

Bristol Local Plan Review

Annex - Draft Development Allocations



Draft Development Allocations

This Annex provides details of the proposed Development Allocations listed under Draft Policy DA1 'Proposed development allocations'. It is structured around the 34 Wards in Bristol. The Annex includes sites outside the Areas of Growth and Regeneration set out in the Local Plan Review Draft Policies document. A number of sites have already been allocated for development in Neighbourhood Plans.

Draft Policy DA1 'Proposed development allocations' proposes that the sites listed will be developed for the uses identified in this Annex and in accordance with the draft development considerations which accompany each site and with all other relevant development plan policies.

Sites proposed for a residential allocation are for use class C3(a) unless stated otherwise in the proposed allocation. For those sites with a proposed housing allocation, an estimated number of homes which could be developed on the site is normally provided. Capacities are given as an estimate based on achieving an efficient use of land. They do not represent a maximum number of homes. If the capacity indicated is not possible due to site considerations, a lower number of homes than the one stated would be appropriate. Where a draft allocation is for mixed-use development, the mix of uses may also change the estimated capacity.

Once adopted, the precise number of homes to be developed will be determined through the planning application process, in accordance with the Urban Living Supplementary Planning Document and draft Local Plan Policies UL1, UL2, DC1 and DC2.

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Site reference:

BDA0101

Site address / location:

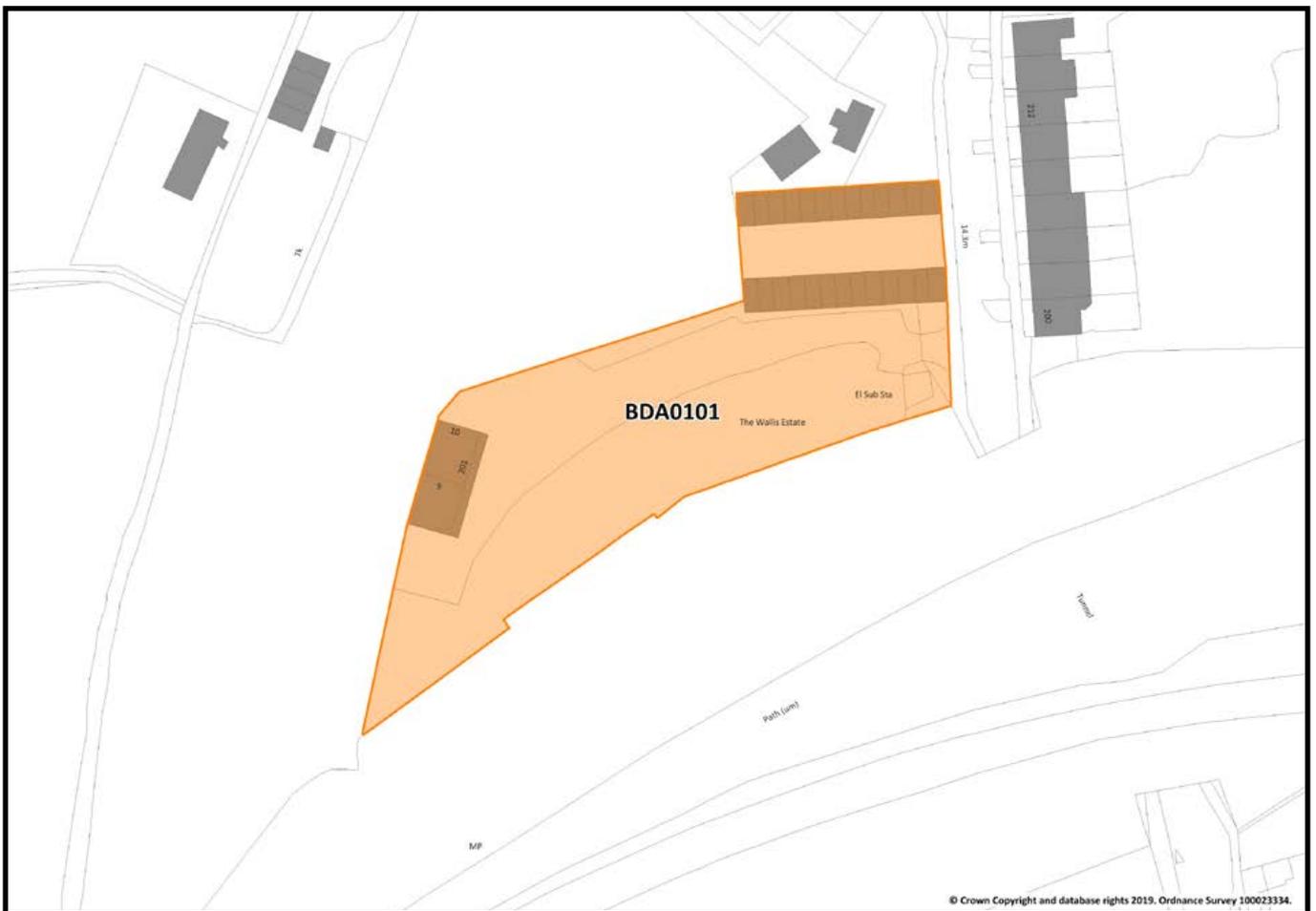
Land opposite 200-208 Mina Road,
St. Werburgh's

Site description:

The site is currently in industrial / business use.

Site area: 0.4 hectares

Ward: Ashley



Proposed allocation:

The site would be appropriate for re-development for residential uses, if no longer required by users/owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would offer potential for more efficient use of the land.
- The site could contribute towards meeting the need for homes within the City.

Draft development considerations:**Development should:**

- Provide suitable access to the site, with sufficient visibility;
- Seek to safeguard and enhance the existing Concorde Way cycle route;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems, ensure no increased flood risk and provide appropriate mitigation, as the site is subject to flood risk and is at risk of flooding from surface water;
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required;
- Maintain and enhance the integrity and connectivity of the adjacent Narrowways Site of Nature Conservation Interest and the 'Ashley Vale and Ashley Hill Allotments' Wildlife Network Site which are located to the north-east; and
- 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 Wildlife Network Site.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA0102

Site address / location:

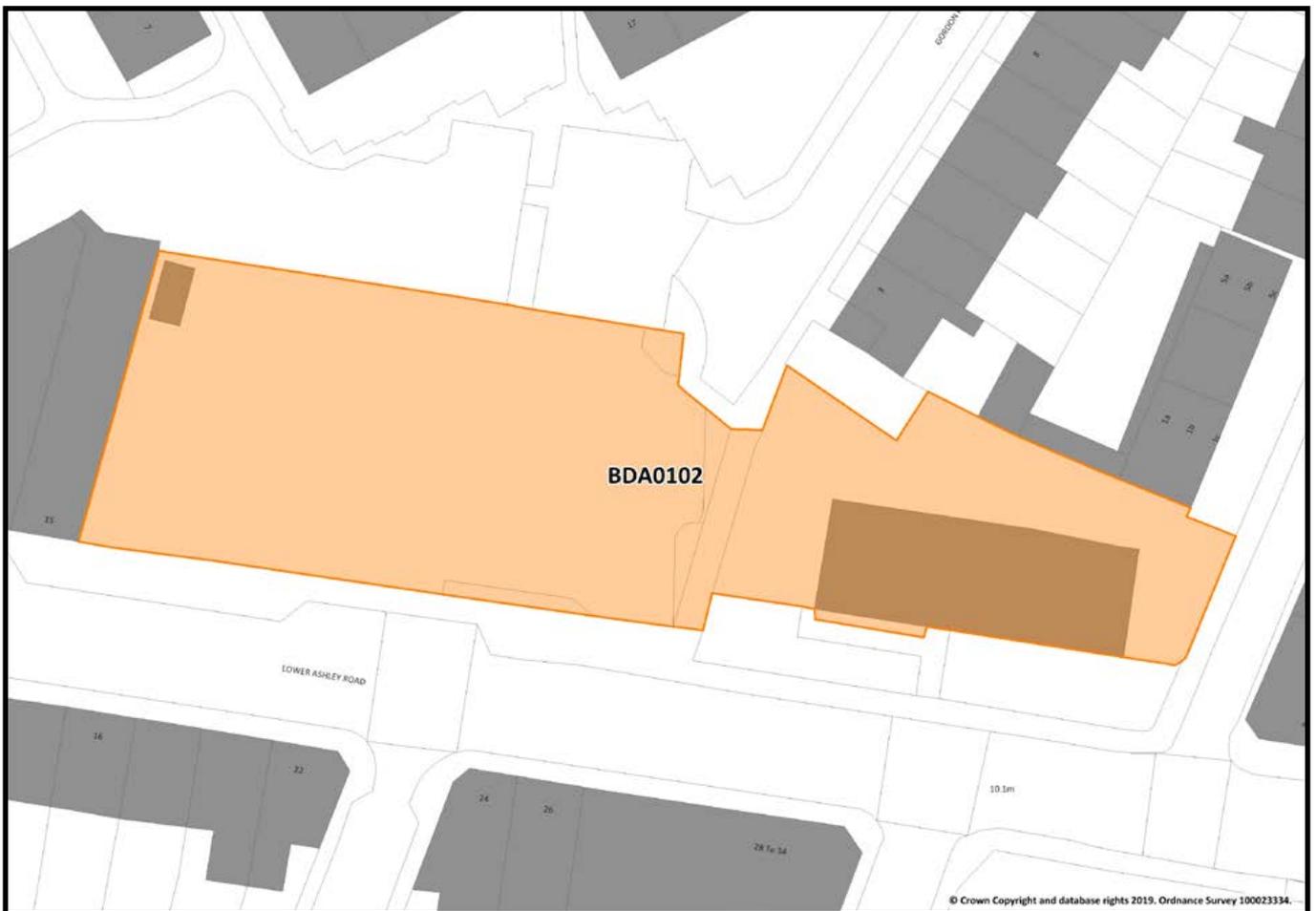
Land at 17-47 Lower Ashley Road,
St. Werburgh's

Site description:

The western part of the site is cleared and the area to the east is vacant.

Site area: 0.2 hectares

Ward: Ashley



Proposed allocation:

The site would be appropriate for redevelopment for residential-led mixed uses with active ground floor uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- The site could contribute towards meeting the need for homes within the City.

Draft development considerations:

Development should:

- Retain and integrate adjacent green infrastructure, including the trees subject to Tree Preservation Orders (TPO) fronting Lower Ashley Road;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area;
- Upgrade, widen and enhance the footpath between Ashley Road and Gordon Road to provide improvements to natural surveillance;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; and
- Incorporate a mixed-use active ground floor, to maintain and enhance the function of Ashley Road / Grosvenor Road Local Centre.

Estimated capacity

- Estimated capacity of 45 homes.

Site reference:

BDA0103

Site address / location:

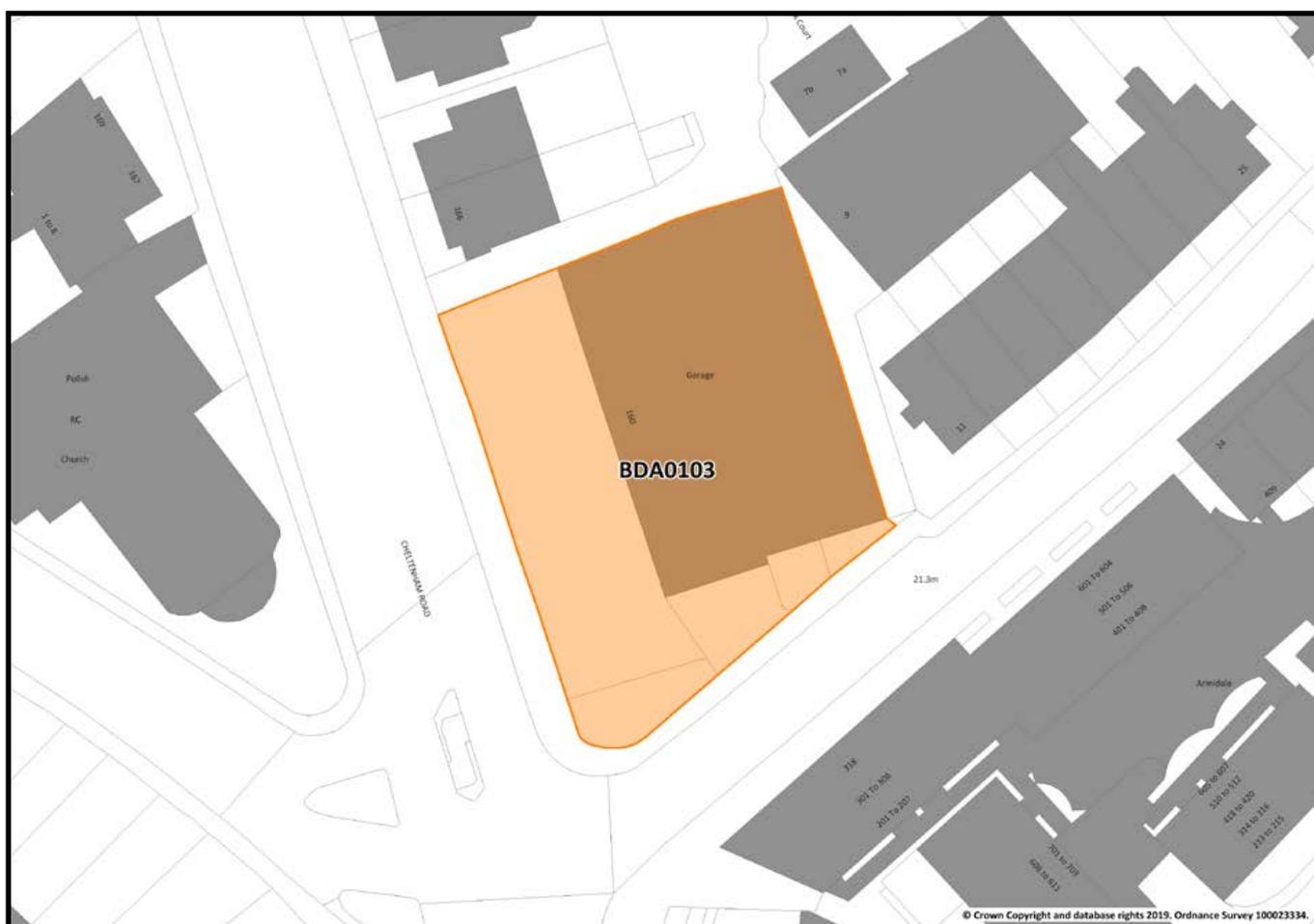
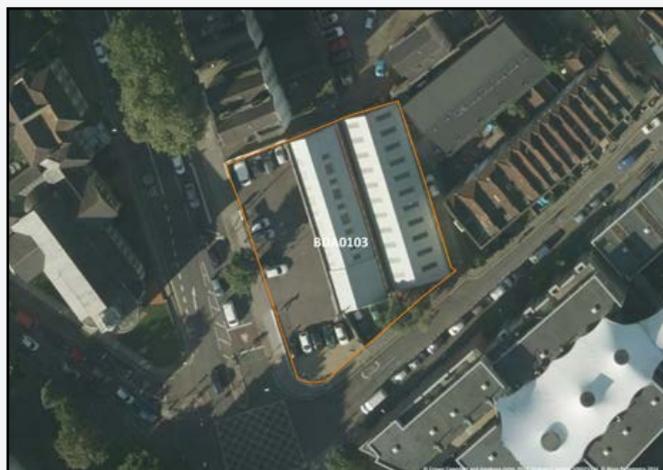
Land at Cheltenham Road / Bath Buildings, Montpelier

Site description:

The site is currently in use as a car-repair garage.

Site area: 0.1 hectares

Ward: Ashley



Proposed allocation:

The site would be appropriate for redevelopment for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes would offer potential for more efficient use of the land.
- The site could contribute towards meeting the need for homes within the City.

Draft development considerations:

Development should:

- Provide suitable access from Bath Buildings which does not compromise the operation of the adjacent junction and enhances access for pedestrians;
- Take account of the Montpelier Conservation Area and preserve and enhance the setting of neighbouring Listed Buildings, including the Grade II Listed Buildings at Bath Buildings;
- Retain or reprovide existing trees within the boundary of the site, as required by Retained Policy DM15: Green Infrastructure Provision;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area; and
- Provide a drainage strategy which prioritises sustainable drainage systems and ensures no increased flood risk.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA0105

Site address / location:

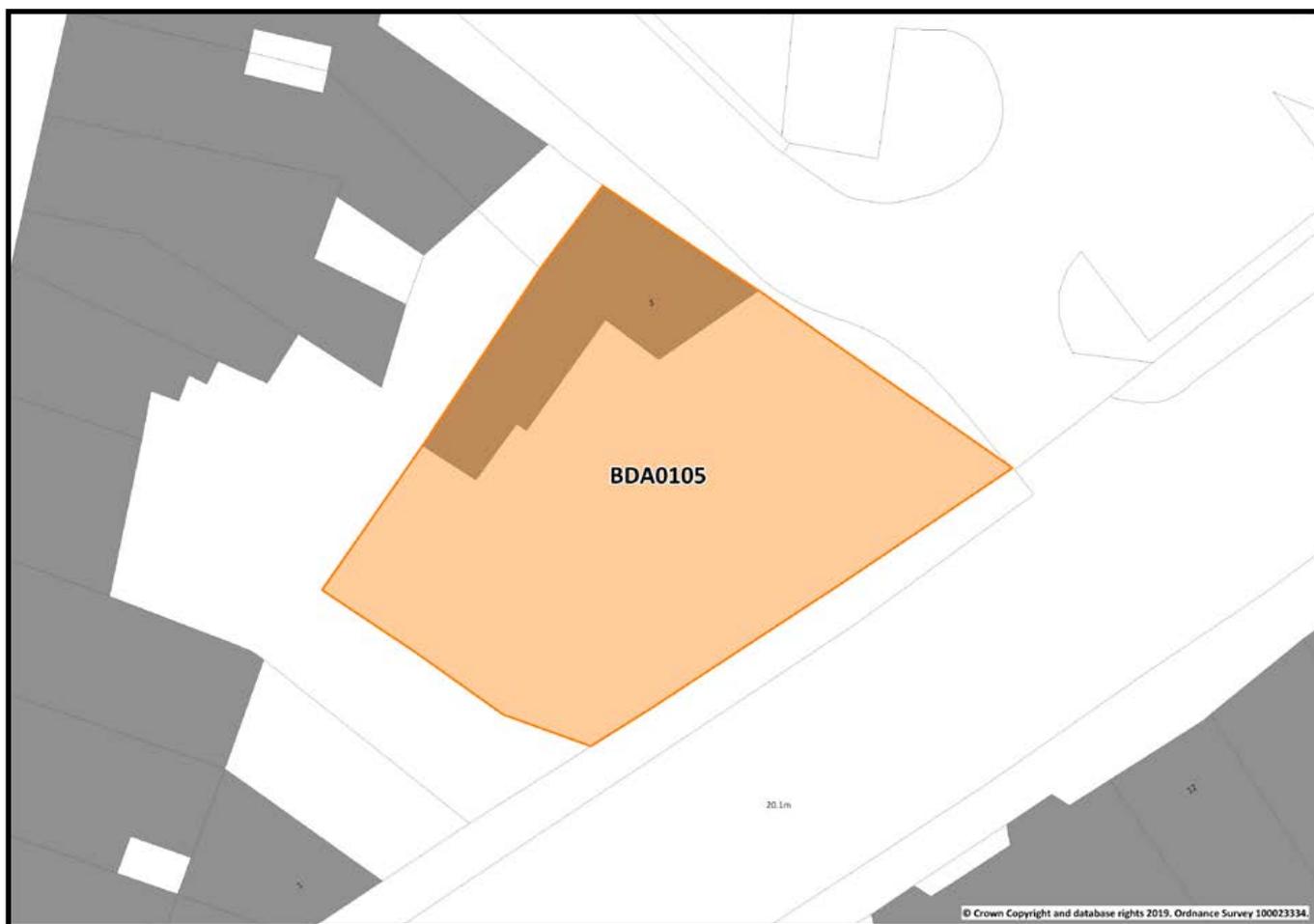
Land to the rear of 64-68 Stokes Croft, St. Paul's

Site description:

The site is currently used as a garage and for parking.

Site area: 0.04 hectares

Ward: Ashley



Proposed allocation:

The site would be considered appropriate for a residential allocation or for residential mixed-use with flexible workspace allocation, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes with workspace would offer potential for more efficient use of the land.
- The site could contribute towards meeting the need for homes within the City.

Draft development considerations:

Development should:

- Provide a contextual, heritage-led approach, taking account of the Stokes Croft Conservation Area and respecting the setting of the Grade II Listed Building at 62 Stokes Croft;
- Provide suitable access which takes account of servicing needs for properties fronting Stokes Croft;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Ensure that development would not cause harm to trees on adjacent land; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 8-10 homes.

Site reference:

BDA0205

Site address / location:

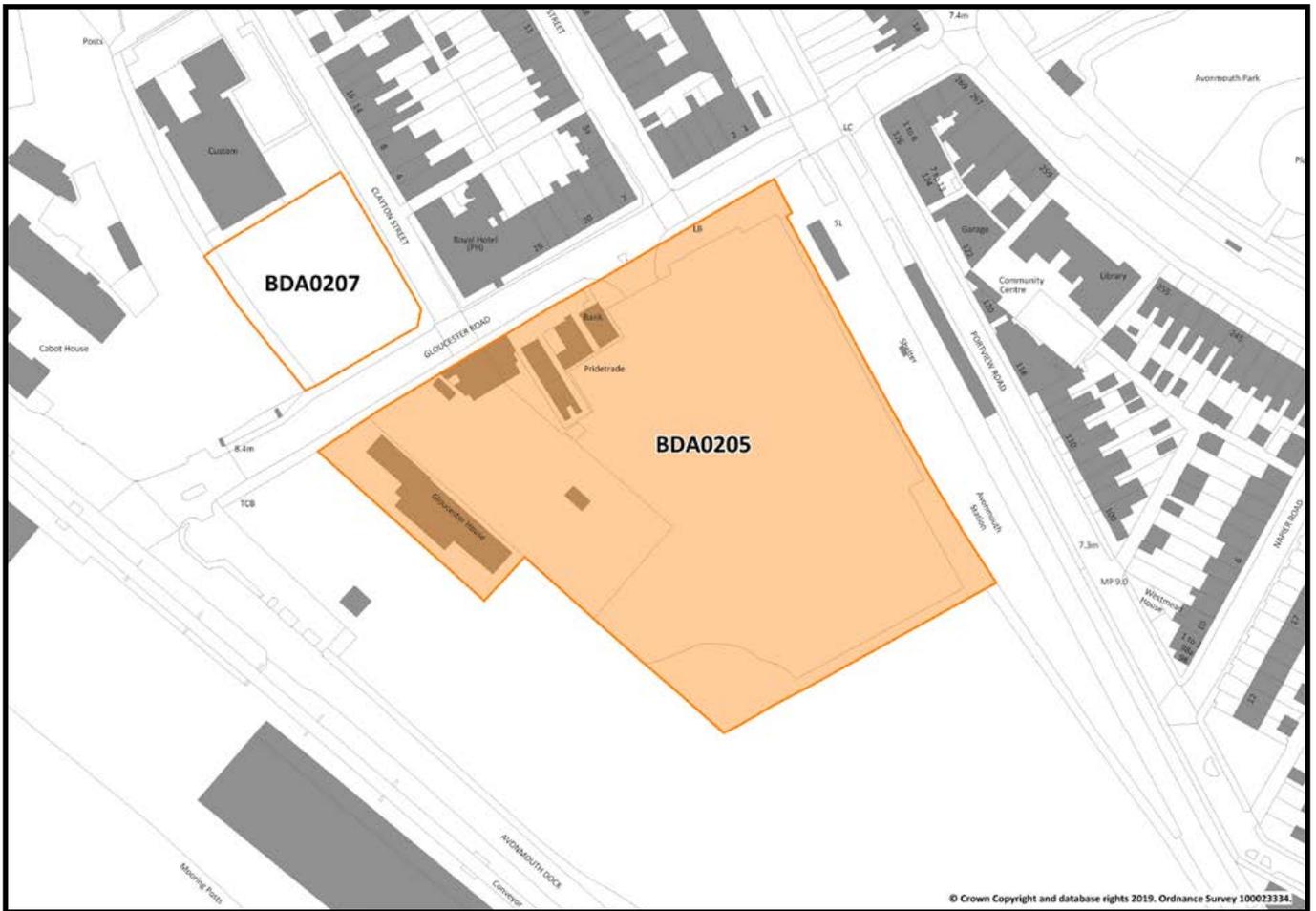
Land south of Gloucester Road, Avonmouth

Site description:

The site is currently used as open storage, a number of small-scale industrial uses, hot food takeaway and a bank.

Site area: 1.7 hectares

Ward: Avonmouth & Lawrence Weston



Proposed allocation:

The site would be considered appropriate for a residential or mixed-use allocation, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes or mixed use would offer potential for more efficient use of the land in a mixed residential and industrial context.
- The site is in a sustainable and accessible location, through its proximity to Avonmouth Railway Station.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site;
- Undertake an ecological survey, and make provision for relevant mitigation and enhancement measures including respecting the adjacent Gloucester Road Railway Sidings Site of Nature Conservation Interest (SNCI);
- Provide a sensitive lighting strategy with respect to the adjoining SNCI and Wildlife Network Site (WNS);
- Retain and integrate green infrastructure, including the trees subject to Tree Preservation Orders (TPO) fronting Gloucester Road;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Be supported by a transport assessment which evaluates existing accessibility and makes development-specific recommendations to enable access by walking, cycling and public transport;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which prioritises sustainable drainage systems and surface water storage, and ensures no increased flood risk, as the whole site falls within flood risk and is subject to surface water drainage issues; and
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required.

Estimated capacity

- Estimated capacity of 140 homes.

Site reference:

BDA0206

Site address / location:

Former Sea Mills Children Centre,
West Parade, Sea Mills

Site description:

The land was formerly occupied by Sea Mills Children’s Centre, which has now closed.

Site area: 0.3 hectares

Ward: Avonmouth & Lawrence Weston



Proposed allocation:

The site would be considered appropriate for residential uses.

Reasons for allocation:

- The site is no longer required in its current use and the building is vacant.
- As the site has a residential context, development for residential uses offers an opportunity to make more efficient use of land and enhance the Sea Mills Conservation Area.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access, including footways into the site, and appropriate servicing to the site;
- Take account of the Sea Mills Conservation Area;
- Retain trees and hedgerows within the development, which will be identified by a tree survey; and
- Not prejudice the existing and future amenity of adjacent residential units, particularly those dwellings fronting West Parade / High Grove.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA0207

Site address / location:

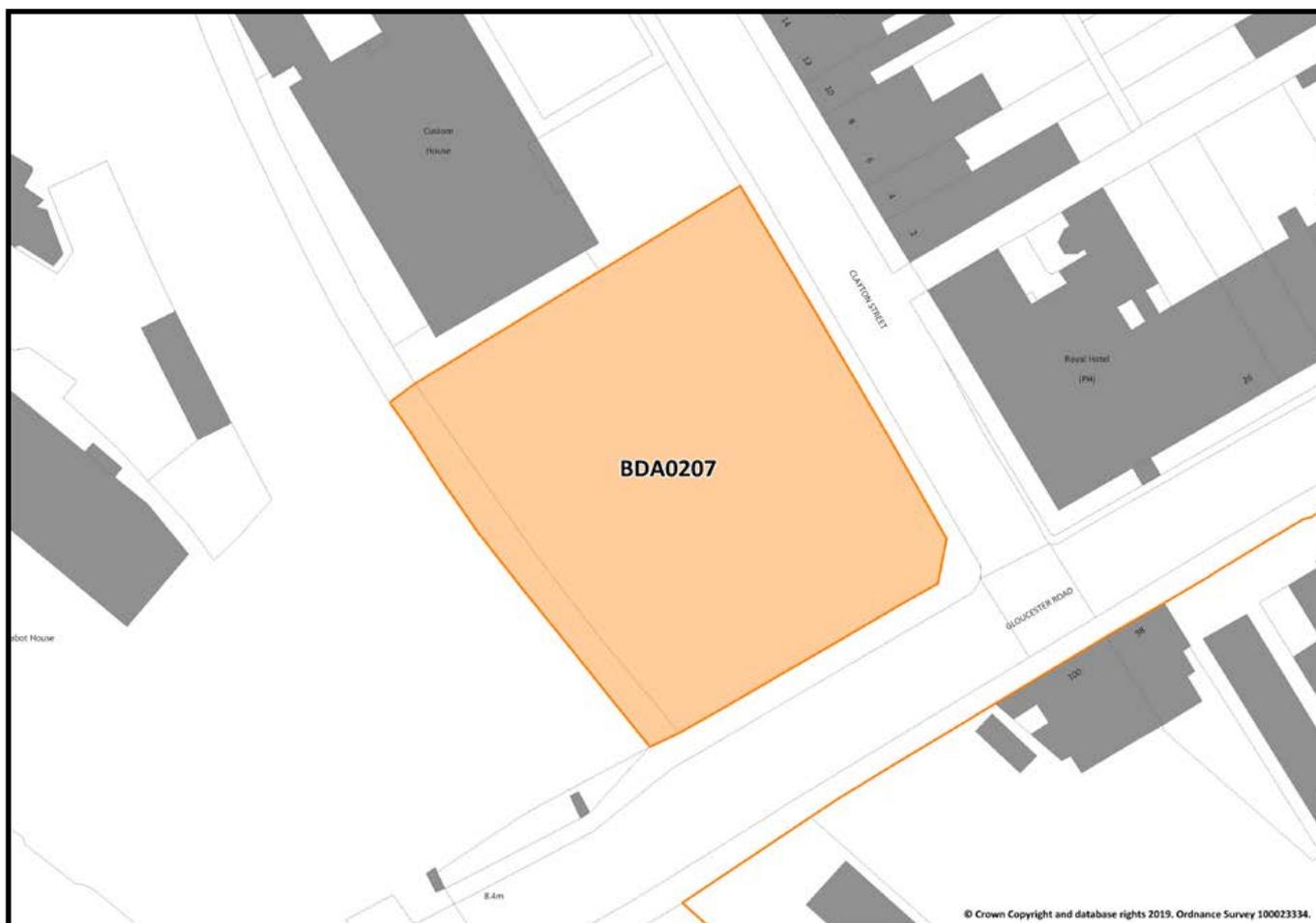
Land adjacent to Custom House,
Clayton Street, Avonmouth

Site description:

The land is currently in use as a car-park.

Site area: 0.2 hectares

Ward: Avonmouth & Lawrence Weston



Proposed allocation:

The site would be considered appropriate for residential uses.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would offer potential for more efficient use of land in a mixed residential and industrial context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access to the site;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Retain or integrate trees on the western edge of the development, which will be identified by a tree survey;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; and
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA0302

Site address / location:

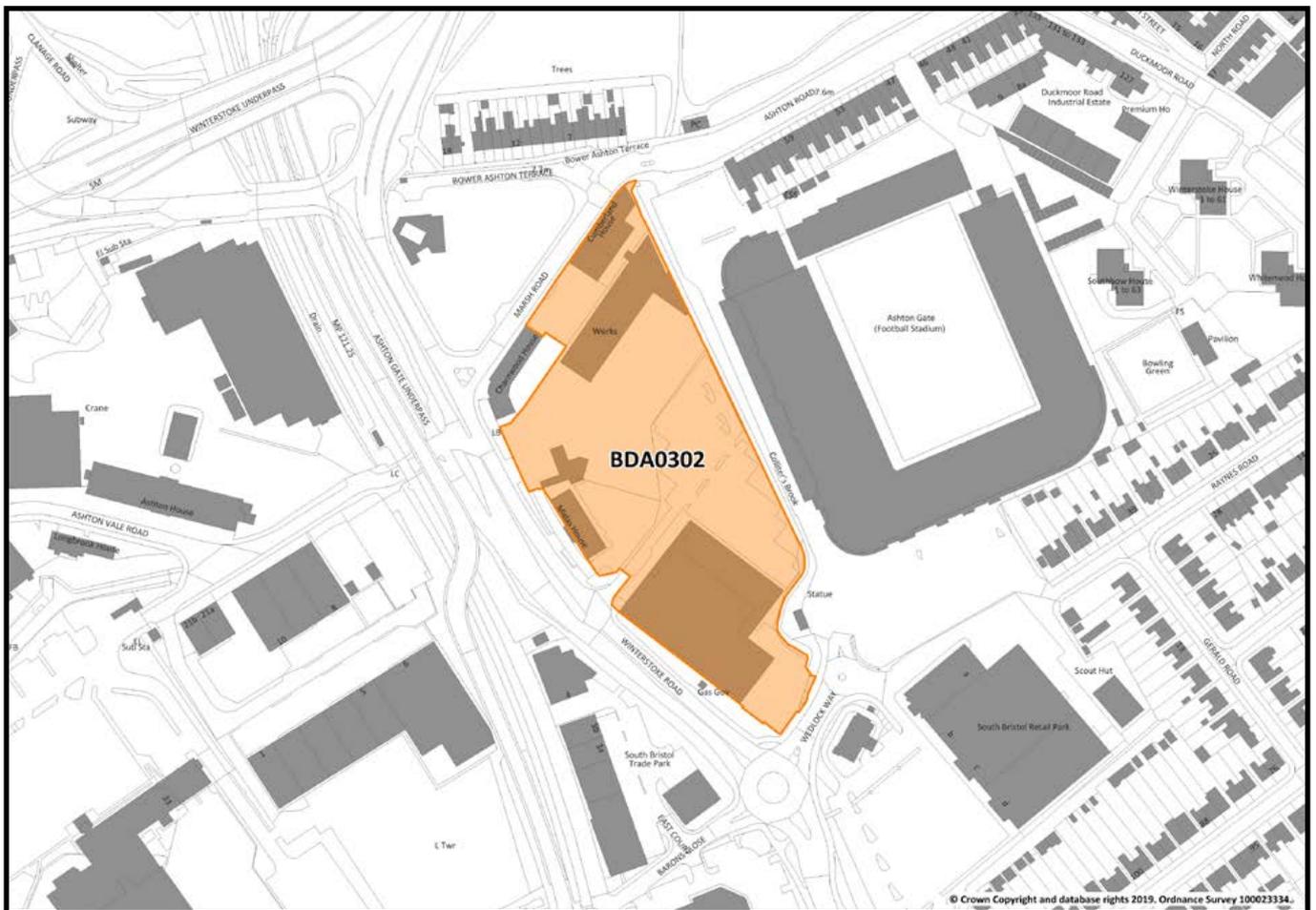
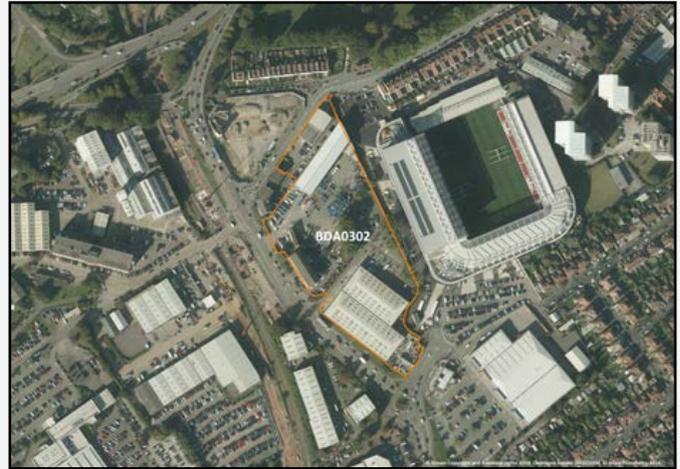
Land to West of Ashton Gate Stadium,
Marsh Road / Winterstoke Road, Ashton Gate

Site description:

The land currently contains a mix of retail and trade uses.

Site area: 2.2 hectares

Ward: Bedminster



Proposed allocation:

The site would be appropriate for associated and complementary mixed-uses (including sports and leisure, offices and hotel uses) with residential.

Reasons for allocation:

- The site’s location adjacent to the Ashton Gate stadium provides an opportunity to coordinate related land uses and secure a more efficient use of land with a mix of complementary uses.
- The site will contribute towards meeting housing needs and providing for other beneficial uses.

Draft development considerations:**Development should:**

- Provide suitable access for uses proposed on site;
- Provide a contextual, heritage-led response which has regard to long distance views, including views of the Avon Gorge and Suspension bridge from Bedminster Down, and which respects the visibility of the site, including in the setting of Ashton Court;
- Be supported by a transport assessment which evaluates existing accessibility and makes development-specific recommendations to enable access by walking, cycling and public transport;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is over 1 hectare in size and subject to surface water drainage issues; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

- Estimated capacity subject to wider masterplanning and mix of uses.

Site reference:

BDA0303

Site address / location:

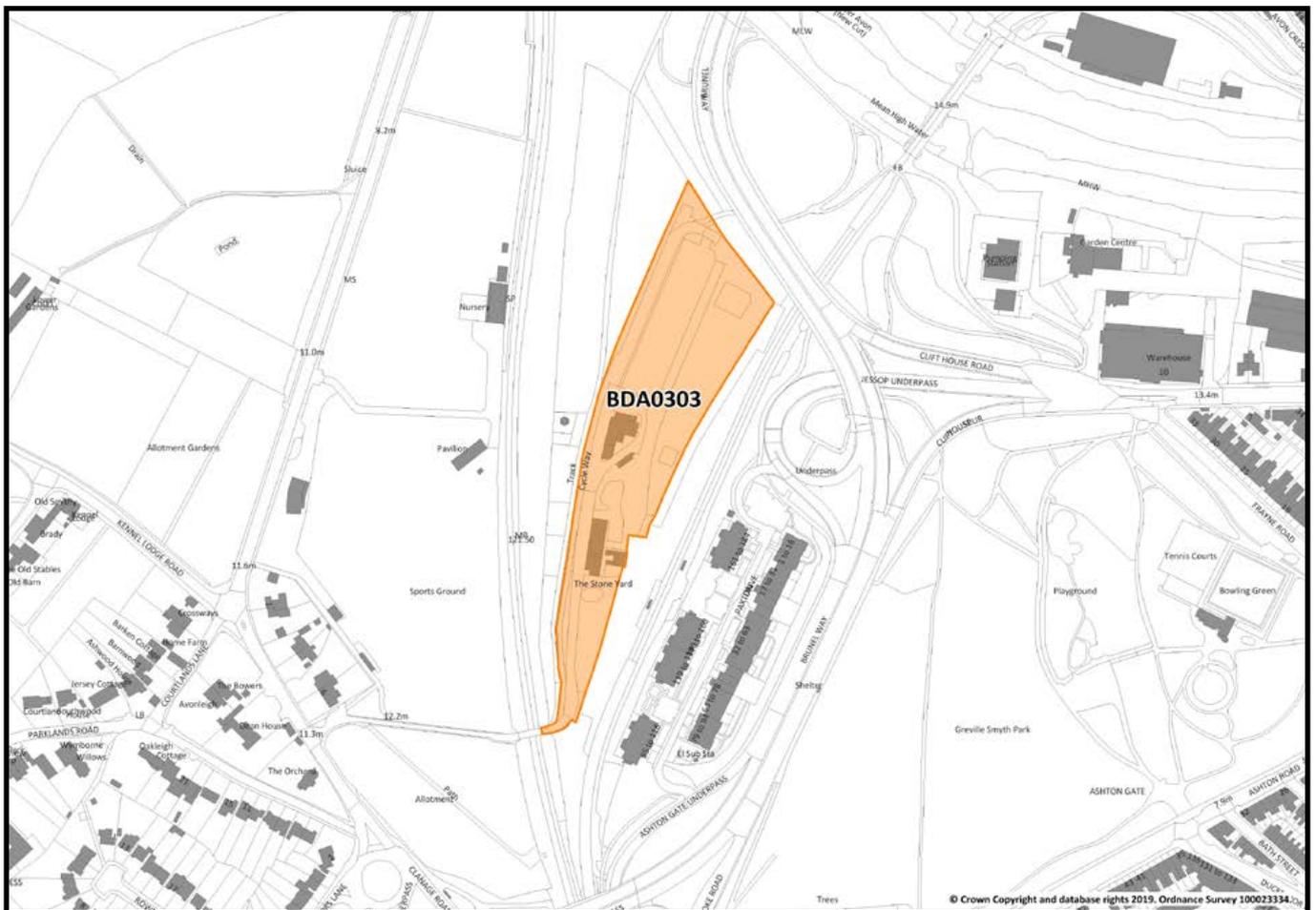
Former Ashton Sidings,
Ashton

Site description:

The land is currently vacant.

Site area: 1.8 hectares

Ward: Bedminster



Proposed allocation:

The site would be appropriate for development of residential uses, if suitable access can be provided.

Reasons for allocation:

- Subject to providing suitable access, the site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Explore potential to resolve access constraints to the surrounding area, including providing connections to the Metrobus rapid transit route;
- Integrate and enhance the existing cycle and walking routes, and improve surveillance of this network;
- Ensure no adverse impact on the future implementation of Metrowest proposals on the adjoining land;
- Be supported by a transport assessment which evaluates existing accessibility and makes development-specific recommendations to enable access by walking, cycling and public transport;
- Provide a contextual, heritage-led response which has regard to long distance views, including views of the Avon Gorge and Suspension bridge from Bedminster Down, and which respects the visibility of the site, including in the setting of Ashton Court;
- Take account of the City Docks Conservation Area;
- Provide a co-ordinated approach which connects with the Western Harbour Growth and Regeneration Area;
- Be informed by an up-to-date preliminary ecological appraisal of the site which assesses the potential for the presence of legally protected and priority species, and, where appropriate, makes provision for mitigation measures for Shetland mouse-ear Hawkweed and Open Mosaic Habitats;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems, ensure no increased flood risk and provide a reduction in the existing discharge rate. This site is over 1 hectare in size and subject to surface water drainage issues; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 150 homes.

Site reference:

BDA0304

Site address / location:

1-25 Bedminster Down Road,
Bedminster

Site description:

The land is currently in use as business and leisure uses.

Site area: 0.2 hectares

Ward: Bedminster



Proposed allocation:

The site would be considered to be suitable for residential uses, with flexible workspace, if no longer required by current landowners / users in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes and workspace would represent a more efficient use of land.
- The site is in a sustainable and accessible location, through its proximity to Parson Street Station
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic;
- Consider the potential for improved accessibility to Parson Street Railway Station;
- Address noise issues from the railway and road;
- Maintain or strengthen the integrity and connectivity of the adjacent 'Parson Street Station' Wildlife Network Site;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA0305

Site address / location:

233-237 West Street, Bedminster

Site description:

The site is currently in vehicle repair use.

Site area: 0.2 hectares

Ward: Bedminster



Proposed allocation:

The site would be suitable for residential mixed-use with flexible workspace, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes and workspace would represent a more efficient use of land in a mixed context.
- The site is in a sustainable and accessible location, through its proximity to Parson Street Station.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access to the site with appropriate servicing, which safeguards the free-flow of public transport and general traffic on West Street;
- Be designed so that the buildings fronting West Street reflect the existing context, including building line;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA0306

Site address / location:

Land at Marsh Lane / Winterstoke Road, Bedminster

Site description:

The site is currently in use for car and van sales.

Site area: 0.2 hectares

Ward: Bedminster



Proposed allocation:

The site would be considered to be suitable for residential uses, if no longer required by current landowners / users in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes would represent a more efficient use of land in a mixed context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access from Marsh Lane, with appropriate highway widening and footpath improvements;
- Ensure that development would not be harmful to trees on the boundary of the site;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 13 homes.

Site reference:

BDA0307

Site address / location:

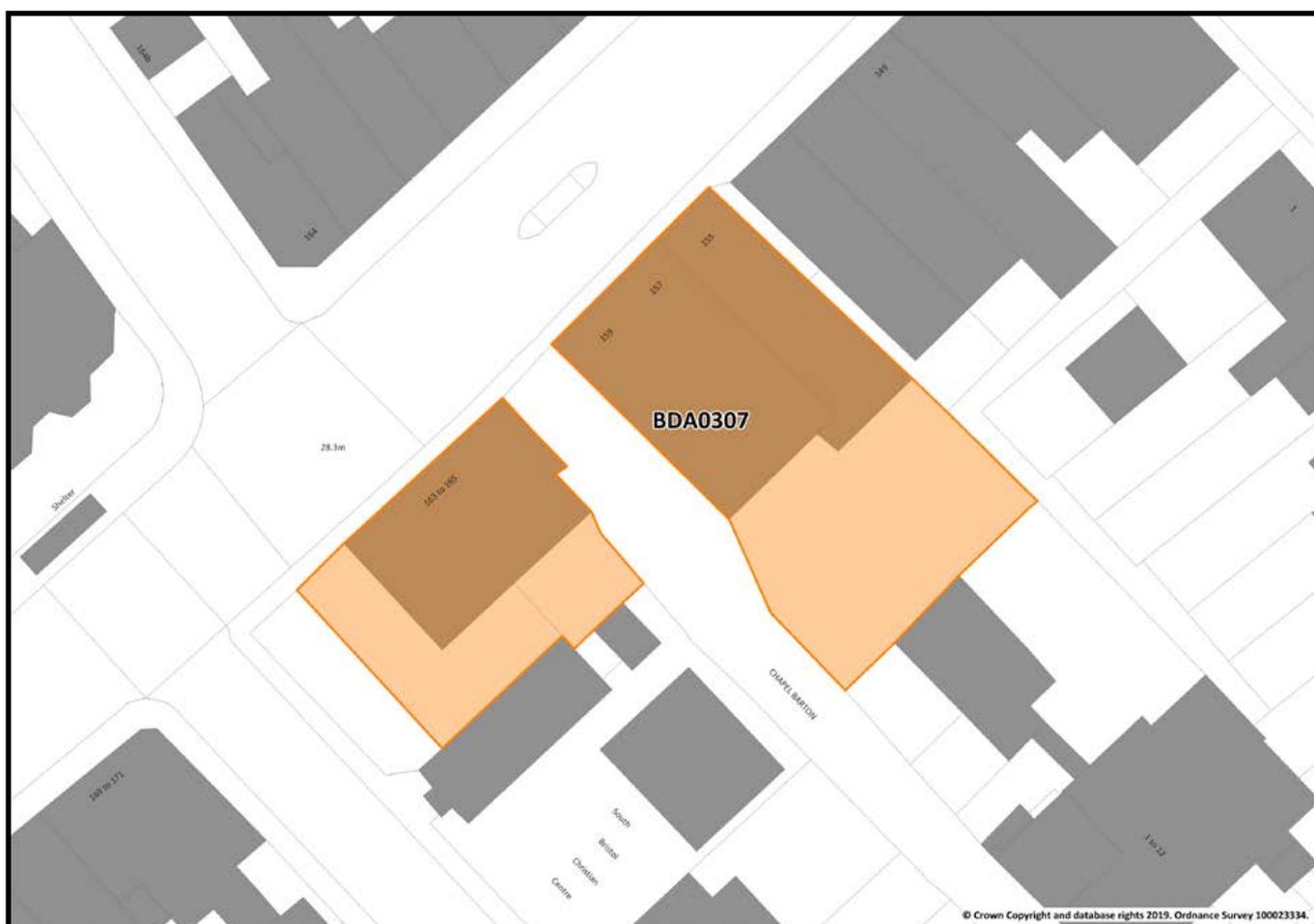
155-169 West Street,
Bedminster

Site description:

The land is currently in use for car sales and repair.

Site area: 0.1 hectares

Ward: Bedminster



Proposed allocation:

If no longer required by users / owners in its current use, the site would be appropriate for redevelopment for residential uses.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access, including improvements to Chapel Barton and appropriate servicing arrangements that do not interfere with West Street;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area; and
- Provide a Preliminary Ecological Appraisal, including an appraisal of protected species.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA0401

Site address / location:

Land at Gloucester Road / Merton Road, Horfield

Site description:

The site is currently a mix of leisure uses and workspace.

Site area: 1.2 hectares

Ward: Bishopston & Ashley Down



Proposed allocation:

The site would be appropriate for comprehensive development for residential-led mixed uses, which incorporates flexible workspace and community uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for residential-led mixed uses, which incorporates flexible workspace and community uses would represent a more efficient use of land in a predominantly residential context adjacent to a Town Centre.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site, including improvements to Merton Road, with appropriate servicing which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic;
- Deliver high quality linkages / permeability through the site for pedestrians and cyclists, between Ashley Down Road and Gloucester Road;
- Provide an element of mixed use on the site. Active ground floor uses should be maintained and enhanced where the site fronts Gloucester Road, as the site is adjacent to the Gloucester Road Town Centre;
- Be informed by an assessment of potential heritage assets and explore opportunities for adaptive re-use of any potential assets;
- Be informed by a site-specific flood risk assessment, as the site is over a hectare and is at risk of flooding from surface water. Drainage strategies should prioritise sustainable drainage systems and ensure no increased flood risk; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 100 homes. This is likely to be a maximum as it is proposed to provide a mix of uses.

Site reference:

BDA0402

Site address / location:

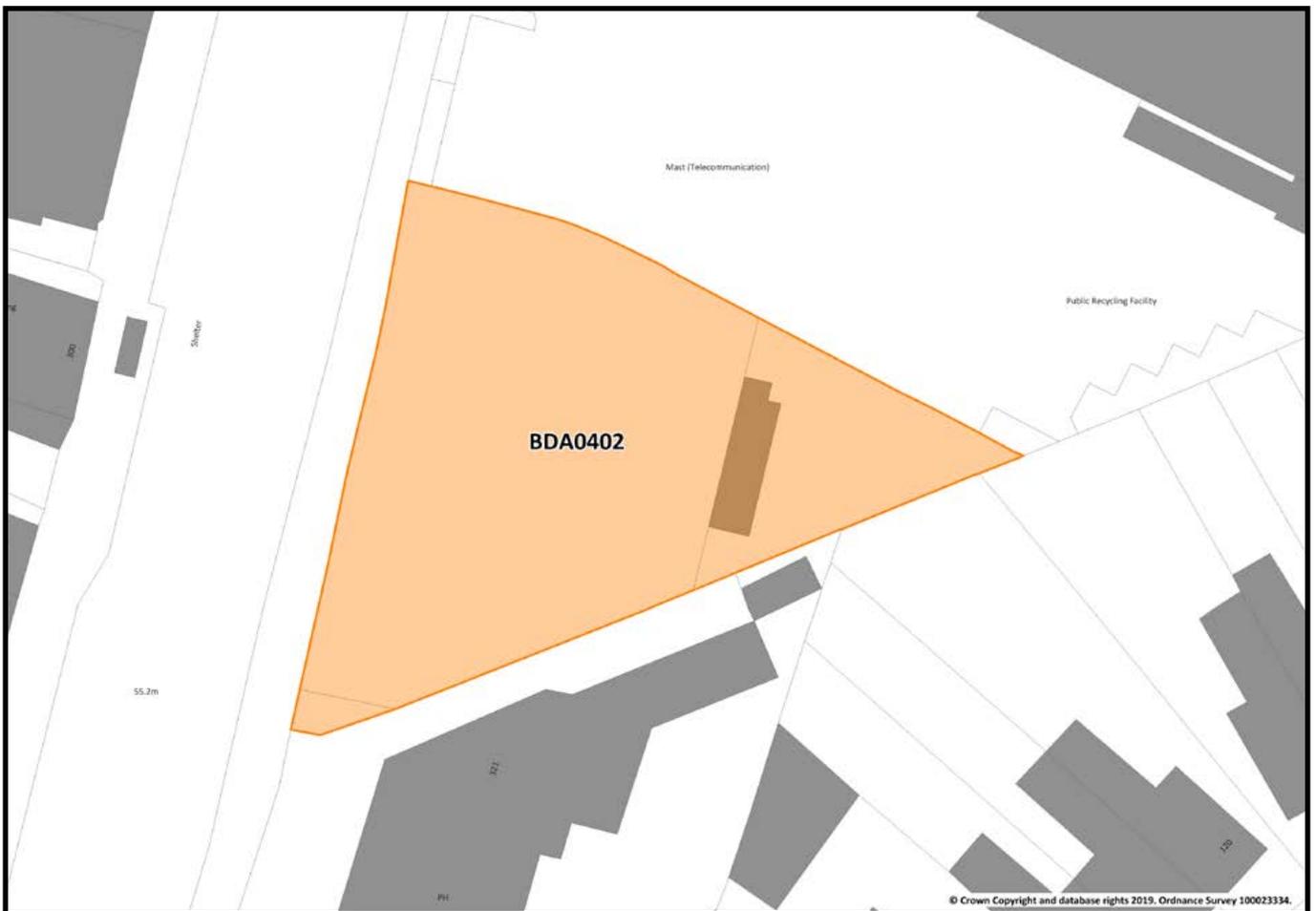
Land adjacent 321 Gloucester Road, Horfield

Site description:

The site is currently in use as a car wash facility.

Site area: 0.1 hectares

Ward: Bishopston & Ashley Down



Proposed allocation:

The site would be appropriate for residential uses with active ground floor uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes and active ground floor uses would represent a more efficient use of land adjacent to a Town Centre.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and free-flow of public transport on Gloucester Road;
- Be informed by an assessment of adjacent potential heritage assets;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Provide an element of mixed use on the site. Active ground floor uses should be maintained and enhanced where the site fronts Gloucester Road, as the site is adjacent to the Gloucester Road Town Centre; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 11 homes. This is likely to be a maximum as it is proposed to provide a mix of uses.

Site reference:

BDA0601

Site address / location:

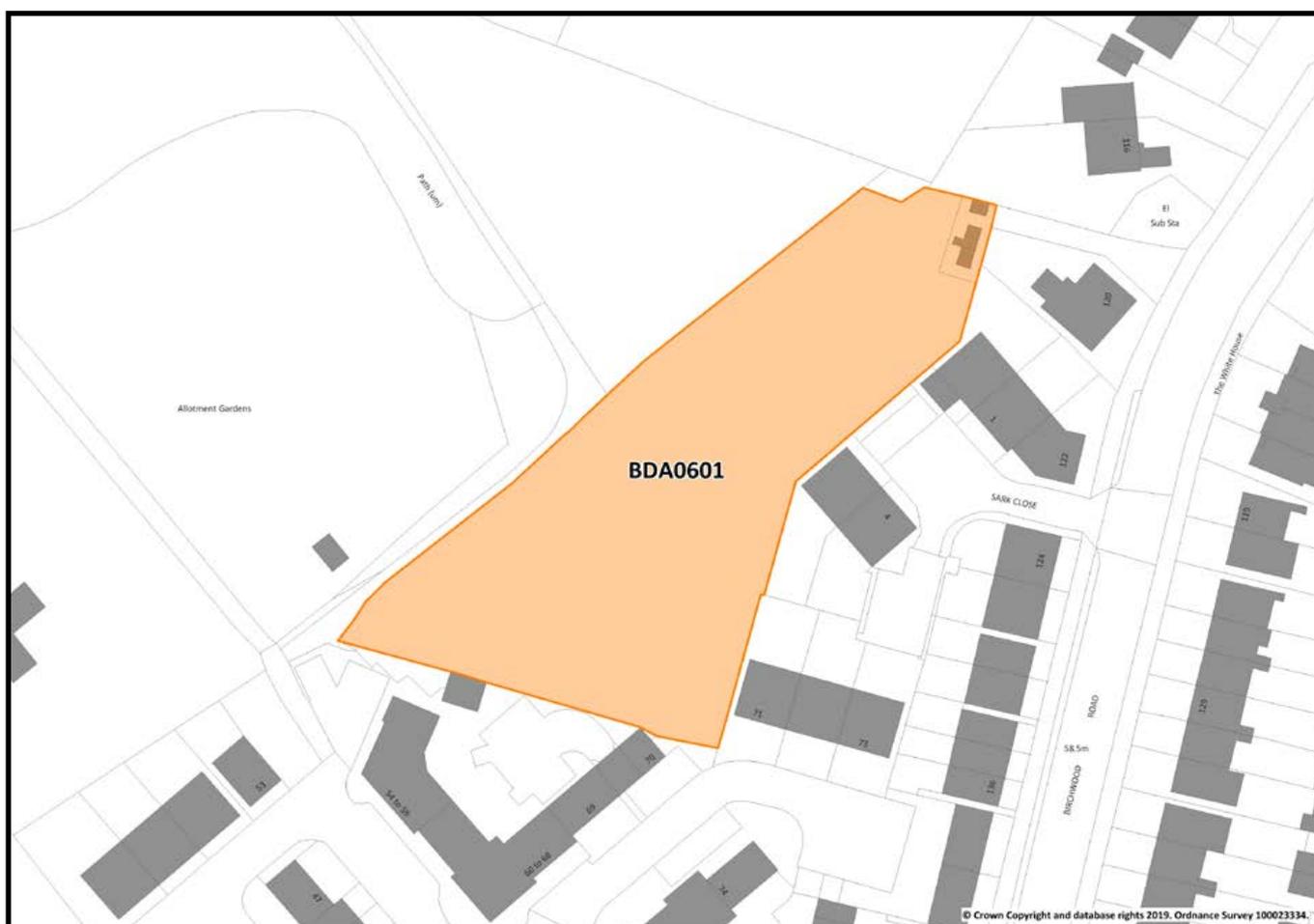
Land at Latimer Close,
Brislington

Site description:

The land is currently undeveloped.

Site area: 0.4 hectares

Ward: Brislington East



Proposed allocation:

The site would be appropriate for development for residential use.

Reasons for allocation:

- The site is undeveloped, and land is not required for open space or other purposes.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access;
- Consider opportunities to enhance pedestrian linkages to adjacent green infrastructure;
- Be informed by an ecological survey of the site and, where appropriate make provision for mitigation measures including respecting the adjacent St Anne’s Site of Nature Conservation Interest (SNCI); and
- Maintain or strengthen the integrity and connectivity of the ‘Brooklea Allotment’ Wildlife Network Site.

Estimated capacity

- Estimated capacity of 19 homes.

Site reference:

BDA0702

Site address / location:

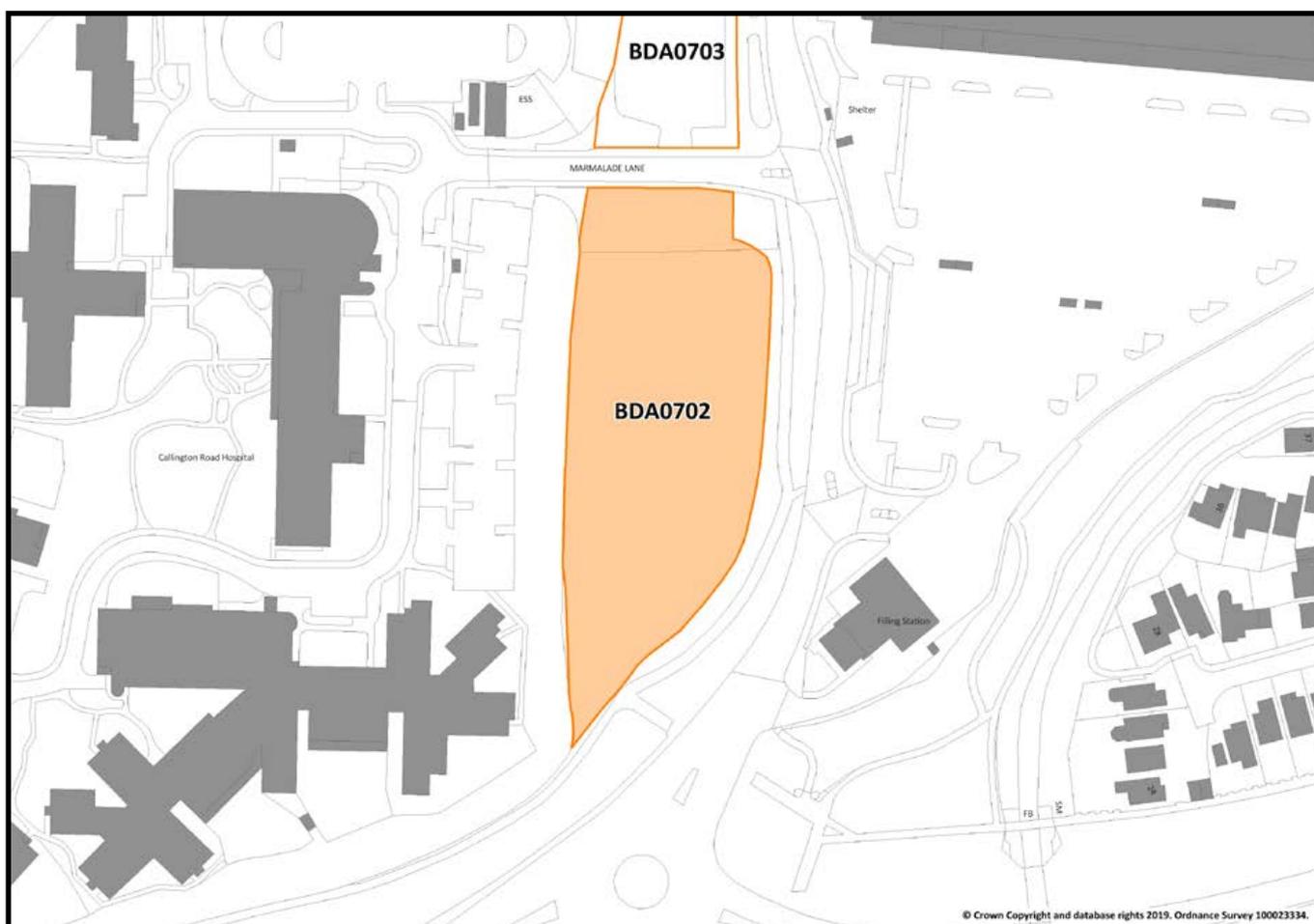
Land at Marmalade Lane (south),
Brislington

Site description:

The site is currently undeveloped land.

Site area: 0.6 hectares

Ward: Brislington West



Proposed allocation:

The site would be considered appropriate for residential uses.

Reasons for allocation:

- The site is undeveloped, and the land is not required for open space or other purposes.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access;
- Consider the interface with, and safeguard delivery of, the proposed Callington Road Link;
- Preserve and enhance connections to the Whitchurch Railway Path strategic cycle route;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues;
- Be informed by an ecological survey of the site and, where appropriate make provision for mitigation measures; and
- Maintain or strengthen the integrity and connectivity of the 'Land adjacent to Callington Road Hospital' Wildlife Network Site.

Estimated capacity

- Estimated capacity of 40 homes.

Site reference:

BDA0703

Site address / location:

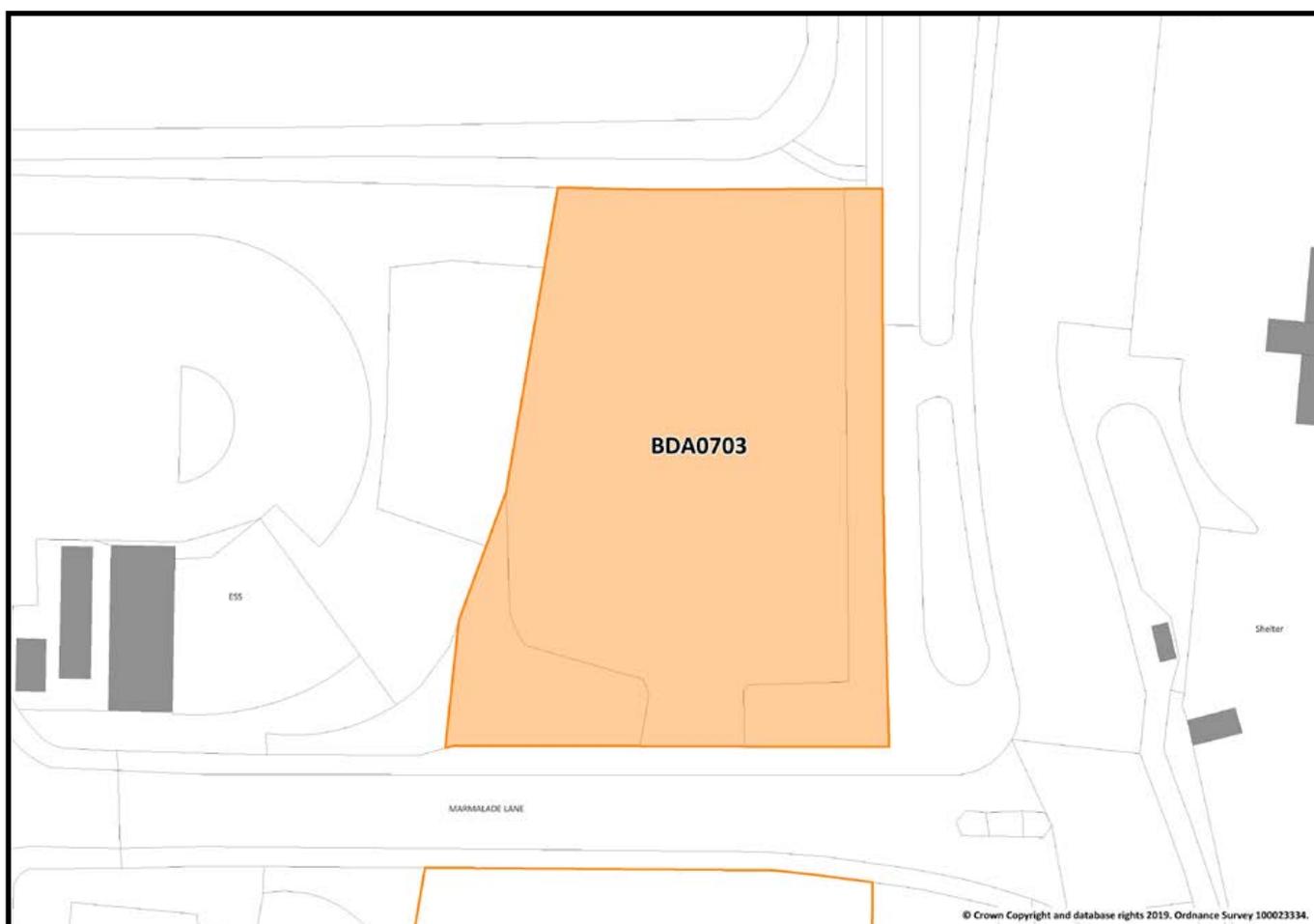
Land at Marmalade Lane (north),
Brislington

Site description:

The land is currently vacant hardstanding.

Site area: 0.1 hectares

Ward: Brislington West



Proposed allocation:

The site is considered appropriate for residential uses.

Reasons for allocation:

- The site is undeveloped, and the land is not required for open space or other purposes.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access;
- Consider the interface with, and safeguard delivery of, the proposed Callington Road Link;
- Preserve and enhance connections to the Whitchurch Railway Path strategic cycle route;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Consider surface water mitigation, as the site is potentially subject to surface-water drainage issues;
- Be informed by an ecological survey of the site and, where appropriate make provision for mitigation measures; and
- Maintain or strengthen the integrity and connectivity of the 'Talbot Road Allotments' Wildlife Network Site.

Estimated capacity

- Estimated capacity of 15 homes.

Site reference:

BDA0901

Site address / location:

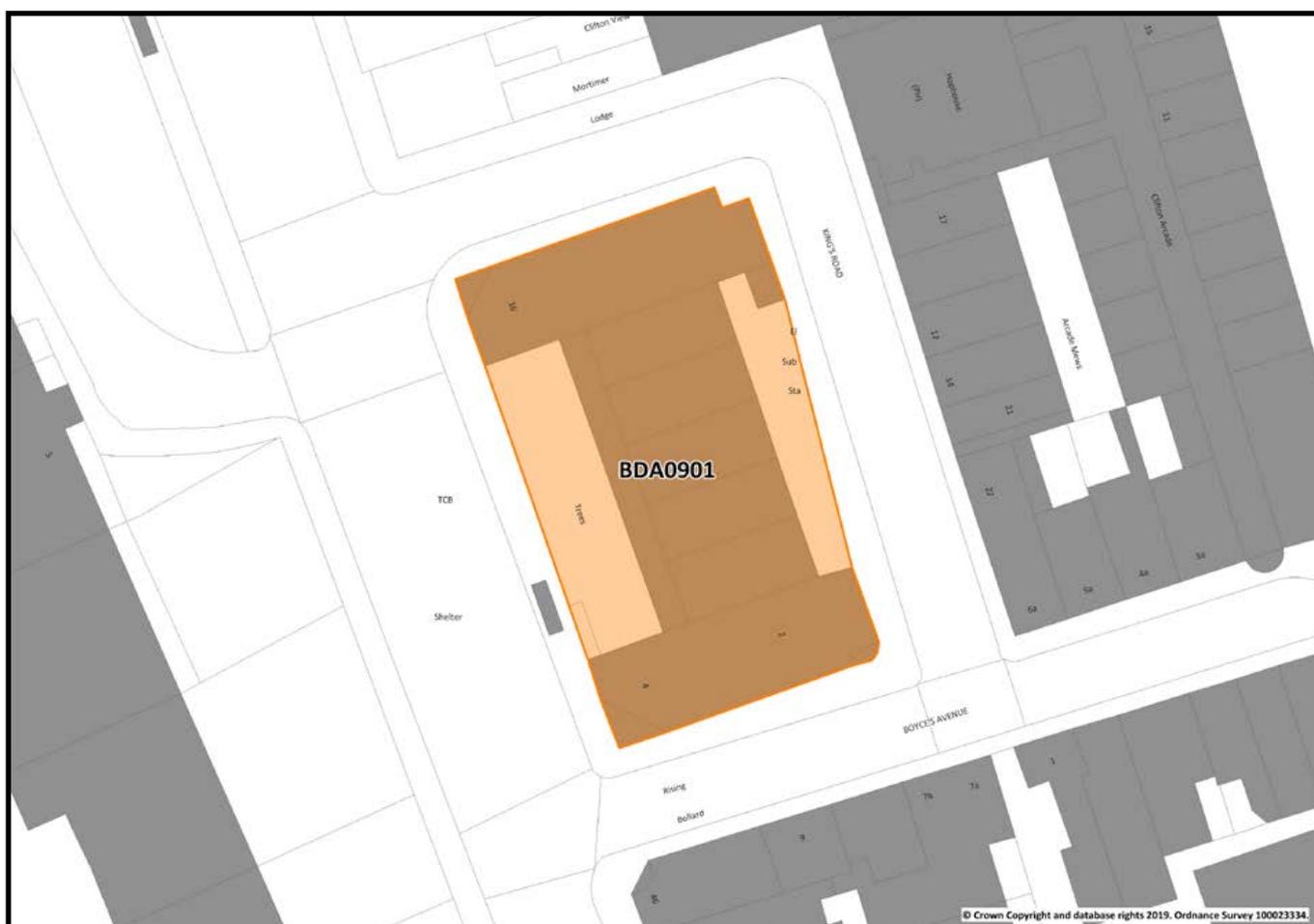
2-16 Clifton Down Road,
Clifton

Site description:

The site is a vacant retail parade.

Site area: 0.1 hectares

Ward: Clifton



Proposed allocation:

The site would be appropriate for mixed uses, with active ground floor uses including retail, and offices and / or residential uses on upper floors.

Reasons for allocation:

- Should the site no longer be required by users / owners in its current layout, redevelopment for mixed uses would represent a more efficient use of land in a Town Centre.

Draft development considerations:

Development should:

- Provide suitable access and servicing arrangements from Kings Road, and provide appropriate pedestrian enhancements;
- Provide a contextual response that takes account of the Clifton Conservation Area and respects the setting of neighbouring Listed Buildings;
- Provide an element of mixed use on the site with active ground floor uses that maintain and enhance the function of the Clifton Town Centre designation; and
- Consider surface water mitigation, as the site is potentially subject to surface-water flood risk.

Estimated capacity

- Estimated capacity of 10 homes. This is likely to be a maximum as it is proposed to provide a mix of uses.

Site reference:

BDA1001

Site address / location:

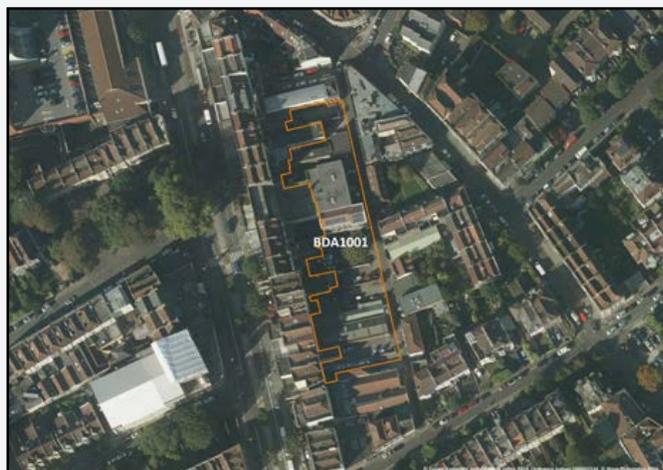
Land west of Hampton Lane, Cotham

Site description:

The land is currently characterised as an underused backland, with parking / yards, garages and other small outbuildings.

Site area: 0.3 hectares

Ward: Clifton Down



Proposed allocation:

The site would be appropriate for redevelopment as residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should plots become available or no longer be required by users / owners in their current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access and appropriate enhancements footways along Hampton Lane;
- Take account of the Whiteladies Road Town Centre including ensuring the ongoing operation and servicing of existing mixed uses along Whiteladies Road to the west;
- Provide a contextual heritage-led response to design, which takes account of the Whiteladies Road Conservation Area, respecting and restoring the local pattern and grain of development, including the historical development of the area - reflecting locally characteristic architectural rhythms, patterns, features and themes;
- Be mews style development subservient in height, scale, mass and form to the surrounding frontage buildings including Grade II Listed Buildings along Whiteladies Road;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Be informed by a Tree Survey and seek to retain trees subject to a Tree Preservation Orders (TPO); and
- Take account of impact of development on amenity for occupants of properties along Whiteladies Road and east of Hampton Lane.

Estimated capacity

- Estimated capacity of up to 10 homes.

Site reference:

BDA1002

Site address / location:

Land at Whiteladies Gate,
Cotham

Site description:

Land is currently in use as a builders' merchant's yard.

Site area: 0.2 hectares

Ward: Clifton Down



Proposed allocation:

The site would be appropriate for redevelopment for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access and extend the existing public footways;
- Ensure that development would not be harmful to trees on the boundaries of the site;
- Address noise issues from the railway and road;
- Respect privacy and amenity of neighbouring residential properties to the south;
- Provide a context-led heritage response to design, which takes account of the Whiteladies Road Conservation Area;
- Be informed by an ecological survey, and seek to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues; and
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA1003

Site address / location:

Land adjacent Alma Vale Road and Alma Court, Clifton

Site description:

Land is currently in use for car-parking.

Site area: 0.1 hectares

Ward: Clifton Down



Proposed allocation:

The site would be appropriate for redevelopment for residential uses, if the site is no longer required by the current users / owners.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site from Alma Vale Road, with appropriate enhancements to footways;
- Retain green infrastructure, including mature trees to the south of the site;
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Not prejudice the existing and future amenity of neighbouring residential units to the west and south; and
- Provide a context-led heritage response to design, which takes account of the Whiteladies Road Conservation Area.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA1004

Site address / location:

Barley House, Oakfield Grove,
Clifton

Site description:

Land is currently in use as offices.

Site area: 0.1 hectares

Ward: Clifton Down



Proposed allocation:

The site would be appropriate for redevelopment for residential uses.

Reasons for allocation:

- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Promote adaptive re-use of the Grade II Listed Building without adverse impact on those elements which contribute to special architectural or historic character, including its setting;
- Where possible, be encouraged to adopt a heritage-led masterplan based approach which identifies neighbouring Listed Buildings and heritage assets; and
- Take account of the Whiteladies Road Conservation Area.

Estimated capacity

- Estimated capacity of 20 homes, subject to the suitability of converting the Listed Building.

Site reference:

BDA1101

Site address / location:

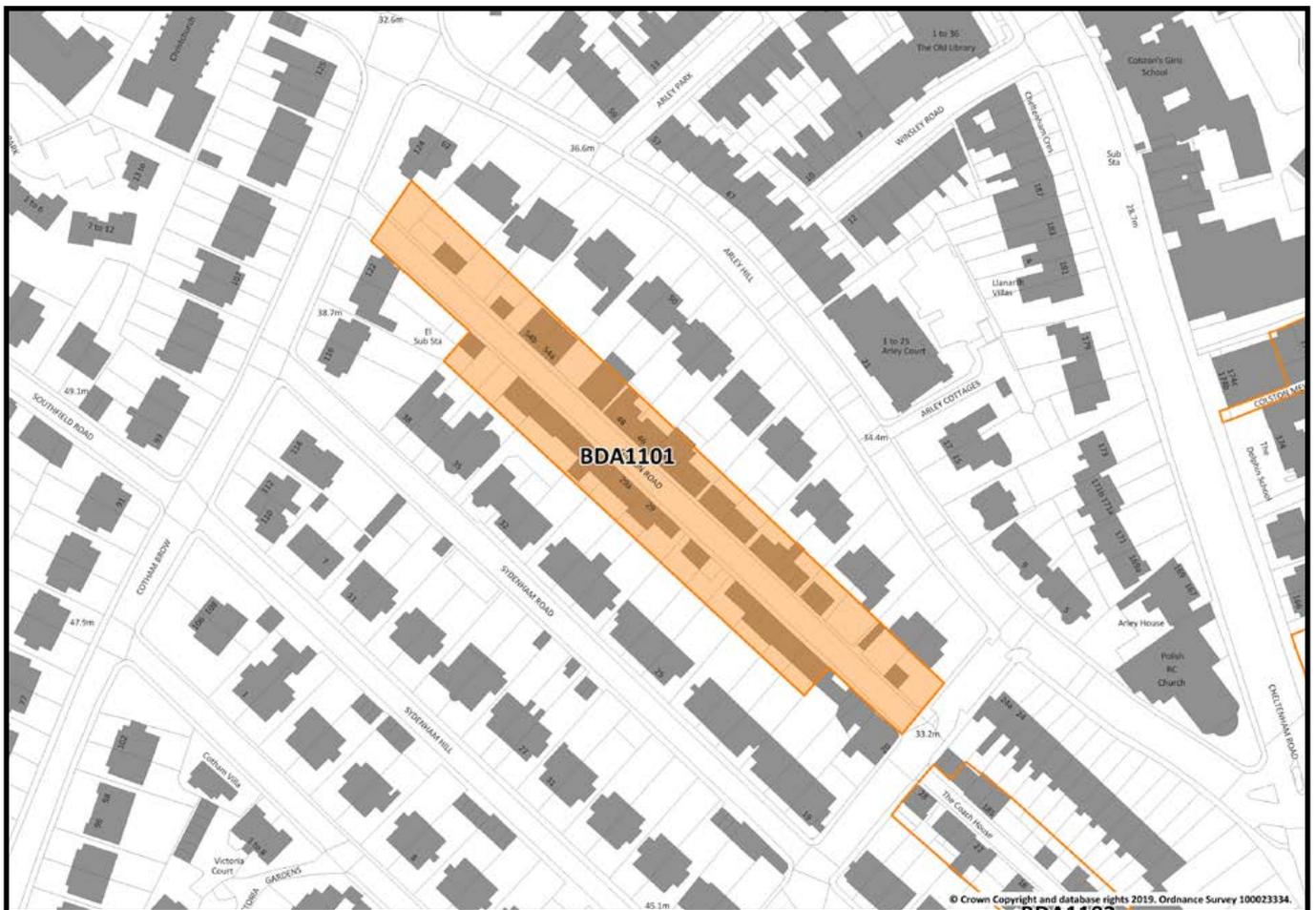
Land at Gibson Road, Cotham

Site description:

Land is currently in use as garages and former outbuildings.

Site area: 0.6 hectares

Ward: Cotham



Proposed allocation:

The site would be appropriate for redevelopment for residential units, if no longer required by users / owners in its current use.

Reasons for allocation:

- To support the existing pattern of residential developments fronting Gibson Road.
- Should plots become available or no longer be required by users / owners in their current layout, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Respect and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding frontage buildings;
- Preserve and enhance the special historic and architectural character of adjacent Grade II Listed Buildings fronting Sydenham Road;
- Take account of the Cotham and Redland Conservation Area;
- Not prejudice the existing or future amenity and outlook of neighbouring residential occupiers and create a high-quality environment for future occupiers;
- Maintain existing green infrastructure focusing development on previously developed land;
- Consider surface water mitigation, as the site is potentially subject to surface-water flood risk;
- Provide appropriate enhancements to footways and consider servicing access to each plot;
- Make provision to fully contain parking on site within garages;
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA1102

Site address / location:

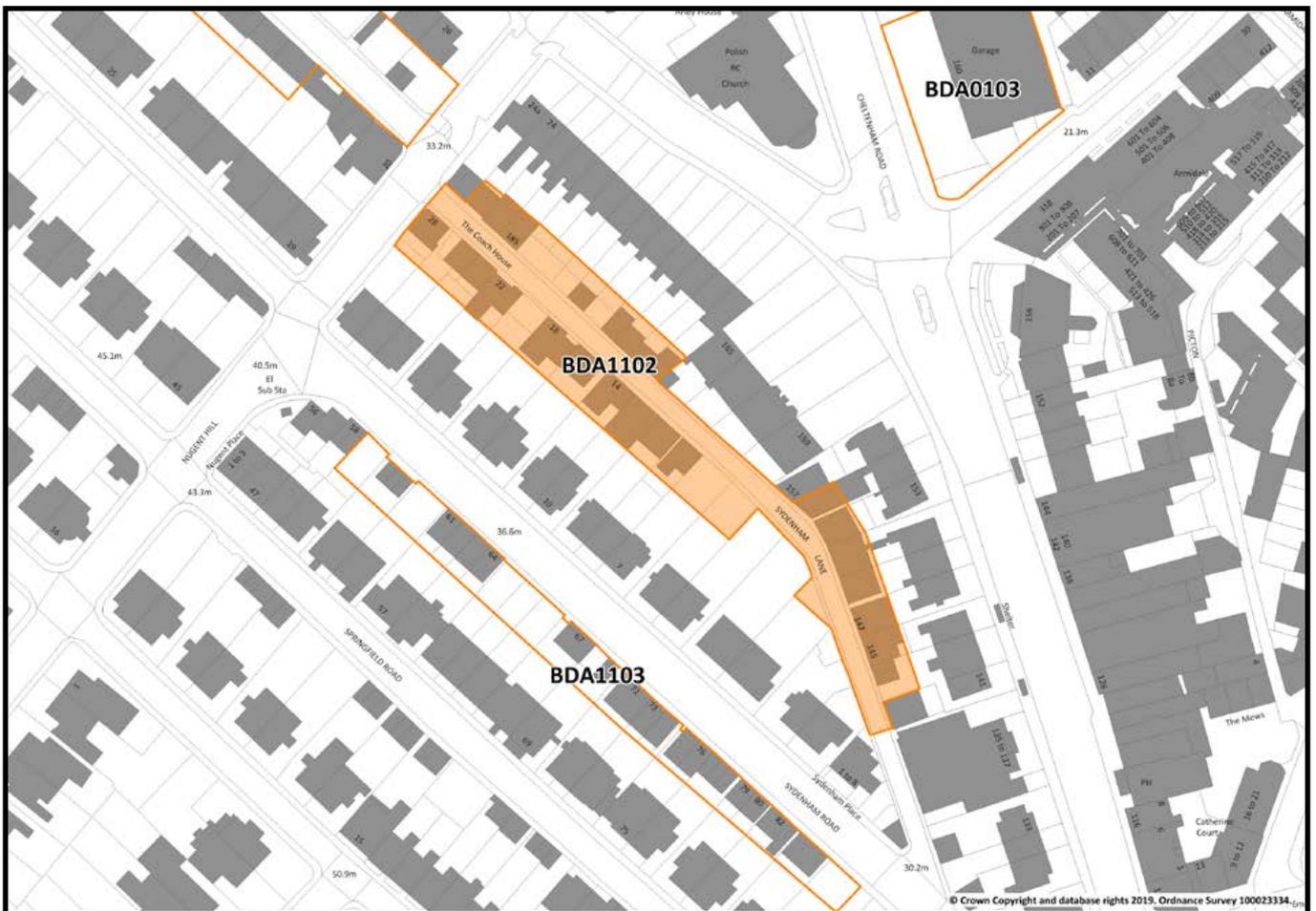
Land at Sydenham Lane, Cotham

Site description:

Land is currently in use as garages and former outbuildings.

Site area: 0.3 hectares

Ward: Cotham



Proposed allocation:

The site would be appropriate for redevelopment for residential units, if the land is no longer required by the current users / owners.

Reasons for allocation:

- To support the existing pattern of residential developments fronting Sydenham Lane.
- Should plots become available or no longer be required by users / owners in their current layout, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Respect, build upon and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding frontage buildings;
- Not prejudice the existing or future amenity and outlook of neighbouring residential occupiers and create a high-quality environment for future occupiers;
- Preserve and enhance the special historic and architectural character of adjacent Grade II Listed Buildings fronting Sydenham Road;
- Take account of the Cotham and Redland Conservation Area;
- Maintain existing green infrastructure focusing development on previously developed land;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Provide appropriate enhancements to footways and consider servicing access to each plot;
- Make provision to fully contain parking on-site;
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA1201

Site address / location:

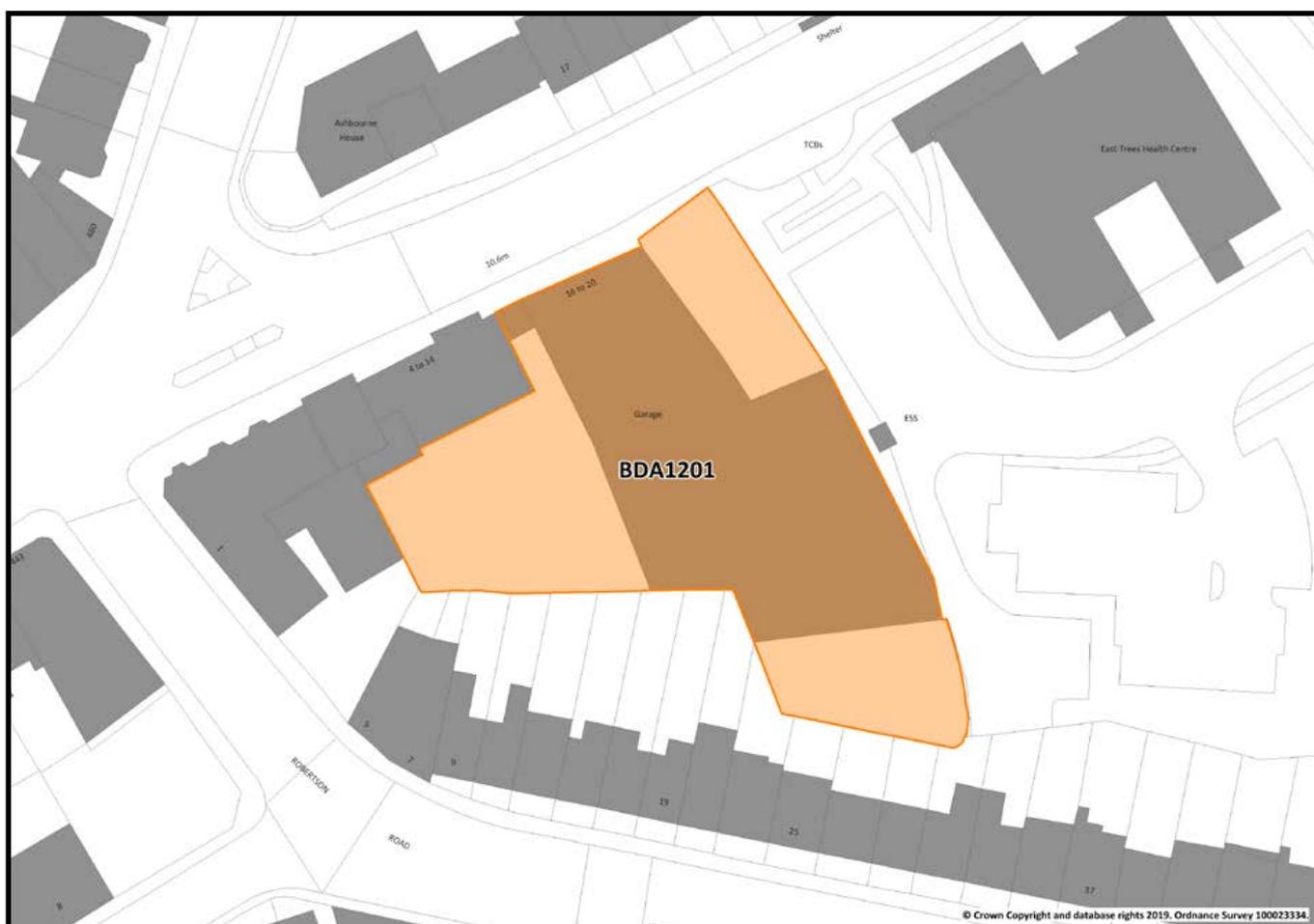
16-20 Fishponds Road,
Eastville

Site description:

The site is currently in use as a car garage / showroom.

Site area: 0.2 hectares

Ward: Easton



Proposed allocation:

The site would be considered appropriate for residential mixed-uses with flexible workspace.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for residential mixed-uses with flexible workspace would represent a more efficient use of land in a predominantly residential context within a District Centre.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site, with appropriate footway enhancements and servicing, which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic on Fishponds Road;
- Be informed by a site-specific flood risk assessment and drainage strategy, as the site is subject to flood risk and is identified as being at risk of flooding from surface water;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area; and
- Provide a mix-use active ground floor, as the site is located within the Stapleton Road District Centre.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA1301

Site address / location:

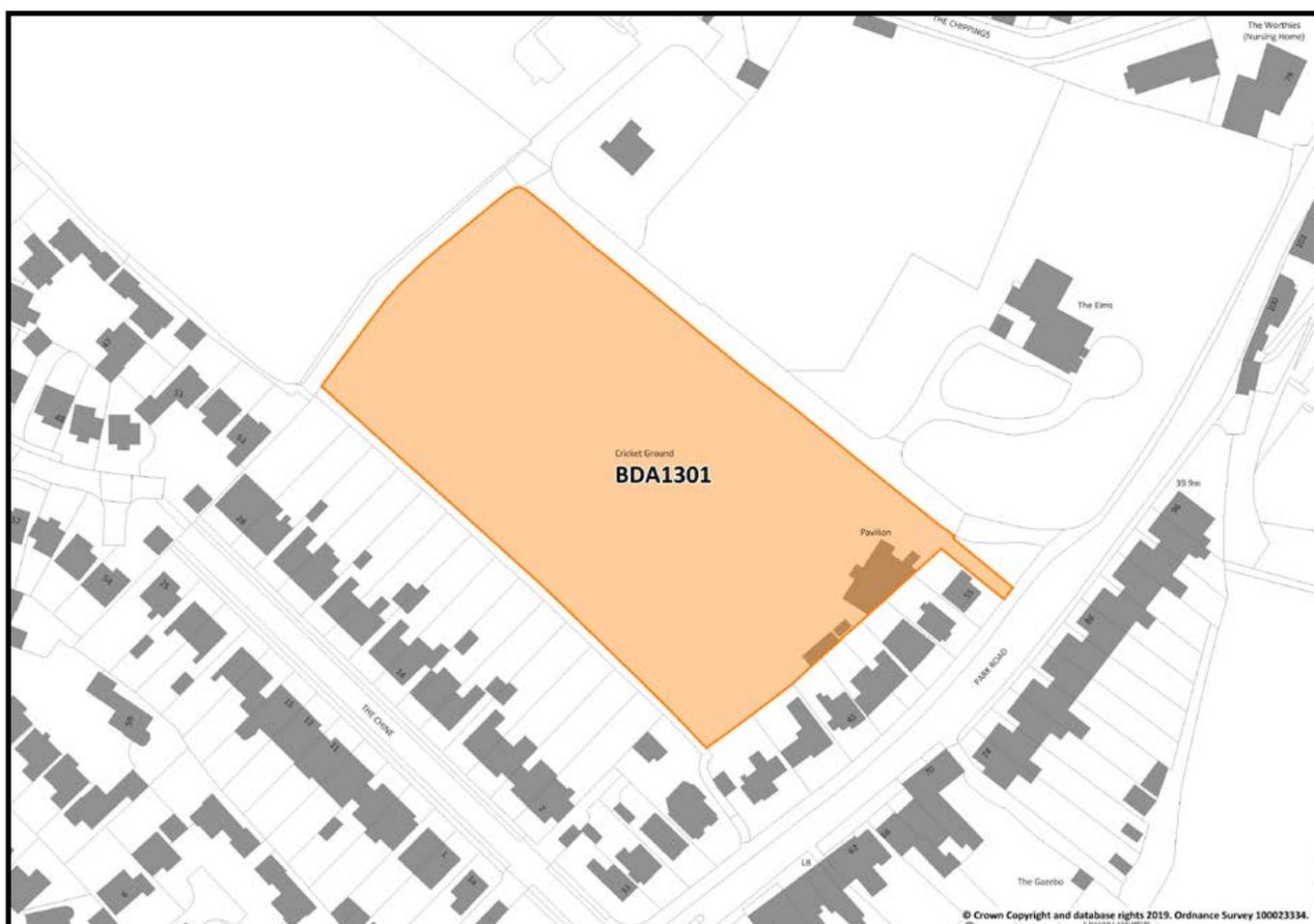
Stapleton Cricket Club, Park Road, Stapleton

Site description:

The site is currently in use as a cricket club.

Site area: 1.1 hectares

Ward: Eastville



Proposed allocation:

The site would be considered appropriate for development as self-build, custom housebuilding or community-led housing, subject to identifying an alternative playing pitch for recreational uses.

Reasons for allocation:

- The site is undeveloped, however the site would only be considered appropriate for development subject to identifying an alternative playing pitch for recreational uses.
- The site represents an opportunity to diversify housing choice, promoting the provision of new homes through self-build, custom house-building and other community-led

Reasons for allocation (continued):

housing development. There is a need for suitable sites for self-build homes (Draft Policy H5 'Self-build and community-led housing').

- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access into the site from Park Road ensuring adequate visibility for road users. This will require third party land and relocation of existing bus stop;
- Respect the amenity of existing and future residential occupants, particularly along Park Road and The Chine;
- Identify an alternative playing pitch for recreational uses;
- Take account of the Stapleton and Frome Valley Conservation Area and adjacent Listed Buildings;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is over 1 hectare and is subject to surface water drainage issues;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 50 homes. The proposed capacity is subject to sensitive design which respects heritage considerations and should be supported by a heritage statement. A lower capacity would be acceptable if required.

Site reference:

BDA1302

Site address / location:

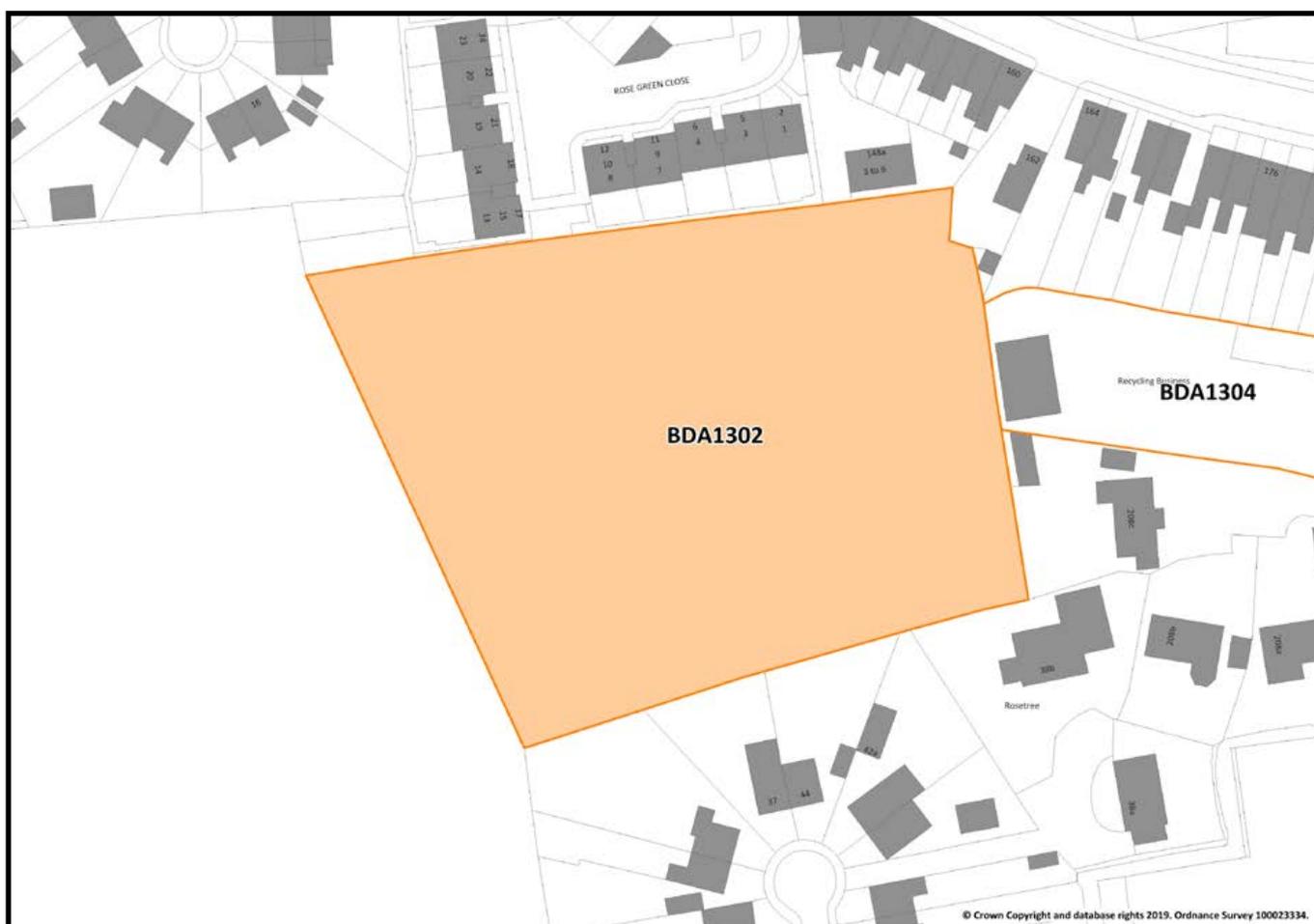
Land south of Rose Green Close, Clay Hill

Site description:

The site is undeveloped and adjoins a cricket club.

Site area: 0.9 hectares

Ward: Eastville



Proposed allocation:

If the site is not required for sport or recreation, the site is suitable for residential uses.

Reasons for allocation:

- The site is currently undeveloped.
- Should the site become available or no longer be required by users / owners, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access into the site which will require third party land;
- Face onto adjacent open spaces and streets;
- Safeguard and enhance the use of the adjoining cricket club for sports and recreation;
- Be informed by both a land contamination and land stability risk assessment, making recommendations for remedial measures where required; and
- Consider opportunities for comprehensive development with BDA1304.

Estimated capacity

- Estimated capacity of 50 homes.

Site reference:

BDA1303

Site address / location:

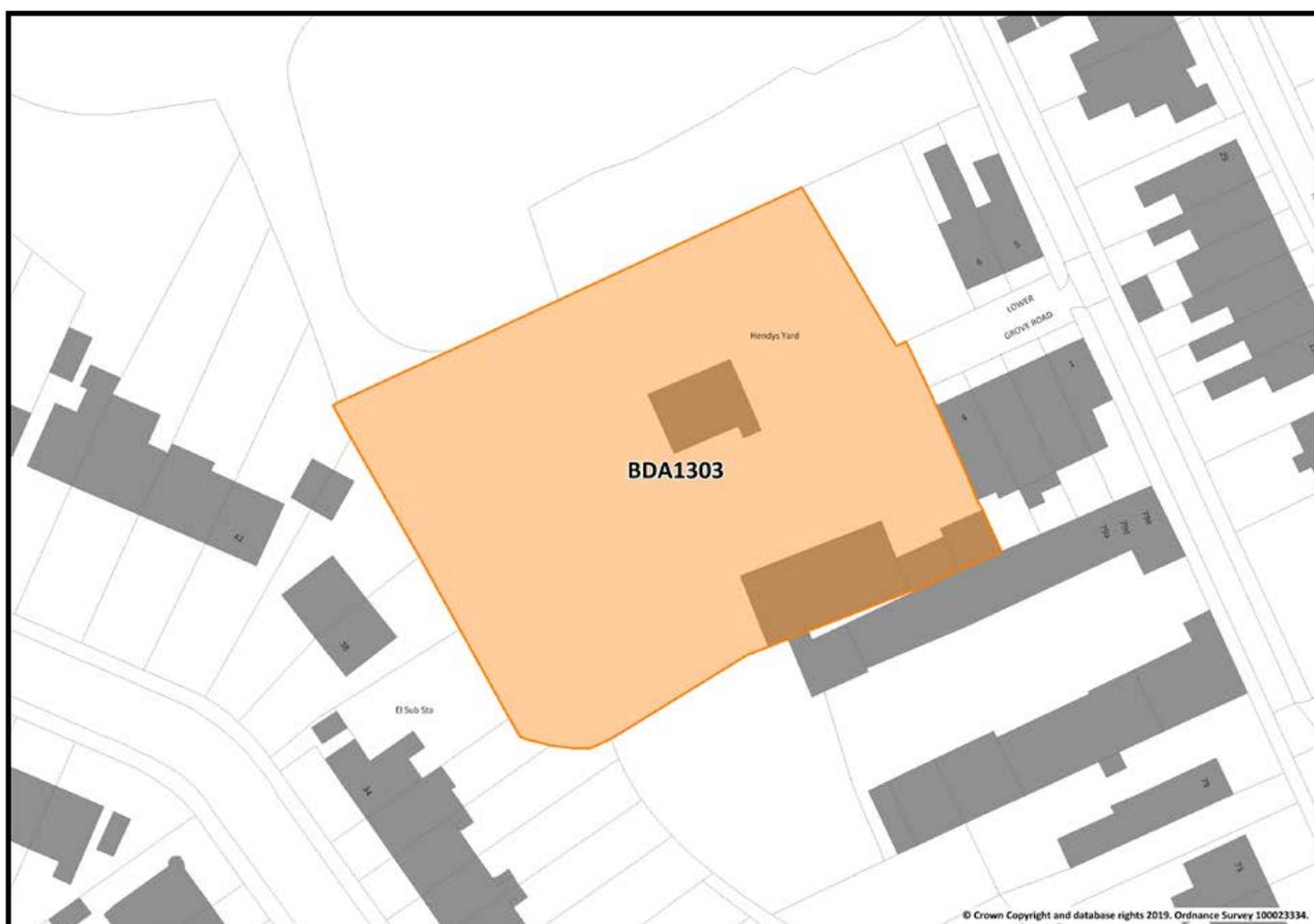
Land at Hendys Yard, Lower Grove Road, Fishponds

Site description:

The site is currently in use as a car sales / repair centre.

Site area: 0.3 hectares

Ward: Eastville



Proposed allocation:

The site would be considered appropriate for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site, with appropriate footway enhancements and servicing;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; and,
- Be expected to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site to the north; and
- Be supported by a preliminary ecological appraisal, including appraisal of protected species, priority species and habitats.

Estimated capacity

- Estimated capacity of 15 homes.

Site reference:

BDA1304

Site address / location:

Land to the rear of Rose Green Road, Clay Hill

Site description:

The site is currently in industrial use as a salvage yard.

Site area: 0.2 hectares

Ward: Eastville



Proposed allocation:

The site would be considered appropriate for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access into the site, which will require consideration of level differences on entrance to the site;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area; and
- Consider opportunities for comprehensive development with BDA1302.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA1305

Site address / location:

525 Stapleton Road,
Eastville

Site description:

The site was formerly in use as a cash and carry wholesaler.

Site area: 0.2 hectares

Ward: Eastville



Proposed allocation:

The site would be considered appropriate for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, adaptive re-use for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access, with improved visibility and reinstated footways;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Promote adaptive re-use of the former tramways depot building;
- Address noise issues from the adjacent roads;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and is impacted by surface water drainage issues; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 18 homes.

Site reference:

BDA1401

Site address / location:

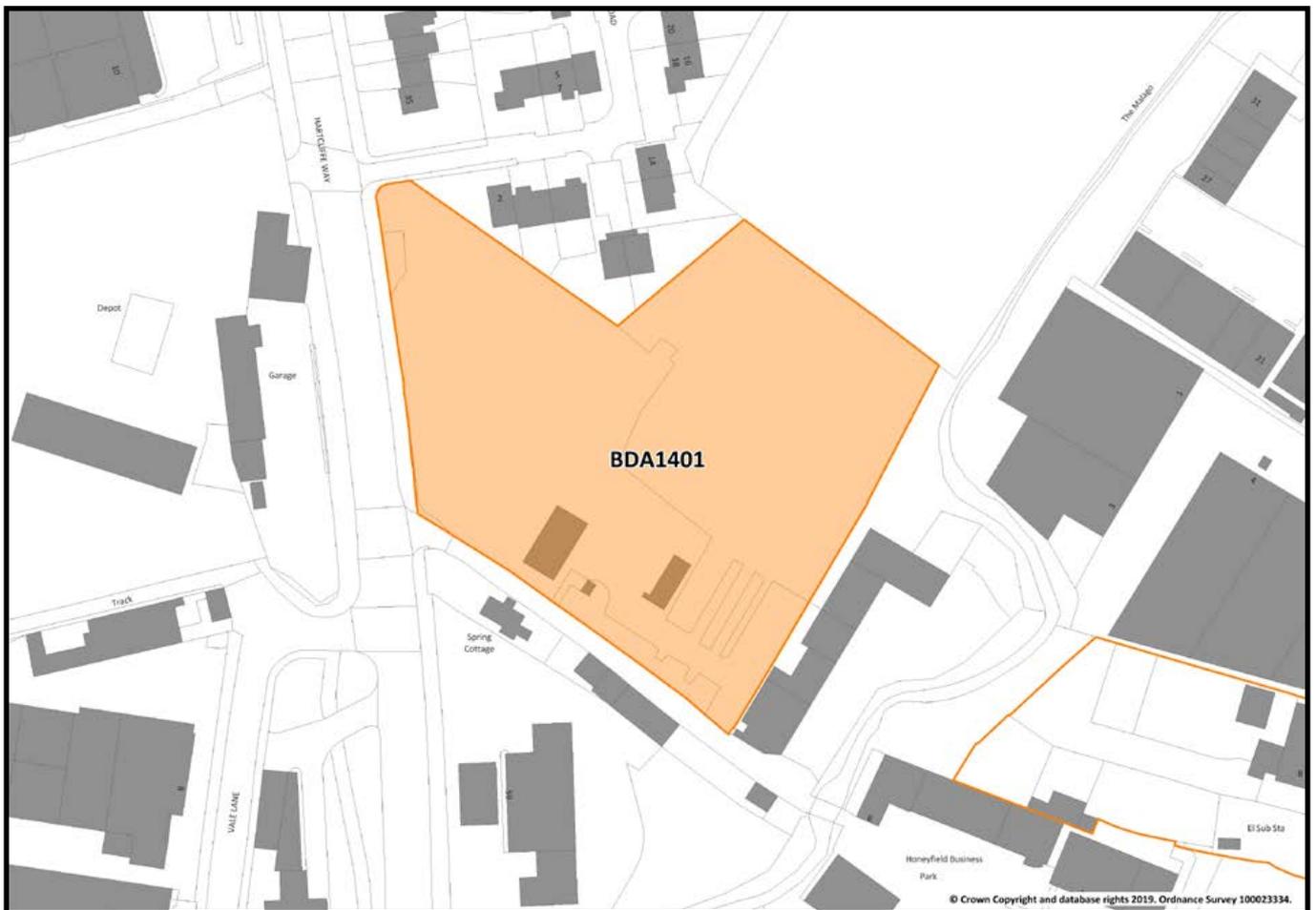
Land at Hartcliffe Way,
Bedminster

Site description:

The site is currently in use for vehicles sales.

Site area: 0.9 hectares

Ward: Filwood



Proposed allocation:

The site would be considered appropriate for redevelopment of residential-led mixed uses with flexible workspace.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for residential mixed-use with workspaces would represent a more efficient use of land in a mixed residential and industrial context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and the free-flow of public transport and general traffic along the adjacent Hartcliffe Way;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Provide high-quality workspace, as part of a mixed-use development;
- Maintain or strengthen the integrity and connectivity of the adjacent 'Malago through Novers Hill Trading Estate' Wildlife Network Site;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; and
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.

Estimated capacity

- Estimated capacity of 55 homes. This is likely to be a maximum as it is proposed to provide a mix of uses.

Site reference:

BDA1402

Site address / location:

Land at Nover’s Hill,
Knowle

Site description:

The site is currently occupied by a range of structures in commercial and industrial use.

Site area: 0.6 hectares

Ward: Filwood



Proposed allocation:

The site would be considered appropriate for redevelopment of residential mixed uses, with flexible workspace, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for residential mixed-use with workspaces would represent a more efficient use of land in a mixed residential and industrial context.
- The site is in close proximity to recently developed residential units in the north and is adjacent to an existing Local Plan Site Allocation in the south.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access, which considers comprehensive access with existing Local Plan Site Allocation (BSA1114) Land at Novers Hill located to the south;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Provide high-quality workspace, as part of a mixed-use development;
- Consider surface water mitigation, as the site is potentially subject to surface-water flood risk;
- Maintain or strengthen the integrity and connectivity of the adjacent 'Malago through Novers Hill Trading Estate' Wildlife Network Site;
- Undertake an ecological survey, and make provision for relevant mitigation and enhancement measures including respecting the adjacent Pigeonhouse Stream Site of Nature Conservation Interest; and
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.

Estimated capacity

- Estimated capacity of 35 homes as part of mix used development with workspace.

Site reference:

BDA1403

Site address / location:

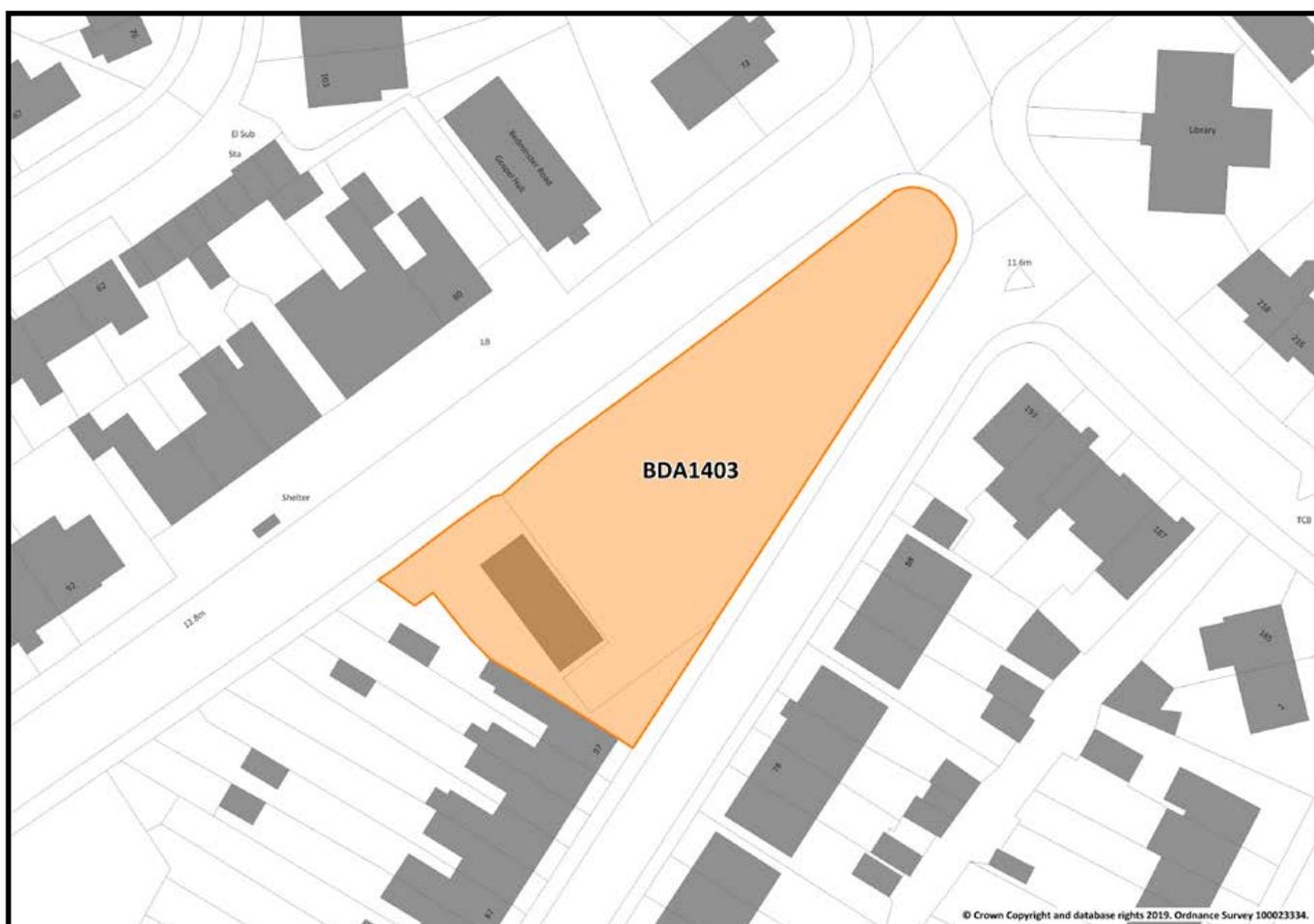
Land at Bedminster Road / Highbury Road, Bedminster

Site description:

The site is currently used for car sales.

Site area: 0.2 hectares

Ward: Filwood



Proposed allocation:

The site would be considered appropriate for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access to the site with appropriate servicing, which safeguards the free-flow of public transport and general traffic on Bedminster Road;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity subject to current planning application (18/05869/F).

Site reference:

BDA1501

Site address / location:

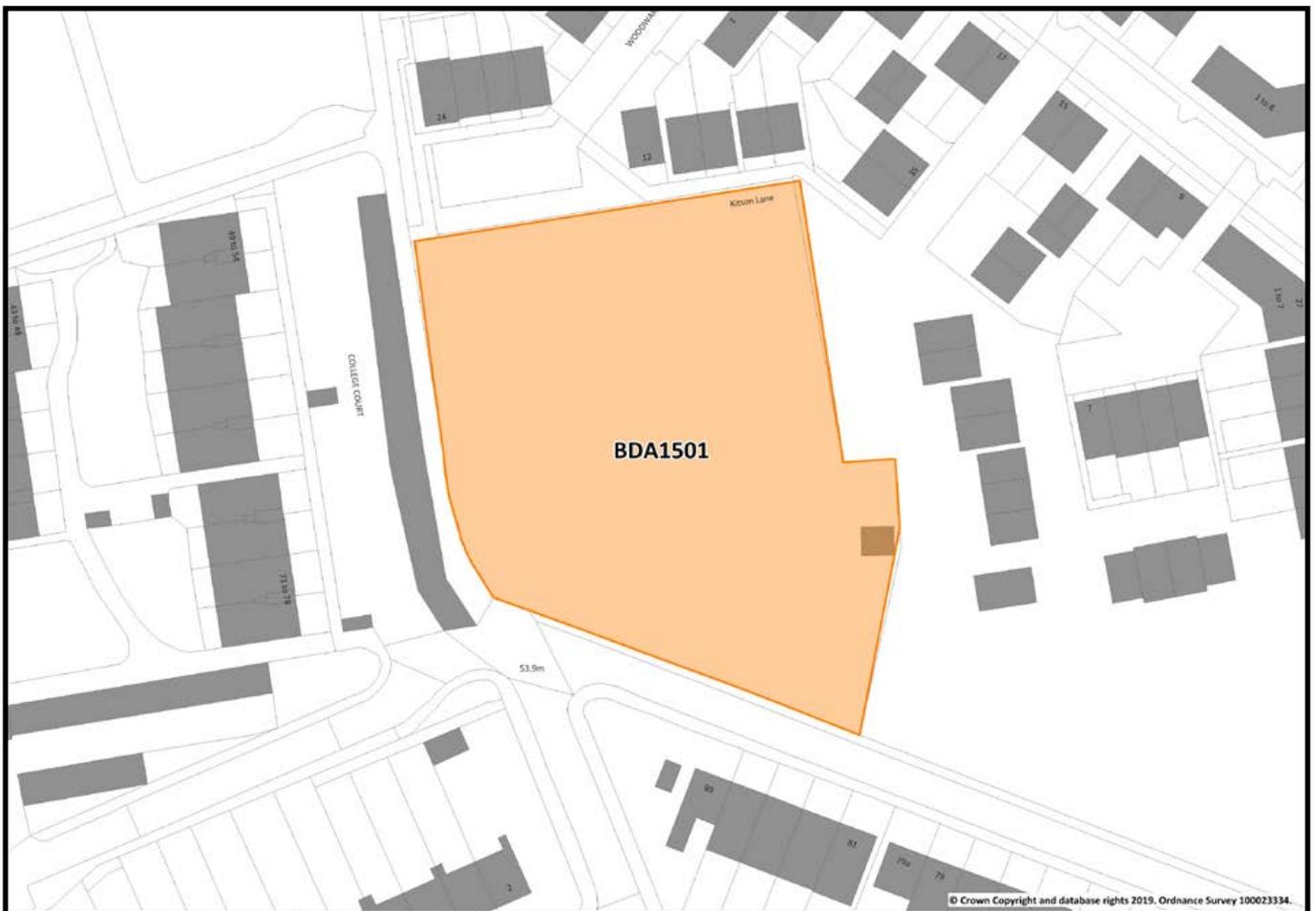
Land at College Road,
Fishponds

Site description:

The site is currently grazing land.

Site area: 0.5 hectares

Ward: Frome Vale



Proposed allocation:

The site would be considered appropriate for development of self-build, custom housebuilding or community-led housing.

Reasons for allocation:

- The site is undeveloped and adjacent to recently built residential development.
- The site represents an opportunity to diversify housing choice, promoting the provision of new homes through self-build, custom house-building and other community-led housing development. There is a need for suitable sites for self-build homes (Draft Policy H5 'Self-build and community-led housing').
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access into the site which considers the impact on the junction with Glaisdale Avenue and appropriate footway enhancements;
- Support pedestrian links through the site, including connections to the Public Right of Way running along the western boundary;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues; and
- Take account of the Stapleton and Frome Valley Conservation Area.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA1601

Site address / location:

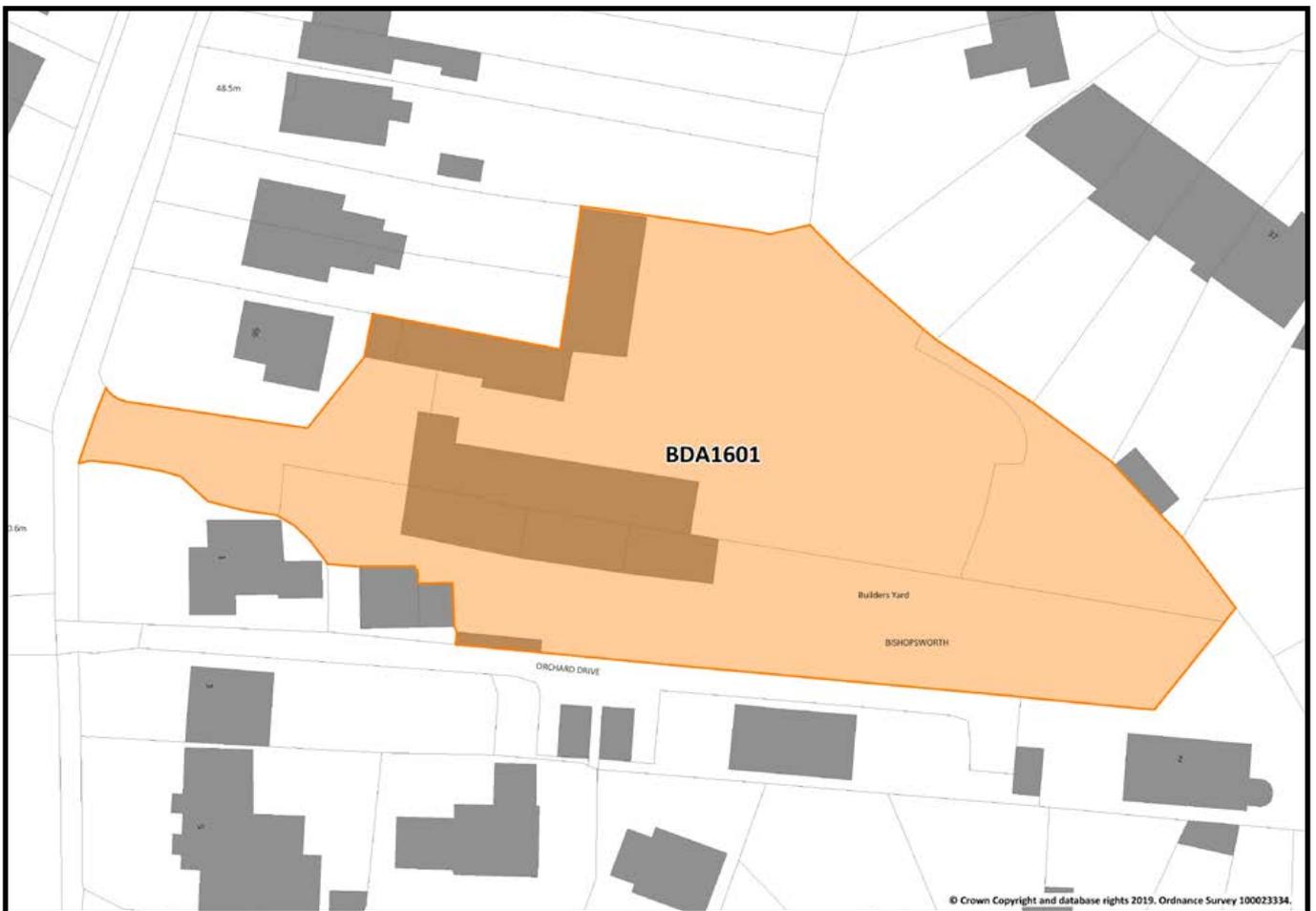
Land to the rear of 96 Church Road / Orchard Drive, Bishopsworth

Site description:

The land is currently in use as a builders' yard and commercial uses.

Site area: 0.4 hectares

Ward: Hartcliffe & Withywood



Proposed allocation:

The site would be considered appropriate for residential mixed-uses, with flexible workspace, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current use or layout, redevelopment for homes with workspace would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access to the site, improving visibility and providing appropriate servicing, which safeguards the free-flow of public transport and general traffic on Church Road;
- Preserve the amenity of future and existing occupiers of properties fronting Orchard Drive;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Provide a context-led approach, which takes account of the Bishopsworth and Malago Conservation Area.

Estimated capacity

- Estimated capacity of 25 homes.

Site reference:

BDA1701

Site address / location:

Brentry / Wellhay Elderley People’s Home, Knole Lane, Brentry

Site description:

The site is currently occupied by a vacant building.

Site area: 0.7 hectares

Ward: Henbury & Brentry



Proposed allocation:

The site would be appropriate for redevelopment for residential uses and / or elderly care provision.

Reasons for allocation:

- The site would be suitable for residential uses or elderly care provision, if no longer required by users / owners in its current use or site layout.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access to the site with appropriate servicing, which safeguards the free-flow of public transport and general traffic;
- Maintain or strengthen the integrity and connectivity of the 'Treetops adjacent to Brentry Wood' Wildlife Network Site to the south of the site;
- Retain and improve the public right of way that passes adjacent to the south-western border of the site;
- Preserve and enhance the Brentry Conservation Area; and
- Provide suitable access.

Estimated capacity

- Estimated capacity of 35 homes.

Site reference:

BDA1702

Site address / location:

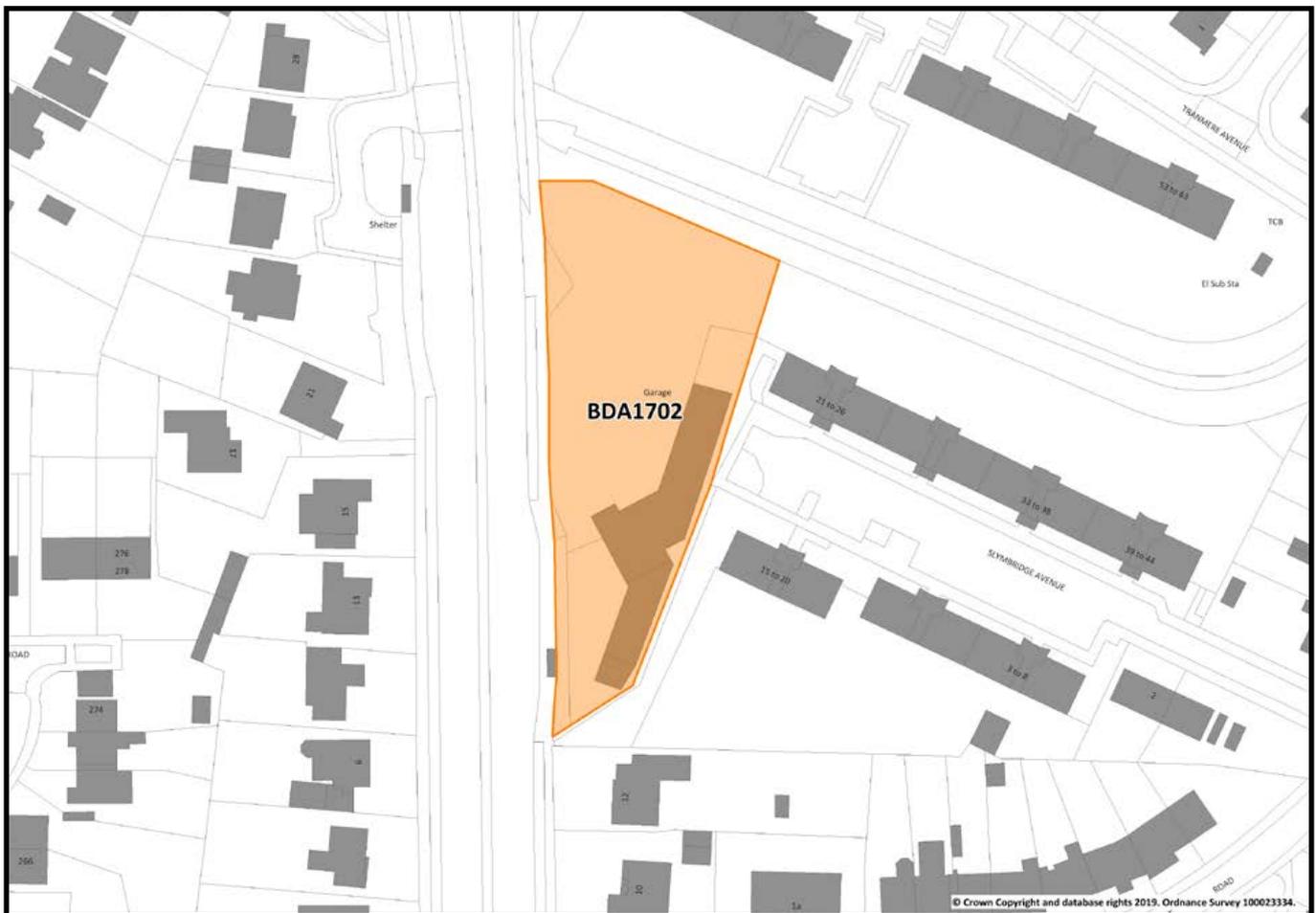
14 Wyck Beck Road,
Brentry

Site description:

The land is currently in use as a commercial unit, car-sales and repair garage.

Site area: 0.3 hectares

Ward: Henbury & Brentry



Proposed allocation:

The site would be considered appropriate for residential uses, if no longer required by the current users / owners.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access into the site and appropriate servicing, which takes account of and complements emerging public transport enhancement works along the A4018;
- Retain the Public Right of Way running to the west of the site;
- Address noise and pollution issues from the adjacent road;
- Retain and integrate green infrastructure, including the trees subject to Tree Preservation Orders (TPO) adjacent to Wyck Beck; and
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues.

Estimated capacity

- Estimated capacity of 15 homes.

Site reference:

BDA1801

Site address / location:

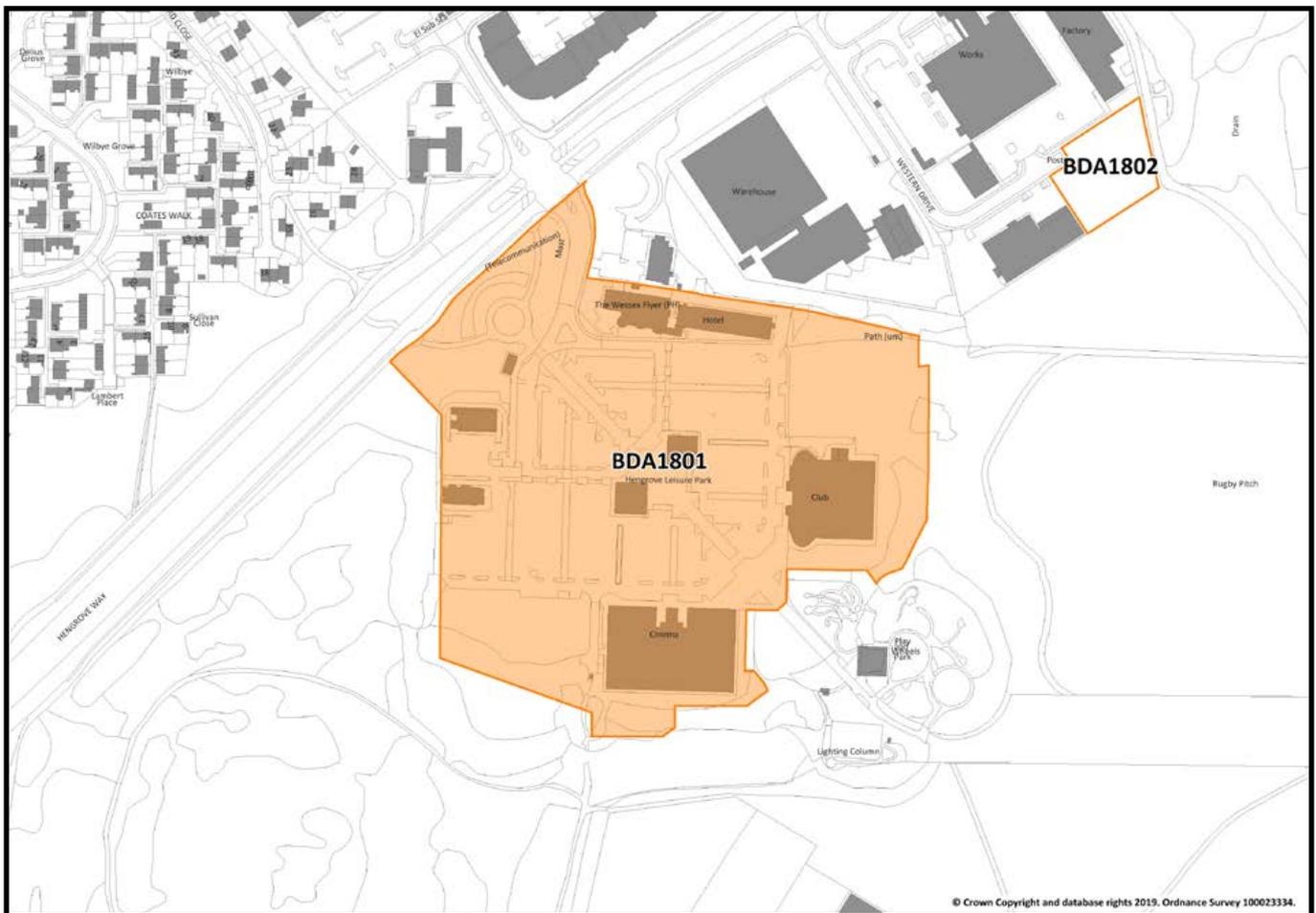
Hengrove Leisure Park,
Hengrove

Site description:

The land is currently in use for hotel, restaurant and leisure uses. There are remaining areas of the site which are currently undeveloped.

Site area: 7.6 hectares

Ward: Hengrove & Whitchurch Park



Proposed allocation:

The site would be considered appropriate for reconfiguration for residential, new flexible workspace and existing leisure uses; or the use of the remaining undeveloped areas of the site for residential uses with flexible workspace.

Reasons for allocation:

- The reconfiguration for residential, new flexible workspace and existing leisure uses; or the use of the remaining undeveloped areas of the site for residential uses with flexible workspace would enable a more efficient use of the site.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site;
- Include the re-provision of leisure uses if those existing buildings were to be lost;
- Support an appropriate relationship with the existing Hengrove Park Site Allocation (BSA1401);
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers, without threatening the ongoing viability of existing noise-generating uses;
- Be informed by an up-to-date preliminary ecological appraisal of the site which assesses the potential for the presence of legally protected and priority species, and, where appropriate, makes provision for mitigation measures; and
- Respect the adjacent 'The Mounds' Site of Nature Conservation Interest, requiring a buffer area along the western and southern boundaries of the site and implementing measures to minimise light spill.

Estimated capacity

- Estimated minimum capacity of 150 homes, subject to masterplanning.

Site reference:

BDA1802

Site address / location:

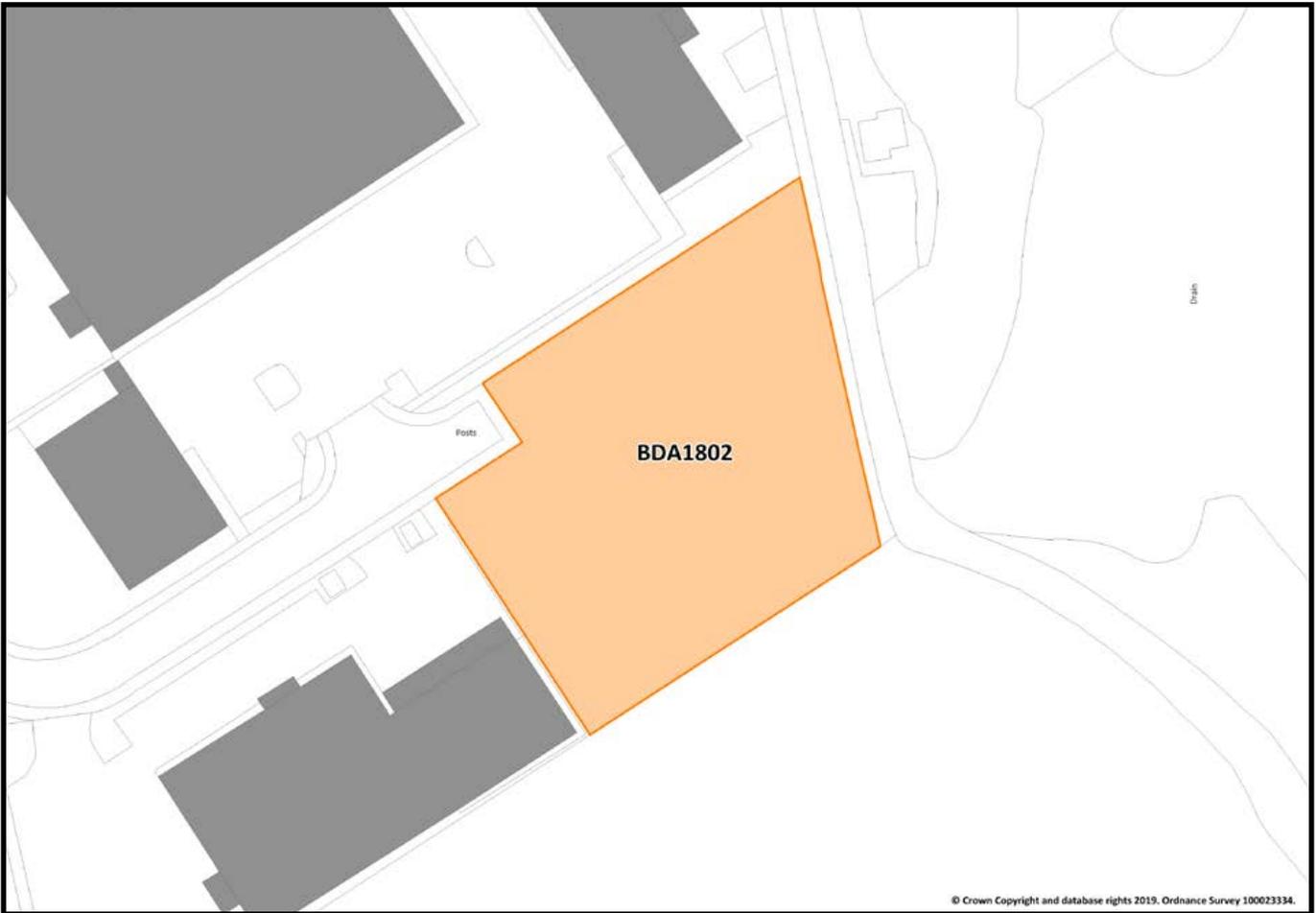
Land at Western Drive, Hengrove

Site description:

The site is currently vacant.

Site area: 0.3 hectares

Ward: Hengrove & Whitchurch Park



Proposed allocation:

The site would be appropriate for industrial / distribution uses.

Reasons for allocation:

- The vacant site adjoins an industrial area and is suitable for additional industrial buildings.

Draft development considerations:

Development should:

- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water flood issues;
- Retain green infrastructure on site;
- Consider the interface with the existing Hengrove Park Site Allocation (BSA1401); and
- Be informed by an up-to-date preliminary ecological appraisal of the site and make provision for appropriate mitigation measures, as the site is designated as the 'Hengrove Park' Wildlife Network site.

Site reference:

BDA1901

Site address / location:

Land at the corner of Lodge Causeway / Berkeley Road, Fishponds

Site description:

The site is currently in use as a motor sales garage / repair workshop.

Site area: 0.2 hectares

Ward: Hillfields



Proposed allocation:

The site would be appropriate for redevelopment for residential-led mixed use, with active ground floor uses on Lodge Causeway, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for residential-led mixed use, with active ground floor uses would represent a more efficient use of land within a District Centre.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access with appropriate servicing away from the junction, that ensures the free-flow of public transport and general traffic along Lodge Causeway / Berkeley Road;
- Provide appropriate enhancements to footways and crossings;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Provide an element of mixed use on the site, and maintain and enhance active ground floor uses where the site fronts Lodge Road, as the site is within Lodge Causeway District Centre; and
- Consider the opportunities provided by the prominent corner-plot location.

Estimated capacity

- Estimated capacity of 17 homes.

Site reference:

BDA2001

Site address / location:

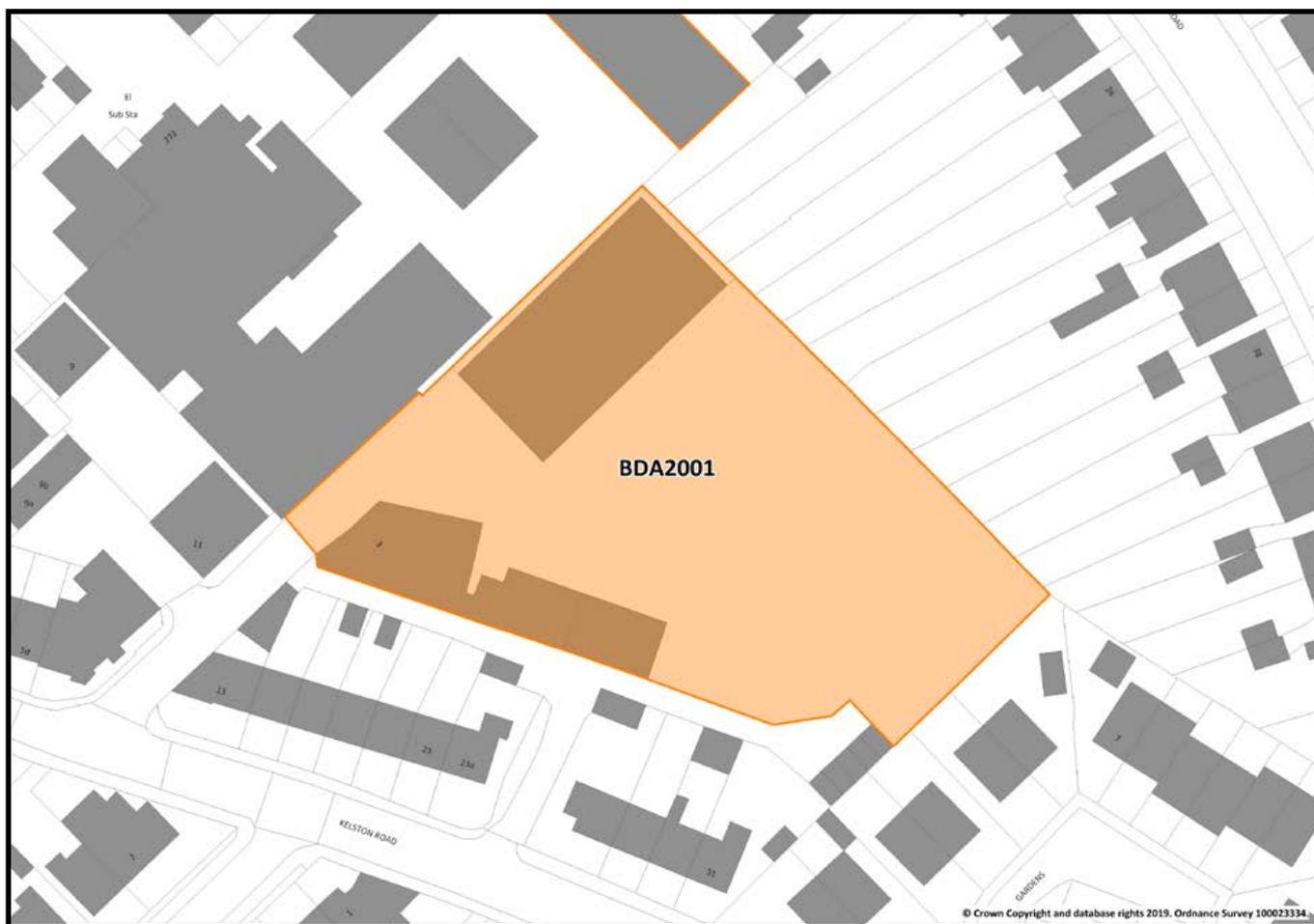
3 Kelston Road,
Horfield

Site description:

The site is currently in use as a builders' merchant.

Site area: 0.5 hectares

Ward: Horfield



Proposed allocation:

The site would be considered appropriate for redevelopment of residential uses, which may include flexible workspace as part of a mixed-use development, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access and extend the existing footways into the site;
- Respect amenity of existing and future occupiers of residential properties, particularly those fronting Kelston Road and Kingsholm Road;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues; and
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.

Estimated capacity

- Estimated capacity of 25 homes.

Site reference:

BDA2002

Site address / location:

272-276 and 290-298 Southmead Road, Southmead

Site description:

The site is currently in use as a car and van hire company and vehicular sales.

Site area: 0.1 hectares

Ward: Horfield



Proposed allocation:

The site would be considered appropriate for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access into the site with appropriate servicing, which avoids obstruction to public transport and general traffic using the B4056 Southmead Road;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Respect the amenity of existing and future residential occupants and neighbouring residents along Doncaster Road and Southmead Road.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA2101

Site address / location:

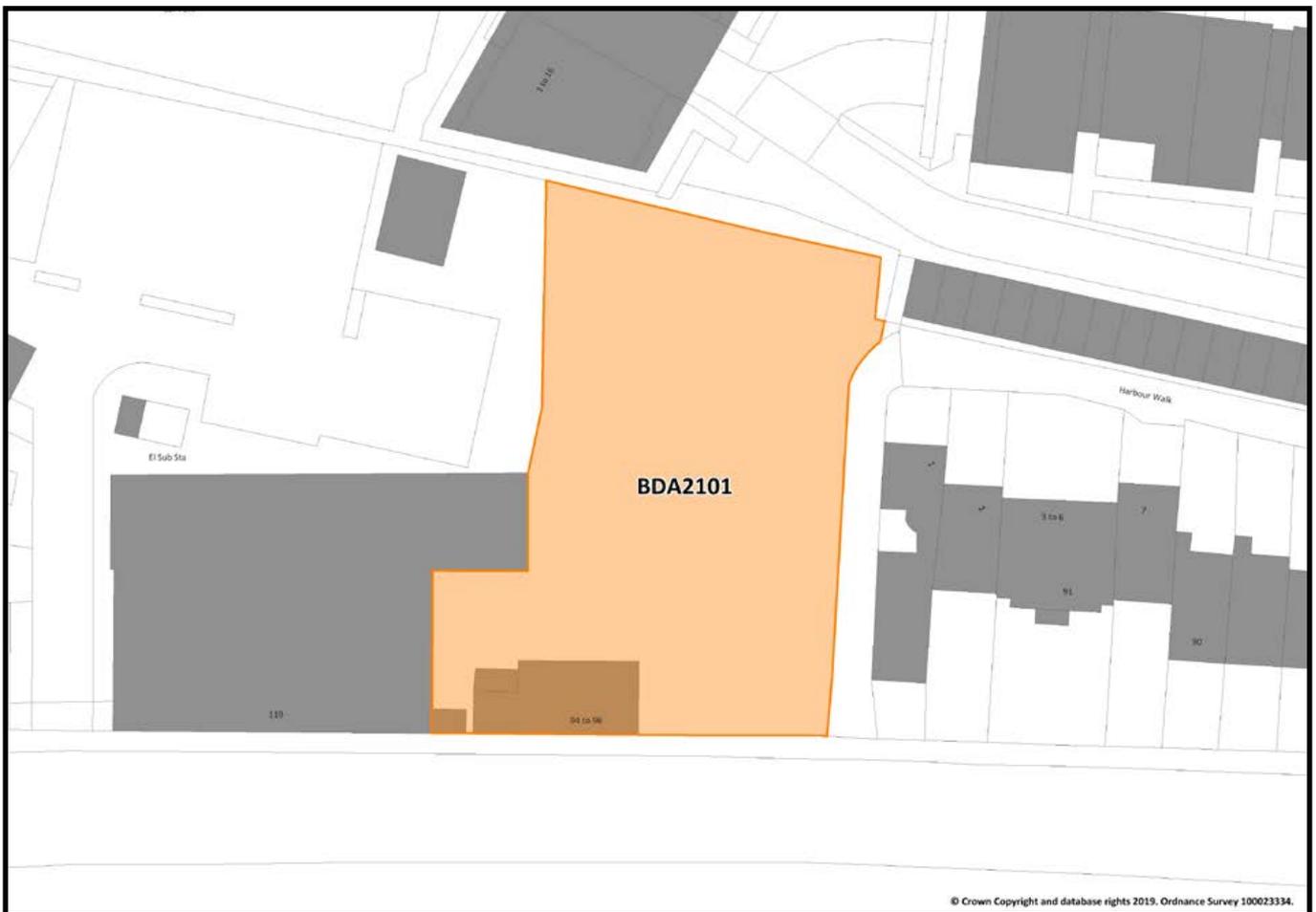
94-96 & 119 Cumberland Road,
Spike Island

Site description:

The site is in use as a temporary private car-park.

Site area: 0.2 hectares

Ward: Hotwells & Harbourside



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Proposed allocation:

The site would be appropriate for redevelopment for residential use, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Enhance connections from Cumberland Road through to Caledonian Road;
- Take account of the City Docks Conservation Area and respect the setting of both neighbouring character buildings and the Listed Buildings to the east at 81-91 Cumberland Road;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 35 homes.

Site reference:

BDA2201

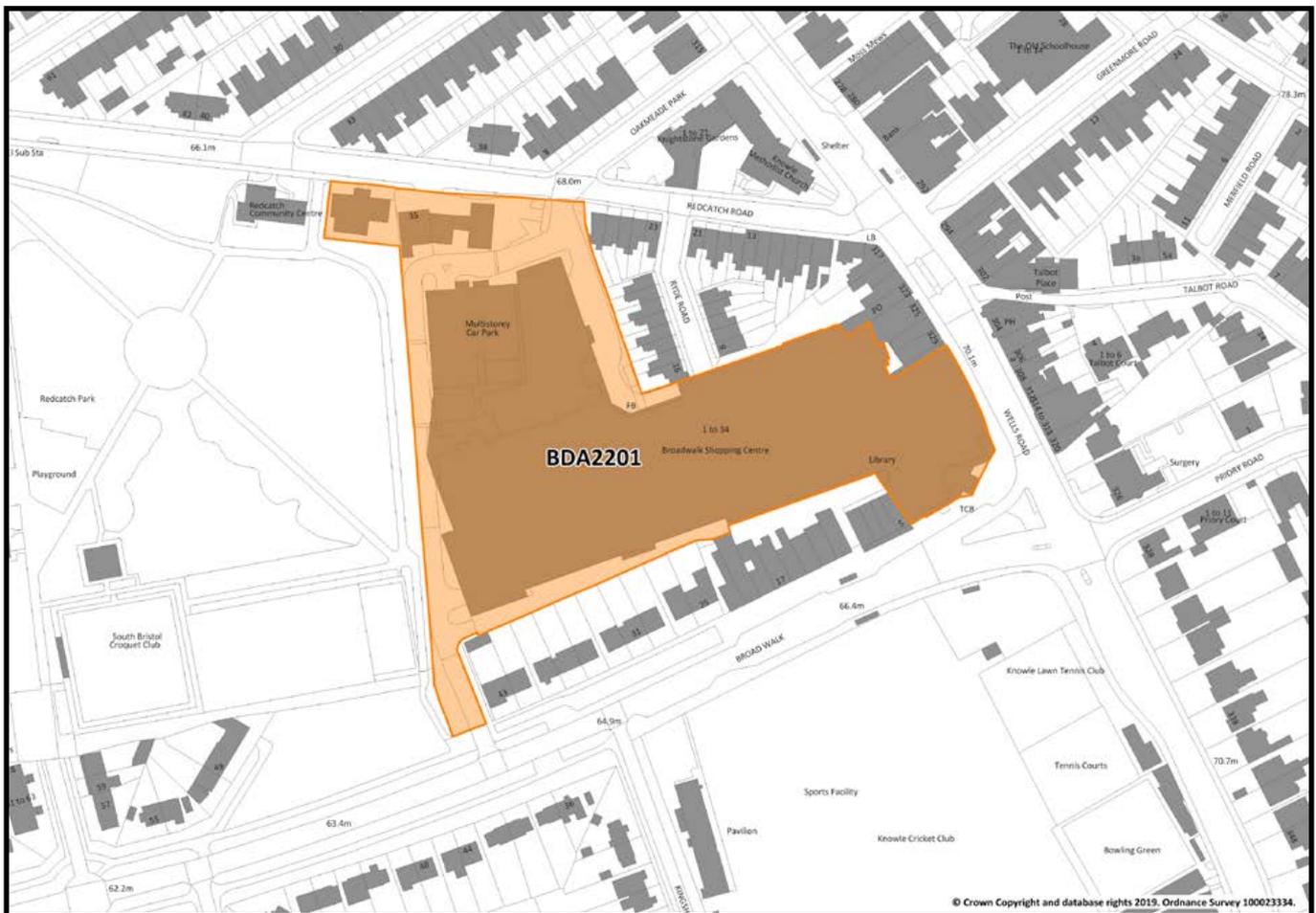
Site address / location:

Broadwalk Shopping Centre, Broad Walk, Knowle

Site description: The site is currently in use as a retail shopping centre, parking, vacant office space, vacant former petrol filling station and former Redcatch Library.

Site area: 2 hectares

Ward: Knowle



Proposed allocation:

The site is considered appropriate for residential-led development, with appropriate town centre uses.

Reasons for allocation:

- The site is in a sustainable and accessible town centre location, and therefore the site would be suitable for residential-led development with appropriate town centre uses.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access, servicing and parking;
- Take the opportunity to deliver more intensive forms of development, with active ground floor uses which complement the functioning of the Wells Road / Broadwalk Town Centre and Primary Shopping Area;
- Face onto adjacent open space to provide natural overlooking and to maintain and enhance the character and use of the adjacent park;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be supported by a site-specific flood risk assessment and drainage strategy, as the site is over 1 hectare and is potentially subject to surface water drainage issues; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated development capacity to be guided by masterplanning (subject to planning application 18/05184/P).

Site reference:

BDA2301

Site address / location:

Land to the south of Warwick Road / Oxford Place, Easton

Site description:

The site contains commercial garages and yard areas.

Site area: 0.2 hectares

Ward: Lawrence Hill



Proposed allocation:

The site would be appropriate for redevelopment for residential-led mixed uses with flexible workspace, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide access from Warwick Road or Oxford Place with appropriate servicing to be provided without obstruction to through traffic, and appropriate footway enhancements along frontage;
- Take account of the Grade II Listed Building at 268 Stapleton Road, located to the south of the site;
- Respect amenity of existing and future residential occupants and neighbouring residents;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

- Estimated capacity of 25 homes.

Site reference:

BDA2302

Site address / location:

Former Barton Hill Nursery School,
Queen Ann Road, Barton Hill

Site description:

A currently vacant, locally listed building and surrounding grounds.

Site area: 0.2 hectares

Ward: Lawrence Hill



Proposed allocation:

The building is considered appropriate for retention and redevelopment in residential uses.

Reasons for allocation:

- Should the site no longer be required by users / owners in its current use, retention of the building and redevelopment for homes would represent a more efficient use of land in mixed residential and industrial area.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access and appropriate enhancements to footways and crossings;
- Retain existing locally listed building on site through an adaptive, heritage-led approach which protects and enhances the special architectural and historic interest;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area;
- Maintain or strengthen the integrity and connectivity of the 'Railway land Barrow Road to River Avon' Wildlife Network Site adjacent to the land;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Address noise issues from the adjacent railway;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues; and
- Respect the 'agent of change' principle and provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses.

Estimated capacity

- Estimated capacity of 12 homes.

Site reference:

BDA2401

Site address / location:

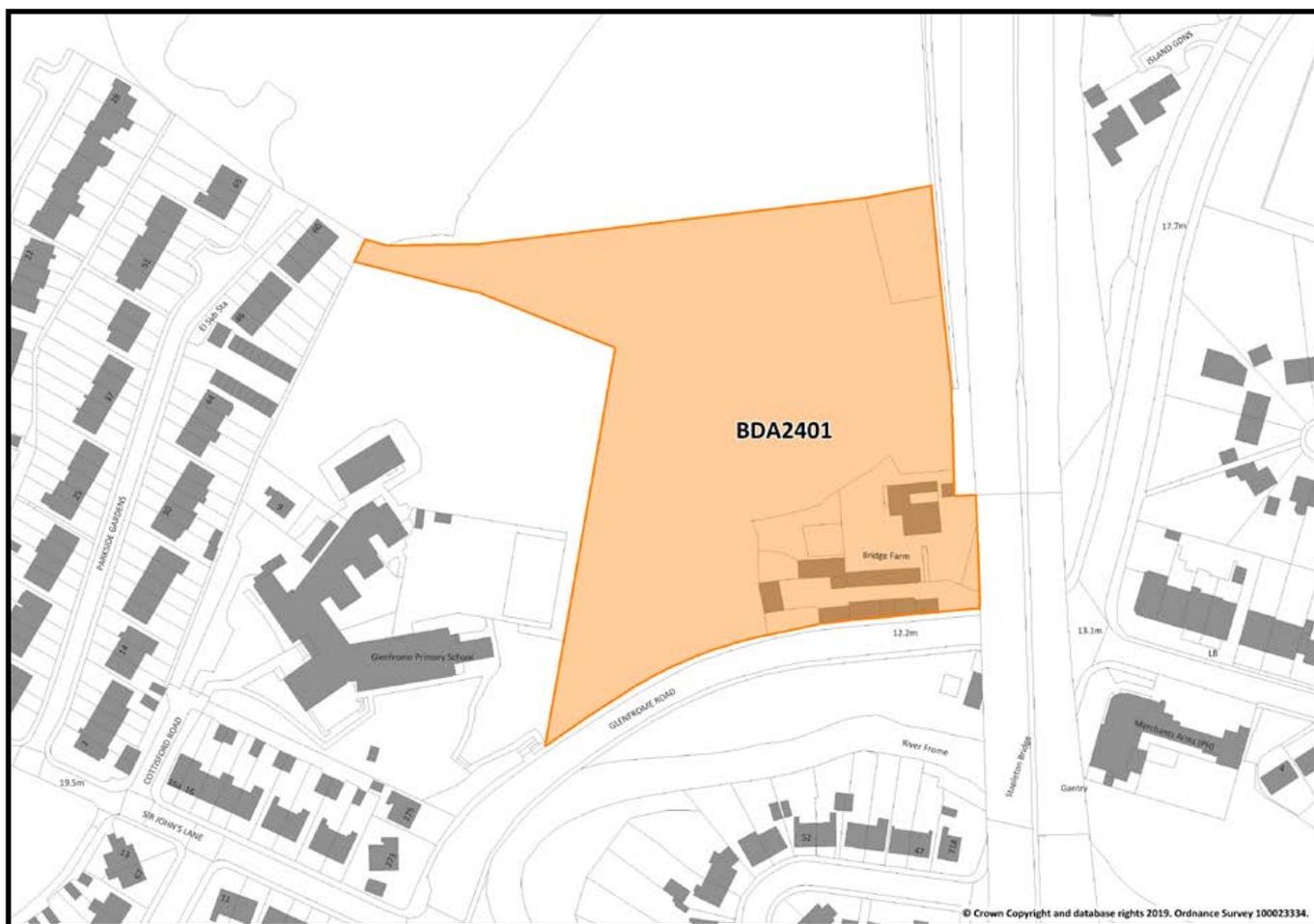
Bridge Farm, Land at South Hayes, Eastville

Site description:

The land is mainly undeveloped with a vacant complex of former farm buildings.

Site area: 1.7 hectares

Ward: Lockleaze



Proposed allocation:

The site would be considered appropriate for development of self-build, custom housebuilding or community-led housing, with open space.

Reasons for allocation:

- There is a need for suitable sites for self-build homes (Draft Policy H5 ‘Self-build and community-led housing’).
- Development of self-build, custom housebuilding or community-led housing will achieve overall planning benefits and, with sensitive design, will enable a type and design of development which preserves and enhances the Stapleton and Frome Valley Conservation Area and facilitates

Proposed allocation (continued):

the sensitive preservation and enhancement of the Grade II Listed Bridge Farm.

- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Be sensitively designed to preserve and enhance the spacious and open character of this part of the Stapleton and Frome Valley Conservation Area and respect the setting of the Grade II Listed Bridge Farm;
- Be informed by a landscape and visual impact assessment and heritage impact assessment;
- Provide enhanced landscaping on boundaries of the site and retain existing trees, including those along M32 corridor;
- Provide suitable pedestrian and vehicular access to the site, taking into account slope and frontage with Glenfrome Road;
- Be expected to maintain or strengthen the integrity and connectivity of both the 'Glenfrome Primary School Playing Fields' and the 'River Frome and the Stapleton Bridge' Wildlife Network Site;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate, make provision for mitigation measures, as it is adjacent to Stoke Park Site of Nature Conservation Interest and Stoke Park Regionally Important Geological Site;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is larger than 1 hectare and is partially impacted by surface water drainage issues;
- Take account of noise implications of proximity to the M32 on future occupiers of the site; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 35 homes. The estimated capacity is subject to achieving sensitive design which respects heritage considerations. Any proposal is required to be supported by a landscape and visual impact assessment and a heritage statement. If it is not possible to achieve a sensitive design at the estimated capacity, a lower capacity would be appropriate having regard to the results of the assessments.

Site reference:

BDA2402

Site address / location:

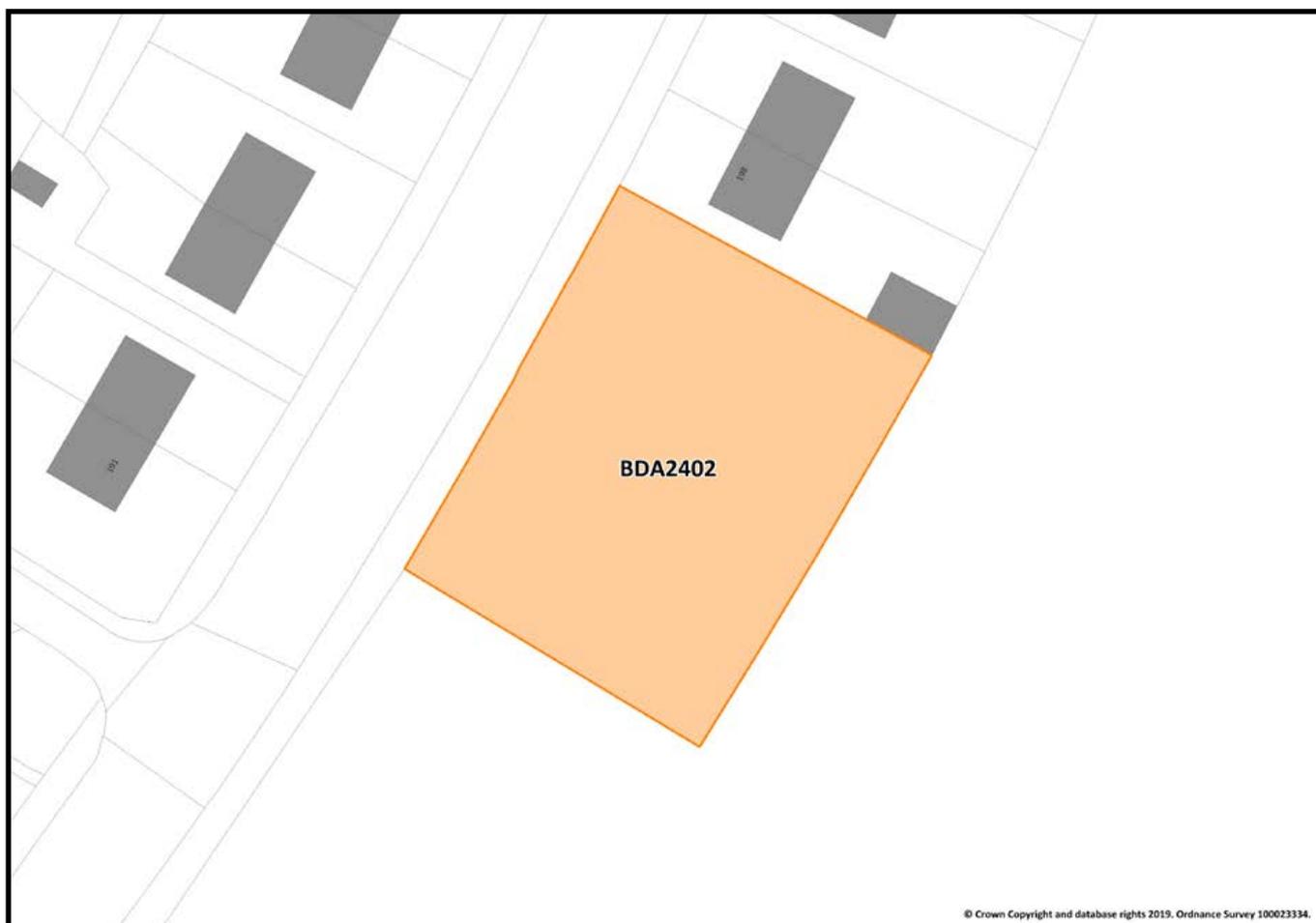
Land to the east of Romney Avenue and Stanfield Close, Lockleaze

Site description:

Land is a currently vacant, former residential site.

Site area: 0.1 hectares

Ward: Lockleaze



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Proposed allocation:

The site would be considered appropriate for residential uses.

Reasons for allocation:

- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access to the site, away from bus stops;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Be supported by a preliminary ecological appraisal. The site is adjacent to the 'Pur Down' Wildlife Network Site.

Estimated capacity

- Estimated capacity of 10 homes

Site reference:

BDA2403

Site address / location:

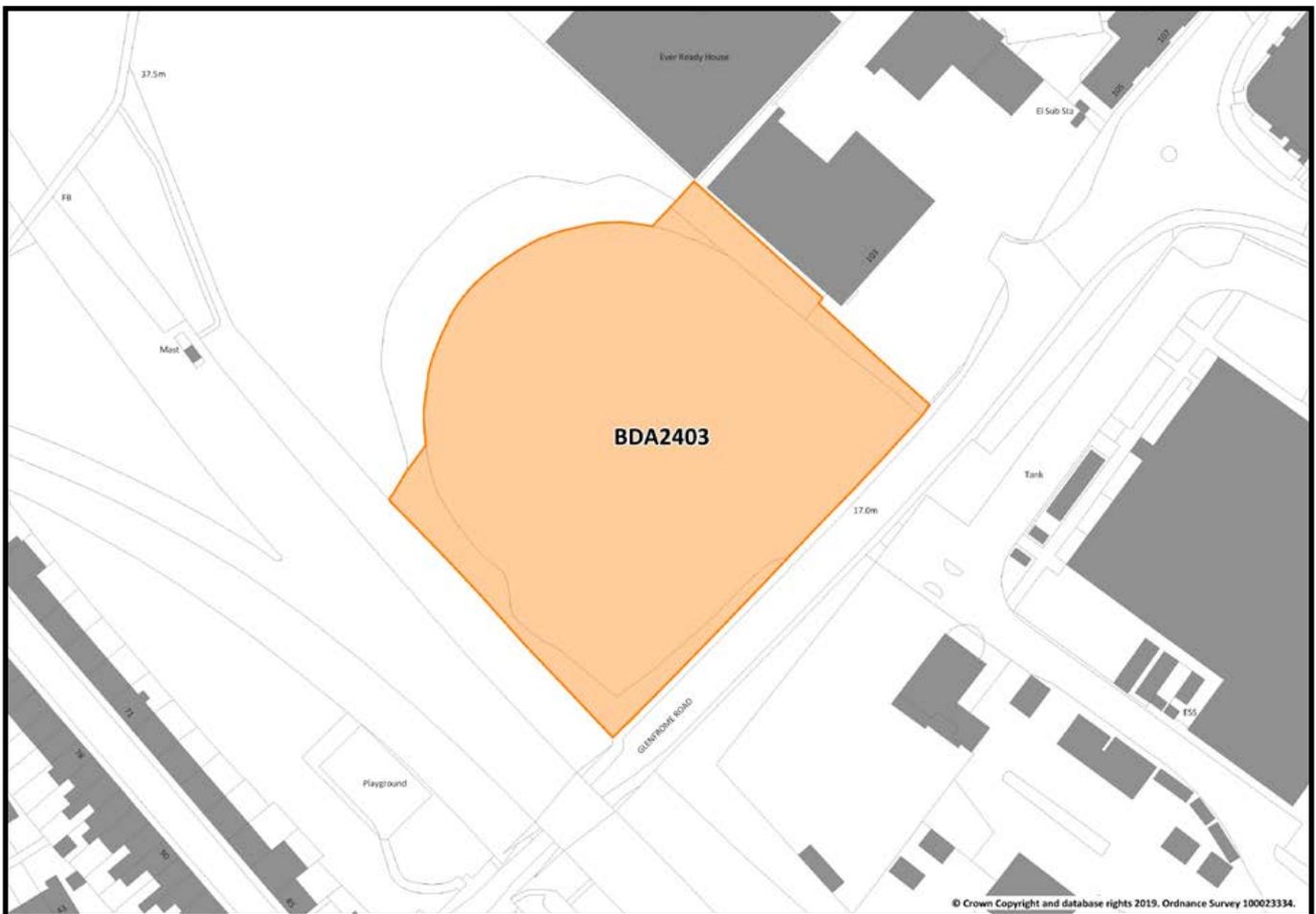
Former Gas Holder Site, Glenfrome Road, Eastville

Site description:

The site is currently vacant and previously contained a gas holder.

Site area: 0.9 hectares

Ward: Lockleaze



Proposed allocation:

The site would be considered appropriate for industrial use, if no longer required by current landowners / users in its current use.

Reasons for allocation:

- The site is a brownfield, vacated former gas holder site within a predominantly industrial context.
- Development of the site for industrial uses would represent a more efficient use of land.

Draft development considerations:**Development should:**

- Provide suitable access;
- Be informed by an up-to-date preliminary ecological appraisal of the site which assesses the potential for the presence of legally protected and priority species. Where appropriate this may require the undertaking of ecological surveys and the development of an ecological mitigation strategy, which makes provision for mitigation measures for habitats, such as identifying an alternative area of terrestrial habitat and a breeding pond;
- Acknowledge the presence of a Major Hazard Pipeline fronting Glenfrome Road, taking advice and consulting with the Health and Safety Executive on the suitability of the form, scale and type of employment land within the proximity of this pipeline;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; and
- Be informed by a Coal Mining Risk Assessment and an investigation of contamination and land stability, providing mitigation as appropriate, as the site falls within a Coal Mining High Risk Area.

Estimated capacity

- Form, scale and type of employment land to be determined in consultation with the Health and Safety Executive.

Site reference:

BDA2501

Site address / location:

Land south of Zetland Road,
Redland

Site description:

Land is currently in use as a garage and car-parking.

Site area: 0.2 hectares

Ward: Redland



Proposed allocation:

The site would be considered appropriate for redevelopment for residential uses or residential mixed-uses with flexible workspace, if no longer required by current landowners / users in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access to the site with appropriate off-street servicing, which prevents obstruction to public transport and general traffic;
- Not prejudice the amenity of existing and future neighbouring residents, taking into account potential overshadowing impacts;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Address noise issues from the adjacent railway;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Be expected to maintain or strengthen the integrity and connectivity of the adjacent 'Railway Land between St Andrews and Duchess Road' Wildlife Network Site;
- Be supported by a preliminary ecological appraisal and where appropriate make provision for mitigation measures;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area; and
- Take account of the Cotham and Redland Conservation Area.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA2502

Site address / location:

Land at Cossins Road, Redland

Site description:

Land is currently in use as garaging and car-parking.

Site area: 0.1 hectares

Ward: Redland



Proposed allocation:

The site would be considered appropriate for residential uses, if no longer required by current landowners / users in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access, with sufficient visibility;
- Ensure that development would not cause harm to trees on adjacent land;
- Not prejudice the amenity of existing and future neighbouring residents, taking into account potential overshadowing impacts; and
- Take account of the adjacent Cotham and Redland Conservation Area and the relationship with the adjacent green space.

Estimated capacity

- Estimated capacity of 10-12 homes.

Site reference:

BDA2601

Site address / location:

Land at Two Mile Hill Road / Charlton Road, St George

Site description:

The site is in mixed commercial uses.

Site area: 0.6 hectares

Ward: St George Central



Proposed allocation:

The site would be considered appropriate for comprehensive development of residential uses, with flexible workspace, if no longer required by current landowners / users in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access, that explores opportunities from Charlton Road and away from existing bus stops; appropriate footway enhancements; and servicing, which safeguards the free-flow of public transport and general traffic along Two Mile Hill Road;
- Respect the setting of the Listed Buildings at 217 - 227 Two Mile Hill Road;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

- Estimated capacity of 40 homes.

Site reference:

BDA2602

Site address / location:

81-83 Two Mile Hill Road,
St George

Site description:

The site is currently in use for used-car sales.

Site area: 0.2 hectares

Ward: St George Central



Proposed allocation:

The site would be appropriate for redevelopment for residential units.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access into the site away from the bus stop on Two Mile Hill Road, and appropriate footway enhancements; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

- Estimated capacity of 25 homes.

Site reference:

BDA2603

Site address / location:

Land at Two Mile Hill Road / Waters Road, St George

Site description:

The site is in industrial and business uses, including a car wash and car parking.

Site area: 0.2 hectares

Ward: St George Central



Proposed allocation:

The site would be considered appropriate for redevelopment of residential mixed-use, with flexible workspace, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access, exploring opportunities from Waters Road;
- Respect the setting of the Listed Buildings at 217 - 227 Two Mile Hill Road;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

- Estimated capacity of 28 homes.

Site reference:

BDA2604

Site address / location:

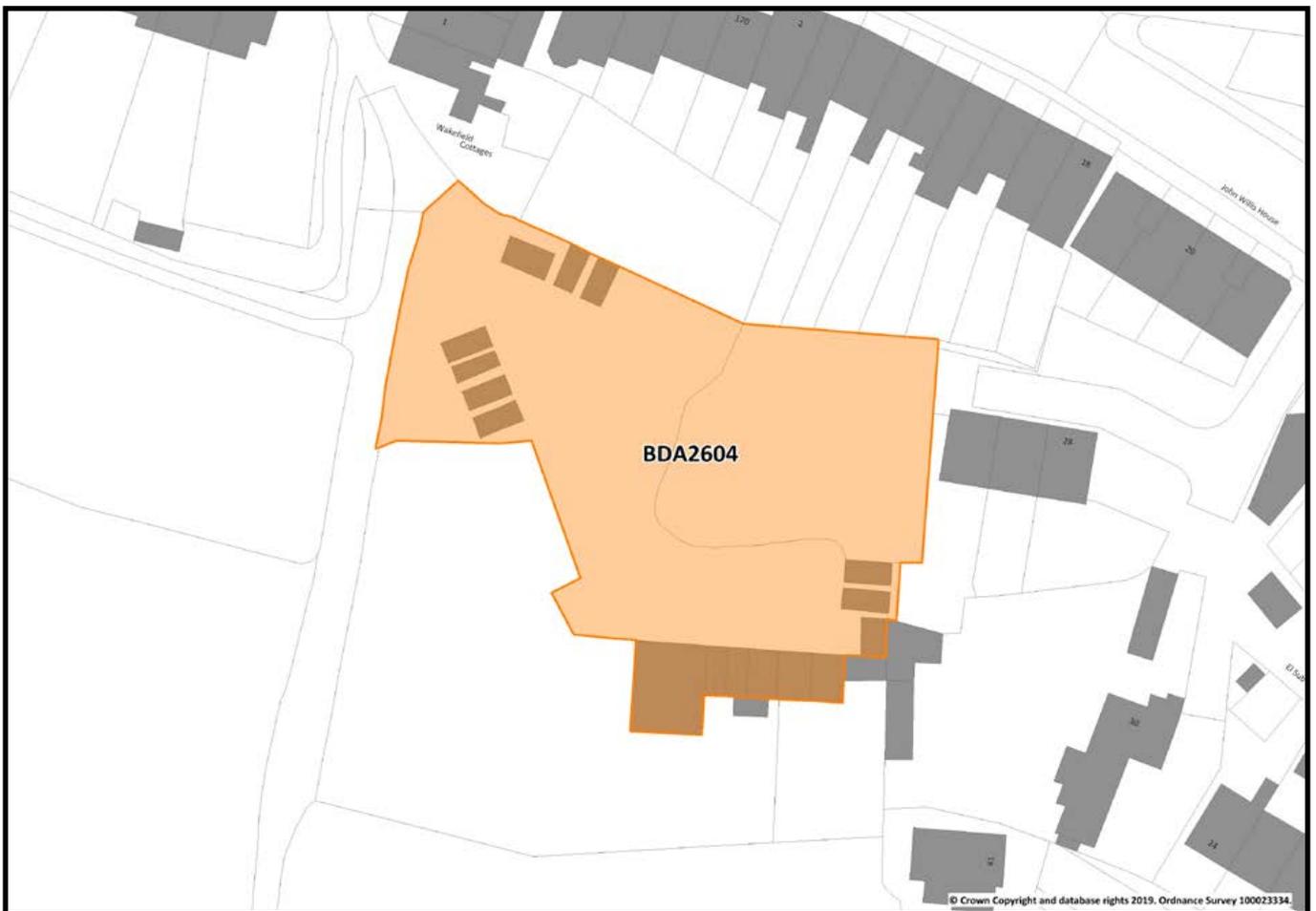
Land to the south east of Cousins Lane, St George

Site description:

The site is currently vacant and adjacent to the Farm Allotments.

Site area: 0.2 hectares

Ward: St George Central



Proposed allocation:

The site would be appropriate for redevelopment for self-build and custom housebuilding and / or community-led housebuilding.

Reasons for allocation:

- The site represents an opportunity to diversify housing choice, promoting the provision of new homes through self-build, custom house-building and other community-led housing development. There is a need for suitable sites for self-build homes (Draft Policy H5 'Self-build and community-led housing').
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access into the site from Summerhill Road which may require third party land to ensure adequate visibility for road users, and relocate the existing bus stop;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area; and
- Be informed by an ecological survey of the site and make provision for mitigation, and maintain or strengthen the integrity and connectivity of the adjacent 'Trooper's Hill Allotments' Wildlife Network Site.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA2605

Site address / location:

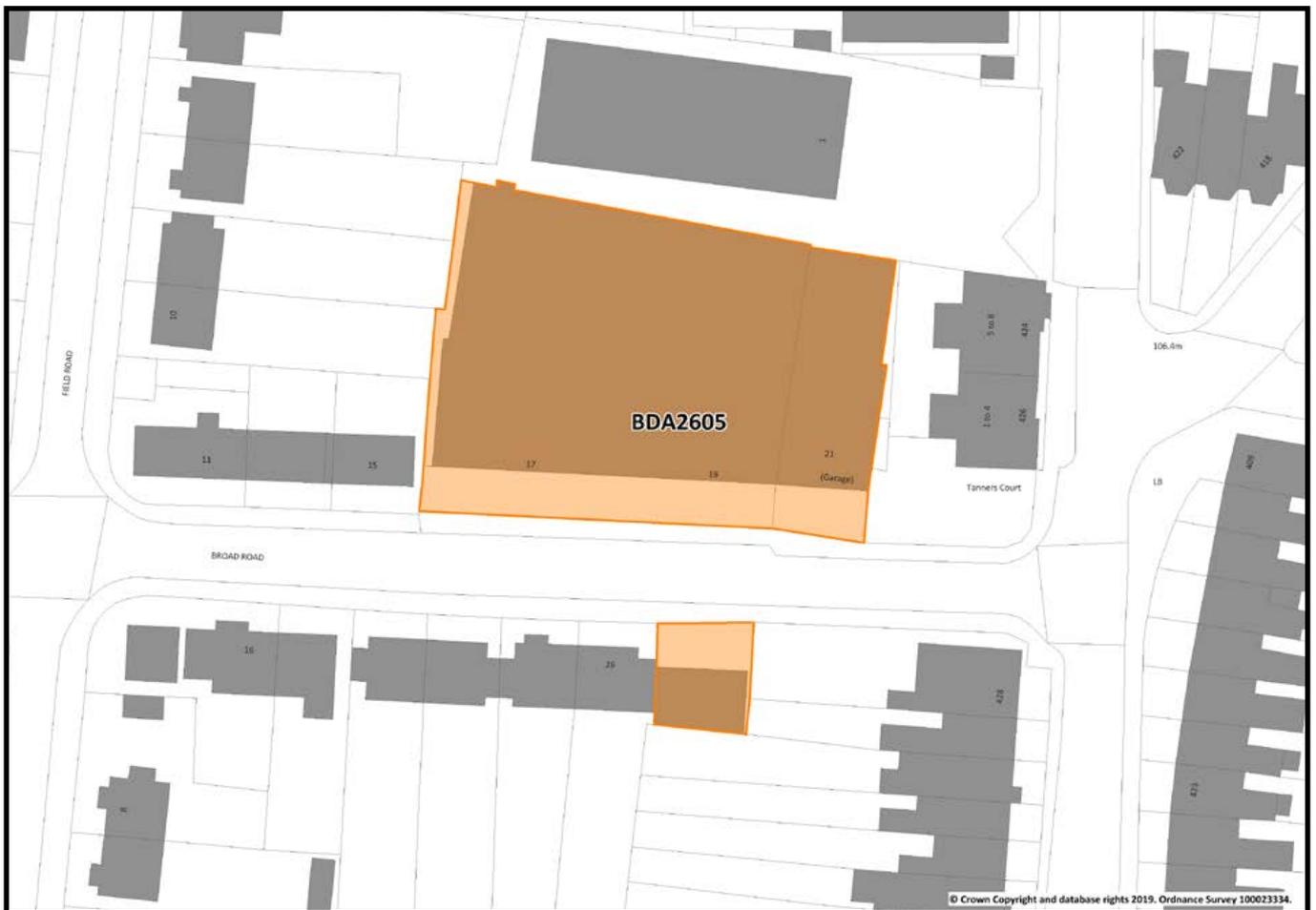
Land at Broad Road / Lodge Road,
St George

Site description:

The site is currently in commercial / retail use.

Site area: 0.2 hectares

Ward: St George Central



Proposed allocation:

The site would be considered appropriate for redevelopment of residential uses, if no longer required by current landowners / users in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access with an appropriate footway along the Broad Road frontage;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area; and
- Promote adaptive re-use of No. 17 Broad Road which is identified as a local landmark building.

Estimated capacity

- Estimated capacity of 15 homes.

Site reference:

BDA2701

Site address / location:

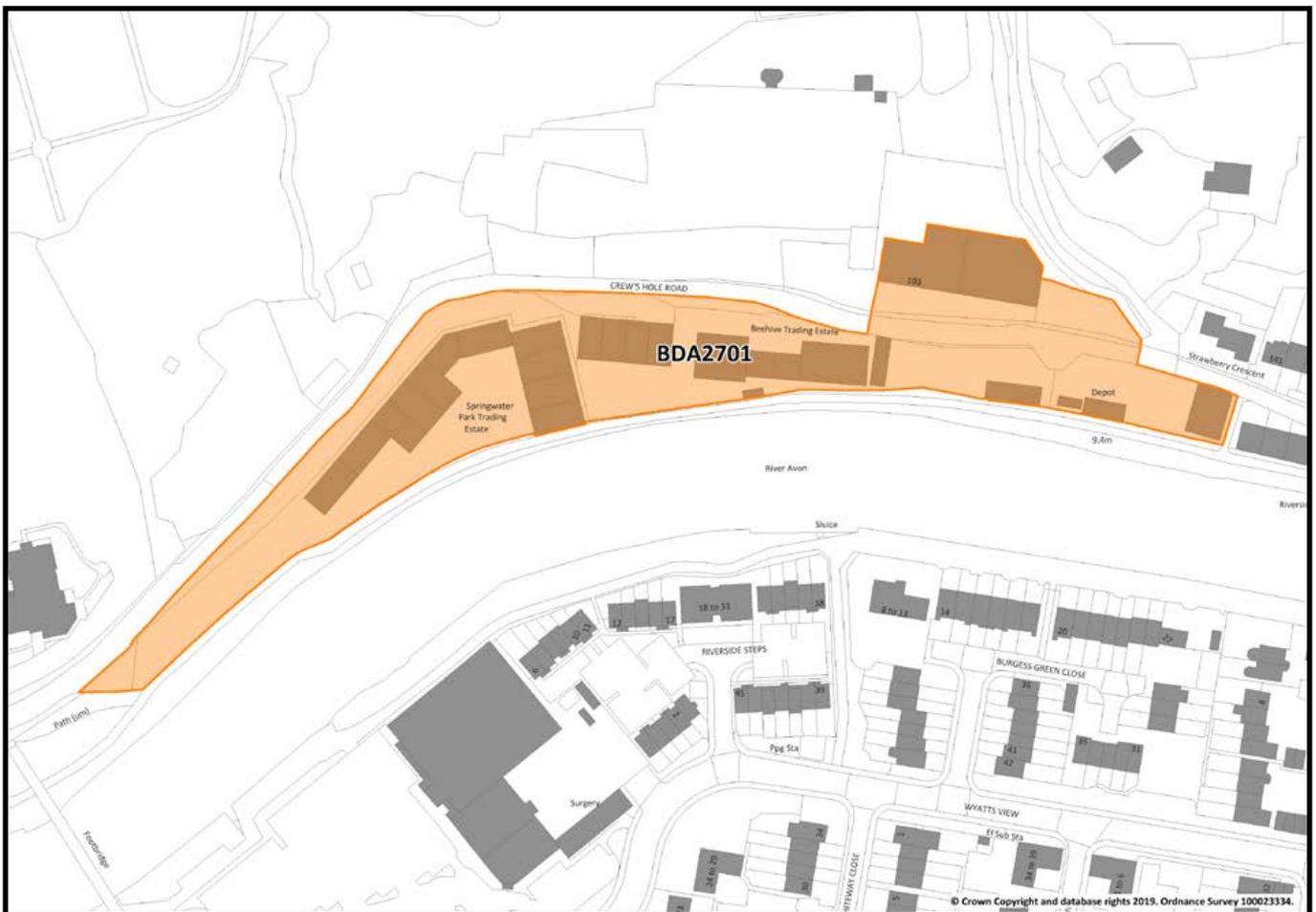
Land at Crew’s Hole Road,
St George

Site description:

The site is currently in use as a car sales and repair businesses.

Site area: 1.1 hectares

Ward: St George Troopers Hill



Proposed allocation:

The site would be appropriate for redevelopment for residential-led mixed uses, which incorporates flexible workspace, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes with work space would represent a more efficient use of land in a mixed residential / industrial context adjacent to the River Avon.
- The site provides an opportunity to enhance the Avon Valley Conservation Area.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access, with appropriate visibility, to Crews Hole Road;
- Provide improvements to Crews Hole Road to potentially include traffic-calming and / or highway widening to accommodate two-way traffic and a continuous footway linkage;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Integrate and provide enhancements to the public right of way adjacent to the River Avon;
- Maintain or strengthen the integrity and connectivity of the adjacent 'Avon View Cemetery' Wildlife Network Site, by retaining and strengthening strategic green infrastructure to provide a wildlife corridor; and
- Take account of Avon Valley Conservation Area and nearby Listed Buildings.

Estimated capacity

- Estimated capacity of 70 homes.

Site reference:

BDA2702

Site address / location:

Land at corner of Bryants Hill and Furber Road, St George

Site description:

The site is in commercial use.

Site area: 0.2 hectares

Ward: St George Troopers Hill



Proposed allocation:

The site would be considered appropriate for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access, a new pedestrian footway along Furber Road, and servicing from Furber Road;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area; and
- Be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures including provision of a buffer to protect the adjacent Magpie Bottom Site of Nature Conservation Interest on the eastern boundary.

Estimated capacity

- Estimated capacity of 16 homes.

Site reference:

BDA2703

Site address / location:

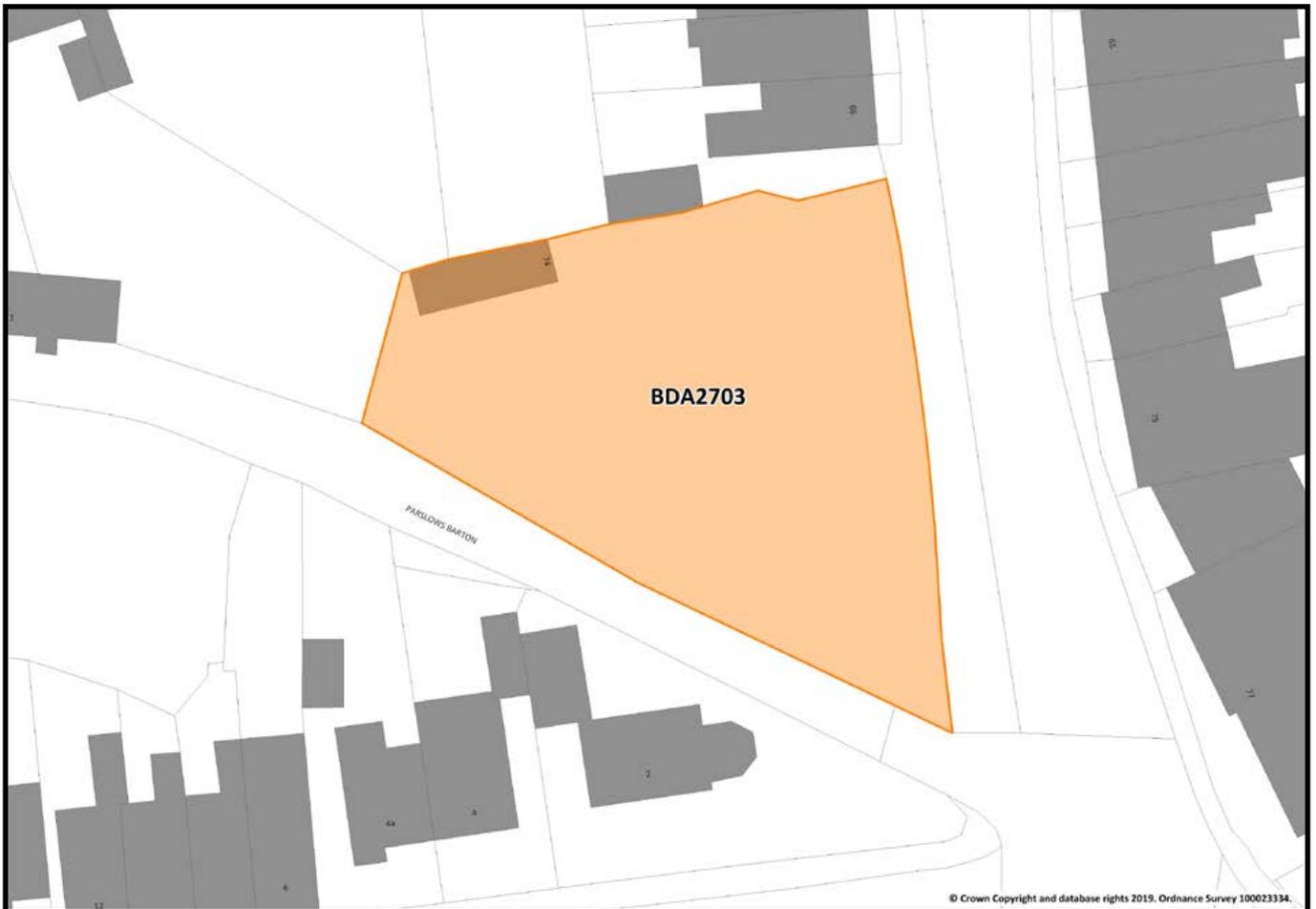
Land at Nags Head Hill,
St George

Site description:

The site is in use as a car sales garage.

Site area: 0.1 hectares

Ward: St George Troopers Hill



Proposed allocation:

The site would be considered appropriate for redevelopment of residential uses.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access, with no servicing to be permitted from A431 Nags Head Hill; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

- Estimated capacity of 10 homes.

BDA2703

Site reference:

BDA2801

Site address / location:

Land to the south of Blackswarth Road, St George

Site description:

The site is in industrial use as manufacturing premises.

Site area: 0.6 hectares

Ward: St George West



Proposed allocation:

The site is considered appropriate for redevelopment for residential-led mixed uses, which incorporates flexible workspace.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a mixed residential / industrial context adjacent to the River Avon.
- The site provides an opportunity to enhance the Avon Valley Conservation Area.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access, with appropriate visibility improvements, to Crews Hole Road and footways enhancements;
- Take account of the Avon Valley Conservation Area and retain green frontage with the River Avon;
- Integrate and provide enhancements to the public right of way adjacent to the River Avon;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area; and
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues.

Estimated capacity

- Estimated capacity of 75 homes.

Site reference:

BDA2802

Site address / location:

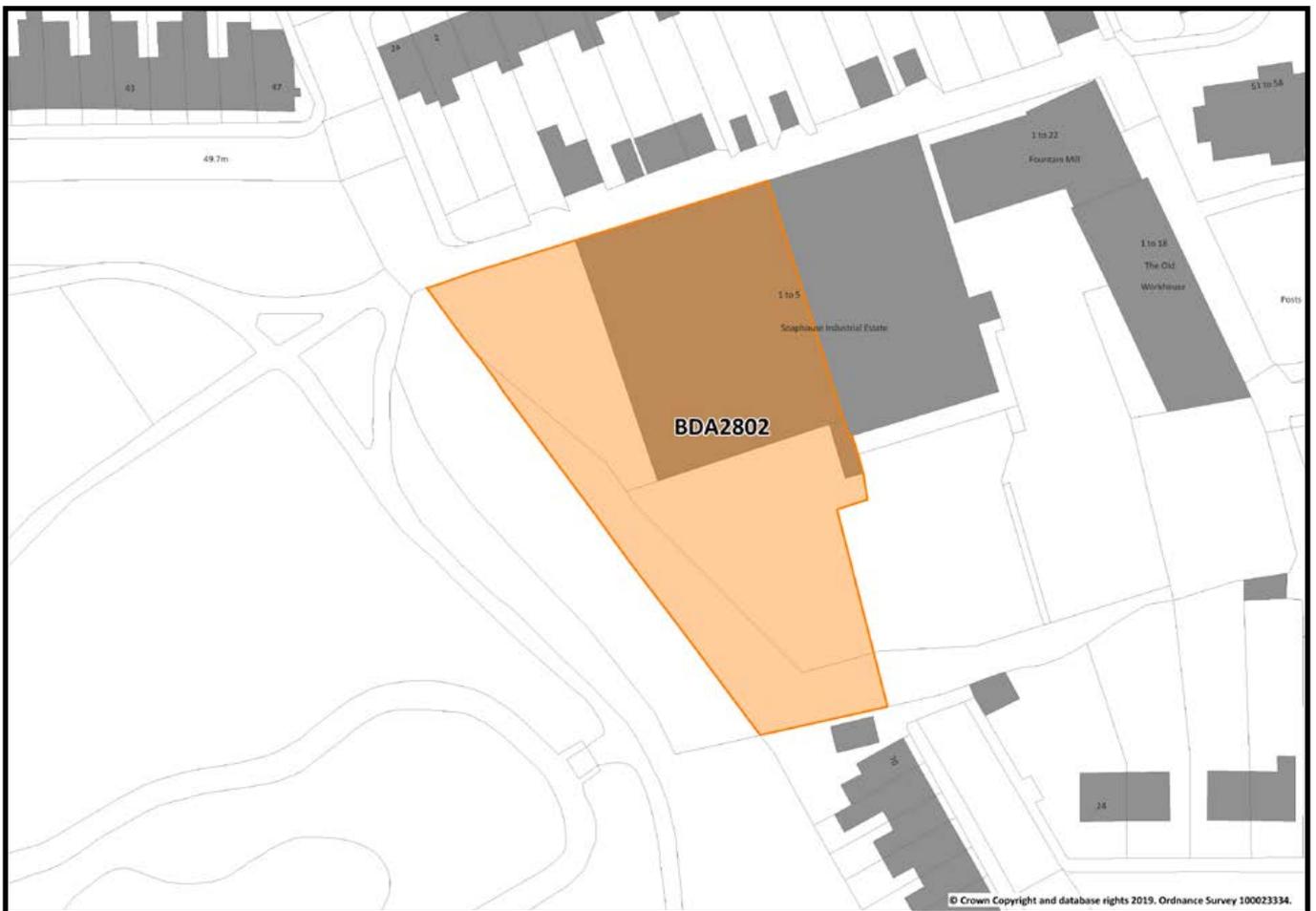
Part of Soaphouse Industrial Estate,
Howard Street, Whitehall

Site description:

The site is currently in commercial use as a car repair workshop.

Site area: 0.3 hectares

Ward: St George West



Proposed allocation:

The site would be appropriate for residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access, which may include improvements to Hudds Vale Road to enable servicing;
- Take account of the setting of St George's Park and adjacent locally listed building;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as a culvert runs from east to west, through the site;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers without threatening the ongoing viability of existing noise-generating uses;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area; and
- Retain green infrastructure, including the trees subject to Tree Preservation Orders (TPO) along the western boundary of the site.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA2803

Site address / location:

222-232 Church Road,
St. George

Site description:

The site is currently vacant including; former retail units, flats and a derelict building to the rear.

Site area: 0.1 hectares

Ward: St George West



Proposed allocation:

The site would be considered appropriate for redevelopment of residential-led mixed use, with active ground floor uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for residential-led mixed use, with active ground floor uses would represent a more efficient use of land in a Town Centre.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access with appropriate improvements to footways along Seneca Street;
- Incorporate a mixed-use active ground floor, to maintain and enhance the function of St George (Church Road) Town Centre;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensures no increased flood risk, as the site is potentially subject to surface water drainage issues;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 10 homes.

Site reference:

BDA2901

Site address / location:

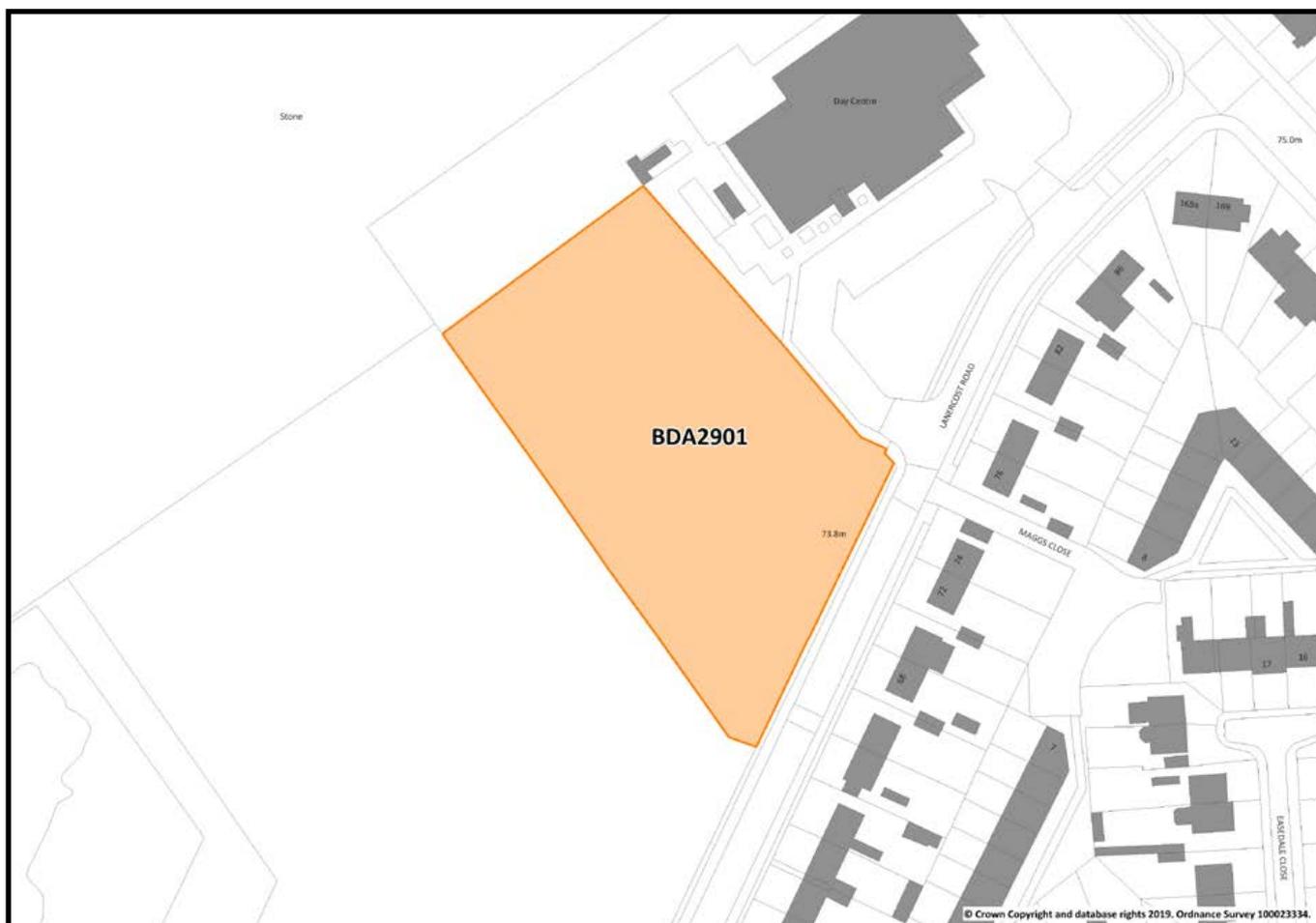
Land at Lanercost Road, Southmead

Site description:

The land is currently undeveloped and adjacent to a site currently under construction for new homes.

Site area: 0.5 hectares

Ward: Southmead



Proposed allocation:

The site would be considered appropriate for redevelopment of residential homes and / or extra care provision.

Reasons for allocation:

- The site is undeveloped and the land is not required for open space or other purposes.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access and provide appropriate footway enhancements along Lanercost Road;
- Enhance pedestrian linkages with adjacent site for new homes, park and existing rights of way;
- Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate make provision for mitigation measures;
- Be expected to maintain or strengthen the integrity and connectivity of the 'Charlton Road Open Space and adjacent land' Wildlife Network Site;
- Retain green infrastructure, including trees and hedgerows, within the development, which will be identified by a tree survey; and
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.

Estimated capacity

- Estimated capacity of 35 homes.

Site reference:

BDA2902

Site address / location:

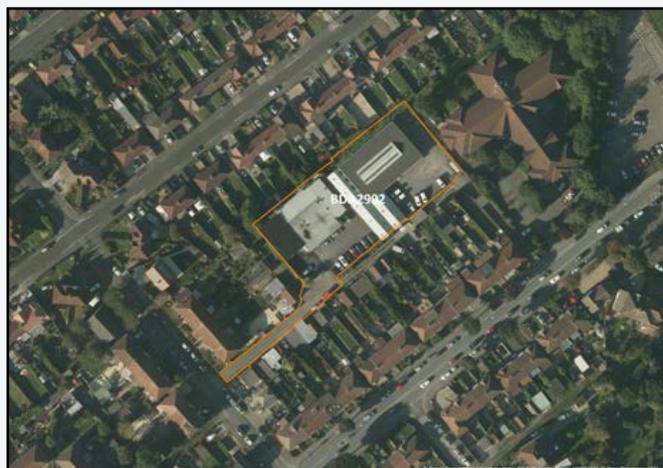
Works at Felstead Road,
Southmead

Site description:

The site is currently in commercial use.

Site area: 0.3 hectares

Ward: Southmead



Proposed allocation:

The site would be considered appropriate for redevelopment of residential-led mixed use with flexible workspace, if no longer required by users / owners in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access, which may require third party land; and
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.

Estimated capacity

- Estimated capacity of 20 homes.

BDA2902

Draft development considerations:**Development should:**

- Be supported by a coordinated site masterplan;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Be supported by a site-specific flood risk assessment and a drainage strategy, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk, as the site is subject to flood risk and surface water drainage issues; and
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area.

Estimated capacity

- Estimated capacity of 250 homes. This is likely to be a maximum as it is proposed to provide a mix of uses.

Site reference:

BDA3002

Site address / location:

1-7 Smyth Road,
Ashton Gate

Site description:

The existing site is currently used as offices, studios and workspace.

Site area: 0.1 hectares

Ward: Southville



Proposed allocation:

The site would be considered appropriate for redevelopment for residential mixed-use with flexible workspace, if no longer required by current landowners / users in its current use.

Reasons for allocation:

- Should the site become available or no longer be required by users / owners in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provides suitable access and providing appropriate pedestrian crossing improvements at Luckwell Road / Smyth Road;
- Promote adaptive re-use of the building, which is identified as a local landmark building;
- Be informed by a Coal Mining Risk Assessment and an investigation of contamination and land stability, providing mitigation as appropriate, as the site falls within a Coal Mining High Risk Area; and
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and which ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.

Estimated capacity

- Estimated capacity of 15 homes.

Site reference:

BDA3101

Site address / location:

Greville building, Lacey Road, Stockwood

Site description:

The site is currently vacant.

Site area: 0.7 hectares

Ward: Stockwood



Proposed allocation:

The site would be considered appropriate for redevelopment of residential uses.

Reasons for allocation:

- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access;
- Be designed to limit any impact upon neighbouring residential properties;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats;
- Retain the green infrastructure on site where possible and integrate elements into the new development; and
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues.

Estimated capacity

- Estimated capacity of 32 homes.

Site reference:

BDA3201

Site address / location:

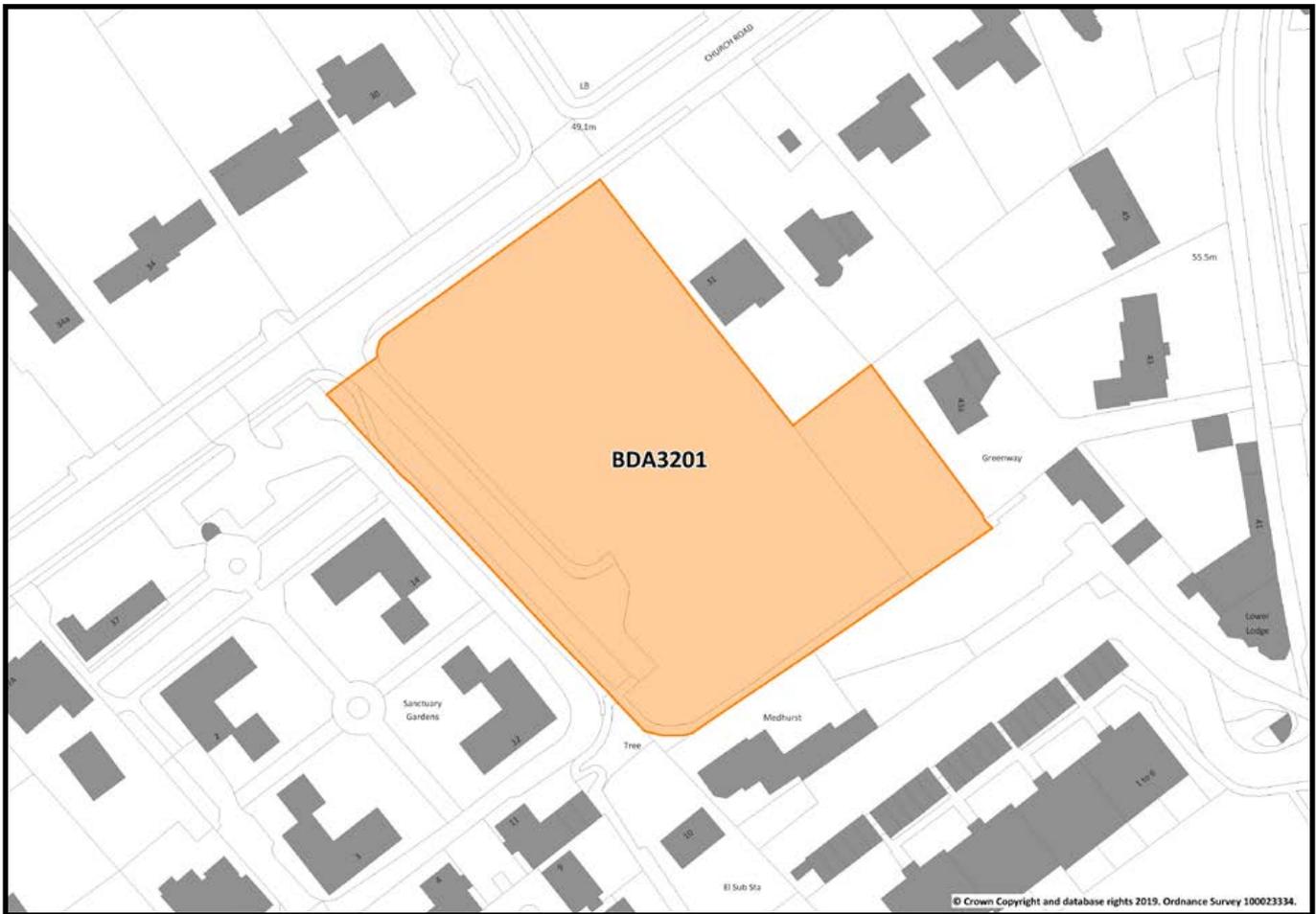
Land at Sanctuary Gardens,
Sneyd Park

Site description:

The site is currently vacant and was formerly occupied by pre-cast reinforced concrete housing.

Site area: 0.5 hectares

Ward: Stoke Bishop



Proposed allocation:

The site would be considered appropriate for redevelopment of residential uses.

Reasons for allocation:

- Should the site become available, redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:

Development should:

- Provide suitable access and consider opportunities for pedestrian connections to Chancel Close;
- Take account of the Sneyd Park Conservation Area;
- Retain green infrastructure, including the trees subject to Tree Preservation Orders (TPO) adjacent to former access to the site; and
- Be informed by an up-to-date preliminary ecological appraisal of the site which makes provision for appropriate mitigation measures.

Estimated capacity

- Estimated capacity of 20 homes.

Site reference:

BDA3401

Site address / location:

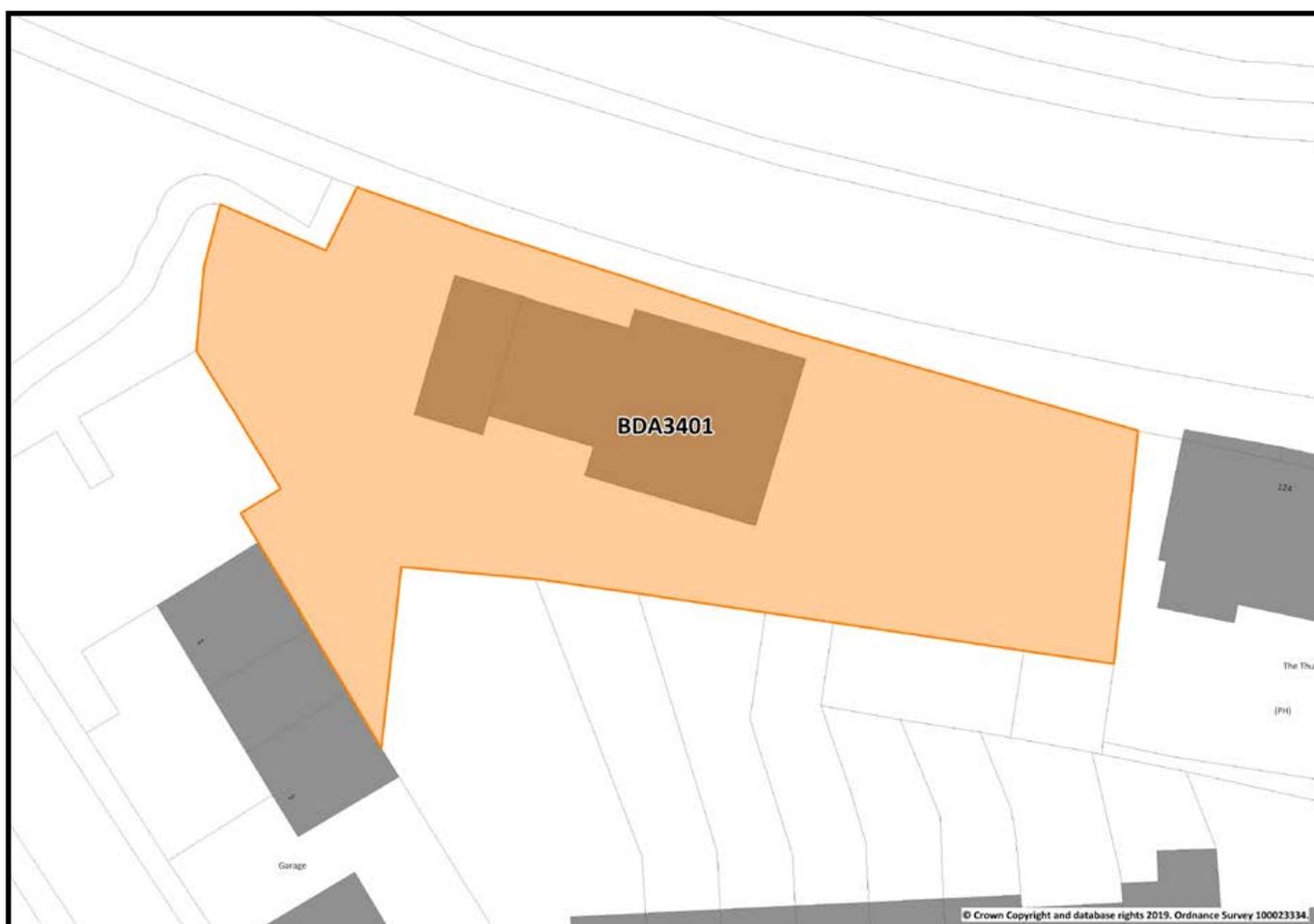
122 Bath Road,
Totterdown

Site description:

The site is currently used for car sales and repair.

Site area: 0.1 hectares

Ward: Windmill Hill



Proposed allocation:

The site would be considered appropriate for redevelopment of residential uses, if no longer required by users / owners in its current use.

Reasons for allocation:

- Redevelopment for homes would represent a more efficient use of land in a residential context.
- The site could contribute towards meeting the need for homes.

Draft development considerations:**Development should:**

- Provide suitable access from County Street, with appropriate servicing to be accommodated within the site;
- Respect the setting of the adjacent Listed Building at 124 Bath Road;
- Respect the 'agent of change' principle by providing an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers, without threatening the ongoing viability of existing noise-generating uses. Capacity may be reduced as a result of this;
- Respond to Draft Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area;
- Consider surface water mitigation and drainage strategies which prioritise sustainable drainage systems and ensure no increased flood risk, as the site is potentially subject to surface water drainage issues; and
- Be informed by an up-to-date preliminary ecological appraisal of the site and where appropriate make provision for mitigation measures.

Estimated capacity

- Estimated capacity of 20 homes.

