



Site Allocations and Development Management Policies

Submission Version (July 2013)

Allocations and Designations Process



Introduction

1.1.1 The Site Allocations and Development Management Policies document has been prepared as part of the Local Plan. The lead document of the Local Plan is the Core Strategy, which sets the overall development strategy for the city and contains strategic planning policies to deliver that strategy.

1.1.2 Site Allocations and Development Management Policies allocates sites across the city for development for particular land uses; and designates land where specific policies apply. The first section of this document addresses the process of allocating sites for particular uses. The second section addresses each designation of land

Allocations

Initial identification of sites

2.1.1 Sites were identified through a number of different methods including a call for sites, a review of the council's assets, the Knowle West Regeneration Framework process, open space sites identified as potentially surplus to recreational requirements, SHLAA sites, land use monitoring and the employment land study. A diagram showing the site selection process for the Options Consultation is shown in table 1 below. 119 sites were included at the Options Consultation, 89 were included in the Preferred Approach and 84 in the Publication Version.

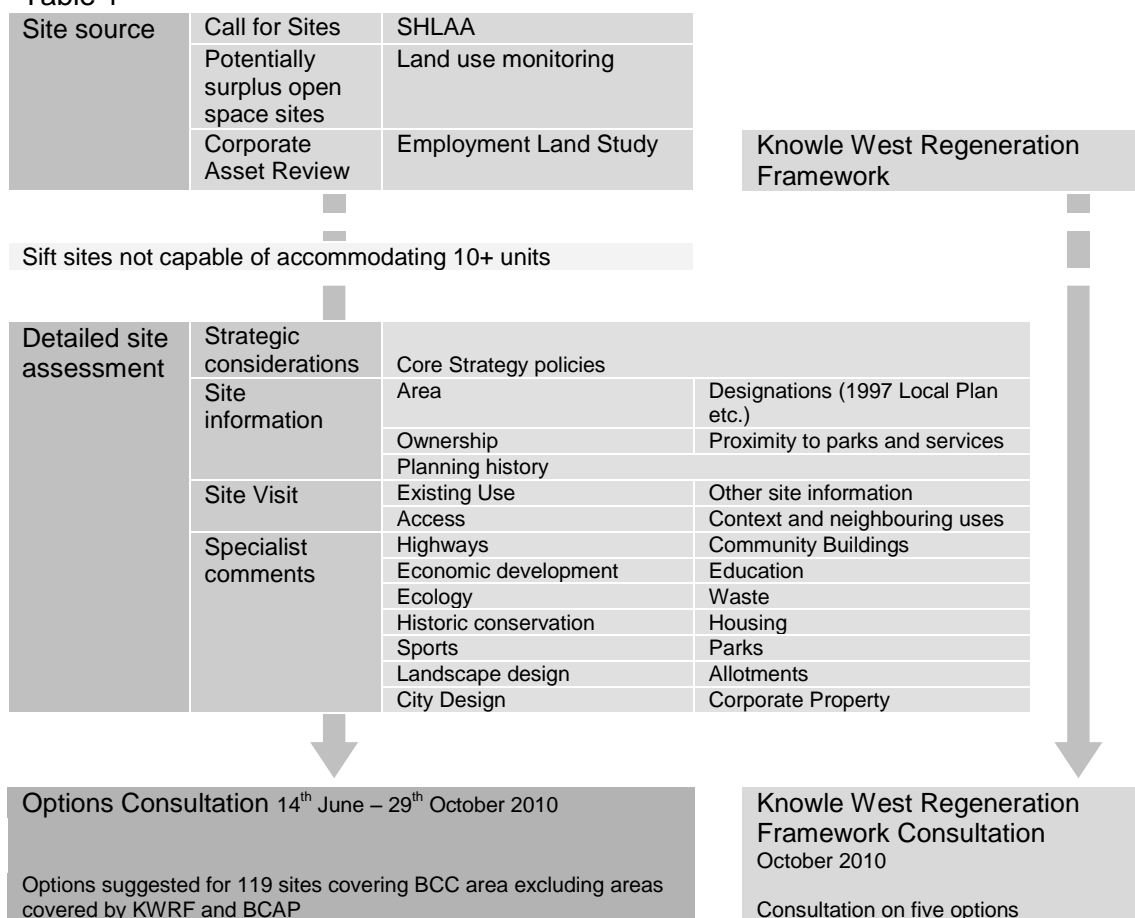
2.1.2 Between 31st October and 19th December 2008 the council carried out a 'Call for Sites' process. Its purpose was to provide an opportunity for individuals and organisations to suggest land or buildings for possible inclusion in the Site Allocations and Development Management Policies. 1,100 submissions were made for 600 sites across the city.

2.1.3 The surplus open space sites were identified by Bristol City Council's Area Green Space Plan (AGSP) ideas and options papers, which were consulted on in parallel with the Site Allocations Options Consultation between 14 June and 29 October 2010. Ideas and options papers, based on the space and quality standards in the Parks and Green Spaces Strategy, were produced for each of the 14 Neighbourhood Partnership Areas, which group together 2 or 3 neighbouring wards. The papers proposed a variety of improvements to parks and suggested some sites which could be sold or developed to fund investment and maintenance.

2.1.4 A review of Bristol City Council owned sites suggested a number of sites for inclusion as allocations and sites from the Strategic Housing Land Availability Assessment (SHLAA), land use monitoring and the employment land study also contributed to the initial pool of sites.

2.1.5 A number of sites were also identified through the Knowle West Regeneration Framework, covering Filwood ward and parts of Knowle and Windmill Hill wards. Five different options for future development were consulted on in October 2010 and the response to this consultation fed into the site allocations for this area in the Site Allocations Preferred Approach and the publication version of the document.

Table 1



2.1.6 Sites were collated and aggregated or split where appropriate to produce a total of 1,034 sites. An initial sift removed sites that were not large enough to accommodate 10+ dwellings.

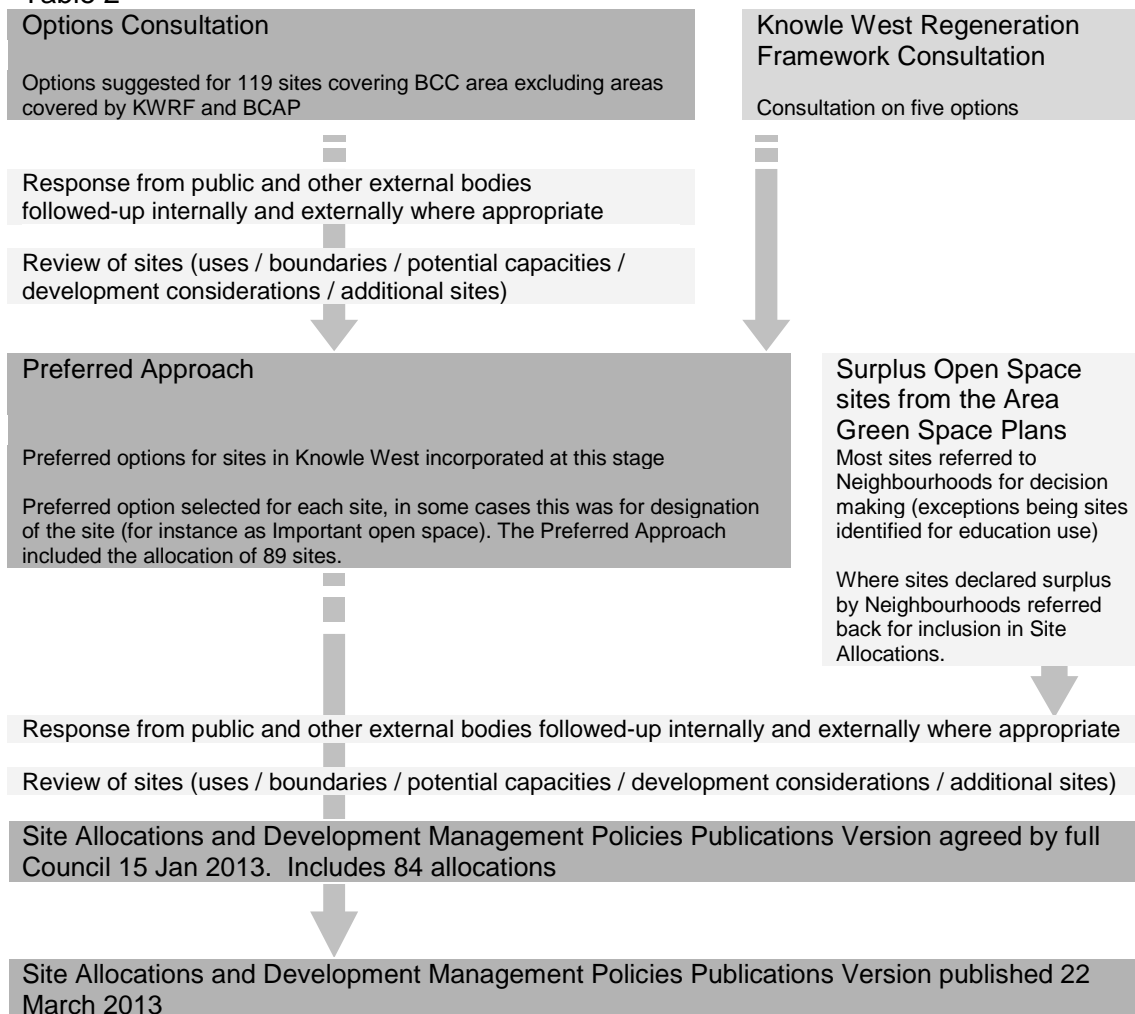
2.1.7 The remaining 647 sites were assessed in detail. This involved assessing the sites against the policies of the then emerging Core Strategy; and visiting the site to determine significant characteristics of the site including the existing use of the land, details of access and topography, prominence of the site; and the context of the site including the use of neighbouring land. Other information, including details of development plan and other designations, proximity to services / facilities, planning history and a summary of the *call for sites* suggestions where applicable was also assessed by officers. Internal workshops were held with Bristol City Council specialist advisers including ecologists, transport officers, community buildings officer, economic regeneration officers, urban designers, conservation officers, and archaeologists.

Allocation sites

2.2.1 The assessment above resulted in the production of allocation sites which were accompanied with options and development considerations, for inclusion in the Options Consultation document which was consulted on between 14th June and 29th October 2010.

2.2.2 7,800 separate comments were received from 4,833 respondents on the June 2010 Options Document, together with 23 petitions containing some 9,000 signatures. The comments made fed into the Site Allocations and Development Management Preferred Approach which was consulted on between 23rd March and 18th May 2012. 888 separate comments were received on the March 2012 Preferred Approach Document from 335 respondents, together with three petitions. The comments received as a result of the Preferred Approach consultation inform the Publication Version. A diagram showing the progress of the allocations from the Options Consultation to the Preferred Approach and culminating in the Publication Version is shown in table 2.

Table 2



2.2.3 The housing capacities that accompanied suggested allocations in the Options Consultation were only intended as a comparative guide to the size of the site. Estimated housing capacities were introduced at the Preferred Approach stage. They were based initially on the minimum indicative density contained in Policy

BCS20 of the Core Strategy and further refined by a consideration of a variety of factors including the location and accessibility of the site, the mix of uses proposed, physical constraints to the development of the site, access, historic character and local context.

2.2.4 A full review of all the sites and suggested development considerations was undertaken following each consultation, utilising the comments received on the Options consultation and the Preferred Approach consultation. Additional sites suggested through the consultation or benefiting from planning permission were also assessed for allocation in the next version of the document. Issues raised were followed up with relevant specialist advisers and external bodies where appropriate. Detailed work was undertaken with some external bodies detailed below.

Sport England

2.2.5 Council officers met with a representative of Sport England to discuss objections that had been raised to the Preferred Approach document. The result was, of the 11 sites where an objection to the Preferred Approach had been raised, 5 were resolved. Of the remaining sites, one has planning permission for housing development, one is required for school use and one includes the provision of a large park sufficient in size to accommodate sports pitches and other appropriate facilities.

Environment Agency

2.2.6 Council officers met with a representative of the Environment Agency following its response to the Preferred Approach consultation and the Options Consultation. It was agreed that a justification for the allocation of sites within Flood Zones 2 and 3 should accompany any allocations. A Flood Risk Topic paper has been produced to accompany the Publication version of the Site Allocations and Development Management Policies which provides details of the sequential and exceptions tests. In addition development considerations, requiring the provision of a site-specific flood risk assessment, accompany sites within Flood Zones 2 and 3. Sites which are greater than 1 hectare in size and sites where specific surface water drainage issues have been identified also include the requirement for a site-specific flood risk assessment.

NHS Bristol

2.2.7 Following its response to the Preferred Approach consultation, officers met with NHS Bristol in October 2012 to discuss the role of the Site Allocations and Development Management Policies in addressing the health impacts of development. Development considerations, requiring development to be informed by a Health Impact Assessment, have been added to sites where the estimated capacity is over 100 homes. This will include how proposals have been discussed with local primary health care providers regarding the impacts on primary health care services.

Surplus Open Space sites identified through the Area Green Space Plans

2.2.8 Potentially surplus open space sites were initially identified by the Bristol City Council Area Green Space Plan ideas and options papers that were consulted on in parallel with the Site Allocations and Development Management Options Consultation. Following this consultation and subsequent Bristol City Council cabinet decisions, on 26 January 2012 the decision to dispose of most surplus parks sites

(and re-confirm cabinet decisions to retain certain sites) was delegated to Bristol City Council's Neighbourhood Committees.

2.2.9 Therefore, no comments on the AGSP sites suggested for allocation in the Site Allocations Options Document were sought as part of the Preferred Approach Document consultation. The exceptions to this were sites that were identified as having potential for education provision and these were not referred to Neighbourhood Committees. The approach Neighbourhood Committees resolved to take on these sites is reflected with an allocation or designation as Important Open Space in the Publication Version of the Site Allocations and Development Management Policies. Details of how this process linked with Site Allocations is shown in table 2.

Designations

Safeguarded Transport Links, Safeguarded Park and Ride Sites, Rail Infrastructure

3.1.1 Core Strategy policy BCS10 states that land required for the implementation of transport proposals will be safeguarded to enable their future provision. The policy also proposes the retention of existing transport facilities. These proposals and facilities are identified in Development Management Policy DM24 and shown on the Policies Maps.

3.1.2 The proposals identified in DM24 reflect schemes set out in the West of England's Joint Local Transport Plan 3 - 2011-2026. The transport facilities shown in DM24 were identified by BCC Transport officers. Public comment was sought on them as part of the 2010 and 2012 Site Allocations and Development Management Policies consultation documents.

Principal Industrial and Warehousing Areas

3.2.1 Core Strategy policy BCS8 states that the city's Principal Industrial and Warehousing Areas (PIWAs) will be identified and retained for industrial and warehousing uses. The Site Allocations and Development Management Policies has identified the PIWAs for designation. The process for identification involved four main stages:

i) Employment Land Study 2009

All the PIWAs designated in the Bristol Local Plan 1997 and identified in the Proposed Alterations to the Bristol Local Plan 2003 were surveyed as part of the Employment Land Study. The surveys took place in 2006/07. The purpose of the surveys was to assess whether designation through the Site Allocations and Development Management Policies would be appropriate. Surveys identified whether the PIWAs were 'fit for purpose' based on factors such as levels of vacancy, the physical condition of premises, adequacy and suitability for HGVs and other commercial vehicles, and impacts on adjoining land uses, e.g. residential properties.

ii) Site Allocations and Development Management Policies Options Consultation 2010

Informed by the findings of the Employment Land Study, the Options Consultation document in 2010 included draft PIWA boundaries for comment.

iii) Site Allocations and Development Management Policies Preferred Approach Consultation 2012

Taking into account comments received to the 2010 Options Consultation and further site visits, the Preferred Approach document included revised draft PIWA boundaries for comment.

iv) Site Allocations and Development Management Policies Publication Version 2013 Having regard to comments received to the 2012 Preferred Approach document and additional site visits, the Publication Version includes those PIWA boundaries which the council considers should be retained for industrial and warehousing uses in accordance with Core Strategy Policy BCS8.

3.2.2 This designation is referred to in draft development management Policy DM13: Development Proposals on Principal Industrial and Warehousing Areas, which protects industrial and warehousing floorspace and identifies some other uses which are likely to be acceptable within areas within this designation.

Centres, Primary Shopping Areas and Secondary Shopping Frontages

3.3.1 Core Strategy policy BCS7 identifies the hierarchy of centres across the city and states that the Site Allocations and Development Management Policies will identify boundaries for centres, primary shopping areas in the larger centres and retail frontages based on the evidence in the Bristol Citywide Retail Study (2007). The Bristol Citywide Retail Study (2007) provided the basis for designation in the Options Consultation, which was further refined using desk-based studies utilising planning histories and site visits. The designations were reviewed following response to consultation on the Options Document and the Preferred Approach.

3.3.2 Town, district and local centres are referred to in draft development management Policy DM7: Town Centre Uses; local centres are referred to in draft development management Policy DM9: Local Centres; and shopping areas and frontages are addressed by draft development management Policy DM8: Shopping Areas and Frontages.

Sites of Nature Conservation Interest

3.4.1 Core Strategy Policy BCS9 states that local sites of biological conservation importance will be protected and that the Site Allocations and Development Management Policies will identify Sites of Nature Conservation Interest (SNCI). The evaluation and selection of SNCIs was undertaken by the Local Sites Partnership whose membership includes professionals within the field from a range of organisations, and other specialists or interested parties where appropriate. The criteria for assessing SNCIs falls into two categories: site characteristics, which relate to a site's intrinsic value for nature conservation and community factors, which consider the social context of the site.

3.4.2 The extent to which the development of a site with ecological value would contribute to the achievement of wider objectives of the Core Strategy was also carefully considered, as was the prospect of mitigating negative impacts. In cases where development of such sites was considered to offer greater benefits, sites with ecological value may have been allocated for development and not designated as SNCIs. However, in such instances development considerations have been added in consultation with council ecologists in order to mitigate the effects on ecology where possible.

3.4.3 This designation is referred to in draft development management Policy DM19: Development and Nature Conservation.

3.4.4 Special Areas of Conservation and Special Protection Areas are protected under European legislation, a status that offers greater legal protection. Areas that are the subject to these designations will be mapped for information.

Regionally Important Geological Sites

3.5.1 Regionally Important Geological Sites (RIGS) were identified using locally developed criteria and are currently the most important places for geology and geomorphology outside statutorily protected land such as Sites of Special Scientific Interest (SSSI).

3.5.2 This designation is referred to in draft development management Policy DM20: Regionally Important Geological Sites.

3.5.3 Sites of national importance are designated as SSSIs, a status that offers greater legal protection. A site may be both a RIGS and an SSSI (for instance, the Avon Gorge). Areas that are subject to this designation will be mapped for information.

Local Historic Parks and Gardens

3.6.1 Policy BCS22 of the Core Strategy states that locally listed historic parks and gardens will be safeguarded. Local Historic Parks and Gardens are designed landscapes, which are of special historical interest because of their layout, features and architectural ornament.

3.6.2 Policy NE9 of the Adopted Local Plan 1997 identifies historic parks and gardens of national and local importance. The historic parks and gardens of local importance were identified by a local Gazetteer of Historic Parks and Gardens compiled for the Avon area in 1991 by the former Avon County Council in conjunction with the Avon Gardens Trust. There is some overlap between the locally listed historic parks and gardens and those on the national Register of Historic Parks and Gardens of special historic interest. The locally identified parks and gardens from the 1997 Adopted Local Plan were carried forward for inclusion in the Site Allocations and Development Management Policies Options Consultation and the proposed designation reviewed in light of relevant responses. The Local Historic Parks and Gardens designation elicited no further response at the Preferred Approach stage.

3.6.3 Development affecting heritage assets, including Local Historic Parks and Gardens, is referred to in draft development management Policy DM31: Heritage Assets. The policy states that development that has an impact upon a heritage asset will be expected to conserve and enhance the asset and its setting; and ensure that the significance of the asset is not compromised. It also outlines the requirements of understanding the asset, minimising the harm to the asset and recording the asset.

3.6.4 The compilation of a national Register of Parks and Gardens of Special Historic Interest is enabled by the National Heritage Act 1983 and listed areas will be mapped for information.

Green Belt

3.7.1 Policy BCS6 of the Core Strategy states that the current extent of the Green Belt will be retained in order to safeguard countryside and other open land around the existing built up areas. The general extent of the Green Belt is shown on the Core Strategy's key diagram. The boundaries of the Green Belt designated in Bristol Local Plan December 1997 are retained in the Site Allocations and Development Management Policies.

Important Open Space

3.8.1 Policy BCS9 of the Core Strategy states that open spaces which are important for the following reasons will be protected;

- recreation
- leisure
- community use
- townscape quality
- landscape quality
- visual amenity.

3.8.2 The policy goes on to state that some areas of open space may be released, through the development plan process for appropriate development where they are no longer important or development would result in improved urban form or enhancement to existing open spaces.

3.8.3 The 1997 Adopted Local Plan designates parts of the city as open space/playing fields and recreation grounds. The process of identifying areas for designation in the Site Allocations and Development Management Options Document began with a desk based assessment of the existing and proposed designations mentioned above, utilising aerial photography, land use monitoring and considering sites suggested for allocation and *Call for Sites* responses.

3.8.4 Areas were proposed for designation as Important Open Space at the Options Consultation and Preferred Approach stages and the proposed designations were reviewed in light of relevant responses to both consultations.

3.8.5 As explained in the section on surplus open space sites, sites that were identified through the Area Green Space Plans for inclusion as development allocations in the Options Document were referred to Bristol City Council Neighbourhood Committees for decision making in 2011. It was agreed that most of the sites under consideration should not be disposed of. Therefore, these sites have been determined as being important for community use and therefore they are designated as Important Open Space in the Publication Version.

3.8.6 A schedule of Important Open Spaces is included at Appendix 1. This shows the principal reason for the identification of the area as Important Open Space having regard to Core Strategy Policy BCS9 Green Infrastructure which states open spaces which are important for **recreation, leisure and community use, townscape and landscape quality** and **visual amenity** will be protected. This designation is further referred to in draft development management Policy DM17.

3.8.7 Paragraph 76 of the NPPF says local communities, through local and neighbourhood plans, should be able to identify for special protection green areas of particular importance to them. This is carried into effect in the Site Allocations and

Development Policies by Important Open Space designation and Policy DM17 Development Involving Existing Green Infrastructure.

3.8.8 The NPPF also introduces the designation of '*Local Green Space*' but states that the designation will '*not be appropriate for most green areas or open space*'. This designation has restrictions on its use, as set out in NPPF paragraph 77 and is subject to a planning policy approach similar to that of Green Belt. No Local Green Space designations are proposed in the Site Allocations and Development Management Policies document. During the most recent phases of consultation, no local communities have requested Local Green Space designation in the Site Allocations and Development Management Policies document. Proposals for Local Green Space designation may be considered through Neighbourhood Plans where these are being prepared by Neighbourhood Forums.

Avonmouth and Kingsweston Levels

3.9.1 To the north of the city's built-up area, on both sides of the M5 motorway and extending to the Severn Estuary, there are extensive areas of undeveloped land. These areas include a range of uses including grazing land and recreation areas. Most of the areas are affected by significant levels of flood risk. There are areas which contribute to biodiversity, some of which are designated for their importance at local, national and international level. There are also important archaeological remains, including complex prehistoric landscapes. Parts of the undeveloped land, particularly those south of the M5 motorway at Lawrence Weston, currently contribute to the open setting of the northern parts of the city.

3.9.2 The Core Strategy aims to focus most new development on previously developed sites and other land within the built-up areas of the city. Its policy for Avonmouth and Bristol Port supports the area's economic strengths whilst protecting its environmental assets and acknowledging its development constraints. Principal Industrial and Warehousing Areas have been designated in this plan where industrial and warehousing redevelopment and renewal will occur. It is not expected that the remaining undeveloped areas would see significant amounts of new development within the period covered by the Core Strategy in view of the known environmental constraints.

3.9.3 These undeveloped areas within the flood plains adjoining the Severn Estuary are therefore designated collectively as Avonmouth and Kingsweston Levels. The policy approach to the designation is set out in development management Policy DM18: Avonmouth and Kingsweston Levels.

Sewage Works Expansion

3.10.1 A need for future expansion of the sewerage works at Kingsweston Lane in Avonmouth was identified following discussions with Wessex Water. The objection raised by Wessex Water to the Options consultation regarding the extent of the designation was not repeated at the Preferred Approach stage. A similar area was safeguarded for the extension of the sewage treatment works in the 1997 Adopted Bristol Local Plan, although at this time the designation included an area now operational as a Gypsy and Traveller transit site.

3.10.2 This designation is referred to in draft development management Policy DM39: Sewage Treatment Works.

Minerals Safeguarding Areas

3.11.1 Proposed policy DM38: Minerals Safeguarding Areas, states that areas identified on the Policies Map will be safeguarded from development that would sterilise surface coal resources except where the resource is not of economic value; or the resource can be extracted prior to development without unacceptable impacts; or development is a householder development, an extension to an existing building, or a change of use existing development which would not intensify development on-site.

3.11.2 The proposal to designate a cluster of sites at the south eastern edge of the city, including part of the Green Belt, as the only Minerals Safeguarding Area within Bristol, reflects the fact that the underlying coal resources coincide at this location with land which is largely undeveloped.

3.11.3 Although there are surface coal deposits on the east side of Bristol and a smaller deposit in the south west, these occur within intensively built-up areas of the city. Opportunities for extraction in these areas have therefore already long been sterilised by non-mineral development and it would not be necessary or appropriate to designate them as Minerals Safeguarding Areas

Enterprise Zone

3.12.1 The Enterprise Zone was announced by Government in the March 2011 Budget, as one of a first wave of eleven zones within Local Enterprise Partnerships (LEPs), established to stimulate enterprise and drive economic growth. Simplified planning operates in the EZ including a rapid and focused response to developers from the Development Management Service. For this reason the EZ boundary is shown on the Policies Map for information.

Severn Estuary Mapping

A section of the Severn Estuary extending south-west from Avonmouth to Steep Holm and Flat Holm is within the administrative boundary of Bristol City Council. The area is internationally designated as a Special Area of Conservation and sections are designated as Special Protection Areas, Sites of Special Scientific Interest and Ramsar sites. The area is also locally important and therefore is included as a Site of Nature Conservation Interest in the Site Allocations and Development Management Policies. The designation of this area was shown in the online mapping at the Options Consultation, Preferred Approach and Publication Version stages. The adopted Policies Map will show the extent of this area and the relevant nature conservation designations.

Appendix 1: Schedule of Important Open Spaces

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0001	Avonmouth Park, Avonmouth Road/St Andrews Road, Avonmouth						
IOS0003	King George V Recreation Ground, Avonmouth Road, Avonmouth						
IOS0004	Our Lady of The Rosary Catholic Primary School, Lawrence Weston						
IOS0005	Mancroft Park, Lawrence Weston						
IOS0006	Allotment Gardens, Compton Drive, Sea Mills						
IOS0007	Land rear of High Grove, Sea Mills						
IOS0008	Sea Mills Recreation Ground, Shirehampton Road, Sea Mills						
IOS0009	Avonmouth Church CE VC Primary School Playing Fields, Catherine Street						
IOS0010	Land rear of High Grove, Sea Mills						
IOS0011	Greenhill Plantation, Kings Weston Road, Lawrence Weston						
IOS0012	Kingsweston Sports Ground, Napier Miles Road, Kingsweston						
IOS0013	Shirehampton Primary School						
IOS0014	Land at Penpole Lane, Shirehampton						
IOS0015	Sea Mills Square, Shirehampton Road, Sea Mills						
IOS0016	Sea Mills Primary School, Riverleaze, Sea Mills						
IOS0017	Clack Mills Green Space, Sea Mills						
IOS0018	St Marys Recreation Ground, St Marys Walk, Shirehampton						
IOS0019	Land at St Marys Road, Shirehampton						
IOS0020	Land off Ermine Way, Shirehampton						
IOS0021	Moor Grove Open Space, Lawrence Weston						
IOS0022	Sylvan Way Open Space, Sea Mills						
IOS0023	West Town Road Open Space, Avonmouth						
IOS0024	Reservoir, Penpole Lane						
IOS0025	Railway embankment, Gloucester Road						
IOS0026	Land at King Road Avenue						
IOS0027	The Tump, Badenhams Grove, Lawrence Weston						
IOS0028	Bristol Gateway School, Lawrence Weston						
IOS0029	Long Cross Layby, Lawrence Weston						
IOS0030	Woodwell Road Allotments, Shirehampton						
IOS0031	Napier Miles Open Space & Fernhill Fields, Kingsweston						
IOS0032	Lamplighters and Nibley Road Open Spaces						
IOS0033	Blaise Castle Estate, Henbury						
IOS0034	Kingsweston Estate, Lawrence Weston						
IOS0035	Oasis Academy Brightstowe, Penpole Lane, Shirehampton						
IOS0036	Shirehampton Cemetery, St Marys Road, Shirehampton						
IOS0037	Shirehampton Park, Shirehampton						
IOS0038	Portway Tip (Daisy Field), Avonmouth						
IOS0039	Land rear of Stokeleigh Walk, Sea Mills						
IOS0040	Dingle Close Tennis Courts, Sea Mills						
IOS0041	Land near Myrtle Hall, Hung Road, Shirehampton						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0042	Land rear of St Marys Walk, Shirehampton						
IOS0043	Land at Penpole Lane, Shirehampton						
IOS0044	Richmond Terrace Open Space, Avonmouth						
IOS0045	Southmead Allotments, Doncaster Road, Southmead						
IOS0046	Allotments, Monsdale Drive, Henbury						
IOS0047	Glencoyne Square, Southmead						
IOS0048	Little Mead Primary School, Embleton Road, Southmead						
IOS0049	Open space, Greystoke Avenue						
IOS0050	Open space, Greystoke Avenue						
IOS0051	Blaise Hamlet						
IOS0052	Henbury School, Station Road, Henbury						
IOS0053	Cricket ground, Brentry Hill						
IOS0054	Open space, Greystoke Avenue						
IOS0055	Brentry Primary School, Brentry Lane, Brentry						
IOS0056	Allotments, Charlton Road, Brentry						
IOS0057	Allotments, Swanmoor Crescent, Brentry						
IOS0058	Greystoke Avenue Open Space						
IOS0059	Open Space, Greystoke Avenue						
IOS0060	Hazel Brook, Tormarton Crescent						
IOS0061	Land at Marmion Crescent, Henbury						
IOS0062	West Side of Barnard Park, Crow Lane, Henbury						
IOS0063	Doncaster Road Park, Southmead						
IOS0064	Brentry Hill, Brentry						
IOS0065	Trym Valley Open Space, Southmead						
IOS0066	Lanercost Road Centre, Southmead						
IOS0067	Trym Valley Open Space, Southmead						
IOS0068	Okebourne Road Open Space, Brentry						
IOS0069	Pen Park Playing Fields, Fonthill Park and Filton Golf Club						
IOS0070	Moorgrove Wood and Land, Lawrence Weston						
IOS0071	Arnall Drive Open Space, Henbury						
IOS0072	Henbury Open Space, Crow Lane, Henbury						
IOS0073	Greenway Centre, Doncaster Road, Southmead						
IOS0074	Barnard Park, Henbury						
IOS0075	Badminton School						
IOS0076	Golden Hill playing fields						
IOS0077	Golden Hill Sports Ground						
IOS0078	Allotments, Falcondale Road, Westbury-on-Trym						
IOS0079	Trymside Open Space, Sea Mills						
IOS0080	Stoke Bishop CE VC School, Cedar Park, Stoke Bishop						
IOS0081	Cote House grounds						
IOS0082	Red Maids' School						
IOS0083	Old Quarry Park, Henleaze Road, Henleaze						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0084	Open space, Water's Lane						
IOS0085	Westbury-On-Trym C of E Academy, Westbury-On-Trym						
IOS0086	Stoke Lodge Playing Field, Shirehampton Road, Stoke Bishop						
IOS0087	St Ursulas Academy, Brecon Road, Westbury-on-Trym						
IOS0088	Canford Park and Cemetery / Coombe Dingle Sports Complex						
IOS0089	Badminton School						
IOS0090	Holy Trinity churchyard						
IOS0091	Henleaze Schools Playing Fields, Park Grove						
IOS0092	Land at Passage Road, Henbury						
IOS0093	Land at Kellaway Crescent						
IOS0094	Canford Lane Woodlands, Westbury-on-Trym						
IOS0095	Trymside Open Space, Sea Mills						
IOS0096	Badocks Wood, Sea Mills						
IOS0097	Land at Portway / Woodwell Road, Shirehampton						
IOS0098	Seamills Wood, Stoke Bishop						
IOS0099	Part of St Monica Trust grounds						
IOS0100	Eastfield Road Open Space and Playground, Eastfield Road						
IOS0101	Clifton and Durdham Downs, Clifton						
IOS0102	Allotments, Stoke Lane, Westbury-on-Trym						
IOS0103	Allotments, Wessex Avenue, Horfield						
IOS0104	Horfield Common, Kellaway Avenue, Horfield						
IOS0105	Land at Kellaway Avenue, Horfield						
IOS0106	Monks Park Open Space and The Orchard School, Horfield						
IOS0107	Dorian Road Playing Fields, Horfield						
IOS0108	Bonnington Walk Playing Fields, Lockleaze						
IOS0109	Former railway line, Eastgate Road						
IOS0110	River Frome River Bank, Stapleton Road, Easton						
IOS0111	River Frome rear of Cottrell Road						
IOS0112	Horfield CE VC Primary School, Bishop Manor Road, Horfield						
IOS0113	Horfield Common, Abbots Way, Horfield						
IOS0114	Horfield Common, Gloucester Road, Horfield						
IOS0115	Allotments, Wessex Avenue, Horfield						
IOS0116	Gainsborough Square Park, Lockleaze						
IOS0117	Allotments, Downend Road, Horfield						
IOS0118	Purdown Open Space, Muller Road, Lockleaze						
IOS0119	Lockleaze Primary School, Brangwyn Grove, Lockleaze						
IOS0120	Rowlandson Gardens and Land at Bonnington Walk						
IOS0121	Dovercourt Road Open Space, Horfield						
IOS0122	Open space, Muller Road						
IOS0123	Stoke Park Estate						
IOS0124	Bonnington Walk Playing Fields, Lockleaze						
IOS0125	Muller Road Recreation Ground, Horfield						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0126	Grittleton Road Allotments, Grittleton Road, Horfield						
IOS0127	Land at Wickham Glen						
IOS0128	Land at Frome Terrace						
IOS0129	Land at Ham Lane, Stapleton						
IOS0130	Fishponds Park, Fishponds						
IOS0131	Allotments, Pendock Road, Oldbury Court						
IOS0132	Eastville Park. Island in park lake						
IOS0133	Eastville Park. Island in park lake						
IOS0134	Former Railway Line, Thicket Road, Staple Hill						
IOS0135	Quadrant West, Hillfields						
IOS0136	Quadrant East, Hillfields						
IOS0137	Argyle Road Playing Fields						
IOS0138	Speedwell Allotments, Whitefield Road, Speedwell						
IOS0139	Whitefield Allotments, Holly Lodge Road, Speedwell						
IOS0140	East Park Housing, Rosemary Lane, Eastville						
IOS0141	Island in River Frome, Oldbury Court Estate						
IOS0142	Fishponds CE Academy, Fishponds Road, Fishponds						
IOS0143	Frenchay Road/Riverside Drive Open Space, Frenchay						
IOS0144	Marshfield Road Open Space, Speedwell						
IOS0145	Bristol/Bath Cycle Path, Fishponds						
IOS0146	Bristol/Bath Cycle Path (East), Fishponds						
IOS0147	Hillfields Park, Hillfields						
IOS0148	Market Square, Fishponds						
IOS0149	Open space, Barkleys Hill						
IOS0150	Oldbury Court Primary School						
IOS0151	Bristol Brunel Academy, Speedwell Road, Speedwell						
IOS0152	Open Space, Wickham Glen, Stapleton						
IOS0153	Part of UWE Glenside Campus						
IOS0154	Recreation Ground, Forest Road, Fishponds						
IOS0155	Oldbury Court Estate, Begbrook Green Park and Snuff Mills Park						
IOS0156	Bristol/Bath Cycle Path, Fishponds						
IOS0157	Royate Hill Nature Reserve and Greenbank Cemetery						
IOS0158	Rose Green Cricket Ground, Speedwell						
IOS0159	Alexandra Park Car Park, Alexandra Park, Fishponds						
IOS0160	Snowdon Road Open Space and Allotments, Fishponds						
IOS0161	Bristol Metropolitan College						
IOS0162	Oldbury Court Estate, Fishponds						
IOS0163	Eastville Park, Eastville						
IOS0164	Land East of the M32						
IOS0165	Land at Brook Lane, Stapleton						
IOS0166	Stapleton Cricket Club and The Elms, Park Road						
IOS0167	St Andrews Park, St Andrews						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0168	Tennis club, Kings Drive						
IOS0169	Birchall Road Allotments, Cairns Road, Redland						
IOS0170	Redland High School						
IOS0171	Communal garden, Clyde Park						
IOS0172	Land at Elmgrove Road						
IOS0173	St. Bonaventure's Primary School						
IOS0174	Redland Green, Redland						
IOS0175	Redland Grove Open Space, Redland						
IOS0176	Redland Grove Park Open Space, Redland						
IOS0177	Communal garden, Morley Square						
IOS0178	Kellaway Avenue/Golden Hill Allotments, Horfield						
IOS0179	Cotham Gardens Green Space and Railway Land						
IOS0180	Horfield Common Open Space, Horfield						
IOS0181	SS Peter & Paul Primary School						
IOS0182	Railway cutting, Kensington Road						
IOS0183	Railway cutting, Hampton Park						
IOS0184	Railway cutting, Hampton Park						
IOS0185	Cotham Grammar School						
IOS0186	Ashley Down, Allotments, Railway Land and Open Spaces						
IOS0187	Kellaway Avenue Playing Field and Allotments, Horfield						
IOS0188	River bank adj Hotwell Road						
IOS0189	Land between Wesley Place and High Street						
IOS0190	Communal garden, The Collonade						
IOS0191	Montague Place Green Space, Kingsdown						
IOS0192	Land at Somerset Street, Kingsdown						
IOS0193	Clifton College New Field - sports pitches						
IOS0194	Canyge Square Park, Clifton						
IOS0195	Argyle Place Park, Clifton Wood						
IOS0196	Land to South East of Clifton Hill, Clifton						
IOS0197	Land to east of Polygon Lane, Clifton						
IOS0198	Hotwells Primary School Playground						
IOS0199	Victoria Square Park, Clifton						
IOS0200	Mall Gardens, Caledonia Place, Clifton						
IOS0201	Mall Gardens, Caledonia Place, Clifton						
IOS0202	Clifton Park Gardens						
IOS0203	Bristol Zoo Gardens						
IOS0204	Worcester Terrace						
IOS0205	Bellevue						
IOS0206	Land to rear of Bellevue						
IOS0207	Strangers Burial Ground, Lower Clifton Hill, Clifton						
IOS0208	Land at Buckingham Place, Clifton						
IOS0209	Land at Camden Terrace						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0210	Hope Square						
IOS0211	Land at Glendale						
IOS0212	Land at the Paragon and Windsor Place						
IOS0213	Windsor Terrace						
IOS0214	Land at Cumberland Place, Hotwells						
IOS0215	Land at Edgecombe Hall and Thorton House						
IOS0216	Land at Richmond Lane						
IOS0217	Land at Eaton Crescent						
IOS0218	Land at Worcester Crescent						
IOS0219	Communal garden, South Parade						
IOS0220	Mall Gardens, Caledonia Place, Clifton						
IOS0221	Communal garden, Rodney Place						
IOS0222	Cherry Tree Garden Amenity Area, Clifton						
IOS0223	Goldney House, Clifton Wood House and Ambra Vale East						
IOS0224	Clifton Parish Churchyard, Clifton						
IOS0225	Communal garden, Cornwallis Crescent						
IOS0226	Victoria Square Park, Clifton						
IOS0227	Clifton College						
IOS0228	Communal garden, The Paragon						
IOS0229	Manor Hall, York Place						
IOS0230	Woodland at Meridian Vale						
IOS0231	Clifton Hill Open Space, Clifton						
IOS0232	River bank adj Hotwell Road						
IOS0233	Packers Annexe Allotments, Whitehall						
IOS0234	Bristol Central Tennis Club						
IOS0235	Albany Green Park, Lower Cheltenham Place, Montpelier						
IOS0236	St. Barnabas Primary School / Rosa Parks Lane						
IOS0237	Montpelier Park, St Andrews Road, Montpelier						
IOS0238	Bristol St. Andrew's Bowling Club						
IOS0239	The City Academy, Russell Town Avenue, Moorfields,						
IOS0240	Netham Park, Redfield						
IOS0241	Mina Road Park, Mina Road, Montpelier						
IOS0242	Ridgeway Playing Fields and Bristol / Bath Cycle Path						
IOS0243	Railway embankment, All Hallows Road						
IOS0244	Fox Road Open Space and railway embankment						
IOS0245	Brixton Road Amenity Area, Easton						
IOS0246	Barton Hill Primary School, Queen Ann Road, Barton Hill						
IOS0247	Land Adj to Bristol / Bath Railway Path, Easton						
IOS0248	Railway cutting, Ducie Road						
IOS0249	Millpond Primary School						
IOS0250	Sparke Evans Park, Albert Road, St Philips Marsh						
IOS0251	Bannerman Road Community School						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0252	North Somerset Junction, St Philips						
IOS0253	Railway cutting, Lawrence Hill						
IOS0254	Railway embankment, Lawrence Avenue						
IOS0255	Railway cutting, Lincoln Street						
IOS0256	Bristol / Bath Railway Path, Lawrence Hill						
IOS0257	Owen Square Park and Bristol / Bath Cycle Path, Easton						
IOS0258	Railway cutting, Lawrence Hill						
IOS0259	Railway cutting, Hurlingham Road						
IOS0260	Allotments, Salisbury Avenue, St George						
IOS0261	Rodney Road Playing Fields, St George						
IOS0262	Meadow Vale Playing Fields, St George						
IOS0263	Air Balloon Hill Primary School, Hillside Road, St George						
IOS0264	St Aidens Allotments, Nicholas Lane, St George						
IOS0265	Hope Allotments, Kingsway, St George						
IOS0266	Beaufort Road Allotments, Lamb Hill						
IOS0267	Netham Allotments, Netham Road, St George						
IOS0268	Colebrook Road Open Space, St George						
IOS0269	Primrose Lane Open Space and Allotments, Kingswood						
IOS0270	Sports ground, Whiteway Road						
IOS0271	Meg Thatchers Close and Gardens, and Allotments, St George						
IOS0272	Magpie Bottom						
IOS0273	Furber Road, St George						
IOS0274	Summerhill Academy, Plummers Hill, St George						
IOS0275	Avon Valley, Crew's Hole Road / Conham Road						
IOS0276	Avon View Cemetery, Beaufort Road, St George						
IOS0277	Plummers Hill Allotments, Hudds Vale Road, St George						
IOS0278	St George Park, St George						
IOS0279	Stibbs Hill Allotments, Stibbs Hill, St George						
IOS0280	Troopers Hill and Crews Hole Road Open Space, St George						
IOS0281	Bell Hill Road Allotments, Garfield Road, St George						
IOS0282	Plummers Hill Open Space, St George						
IOS0283	Hudds Hill Allotments, Hudds Hill Gardens, St George						
IOS0284	Bristol Bowling Club, Duckmoor Road, Ashton						
IOS0285	South Street Primary School, South Street, Bedminster						
IOS0286	Open space at Jessop Underpass						
IOS0287	Railway cutting, Winterstoke Road						
IOS0288	Open space at Jessop Underpass						
IOS0289	Sturdon Road Play Area, Bedminster						
IOS0290	Ashton Vale Primary School, Avebury Road, Ashton Vale						
IOS0291	Ashton Gate Primary School Playing Field, Greenway Bush Lane						
IOS0292	Ashton Vale Playing Fields, South Liberty Lane, Ashton Vale						
IOS0293	Ashton Court Meadow Allotments, Kennel Lodge Road, Bower Ashton						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0294	St Johns Churchyard (South), Church Lane, Bedminster						
IOS0295	Alderman Moore Allotments, Ashton Drive, Ashton Vale						
IOS0296	Greville Smyth Park, Ashton						
IOS0297	Dalby Avenue, Bedminster						
IOS0298	Railway line, Winterstoke Road						
IOS0299	Burial Ground, Hebron Road, Bedminster						
IOS0300	North Street Green, Bedminster						
IOS0301	Dame Emily Park, Bedminster						
IOS0303	River Bank, York Road, Bedminster						
IOS0304	South foreshore, Bedminster Bridge						
IOS0305	River Bank, Coronation Road, Southville						
IOS0306	Land at Clift House Road, Bower Ashton						
IOS0307	River Bank, Coronation Road, Southville						
IOS0308	Cumberland Basin, Brunel Way , Bower Ashton						
IOS0309	River Bank, York Road, Bedminster						
IOS0310	New Cut River Bank, Coronation Road, Southville						
IOS0311	Cumberland Basin, Brunel Way, Hotwells						
IOS0312	Francis Road Open Space, Bedminster						
IOS0313	Land rear of Martock Road, Bedminster						
IOS0314	Railway Siding to rear of Brighton Crescent.						
IOS0315	Part Railway Siding to rear of Honeywick Close						
IOS0316	Railway Siding to rear of Hall Street						
IOS0317	Railway Siding, Bedminster						
IOS0318	Gores Marsh Park, Winterstoke Road, Ashton						
IOS0319	Playground, School Road, Totterdown						
IOS0320	Knowle Sports Ground, Broad Walk/Wells Road, Knowle						
IOS0321	Broadfield Road Allotments, Knowle						
IOS0322	Arnos Vale Cemetery and Arnos Court Park, Brislington						
IOS0323	Bath Road 3 Lamps, Totterdown						
IOS0324	Victoria Park, Bedminster						
IOS0325	Cotswold Road Open Space, Bedminster						
IOS0326	Land Adj River Bank, Bath Road, Totterdown						
IOS0327	Land near Bath Road						
IOS0328	St Johns Crescent Allotments, Knowle						
IOS0329	The Square, Knowle						
IOS0330	Broadwalk Roundabout, Knowle						
IOS0331	Land at Airport Road, Hengrove						
IOS0332	Redcatch Park, Knowle						
IOS0333	Marksbury Road Open Space						
IOS0334	Salcombe Road Recreation Ground, Knowle						
IOS0335	St Johns Burial Ground, Bedminster						
IOS0336	Brixham Road Open Space, Bedminster						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0337	Perretts Park and Allotments, Knowle						
IOS0338	Land at Brislington Hill, Brislington						
IOS0339	Allison Avenue & Hill Lawn, Brislington						
IOS0340	Land off Wooton Road						
IOS0341	St Mary Redcliffe Cemetery, Bath Road, Totterdown						
IOS0342	St Annes Wood, St Annes Park Road						
IOS0343	Railway land behind Tramway Road						
IOS0344	Callington Road Nature Reserve and Allotments, Brislington						
IOS0345	Victory Park and Brislington Meadows, Brislington						
IOS0346	Broomhill Junior School, Allison Road						
IOS0347	St Annes Park, St Annes						
IOS0348	Nightingale Valley and Allotments, Brislington						
IOS0349	Land South of The Rock Adj Brislington Brook, The Rock, Brislington						
IOS0350	Hareclive Primary School						
IOS0351	Pawlett Road and Bishport Avenue						
IOS0352	Merchants Academy Primary School, Withywood Road, Withywood						
IOS0353	Lakemead Grove Sportsground, Highridge						
IOS0354	Headley Lane Park, Headley Park						
IOS0355	Bishopsworth Allotments, Headley Lane, Headley Park						
IOS0356	Playing Field, Highridge Walk, Highridge						
IOS0357	Bedminster Common Open Space, Bridgwater Road						
IOS0358	Belland Drive Open Space, Whitchurch						
IOS0359	Court Farm Road Open Space, Whitchurch						
IOS0360	Merchants Academy, Molesworth Drive, Withywood						
IOS0361	St Pius X RC VA Primary School, Gatehouse Avenue, Withywood						
IOS0362	Land at rear of Four Acres, Withywood						
IOS0363	Cheddar Grove Primary School, Cheddar Grove, Bedminster Down						
IOS0364	Valley Walk, Hawkfield Road, Hartcliffe						
IOS0365	Land at Pawlett Road and Crosscombe Drive						
IOS0366	Willmott Park Play Area						
IOS0367	Bedminster Down Open Space, Bridgwater Road, Bedminster						
IOS0368	St Peters CE VC Primary School Field, Ellfield Close						
IOS0369	Bedminster Down Secondary School, Donald Road, Bedminster Down						
IOS0370	Part of Bedminster Down Common						
IOS0371	Amenity Land Adj Smythe Croft, Stoneberry Road, Whitchurch						
IOS0372	Willmott Park, Hartcliffe						
IOS0373	Withywood Park, Bishopsworth						
IOS0374	Ilchester Crescent Open Space, Bedminster						
IOS0375	St Augustine's Park						
IOS0376	Whitehouse Centre						
IOS0377	Willmott Park, Hartcliffe						
IOS0378	Goulston Road Allotments, Goulston Road, Bishopsworth						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0379	Valley Walk, Hawfield Road, Hartcliffe						
IOS0380	Valley Walk, Hartcliffe						
IOS0381	Willmott Park / Whitehouse Centre, Hartcliffe						
IOS0382	Kings Head Lane Park, Bedminster Down						
IOS0383	Hawfield Meadow and Bridge Learning Campus, Hartcliffe						
IOS0384	Hartcliffe Millennium Green, Bishport Avenue, Hartcliffe						
IOS0385	Withywood Park / Four Acres Primary School						
IOS0386	Valley Walk, Hartcliffe						
IOS0387	Manor Woods Valley, Headley Park						
IOS0388	Land at Sherin Way						
IOS0389	Maynard Road, Hartcliffe						
IOS0390	Land On West of Hawfield Road, Hawfield Road, Hartcliffe						
IOS0391	Crox Bottom Green Space, Headley Park						
IOS0392	The Coppice, Bishopsworth						
IOS0393	Wansdyke Primary School, School Close, Whitchurch						
IOS0394	Mowbray Road Open Space, Knowle						
IOS0395	Land at Hencliffe Road and Amercomber Walk						
IOS0396	St Bernadettes Catholic Secondary School, Fossedale Avenue, Whitchurch						
IOS0397	Stockwood Green Primary School, Stockwood						
IOS0398	Fortfield Road Open Space, Hengrove						
IOS0399	South Bristol Sports Centre, West Town Lane, Brislington						
IOS0400	Winash Amenity Area						
IOS0401	Playing fields at Waycroft Primary School						
IOS0402	Bridge Farm Primary School, East Dundry Road, Whitchurch						
IOS0403	Bamfield Green Space, Bamfield						
IOS0404	Whitchurch Lane						
IOS0405	Briery Leaze Road Open Space, Whitchurch						
IOS0406	Craydon Road and Stockwood Open Spaces, Stockwood						
IOS0407	Saltwell Valley Open Space and Whitchurch Railway Path, Stockwood						
IOS0408	Land at West Town Lane, Brislington						
IOS0409	Hengrove Farm Community Woodland and Oakdale Road						
IOS0410	Land at Thurlestone, Hengrove						
IOS0411	St Giles Estate, Hengrove						
IOS0412	Land at Swainswick, Hengrove						
IOS0413	St Giles Allotments, Great Hayles Road, Hengrove						
IOS0414	Land at, Alverstoke, Hengrove						
IOS0415	Perry Court Junior School, Great Hayles Road, Hengrove						
IOS0416	Oasis Academy, Petherton Road, Hengrove						
IOS0417	Oatlands Avenue Allotments, Whitchurch						
IOS0418	Land at Airport Road, Hengrove						
IOS0421	New Oak Primary School, Hengrove						
IOS0422	Sturminster Close, Stockwood						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0423	Cottle Road Green Space, Stockwood						
IOS0500	Moorend Gardens, Lawrence Weston						
IOS0501	Cook Street Open Space, Avonmouth						
IOS0502	Rear of Merrimans Drive, Lawrence Weston						
IOS0503	Napier Square Park, Avonmouth						
IOS0504	Elderberry Walk Open Space, Southmead						
IOS0505	Embleton Road CPG, Southmead						
IOS0506	Tranmere Avenue Open Space, Brentry						
IOS0507	Brentry Hill, Brentry						
IOS0508	Brean Down Avenue Amenity Area, Henleaze						
IOS0509	Wellington Hill Playing Field, Horfield						
IOS0510	Maskelyne Avenue Amenity Area, Manor Farm						
IOS0511	Delabere Avenue, Oldbury Court						
IOS0512	Lodge Hill Open Space, Fishponds						
IOS0513	Gill Avenue						
IOS0514	Bracey Drive Open Space, Oldbury Court						
IOS0515	Land adjacent to Princes' Lane, Clifton						
IOS0516	Cobden Street Amenity Area, Barton Hill						
IOS0517	Gaunts Ham Park, Barton Hill						
IOS0519	Marsh Lane Open Space, Barton Hill						
IOS0520	Gladstone Street CPG, Redfield						
IOS0521	Terrell Gardens						
IOS0522	Furber Road, St George						
IOS0523	Hudds Vale Open Space, Hudds Vale Road, St George						
IOS0524	Wedmore Vale Open Space and Allotments, Knowle						
IOS0525	Clancy Farm Allotments, Bedminster						
IOS0526	Land at The Park, Daventry Road						
IOS0527	Ilminster Avenue Primary Academy and Newquay Road Knowle						
IOS0528	Knowle West Childrens Centre, Knowle						
IOS0529	Kingswear Road Open Space, Bedminster						
IOS0530	Novers Common, Bedminster						
IOS0531	Pigeonhouse Stream Meadows and Greenfield Primary School						
IOS0532	Filwood Playing Fields, Filwood						
IOS0533	Bushy Park YMCA, Totterdown						
IOS0534	Glyn Vale Open Space, Knowle						
IOS0535	Land At Broomhill Road, Brislington						
IOS0536	Broomhill Road Park, Brislington						
IOS0537	Newbridge Road Open Space, St Annes						
IOS0538	Belroyal Avenue, Brislington						
IOS0539	Huntingham Road						
IOS0540	Billand Close						
IOS0541	Craydon Road Triangle, Stockwood						

Site Reference	Site Name	Recreation	Leisure	Community use	Townscape	Landscape quality	Visual amenity
IOS0542	Gillebank Close, Stockwood						
IOS0543	Ladman Road, Stockwood						
IOS0544	Ladman Road, Stockwood						
IOS0545	Maple Close Amenity Area, Stockwood						
IOS0546	Land at The Coots, Stockwood						