and is in a sustainable, accessible location. Therefore it is considered suitable for development.

Site reference:

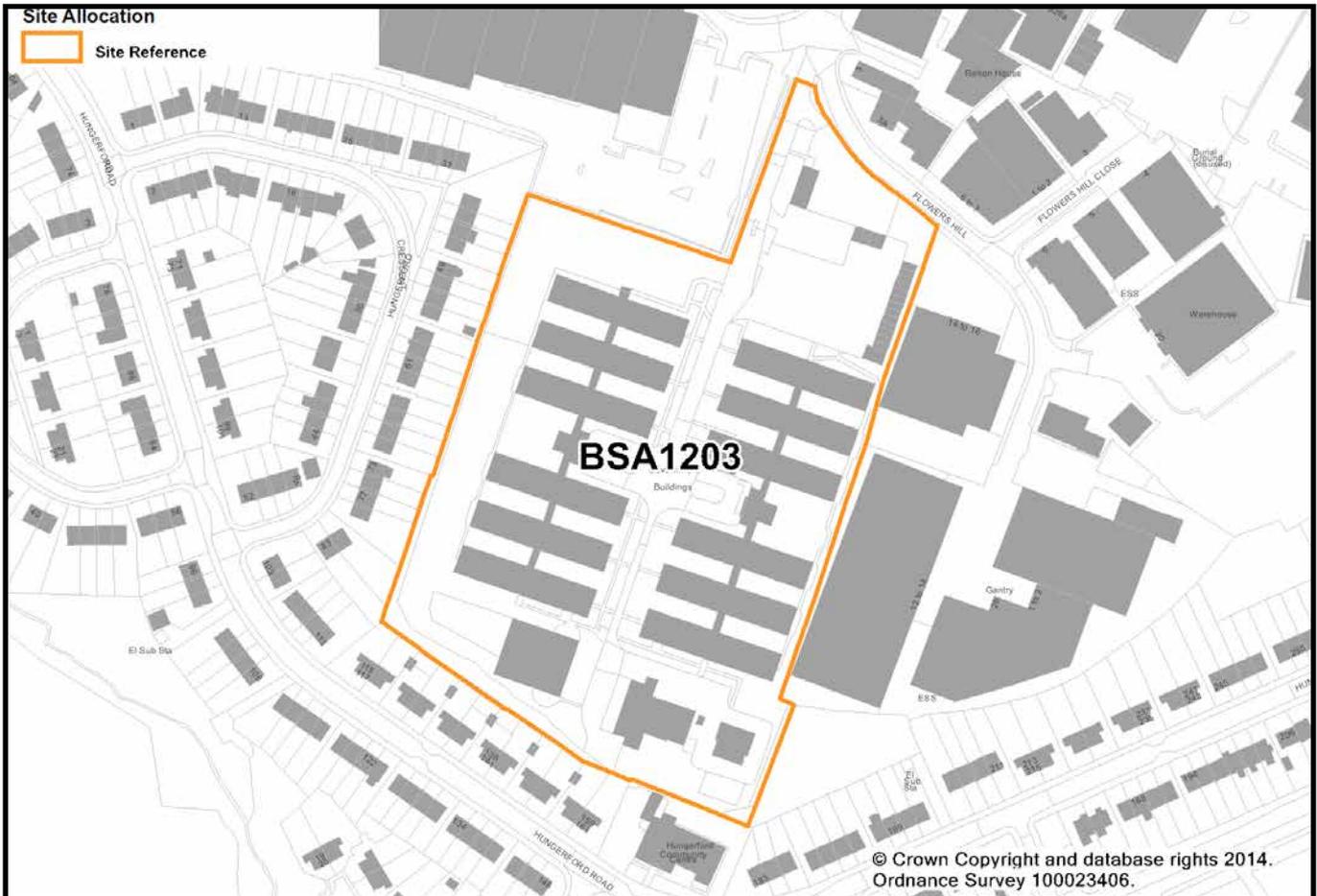
BSA1203

Site address/location:

Government Offices, Flowers Hill, Brislington

Site area: 3.4 hectares

Ward: Brislington West



Allocation: Housing and business

Development considerations

Development should:

- address noise and pollution issues from nearby industrial uses through the design and layout of new development and incorporation of measures to prevent noise pollution affecting new development;
- safeguard the Regional War Room, a heritage asset;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;

Development considerations *continued...*

- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 100.

Explanation

A housing and business allocation is appropriate as:

- The site has a residential context to the south and west.
- It is in a sustainable location close to employment opportunities on Brislington Trading Estate, shops south of Bath Road, bus routes along Hungerford Road and the A4 (Bath Road) Park and Ride providing direct bus links to the city centre.
- It would be beneficial to retain job opportunities in the area in line with the regeneration aspirations of Core Strategy Policy BCS1 South Bristol.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

BSA1203

Site reference:

BSA1205

Site address/location:

Wicklea and adjacent land,
St Anne’s / Broom Hill, nr Brislington

Site area: 1.7 hectares

Ward: Brislington East



Allocation: Community use (school)

Development considerations

Development should:

- be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of broadleaved woodland habitat. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features;
- explore the potential to enhance links to St Anne’s Valley to the south;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

Explanation

A community use (school) allocation is appropriate as:

- The site has been identified by the council as having potential to meet education need in the local community.
- The site is close to bus stops on Wick Road and therefore enables a choice of travel options in accordance with Core Strategy Policy BCS12 Community Facilities.

BSA1205

Site reference:

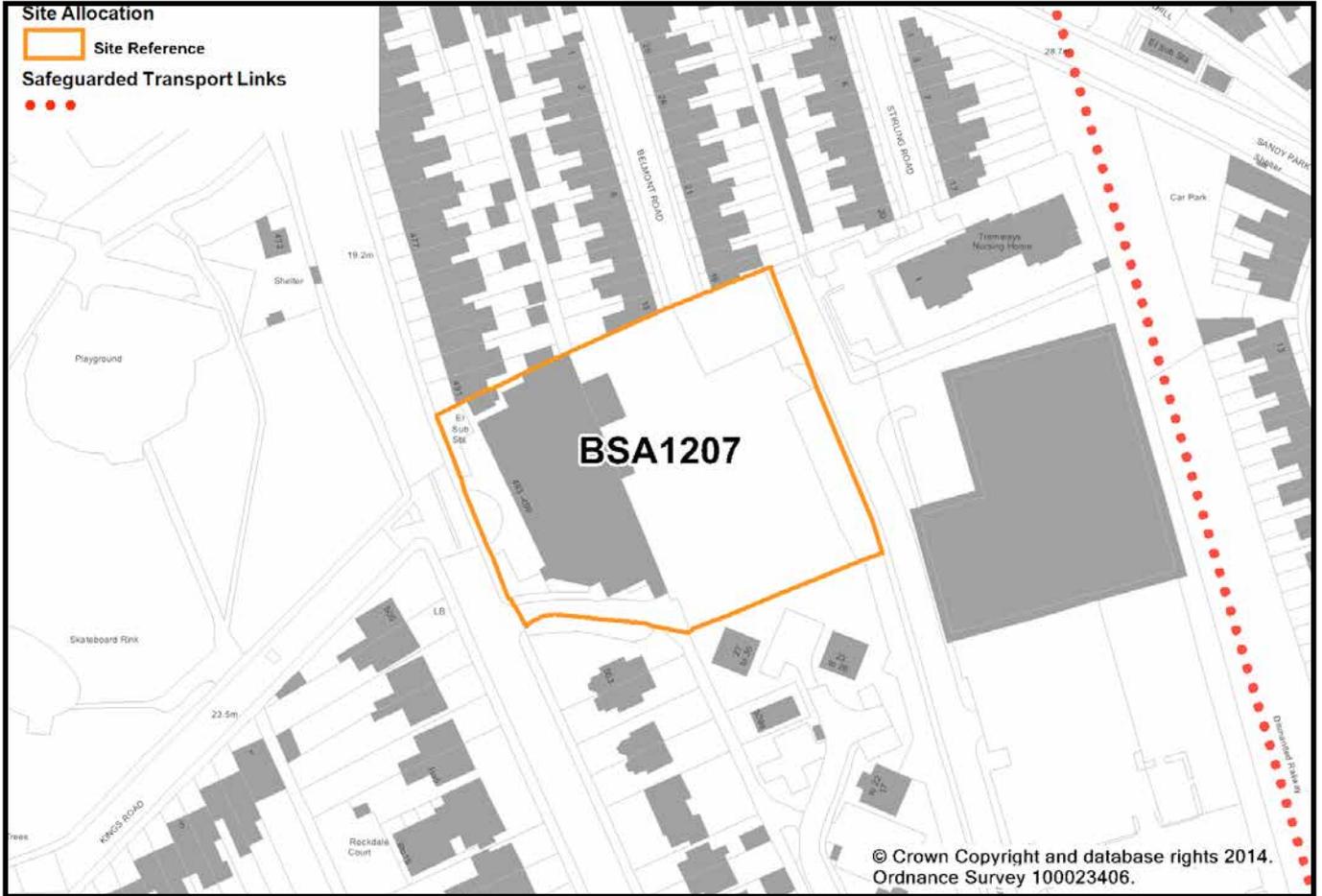
BSA1207

Site address/location:

493-499 Bath Road, Kensington Park,
nr Arno's Vale

Site area: 0.7 hectares

Ward: Brislington West



Allocation: Housing

Development considerations

Development should:

- address noise and pollution issues from Bath Road.

The estimated number of homes for this site is 85.

Explanation

A housing allocation is appropriate as:

- The site has a largely residential context and is currently underused, therefore the allocation represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- It is in a sustainable location approximately 300m from the shops and services of Sandy Park Road Local Centre and close to the supermarket at Castle Court and bus routes along Bath Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

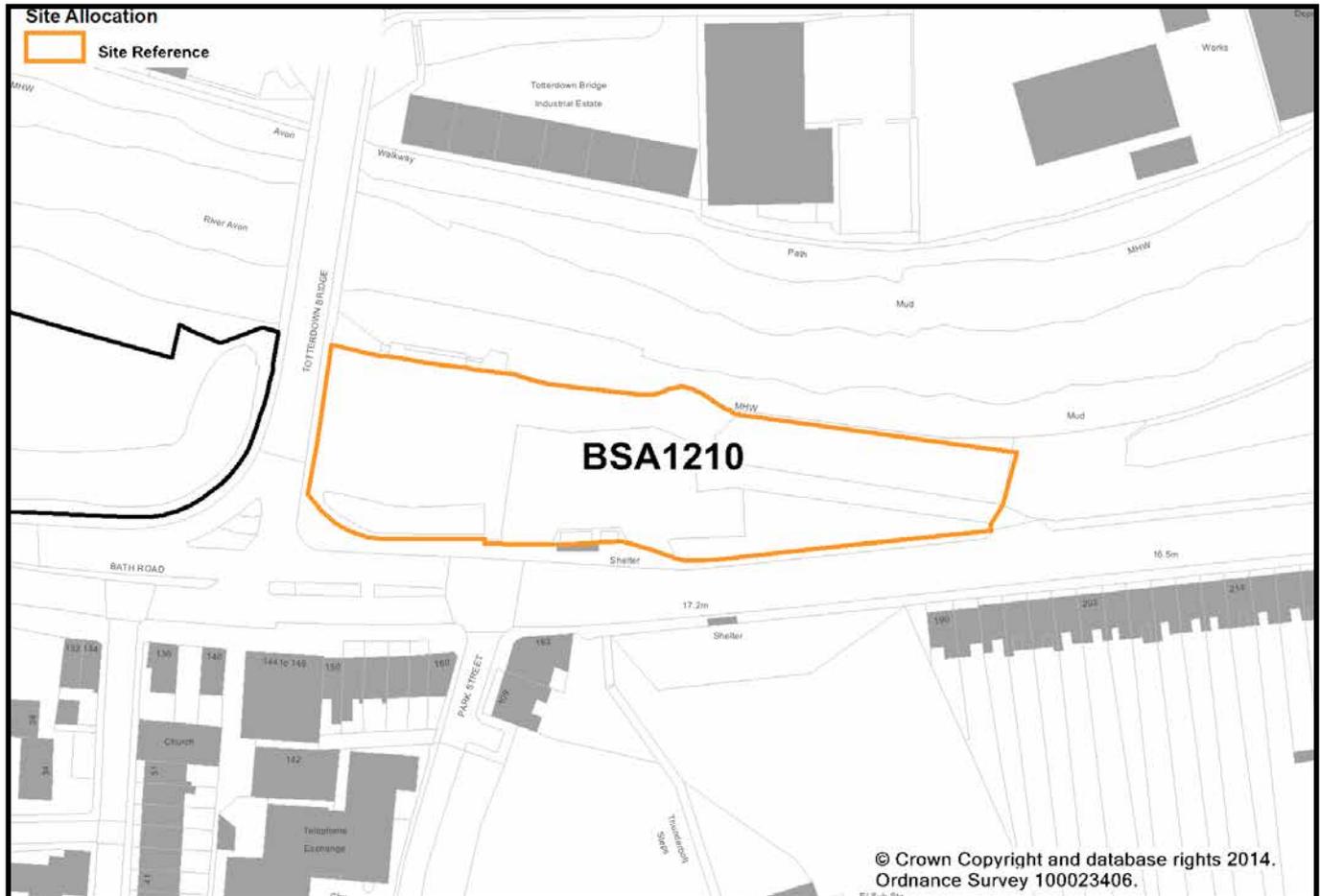
BSA1210

Site address/location:

Former Petrol Filling Station, Bath Road,
Arnos Vale / Totterdown

Site area: 0.5 hectares

Ward: Brislington West



Allocation: Temple Quarter Enterprise Zone Opportunity Site

Development considerations

This site is within the Temple Quarter Enterprise Zone. The site is accessible, being close to the City Centre and Temple Meads. It is therefore considered suitable for development.

Development proposals should have regard to the Enterprise Zone’s Spatial Framework.

A suggested approach for this site is mixed-use development incorporating housing and business uses.

The following development considerations are matters which such an approach should consider:

Development should:

- be informed by a site-specific flood risk assessment as the site is subject to flood risk;
- address noise and pollution issues from nearby industrial and waste uses and Bath Road;

Development considerations *continued...*

- seek to retain a green infrastructure link from east to west adjacent to the river;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- protect and, if possible, enhance the adjacent River Avon and its corridor;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 40.

Explanation

This site is within the Temple Quarter Enterprise Zone and is in a sustainable, accessible location. Therefore it is considered suitable for development.

Site reference:

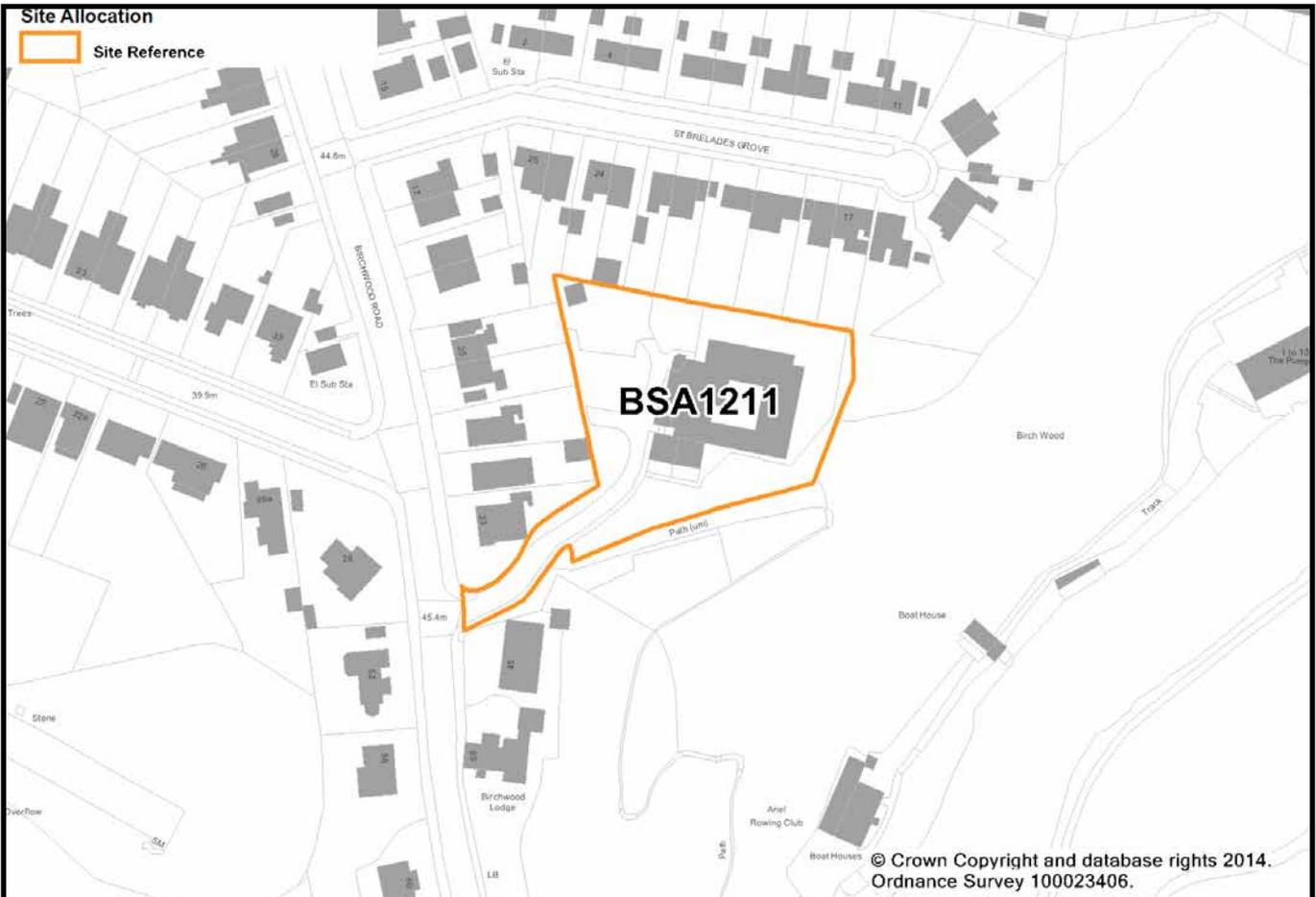
BSA1211

Site address/location:

Birchwood Elderly Persons' Home,
Birchwood Road, St Anne's Park

Site area: 0.4 hectares

Ward: Brislington West



Allocation: Housing

Development considerations

Development should:

- be designed to respect the landscape character of the area, taking account of long distance views of the site;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures which may include a buffer to the adjacent Site of Nature Conservation Interest;
- take account of the adjacent Avon Valley Conservation Area;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 15.

Explanation

A housing allocation is appropriate as:

- The site is no longer required to provide care for elderly people.
- It has a residential context.
- It is in a sustainable location approximately 200m from the shops and services at the junction of Birchwood / Guildford Road; the site is also close to bus stops along Birchwood Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

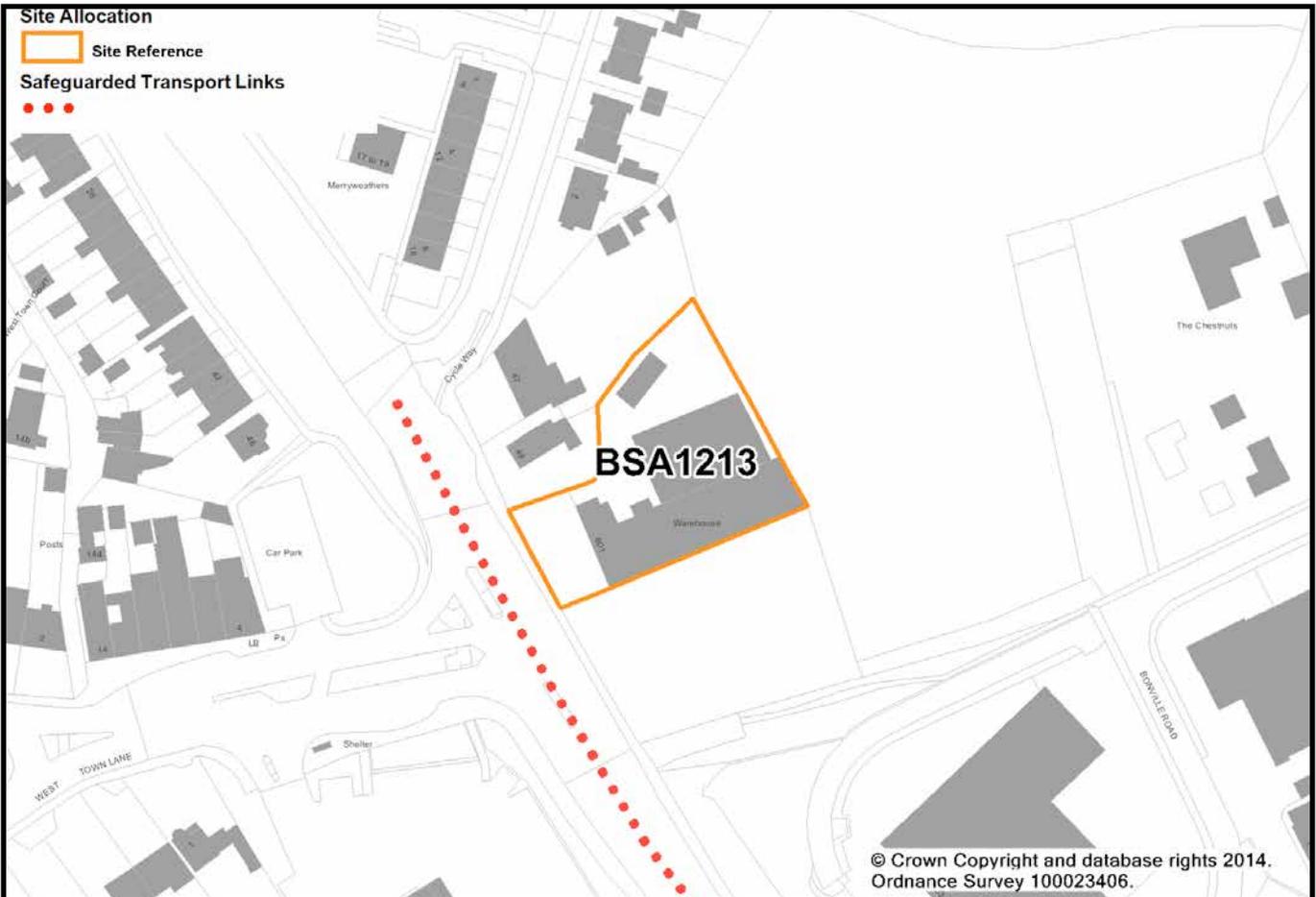
BSA1213

Site address/location:

801 Bath Road, Brislington

Site area: 0.2 hectares

Ward: Brislington East



Allocation: Housing

Development considerations

Development should:

- take account of the adjacent Brislington Conservation Area;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

The estimated number of homes for this site is 15.

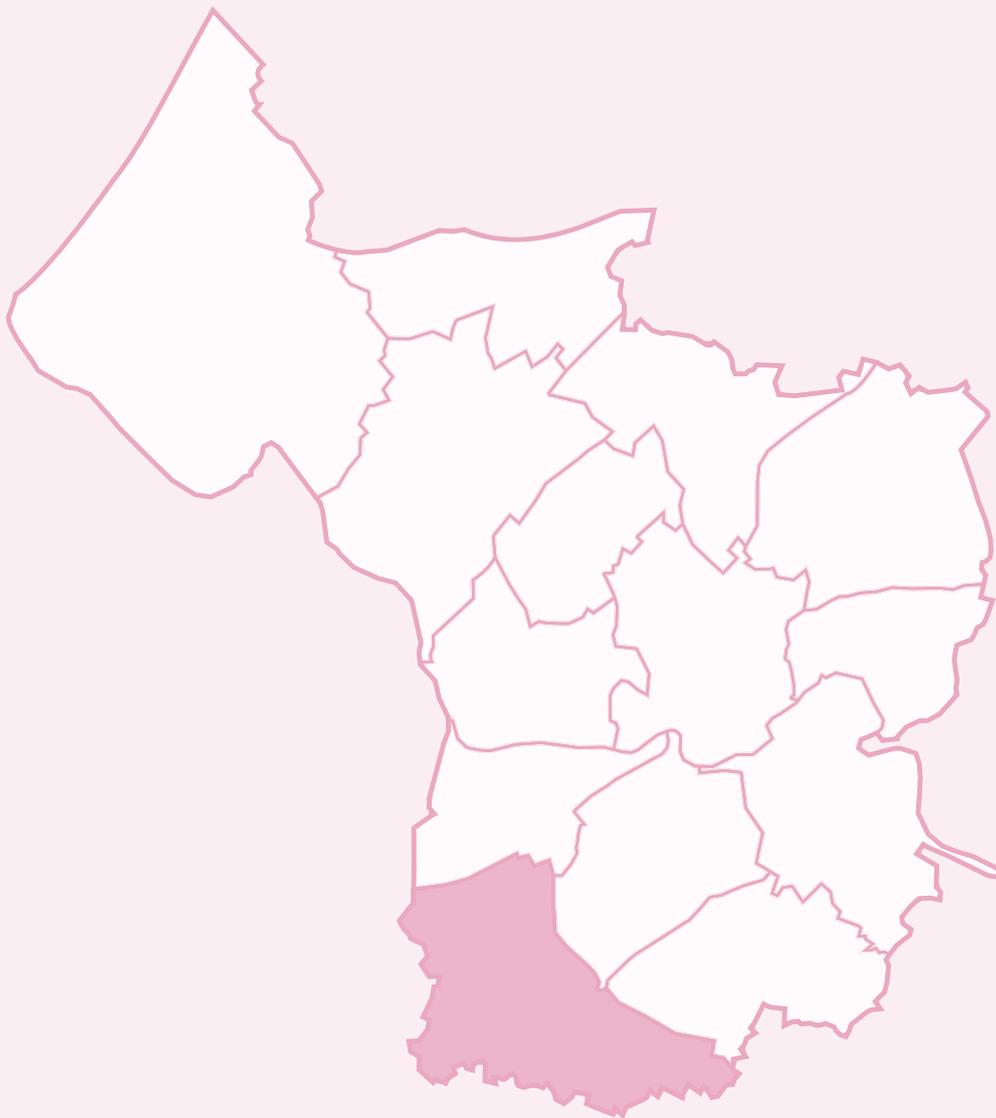
Explanation

A housing allocation is appropriate as:

- The site is currently underused therefore the allocation represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- It has a residential context to the north.
- It is in a sustainable location approximately 150m from the shops of Brislington Local Centre and is also close to bus routes along Bath Road and employment opportunities on the Brislington Trading Estate and Retail Park.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Dundry View

This section sets out site allocations in the Dundry View Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

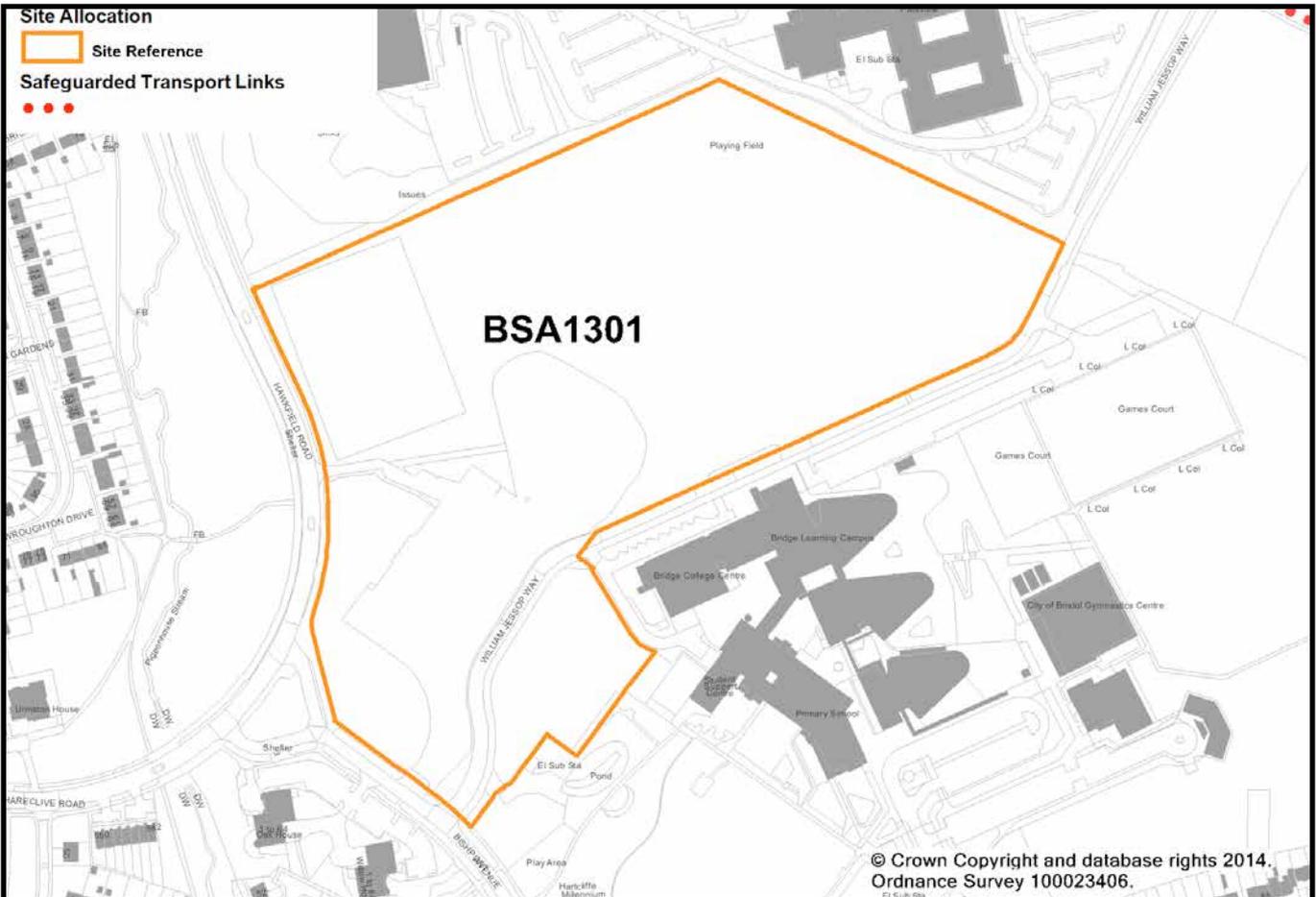
BSA1301

Site address/location:

Site of former City of Bristol College (Hartcliffe Campus), Hawkfield Road, Hartcliffe

Site area: 8.5 hectares

Ward: Whitchurch Park



Allocation: Housing and business

Development considerations

Development should:

- maintain or strengthen the ecological integrity and connectivity of the Wildlife Network. This should include the retention of a wildlife corridor along the northern boundary between Valley Walk and Hawkfield Meadow;
- be informed by an ecological survey of the site and make provision for the retention of the 'Open Mosaic Habitat on Previously Developed Land' on the former games court. If the retention of the habitat in situ is not practicable, mitigation may include the creation of this habitat within the wildlife corridor between Valley Walk and Hawkfield Meadow and/or the provision of biodiverse green / brown roofs. The species, habitats and / or features make a significant contribution to nature conservation in Bristol;

Development considerations *continued...*

- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

The estimated number of homes for this site is 300.

Explanation

A housing and business allocation is appropriate as:

- The site is no longer required by the City of Bristol College for education provision.
- It is in a sustainable location approximately 300m from the shops and services of Symes District Centre and is adjacent to employment areas. It is also approximately 200m from Hengrove Park with its new community facilities. There are also bus stops close to the site along Hawkfield Road whilst nearby Hengrove Park is subject to proposals for significant improvements to public transport through the provision of new transit routes.
- A mixed-use approach reflects the regeneration aspirations of Core Strategy Policy BCS1 South Bristol to introduce a new mix of housing type, size and tenure and provide new employment opportunities.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's green infrastructure / open space provision.
- Its potential to provide new office floorspace will help meet the Core Strategy target of delivering 60,000m² of new office floorspace in South Bristol.

Site reference:

BSA1302

Site address/location:

Imperial Park (vacant southern section),
Hartcliffe

Site area: 5.4 hectares

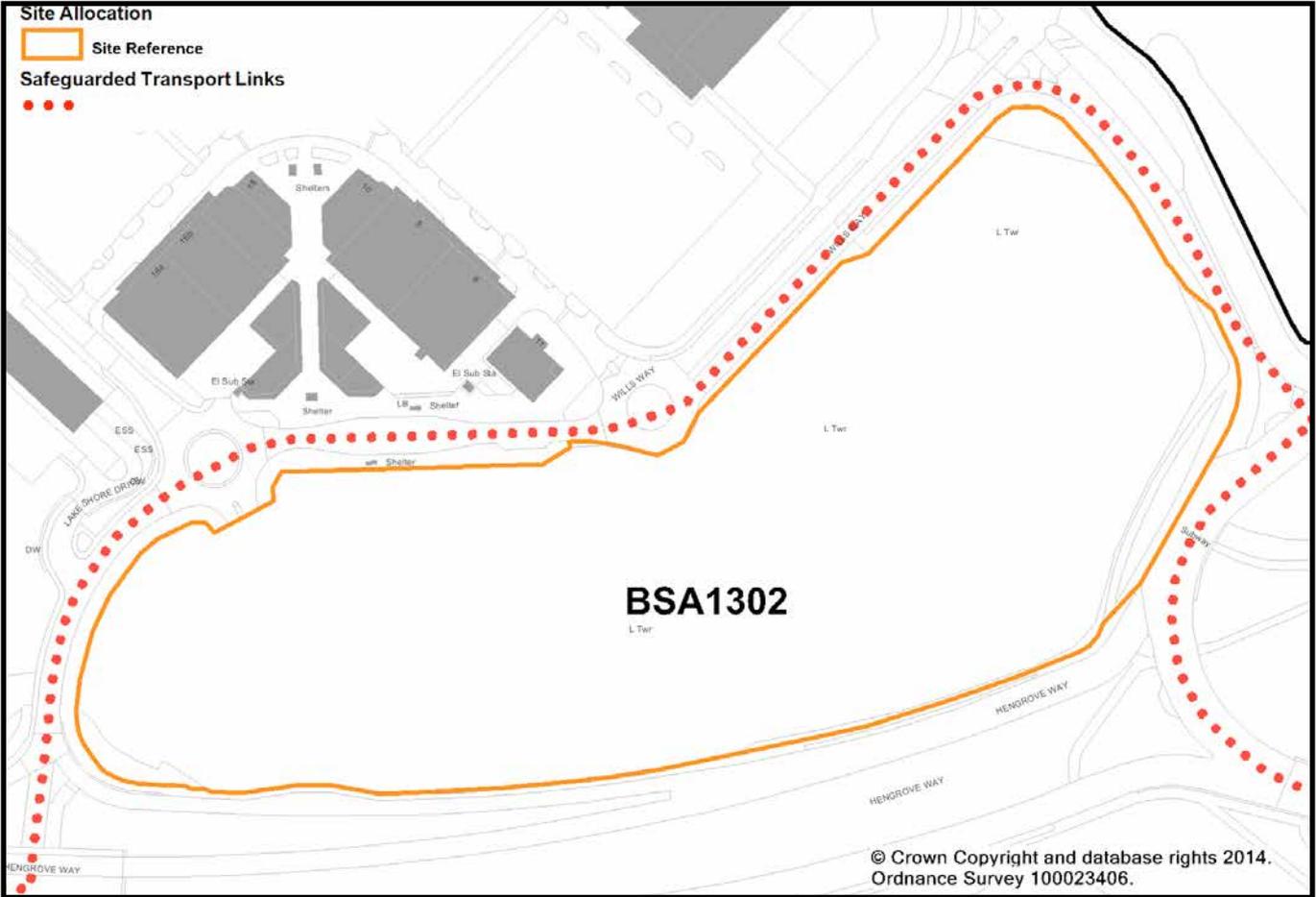
Ward: Hartcliffe



Site Allocation

Site Reference

Safeguarded Transport Links



Allocation: Business, housing and leisure

Development considerations

Development should:

- consider green infrastructure issues;
- retain important trees on the site;
- be informed by a site-specific flood risk assessment as the site is subject to flood risk;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures.

The estimated number of homes for this site is 43.

Explanation

A business, housing and leisure allocation reflects the planning permissions which were granted to four outline planning applications on this site in January 2012 (refs. 11/01863/P, 11/01864/P, 11/01865/P and 11/01866/P). These were for a public house; hotel; business units and car showroom; and a care home, 31 houses and 12 flats.

BSA1302

Site reference:

BSA1304

Site address/location:

Bristol Water Bedminster Depot,
 Bishopsworth Road, Bedminster Down

Site area: 0.8 hectares

Ward: Bishopsworth



Allocation: Housing

Development considerations

Development should:

- face onto the open space to the north;
- consider transport implications given the close proximity to the junction of Bishopsworth Road and Bridgwater Road (A38).

The estimated number of homes for this site is 40.

Explanation

A housing allocation is appropriate as:

- The site has a largely residential context.
- It is in a relatively sustainable location close to bus routes and parades of local shops along Bishopsworth Road, including a supermarket and pharmacy approximately 250m away.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Site reference:

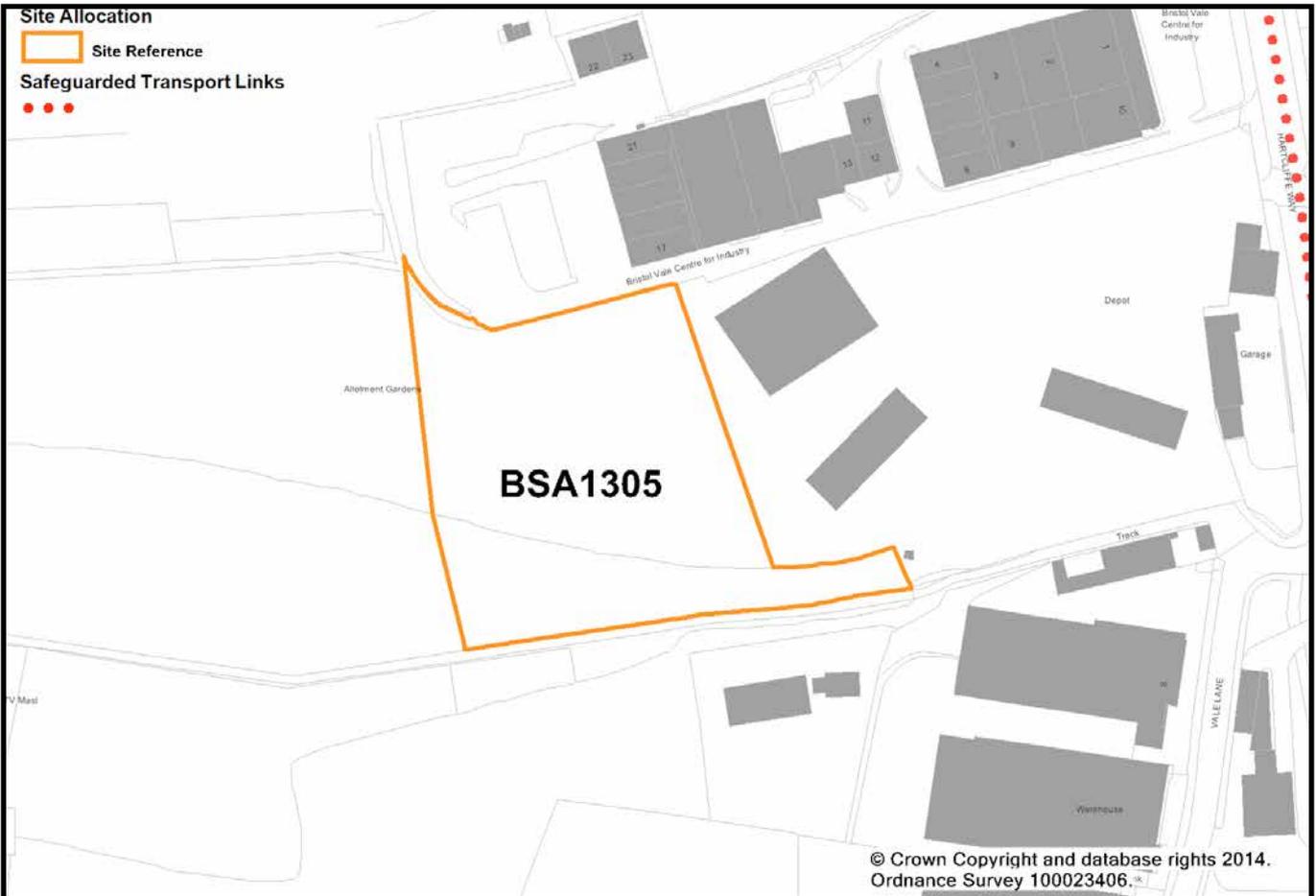
BSA1305

Site address/location:

Land to the north-west of Vale Lane,
Bedminster Down

Site area: 0.8 hectares

Ward: Bishopsworth



Allocation: Industry and warehousing

Development considerations

Development should:

- be designed to take account of long distance views towards the site;
- be informed by an ecological survey of the site and make provision for mitigation measures, which will include a financial contribution towards ecological enhancements within the adjacent Site of Nature Conservation Interest. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features.

Explanation

An industry and warehousing allocation is appropriate as:

- It reflects the aspirations of Core Strategy Policies BCS1 South Bristol and BCS8 Delivering a Thriving Economy which seek the provision of new industrial and warehousing land to support economic regeneration and growth in South Bristol.
- The site adjoins an established, functioning industrial estate which has seen recent investment in new buildings. This is considered to increase the likelihood of the delivery of this allocation.
- In terms of their amenity and pollution impacts, industry and warehousing are likely to be land uses which are compatible with the surrounding context of industrial uses to the north, east and south and open space to the west.

Site reference:

BSA1307

Site address/location:

Part of Whitehouse Centre, Fulford Road, Hartcliffe

Site area: 0.8 hectares

Ward: Hartcliffe



Allocation: Housing

Development considerations

Development should:

- be designed to improve natural surveillance over the park;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by a site-specific flood risk assessment as the site is subject to flood risk.

The estimated number of homes for this site is 45.

Explanation

A housing allocation is appropriate as:

- The site is currently underused therefore the allocation represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- The site has a residential context.
- The site is in a relatively sustainable location approximately 175m from the local parade of shops and post office on Fulford Road and 250m from the bus routes and health and community facilities along Hareclive Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

BSA1309

Site address/location:

St Augustine’s Church and Vicarage,
Whitchurch Lane, Whitchurch

Site area: 0.4 hectares

Ward: Whitchurch Park



Allocation: Housing and community use

Development considerations

Development should:

- face onto streets and open spaces bounding the site;
- maintain or strengthen the integrity and connectivity of the Wildlife Network.

The estimated number of homes for this site is 10.

Explanation

A housing and community use allocation is appropriate as:

- The site is currently underused therefore the allocation represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- It has a largely residential context.
- It is regarded as beneficial to retain community uses on the site.
- It is in a relatively sustainable location approximately 350m from the local parade of shops on Belland Drive which include a supermarket and post office. It is also close to the bus stops on Whitchurch Lane.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

Hengrove and Stockwood

This section sets out site allocations in the Hengrove and Stockwood Neighbourhood Partnership area.



July 2014

Site allocations by Neighbourhood Partnership area

Site reference:

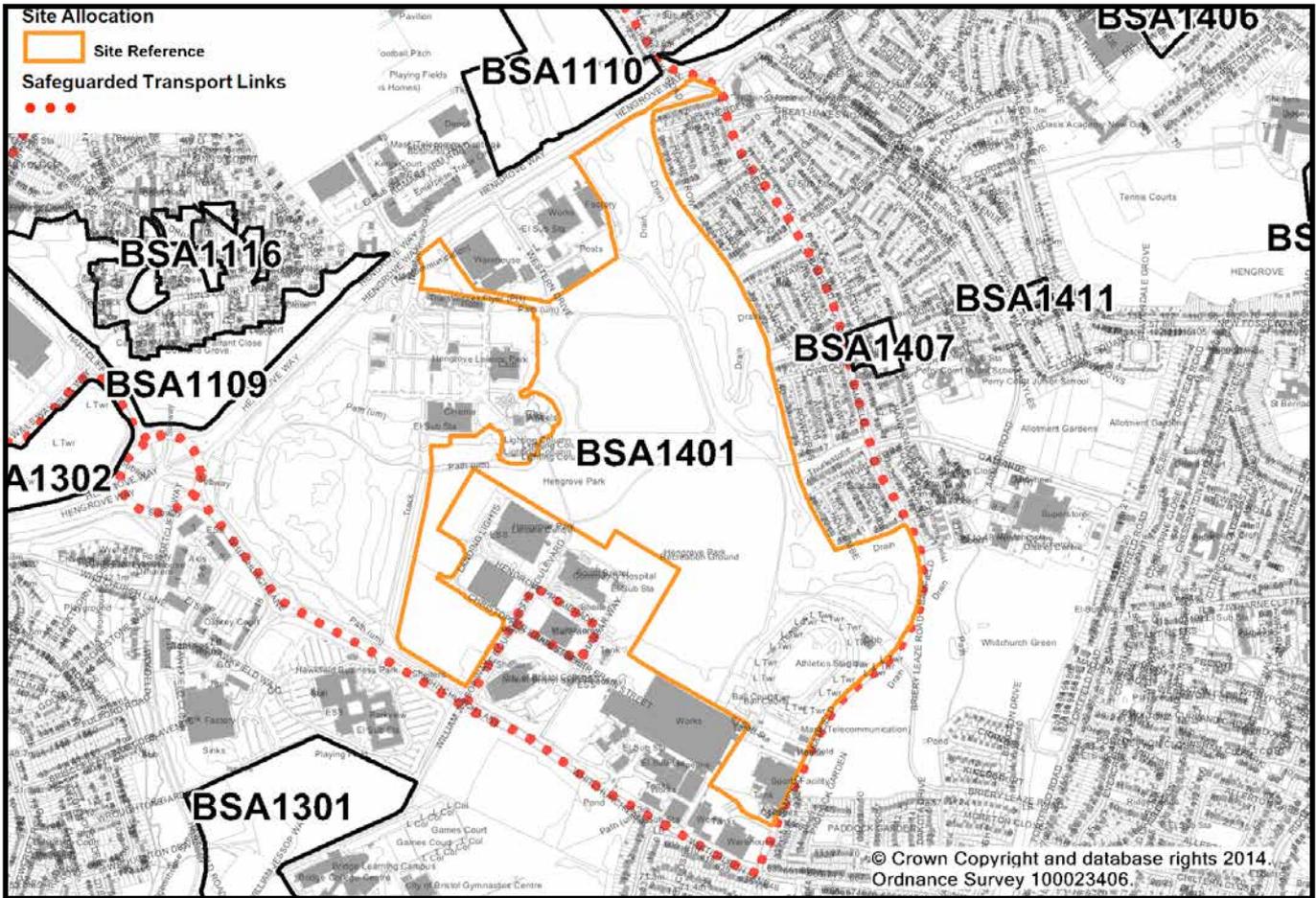
BSA1401

Site address/location:

Hengrove Park

Site area: 49.7 hectares

Ward: Hengrove



Allocation: Housing, offices and open space in the form of a large high quality park

Development considerations

Development should:

- take a coordinated approach to the delivery of this allocation and be guided by community involvement;
- secure a large park, sufficient in size to accommodate areas of formal open space, sport pitches and the option of a large events space;
- provide 0.175 hectares of allotments (the equivalent of 7 allotment plots) on the site;
- provide improved pedestrian links to the area of open space to the west of the site known locally as 'the Mounds' by connecting with established footpaths and providing new links;
- include small-scale retail facilities;

Development considerations *continued...*

- integrate with the new community hospital, South Bristol Skills Academy and Leisure Centre developed as part of Hengrove Park Phase 1 as well as the existing Leisure Park and Play / Wheels Park area;
- ensure that any scheme provides for necessary improvements to the surrounding highway / transport network;
- be designed to provide natural surveillance over open spaces and streets;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework. The flood risk assessment should also consider impacts on the wider Brislington and Malago catchments to ensure that proposed and existing properties are not subject to increased flood risk;
- incorporate appropriate Sustainable Drainage Systems to minimise surface water run-off and risk of flooding;
- explore opportunities to open-up culverted sections of Brislington Brook;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

The estimated number of homes for this site is 1,000.

Explanation

A housing, offices and open space allocation is appropriate as:

- Hengrove Park is the largest regeneration site in the city with long-identified potential to be the centrepiece of a transformed South Bristol. It provides the opportunity to reinforce the success of Phase 1 of the Park’s regeneration. As well as a mix of new homes and businesses, the allocation will provide a large high quality park. This park will be in addition to the 15 hectares of open space safeguarded at ‘The Mounds’ adjacent to the west of the site and the 13 hectares of open space to be retained either side of Briery Leaze Road adjoining the east of the site.
- It reflects the priority given in the Core Strategy to the regeneration of South Bristol through additional mixed-use development and the provision of new employment opportunities.
- It will significantly contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- The site is in a sustainable location close to community facilities, employment areas and public transport infrastructure.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city’s green infrastructure / open space provision.
- Its potential to provide new office floorspace will help meet the Core Strategy target of delivering 60,000m² of new office floorspace in South Bristol.

Site reference:

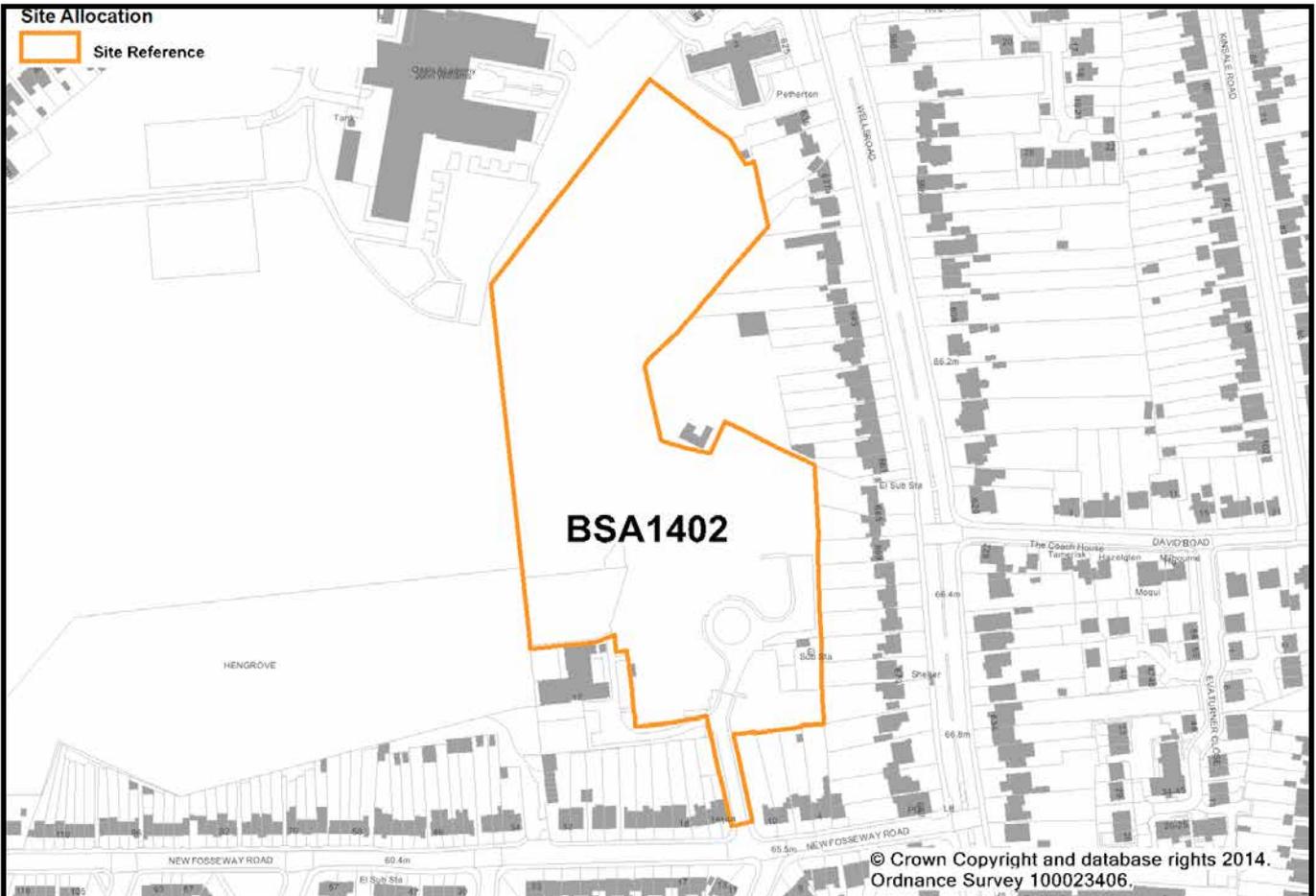
BSA1402

Site address/location:

Former New Fosseway School, Hengrove

Site area: 3.4 hectares

Ward: Hengrove



Allocation: Housing

Development considerations

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

The estimated number of homes for this site is 175.

Explanation

A housing allocation is appropriate as:

- The site is not required by the Oasis Academy.
- It has a residential context.
- It is in a relatively sustainable location approximately 650m from the shops and services of Whitchurch (Oatlands Avenue) District Centre. It is also close to bus stops on New Fosseway Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

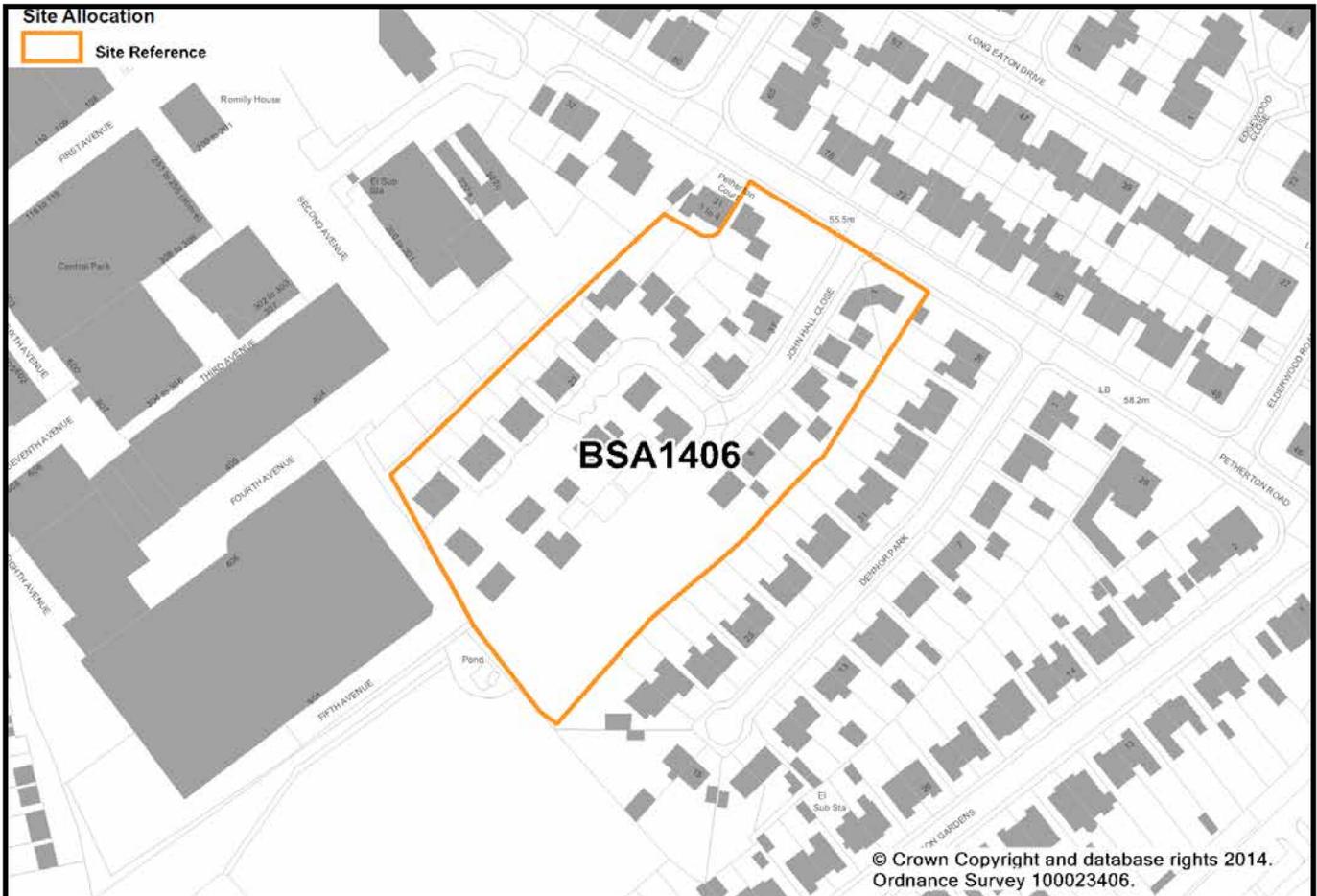
BSA1406

Site address/location:

Former Petherton Road School site,
Petherton Road, Hengrove

Site area: 1.2 hectares

Ward: Hengrove



Allocation: Housing

Development considerations

Development should:

- address noise and pollution issues from nearby industrial uses at Central Park Business Centre;
- have regard to any Tree Preservation Orders on the western boundary;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government’s National Planning Policy Framework.

The estimated number of homes for this site is 40.

Planning permission for residential development of 40 dwellings has been granted on the site (ref. 11/00765/F).

Explanation

A housing allocation is appropriate as:

- The site is not required for education provision.
- It has a residential context to the south-east.
- It is in a relatively sustainable location approximately 250m from the parade of shops and bus routes on Hengrove Lane.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Site reference:

BSA1407

Site address/location:

Maesknoll Elderly Persons' Home,
 Bamfield, Hengrove

Site area: 0.8 hectares

Ward: Hengrove



Allocation: Housing

Development considerations

Development should:

- be designed to provide natural surveillance over the open space, footpaths and street bounding the site;
- should be informed by a site-specific flood risk assessment as the site is identified in the Surface Water Management Plan as being within an area at risk of flooding from surface water.

The estimated number of homes for this site is 45.

Explanation

A housing allocation is appropriate as:

- The site is no longer required to provide care for elderly people.
- It is in a sustainable location approximately 350m from the shops and services of Whitchurch (Oatlands Avenue) District Centre. It is also adjacent to bus stops on Bamfield and close to the new and proposed community and health facilities on Hengrove Park.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

BSA1407

Site reference:

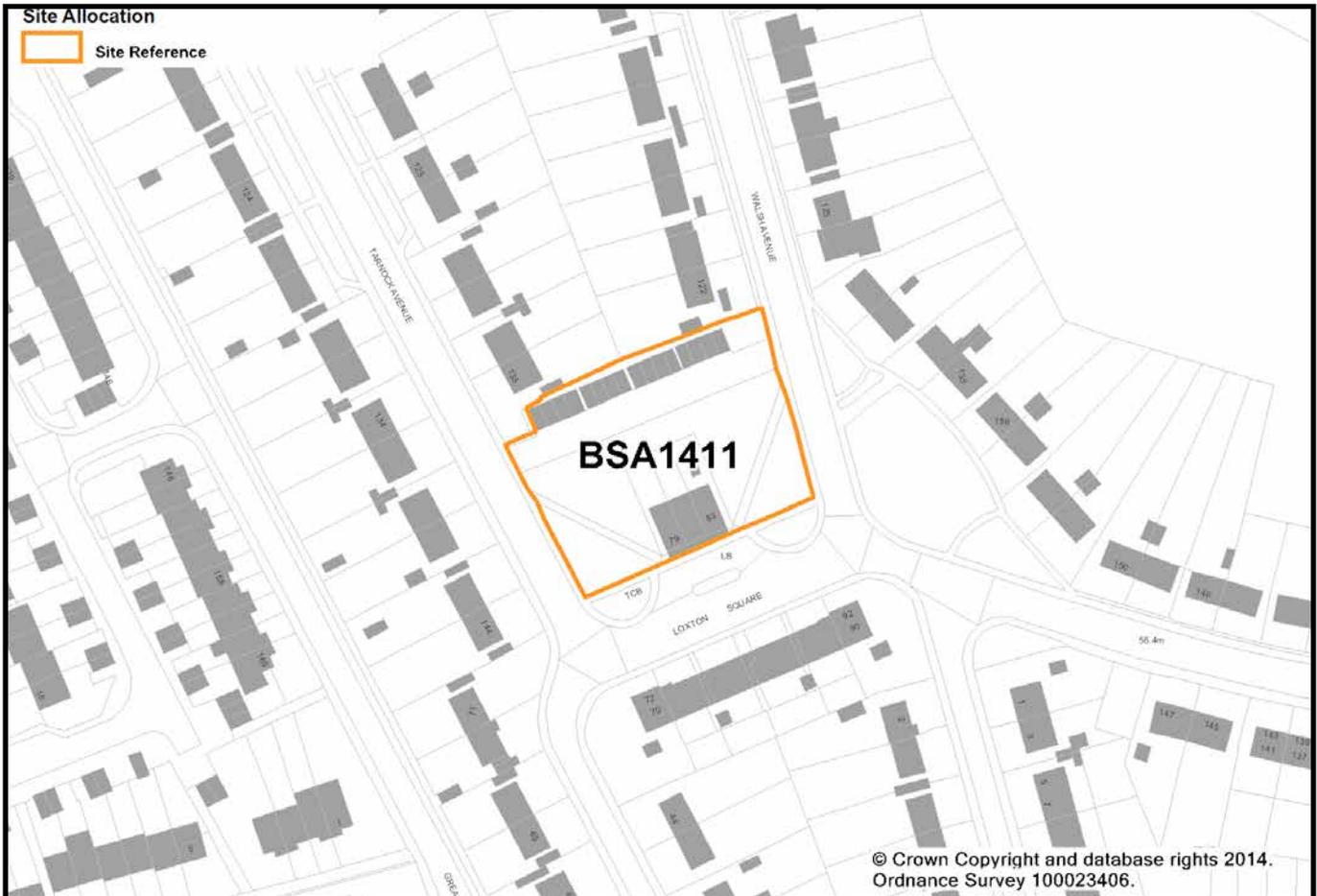
BSA1411

Site address/location:

Loxton Square and garage site, Hengrove

Site area: 0.3 hectares

Ward: Hengrove



Allocation: Housing with small retail unit

Development considerations

Development should:

- retain the existing amount of convenience retail floorspace on the site.

The estimated number of homes for this site is 15.

Explanation

A housing with small retail unit allocation is appropriate as:

- The site is currently underused, therefore the allocation represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- It has a residential context.
- It is considered beneficial to retain local retail provision.
- It is in a relatively sustainable location approximately 700m from the shops and services of Whitchurch (Oatlands Avenue) District Centre. It is also adjacent to bus stops on Walsh Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

BSA1411

