

Bristol Development Framework

Strategic Housing Land Availability Assessment 2009

1.0 Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base to support the delivery of the Bristol Development Framework (BDF) Core Strategy. The SHLAA has been prepared in consultation with stakeholders, including the development industry, through the SHLAA Methodology and Stakeholder Technical Assessment and the Site Allocations & Development Management Development Plan Document (DPD) Call for Sites (October to December 2008). It is intended that the SHLAA will also be agreed by the West of England Housing Market Partnership. The SHLAA Methodology and Stakeholder Technical Assessment was circulated to members of the West of England Housing Market Partnership and was considered at a Housing Market Partnership meeting on 12th March 2009.

1.2 The SHLAA aims to identify as many of the potentially developable housing sites in Bristol as possible. Developable sites are those which are considered to be in a suitable location for housing development and have a reasonable prospect of being developed before 2026. The methodology used for the SHLAA is in line with current practice guidance on Strategic Housing Land Availability Assessments published by the Department for Communities and Local Government (July 2007). The SHLAA has three primary roles:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

1.3 Importantly the SHLAA does not allocate sites. It is for the plan making process to determine which sites are appropriate for housing with any potential sites being subject to consultation and independent examination. Future allocations for housing will be made through the Site Allocations & Development Management and Bristol Central Area Action Plan Development Plan Documents (DPDs). It is intended that as time elapses the SHLAA will be updated in the light of new information and monitoring.

2.0 Background

2.1 The Government's Planning Policy Statement (PPS) 3: Housing (November 2006) requires Local Planning Authorities to identify and maintain a rolling five-year supply of deliverable land for housing and should identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years. PPS 3 states that authorities should identify sufficient specific **deliverable** sites to deliver housing in the first five years and also identify a further supply of specific, **developable** sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future

growth should be indicated. Practice Guidance on the production of Strategic Housing Land Availability Assessments (SHLAA) was published by Communities and Local Government (CLG) in July 2007. This set out the minimum core outputs and process requirements of the SHLAA. The methodology of the SHLAA follows the Practice Guidance.

2.2 Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning (June 2008) makes it clear that various studies, including housing land availability, are necessary for the proper preparation of core strategies.

Five-year deliverable housing supply

2.3 The demonstration of a five year deliverable housing land supply has been carried out separately through a survey of all applicants and agents on housing sites of 10 or more homes with planning permission, or agreed subject to section 106 agreements, which were not started or under construction at 31st March 2009. The survey was carried out during July 2009 and sought information on when sites are likely to be developed. This survey, together with assumptions on sites of fewer than 10 homes, has demonstrated a deliverable five-year housing supply of 9,126 homes before 31st March 2014.

3.0 Methodology: Planning the Assessment

Geographic Study Area / Threshold

3.1 The assessment covers the administrative area of Bristol. A minimum dwelling yield figure has been used, so the assessment has not included opportunities for specific sites which would yield less than ten dwellings. This approach is considered justified given the large number of sites needed to be assessed.

Time Periods

3.2 The base date for the Assessment is 1st April 2009 and relates to the Core Strategy time period up to 2026. Phasing of sites has been estimated and presented in five year time periods 2006 to 2011, 2011 to 2016, 2016 to 2021 and 2021 to 2026

4.0 Methodology: Determining which sources should be included in the Assessment

4.1 A range of site sources were compiled to feed into the forthcoming Site Allocations & Development Management DPD Options Consultation and Bristol Central Area Action Plan DPDs. The sources of sites included the SHLAA Methodology and Stakeholder Technical Assessment, the Call for Sites, Corporate Asset Review work and emerging Area Green Space Plans work.

SHLAA Methodology and Stakeholder Technical Assessment

4.2 The SHLAA Methodology and Stakeholder Technical Assessment sought information between 31st October and 19th December 2008 from a range of organisations (listed in Annex A) on the deliverability and developability of a number of sites in Bristol which were considered to have potential for housing development before 2026. The SHLAA Methodology and Stakeholder Technical Assessment built on and updated the Housing Land Availability Assessment 2006 (HLAA) study for Bristol which was published in July 2007.

4.3 The stakeholders consulted reflected those organisations who were considered to be able to provide technical expertise on the deliverability and developability of housing sites within Bristol and includes organisations involved in the West of England Housing Market Partnership. Responses were received from 22 organisations, with comments on 30 different SHLAA sites.

Site Allocations

4.4 At the same time as the SHLAA Methodology and Stakeholder Technical Assessment a Call for Sites exercise was carried out between 31st October and 19th December 2008. This was an opportunity for organisations and individuals to suggest land and/or buildings within Bristol for development or change to alternative uses to be considered as part of the Site Allocations & Development Management DPD and SHLAA. Around 1,100 submissions were received on some 600 sites.

4.5 A number of sources of sites were compiled to form a comprehensive list of sites for assessment. These included the SHLAA Methodology and Stakeholder Technical Assessment, the Call for Sites, Corporate Asset Review work and emerging Area Green Space Plans work.

Area Green Space Plans

4.6 Area Green Space Plans for 14 Neighbourhoods are to be consulted on during 2010. These will set out investment plans for Parks and Green Spaces and will propose which low value green spaces the council might dispose of to raise money to reinvest back into park improvements. Potential disposal sites are being looked at as a possible source of housing capacity. Individual sites have not been included in this SHLAA in advance of the consultation on the Area Green Space Plans. However, an assumption has been made of the likely level of housing which could arise from this source.

5.0 Methodology: Desktop review of existing information

5.1 Sites and information were compiled and a compendium of background information and GIS mapping was assembled for each site to inform the assessment. This compendium included existing policies and designations; the proximity of the site to a range of services and facilities; and site planning history.

6.0 Methodology: Determining which sites and areas will be surveyed

6.1 Density multipliers were applied using GIS to sites based on the 2006 density assumptions (see below). Sites which were calculated to yield less than 10 homes were excluded from the site assessment.

7.0 Methodology: Carrying out the survey

7.1 Detailed assessment and site visits were carried out during 2009 as part of the on-going Site Allocations & Development Management DPD work. Site visits were carried out by staff from the Strategic Policy Team between May and July 2009. Sites were individually assessed for future development potential. Comprehensive site inspections were undertaken, identifying a range of factors to inform the site capacity assessment including:

- Site description i.e. physical characteristics such a slope and site shape;
- Land use source (e.g. previously developed land);
- Existing use;
- Vehicle and pedestrian access; and
- Context and neighbouring uses.

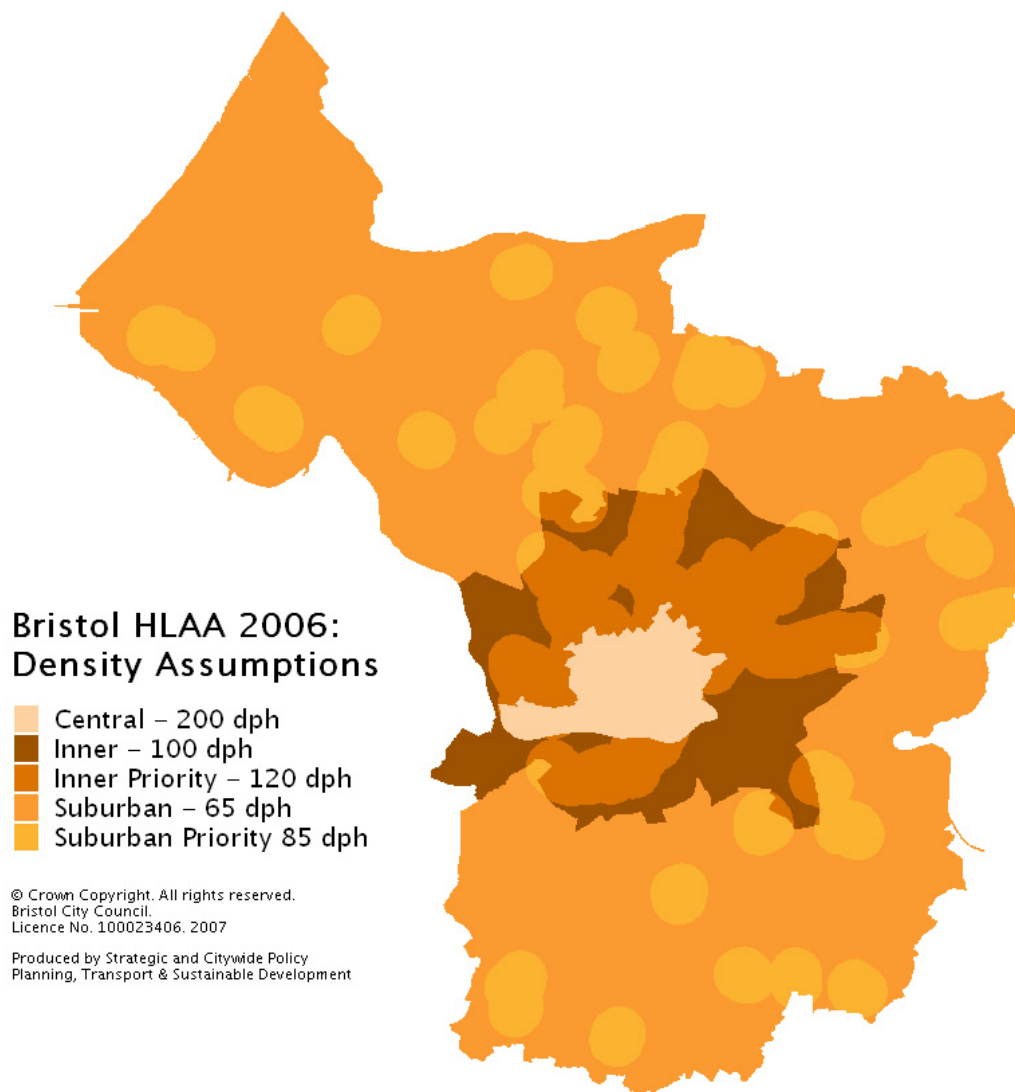
7.2 Sites where there was difficulty accessing the site were assessed with the aid of aerial photography.

8.0 Methodology: Estimating the Housing Potential of each site

8.1 The illustrative dwelling capacities were based on individual site assessments, informed by the density assumptions used in the 2006 HLAA. The 2006 HLAA used the following dwellings per hectare (dph) assumptions for different areas in the city:

Area	Dwellings per hectare
Central	200
Inner Priority	120
Inner	100
Suburban Priority	85
Suburban	65

Map of Density Assumptions



8.2 Illustrative capacity for sites have taken into account a number of factors including the developable proportion of a site, physical characteristics and policy constraints including, historic environment, slope, site size and shape, access, etc. The likely mix of uses and need to include infrastructure on sites was also considered in producing illustrative capacities.

Alternative land uses

8.3 Some of the sites may be capable of accommodating a mix of uses and/or alternative uses, such as employment. The Site Allocations & Development Management DPD will seek to evaluate, and where possible, identify land for different uses based on up-to-date evidence of land supply and demand.

9.0 Methodology: Assessing when and whether sites are likely to be developed

Designations and constraints

9.1 A number of sites have been excluded where they are:

- Green Belt;
- Local Nature Reserve;
- Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SAC), Specially Protected Areas (SPA) or Ramsar sites;
- Common Land;
- Ancient Woodland;
- Safeguarded Primarily Industrial and Warehousing Areas (PIWAs); and
- Flood Risk Zone 3.

Deliverability and Developability

9.2 Based on the detailed site assessment and available information all sites included in the attached schedule are considered suitable for development, and would be available and achievable for development within the estimated time periods.

Timing

9.3 The timing of potential delivery on sites has been estimated, based on a number factors including: existing use; complexity of delivery and land assembly; known site delivery constraints, such as legal or ownership issues. An illustrative five-year phasing of sites has been identified.

Potential delivery constraints

9.4 The schedule includes a summary of potential delivery constraints which may have implications for some sites. It also identifies actions by which these constraints can be overcome and when these actions will be carried out.

Flood Risk sequential approach

9.5 In order to identify sufficient land to deliver 30,000 additional homes between 2006 to 2026 a number of sites have been identified which fall within Flood Risk Zone 2. Future updates of the SHLAA will need to take into account more detailed Strategic Flood Risk Assessment work.

10.0 Methodology: Review of the Assessment

10.1 Following the site visits and initial appraisal six workshops were held with development management and other specialist officers within the Council to review the assessments.

11.0 Methodology: Broad Locations

11.1 A general assumption has been made for Area Green Space Plan disposal sites of some 1,100 dwellings. As these are not specific identified sites this source has been assumed to come forward between 2021 to 2026.

12.0 Site schedule and mapping

12.1 The site schedule and mapping of sites by Neighbourhood Partnership Areas can be found in Annexes B and C.

13.0 Summary housing assumptions

13.1 The table below shows the overall level of housing provision between 2006 to 2026 suggested by the SHLAA, the Residential Development Survey and the five year deliverable housing supply survey.

Assumed level of net additional housing provision 2006-26 by source and phase

Source	2006-11	2011-16	2016-21	2021-26	Total
Net dwelling completions 2006/07 to 2008/09	7,000	-	-	-	7,000
Estimate of capacity from sites with planning permission or agreed subject to s.106	4,500	6,900	200	0	11,700
SHLAA illustrative capacity	0	300	5,600	4,500	10,400
Area Green Space Plans (not individually identified)	0	0	0	1,100	1,100
Total	11,600	7,300	5,800	5,600	30,200

Note: figures may not sum due to rounding to nearest hundred

14.0 Next steps

14.1 The Site Allocations & Development Management and Bristol Central Area Action Plan DPDs will take forward those sites which will require allocating.

14.2 The SHLAA schedule will be regularly updated in future and integrated with sub-regional SHLAA which is being developed with partners in the West of England Housing Market Area (HMA). The list of sites may be amended and revised as the Site Allocations & Development Management and Bristol Central Area Action Plan DPDs are developed.

Annex A: Stakeholders

Alder King	English Heritage	South Gloucestershire Council
Arcadia Housing Group	English Nature	South West Housing Body
Arup	English Partnerships	South West Regional Assembly
Ashton Park Ltd	Entec UK Ltd	South West Regional Development Agency
Aster Group	Environment Agency	South West Strategic Health Authority
Atis Real	First Group	Southern Gas Networks
Atkins Consultants Ltd	Friends of the Earth	Sovereign Housing Group
Avon & Somerset Police	George Wimpey Bristol Ltd	Sport England South West
Avon Fire & Rescue Service	GL Hearn	St Modwen Properties PLC
Avon Fire Authority	Gleeds Consultants	Strategic Land Partnership
Avon Wildlife Trust	Government Office for the South West	Stride Treglown Limited
Baker Associates	GVA Grimley	Strutt & Parker
Barratt	Hallam Land Management	Sustainability West
Barton Willmore	Heron Land Developments	Taylor Wimpey
Bath and North East Somerset Council	Highways Agency	Tetlow King
Bellway Homes	Home Builders Federation	The Bristol Partnership
Bovis Homes	Housing 21	The Countryside Agency
Bristol Alliance	Housing Corporation	The Planning Bureau
Bristol Civic Society	King Sturge	Turley Associates
Bristol Neighbourhood Planning Network	Knight Frank	United Housing Association
Bristol Primary Care Trust	Knightstone Housing	University of the West of England
Bristol Property Agents Association	Lambert Smith Hampton	Urban Splash
Bristol University	Linden Homes	Wales and West Utilities
Brunelcare	Lovell	Wessex Water
Business West	Mendip District Council	West of England Partnership
Castlemore Securities Limited	Nathaniel Lichfield and Partners	West Wiltshire District Council
CBRE CB Richard Ellis Ltd	National Grid UK	White Young Green Planning
CgMs Consulting	National Power Plc	Wiltshire County Council
Charles Church	Natural England	
Clarke Willmott	Network Rail	
Cluttons	Newland Homes	
Colin Buchanan & Partners	North Bristol NHS Trust	
Colliers CRE	North Somerset Council	
Commission for Architecture and the Built Environment	Osbourne Clarke	

Countrywide Surveyors	Peel Holdings
CPRE	Pegasus Planning Group
Crest Nicholson	Persimmon Homes
	Pioneer Property Services
Crosby Homes	Limited
Crown Estate Office	Redrow Homes
CSJ Planning Consultants	Roger Tym & Partners
David Wilson Homes	Rok Group
Development Planning	
Partnership	RPS
DLP Consultants	Savills
Dreweatt Neate	Sellwood Planning.com
Drivers Jonas	Shelter
	Solon South West Housing
DTZ Pida Consulting	Association
	Somer Community Housing
Edward Ware	Trust
Elim Housing Association	Somerset County Council

ANNEX B: Site Schedule

Explanatory Note

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- 1) that planning permission would be granted;
- 2) that future land allocations must be for housing;
- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.

Any illustrative capacities given are technical assessments for consultation purposes and do NOT mean that sites will necessarily be suitable for the capacities shown.

Site Reference	Site Name	Hectares	Illustrative Capacity	Illustrative Phase	Delivery constraints	Action to overcome constraints (date)
SH0001	Sea Mills PRC	14.5	150	2021-26	Development uncertainties	Review underway (Feb 2010)
SH0002	Lawrence Weston PRC	10.1	99	2021-26	Development uncertainties	Review underway (Feb 2010)
SH0003	Valerian Close Prefabs	0.5	27	2016-21	N/A	
SH0004	Sea Mills Infant School & 6 Hallen Drive	0.9	25	2016-21	N/A	
SH0005	Land off Deering Close	1.0	20	2021-26	N/A	
SH0006	Former Dunmail Primary School, Dunmail Road, Southmead	2.7	142	2016-21	N/A	
SH0007	Land At (Anderson & Leese Building), Brentry Lane, Brentry	1.5	70	2016-21	Dependent on NHS property strategy	Review as part of SA DPD (2010)
SH0008	Elmfield School, Greystoke Avenue, Southmead	2.0	60	2016-21	N/A	
SH0009	Henbury PRC	3.4	24	2021-26	Development uncertainties	Review underway (Feb 2010)
SH0010	Land and Buildings Priestwood Close, Henbury	0.5	20	2021-26	Provision of EP accommodation on site	
SH0011	Garages of Richeson Walk, Henbury	0.1	11	2016-21	N/A	
SH0012	Land Rear Of 231-233 Charlton Road, Brentry	0.2	10	2016-21	Access improvements needed	Address through permission
SH0013	Avon Way - Land At / SITA Depot / Eldred Close/Druid	1.0	50	2016-21	Flood Zone 2 / Remediation	FRA required

	Stoke Avenue - Land At Rear Sea Mills Lane					
SH0014	Sanctuary Gardens & garages	0.5	10	2016-21	N/A	
SH0015	Rear of Bonnington Walk / Landseer Avenue, Lockleaze	3.6	150	2016-21	Electricity pylons / Access	Address through scheme design
SH0016	Lockleaze School, Romney Avenue, Lockleaze	5.0	150	2016-21	N/A	
SH0017	Former Romney Avenue Junior School, Romney Avenue, Lockleaze	2.0	100	2016-21	N/A	
SH0018	Lockleaze PRC	6.8	68	2021-26	Development uncertainties	Review underway (Feb 2010)
SH0019	BT Depot, Filton Road, Horfield	1.9	60	2021-26	Dependent on BT property strategy	Review as part of SA DPD (2010)
SH0020	Vacant land, Cameron Walk, Gainsborough Square, Lockleaze	0.4	23	2016-21	N/A	
SH0021	Blackberry Hill Hospital, Blackberry Hill, Stapleton	9.4	200	2021-26	Listed Buildings / Mixed use	Review as part of SA DPD (2010)
SH0022	Glenside Campus, Blackberry Hill, Stapleton	9.2	100	2021-26	Listed Buildings / Mixed use	Review as part of SA DPD (2010)
SH0023	St Matthias Campus, College Rd	4.3	100	2021-26	Listed Buildings / Mixed use	Review as part of SA DPD (2010)
SH0024	Playing Field, Brook Road, Speedwell	1.8	75	2021-26	N/A	
SH0025	Land r/o Rose Green Close	0.9	40	2016-21	Leasehold	Review as part of SA DPD (2010)
SH0026	Broadmead	2.0	200	2021-26	Land assembly / Mixed use	Review as part of BCAAP (2010)
SH0027	Bristol General Hospital	1.0	150	2021-26	Listed Buildings / Mixed use	Review as part of BCAAP (2010)
SH0028	Wine Street/High Street	2.0	50	2021-26	Listed Buildings / Mixed use	Review as part of BCAAP (2010)
SH0029	Land bounded by Nelson St, Union St & Silver St	0.4	50	2021-26	Land assembly Mixed use	Review as part of BCAAP (2010)
SH0030	97-101 Stokes Croft	0.1	19	2011-16	N/A	
SH0031	Redcliff Wharf, Redcliff Way, Redcliffe	0.7	10	2016-21	N/A	
SH0032	Land adj. 129 Hotwell Rd	0.0	10	2016-21	N/A	
SH0033	St Philip's	13.8	500	2021-26	Listed	Review as

					Buildings / Flood Risk / Remediation / Land assembly	part of BCAAP (2010)
SH0034	Dove Lane	5.0	476	2016-21	Land assembly / Employment land	Review as part of BCAAP (2010)
SH0035	Central Fire Station	0.9	178	2021-26	Mixed use / retain Fire Station	Review as part of BCAAP (2010)
SH0036	Redcliffe Way, Redcliffe	1.0	130	2021-26	Listed Buildings / Transport infrastructure	Review as part of BCAAP (2010)
SH0037	Westmoreland House, 104-106 Stokes Croft.	0.5	100	2016-21	Ownership / Listed Buildings / Derelict / Mixed use	Single Conversation with HCA
SH0038	Peugeot Dealership, Clarence Rd	0.6	60	2016-21	N/A	
SH0039	Land Between Millpond Street & M32 & Lower Ashley Road, Easton	0.7	59	2011-16	N/A	
SH0040	Land East of Temple Quay House, The Square, Temple	1.1	50	2016-21	Remediation / Mixed employment use	Review as part of BCAAP (2010)
SH0041	Site bounded by Hawkins Street and Jacob Street Unity Street, Old Market	0.4	50	2021-26	N/A	
SH0042	Land West Of Gloucester Lane, Braggs Lane, Old Market	0.2	35	2016-21	Ownership	Review as part of BCAAP (2010)
SH0043	Winstanley House	0.3	30	2016-21	N/A	
SH0044	Staff Car Park, Old Bread Street / Russ Street, Old Market	0.2	30	2021-26	Ownership	Review as part of BCAAP (2010)
SH0045	Land Bounded By Argyle Street, Brunswick Street And 97-99 Wilder Street St Pauls	0.2	30	2021-26	N/A	
SH0046	Ex Sampsons Cycle Sales Between Unity Street And Willway Street, Midland Road, Old Market	0.1	25	2021-26	N/A	
SH0047	Triangular Site Between Lawrence Hill & Easton Road, (Excluding 1-5 Lawrence Hill)	0.2	24	2021-26	Ownership	Review as part of BCAAP (2010)
SH0048	Land at Junction of Church Rd and Heber St, Redfield	0.2	20	2016-21	N/A	
SH0049	40-48 Midland Road, St	0.1	16	2021-26	Ownership	Review as

	Philip's					part of BCAAP (2010)
SH0050	Building At The Corner Of Dean Street/Bishop Street Dean Street, St Pauls	0.1	15	2021-26	N/A	
SH0051	Former Apple Car Clinic, Trinity Street, St Philip's	0.1	15	2016-21	N/A	
SH0052	Ducie Rd	0.1	15	2016-21	N/A	
SH0053	Land On North West Side Of Midland Street, Old Market	0.1	10	2021-26	N/A	
SH0054	Shiner Ltd Builders Merchants, Church Rd	0.6	10	2016-21	Listed building	Review as part of SA DPD (2010)
SH0055	New Street	0.1	10	2016-21	N/A	
SH0056	Marling Road, St George	1.1	60	2016-21	Access / Ownership	Review as part of SA DPD (2010)
SH0057	Former tin printers site, Hudds Vale Road, St. George.	0.5	54	2021-26	N/A	
SH0058	Works Corner of Bryants Hill & Furber Rd, Hanham	0.2	25	2021-26	N/A	
SH0059	118 Blackswarth Road	0.1	20	2016-21	N/A	
SH0060	South View, Stibbs Hill, St George	0.4	13	2016-21	N/A	
SH0061	47 - 49 Summerhill Road	0.1	10	2016-21	N/A	
SH0062	Former Engineers Depot, Clanage Road, Bower Ashton	1.8	144	2016-21	Transport infrastructure potential	Review as part of SA DPD (2010)
SH0063	Alderman Moores, Ashton Vale	4.5	137	2016-21	Relationship with Stadium proposal	Review as part of SA DPD (2010)
SH0064	Car Park, Dean Street, Bedminster	0.2	29	2021-26	Ownership	Review as part of SA DPD (2010)
SH0065	175-178 Coronation Road, Bedminster	0.5	25	2021-26	N/A	
SH0066	Former Wills Factory, No 9 Raleigh Road	0.1	17	2016-21	N/A	
SH0067	Coronation Road, Bedminster.	0.1	10	2016-21	N/A	
SH0068	Inns Court	32.7	900	2021-26	Complex housing regeneration / Ownership	Review as part of SA DPD (2010) / KWRF (2010)
SH0069	Kingswear & Torpoint	7.9	363	2016-21	Housing regeneration	Review as part of SA DPD (2010) / KWRF (2010)
SH0070	Filwood Open Land	4.6	238	2016-21	Regeneration	Review as part of SA DPD (2010) / KWRF

						(2010)
SH0071	Former Diesel Depot, Bath Road, Totterdown	3.7	150	2021-26	Access / Mixed employment use	Review as part of BCAAP (2010)
SH0072	The Park	5.1	150	2021-26	Mixed community uses	Review as part of SA DPD (2010) / KWRF (2010)
SH0073	Hangar Site	2.8	146	2016-21	Regeneration	Review as part of SA DPD (2010) / KWRF (2010)
SH0074	Knowle West Health Park	4.4	140	2016-21	Mixed community uses	Review as part of SA DPD (2010) / KWRF (2010)
SH0075	Filwood Broadway	5.3	97	2016-21	Regeneration	Review as part of SA DPD (2010) / KWRF (2010)
SH0076	Novers Lane Junior School	1.1	72	2016-21	Regeneration	Review as part of SA DPD (2010) / KWRF (2010)
SH0077	Filwood Broadway	0.5	45	2016-21	Regeneration	Review as part of SA DPD (2010) / KWRF (2010)
SH0078	Hall, Garage and land at Filwood Broadway, Filwood	0.5	39	2016-21	Regeneration	Review as part of SA DPD (2010) / KWRF (2010)
SH0079	Cloverdown, Filwood	0.6	37	2021-26	N/A	
SH0080	Land at rear of 413 to 437 Wells Road, Knowle	0.4	30	2021-26	N/A	
SH0081	Former Allotments, Bellevue Terrace, Totterdown	0.2	20	2016-21	N/A	
SH0082	Nash Fisher Site, Novers Lane, Novers Park	0.3	18	2021-26	N/A	
SH0083	Vacant site, Wells Road, Totterdown	0.1	12	2021-26	N/A	
SH0084	Retail shops, Wells Rd & Oxford St	0.4	10	2016-21	Loss of parking	Review as part of SA DPD (2010)
SH0085	Land at Broomhill	18.5	500	2016-21	GI mitigation / Electricity pylons	Review as part of SA DPD (2010)
SH0086	Central Trading Estate, Bath	4.0	321	2016-21	Mixed	Review as

	Road, Arnos Vale				employment use	part of SA DPD (2010)
SH0087	Tramway Rd Retail Park	2.2	200	2021-26	Transport infrastructure	Review as part of SA DPD (2010)
SH0088	Land at rear 493 to 499 Bath Road, Kensington Park	0.7	85	2021-26	N/A	
SH0089	623 & 625 Bath Road, Brislington	0.6	57	2016-21	Transport infrastructure	Review as part of SA DPD (2010)
SH0090	Former Texaco PFS, Bath Rd	0.5	50	2016-21	Noise / Flood Risk	Review as part of SA DPD (2010)
SH0091	Land to South of Tramway Rd Retail Park	0.7	25	2016-21	Transport infrastructure	Review as part of SA DPD (2010)
SH0092	Wooton Road, St Annes	0.2	10	2016-21	N/A	
SH0093	City of Bristol College (Hartcliffe) and surrounds	5.4	250	2016-21	N/A	
SH0094	Land off Bishport Avenue, Hartcliffe	1.0	62	2016-21	N/A	
SH0095	Whitehouse Primary School, Fulford Road, Hartcliffe	0.8	43	2016-21	N/A	
SH0096	Bristol Water, Bedminster Depot, Bishopsworth Rd, Bedminster	0.8	25	2016-21	N/A	
SH0097	Hengrove Phase 2	50.3	1,200	2016-26	Complex regeneration / Mixed uses	Review as part of SA DPD (2010)
SH0098	Hengrove Phase 1	14.2	262	2011-16	N/A	
SH0099	Oatland Ave/Great Hayles/Fortland Rd Allotments	2.1	80	2016-21	N/A	
SH0100	Petherton Road, Hengrove	1.2	61	2016-21	Mixed employment use	Review as part of SA DPD (2010)
SH0101	Stockwood Rd sites	0.2	10	2016-21	N/A	

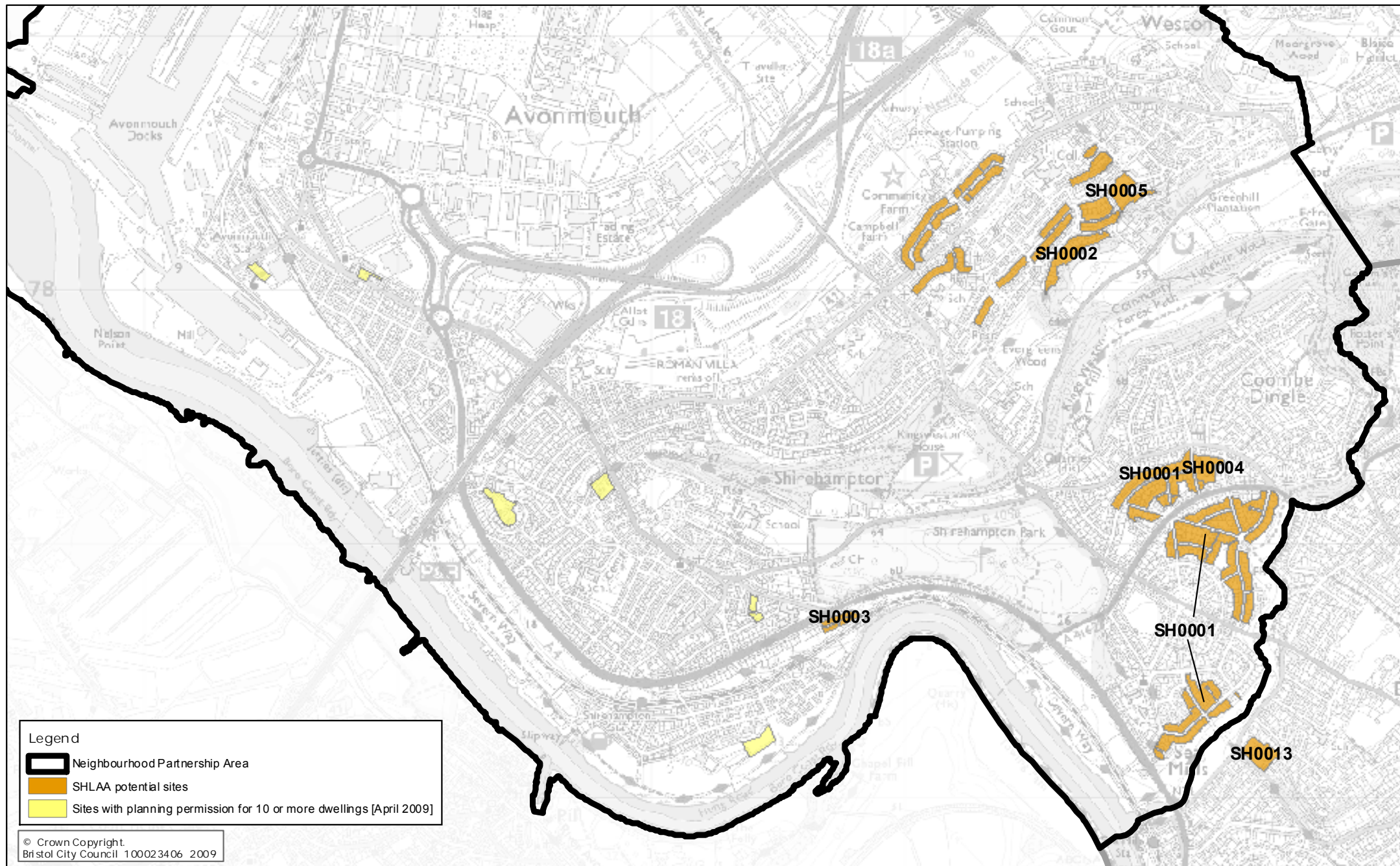
Avonmouth and Kingsweston Neighbourhood Partnership Area

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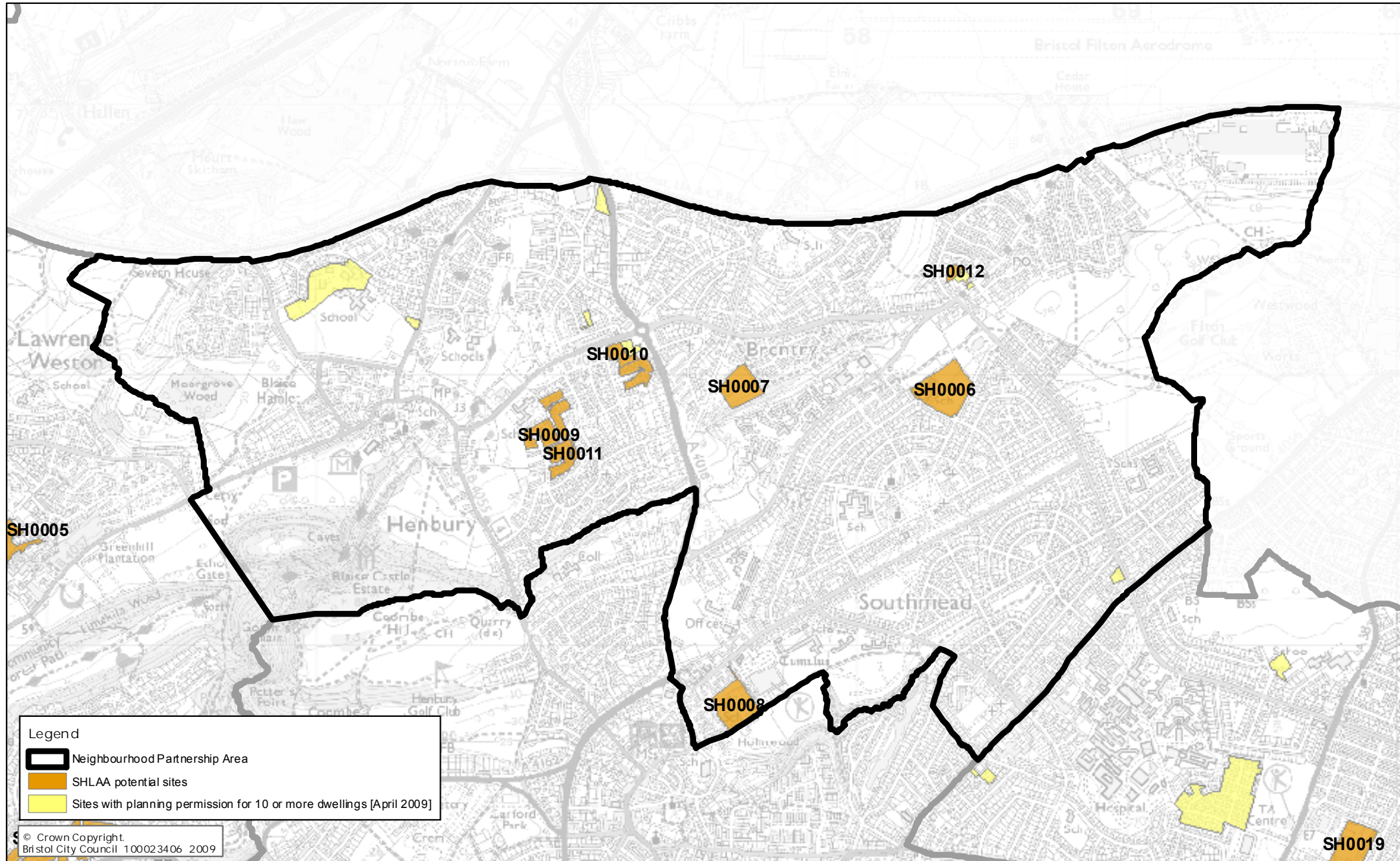
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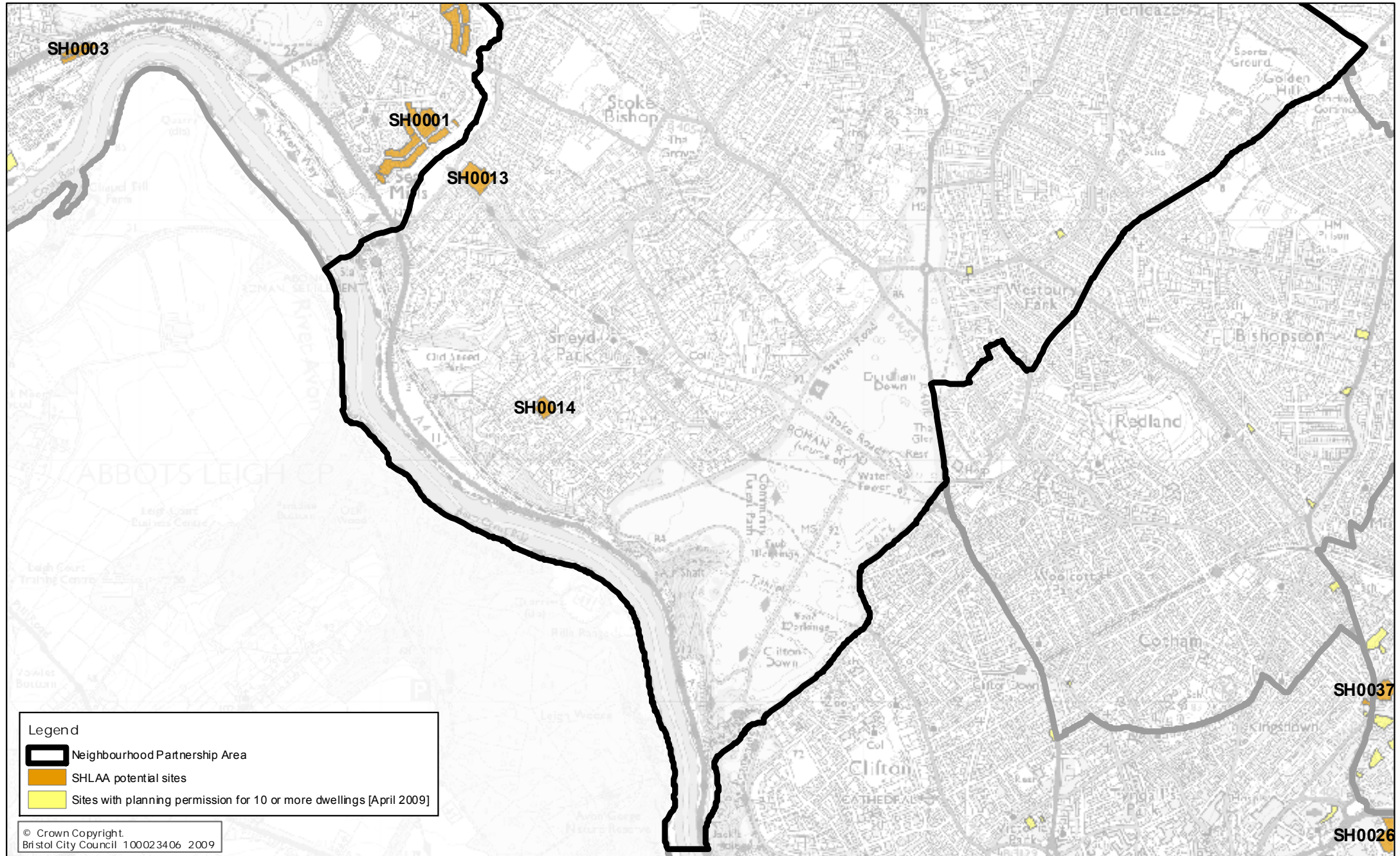
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- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



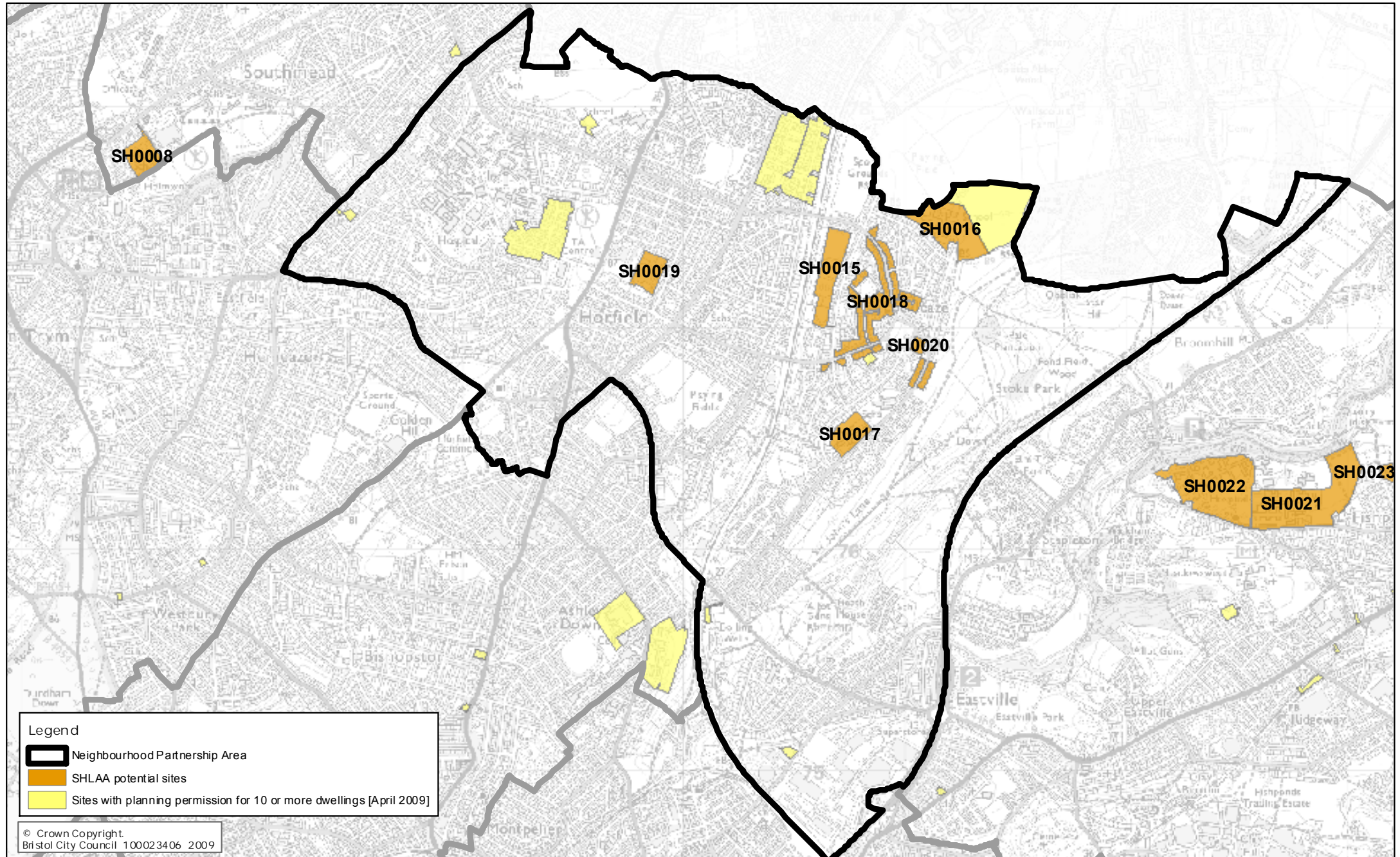
Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
Horfield and Lockleaze
Neighbourhood Partnership Area

Explanatory Note

For the avoidance of doubt. This assessment does NOT mean:

- 1) that planning permission would be granted;
- 2) that future land allocations must be for housing;
- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



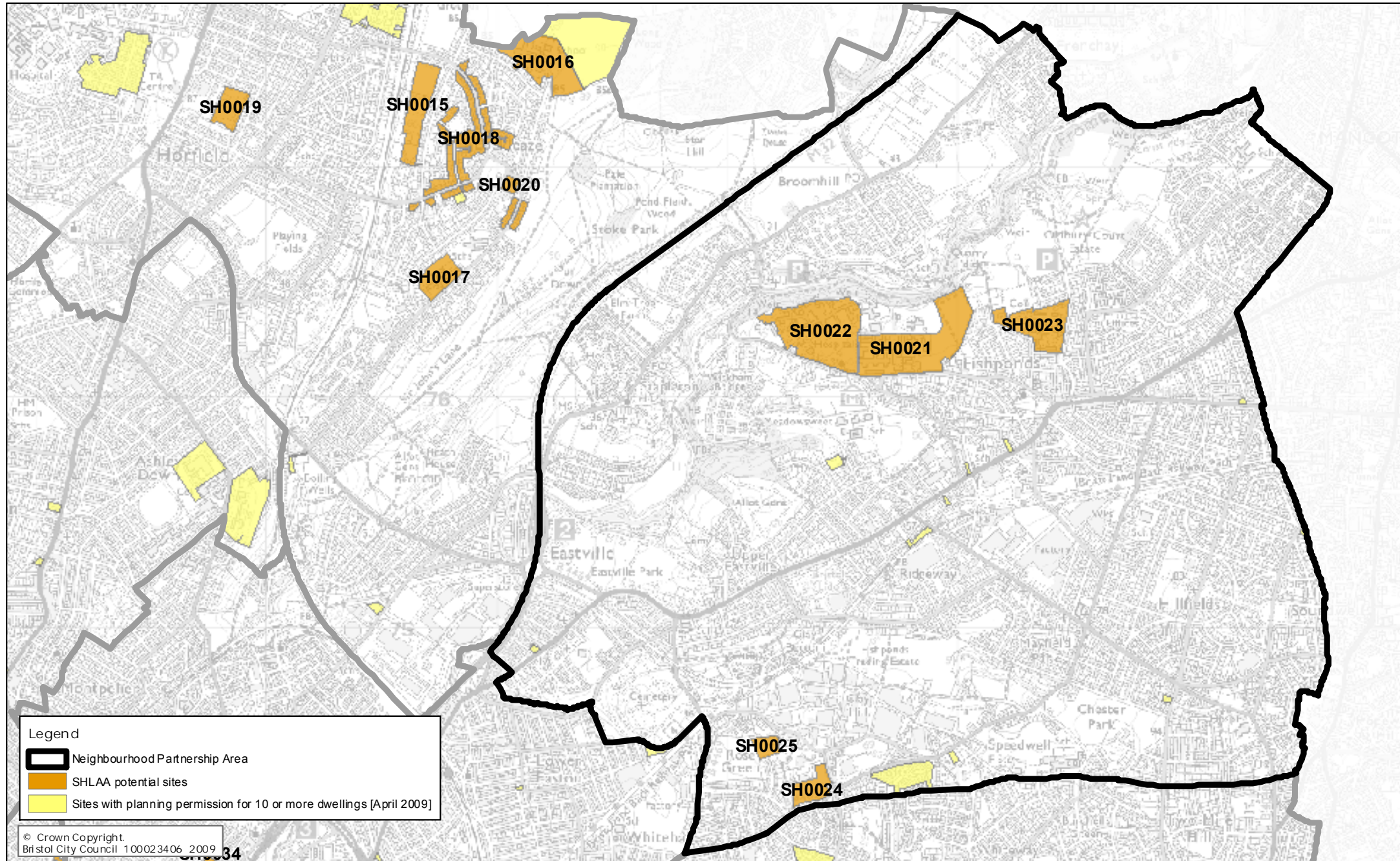
Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
Eastville, Hillfields & Frome Vale
Neighbourhood Partnership Area

Explanatory Note

For the avoidance of doubt. This assessment does NOT mean:

- 1) that planning permission would be granted;
- 2) that future land allocations must be for housing;
- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



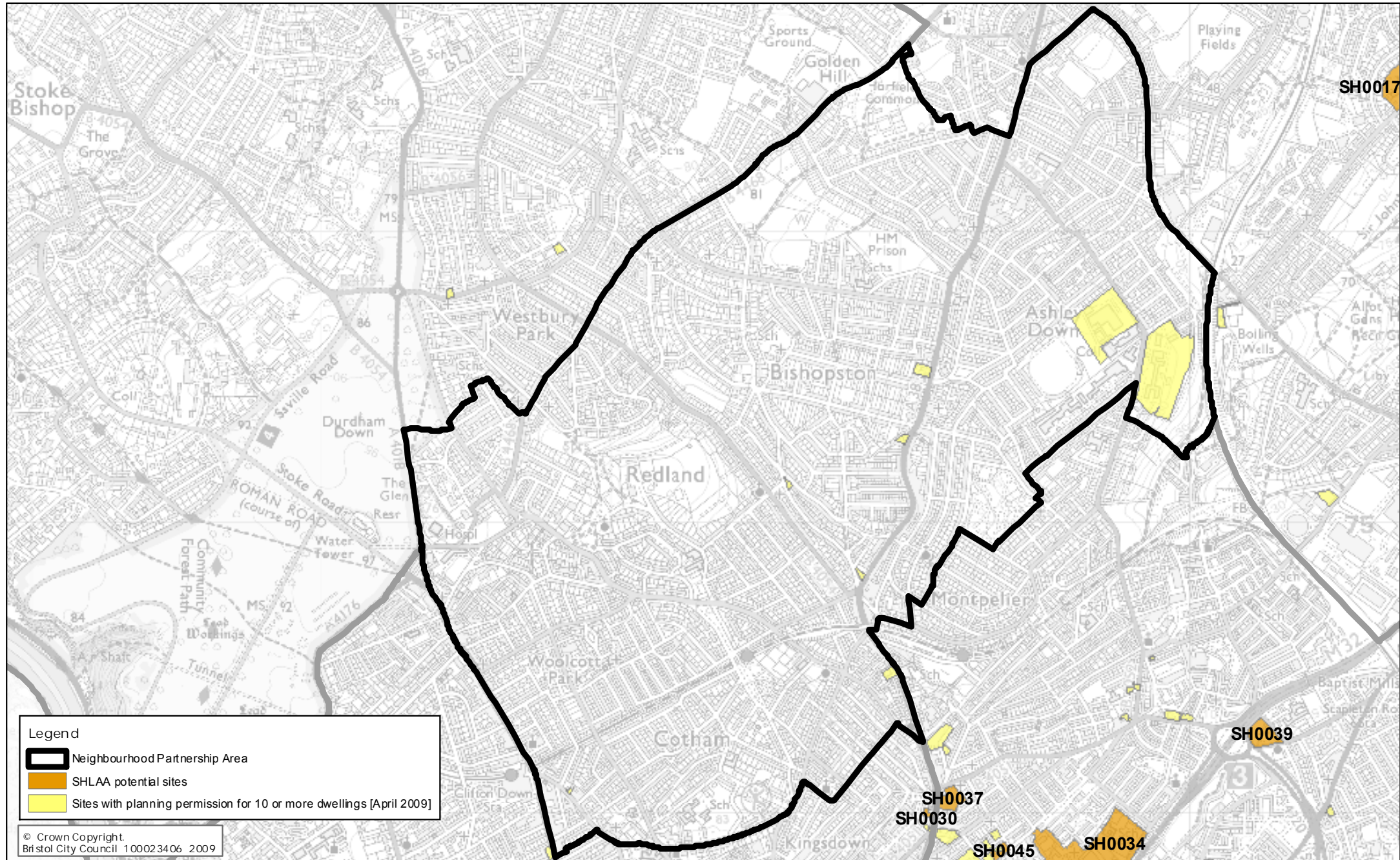
Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
Bishopston, Cotham & Redland
Neighbourhood Partnership Area

Explanatory Note

For the avoidance of doubt. This assessment does NOT mean:

- 1) that planning permission would be granted;
- 2) that future land allocations must be for housing;
- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
Cabot, Clifton & Clifton East
Neighbourhood Partnership Area

Explanatory Note

For the avoidance of doubt, This assessment does NOT mean:

1) that planning permission would be granted;

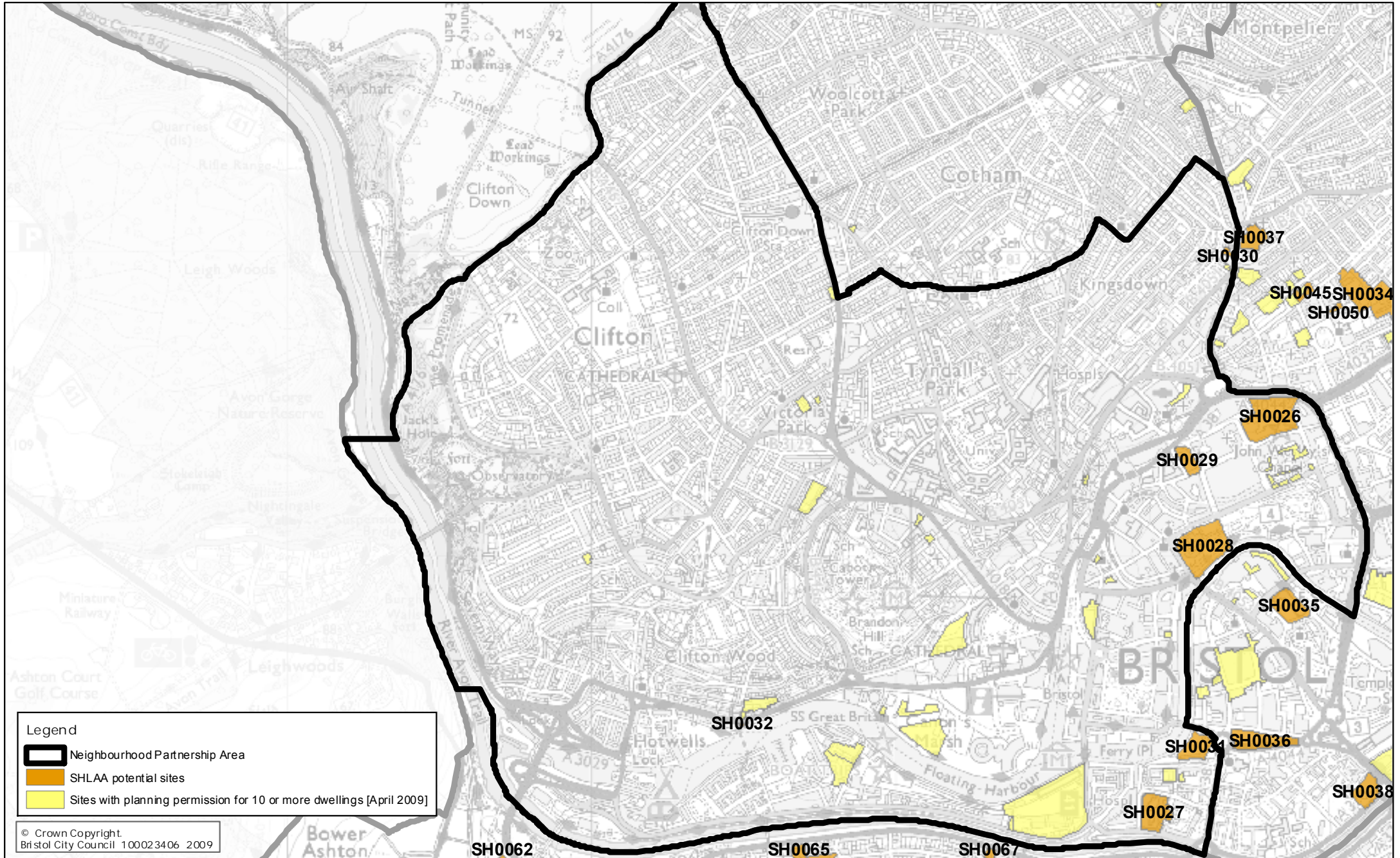
2) that future land allocations must be for housing;
3) that sites are precluded from other use;

- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will

4) that other land use allocation plans will not be developed;

5) that other applications for residential development is excluded. No other planning applications will continue to be treated on their merits.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



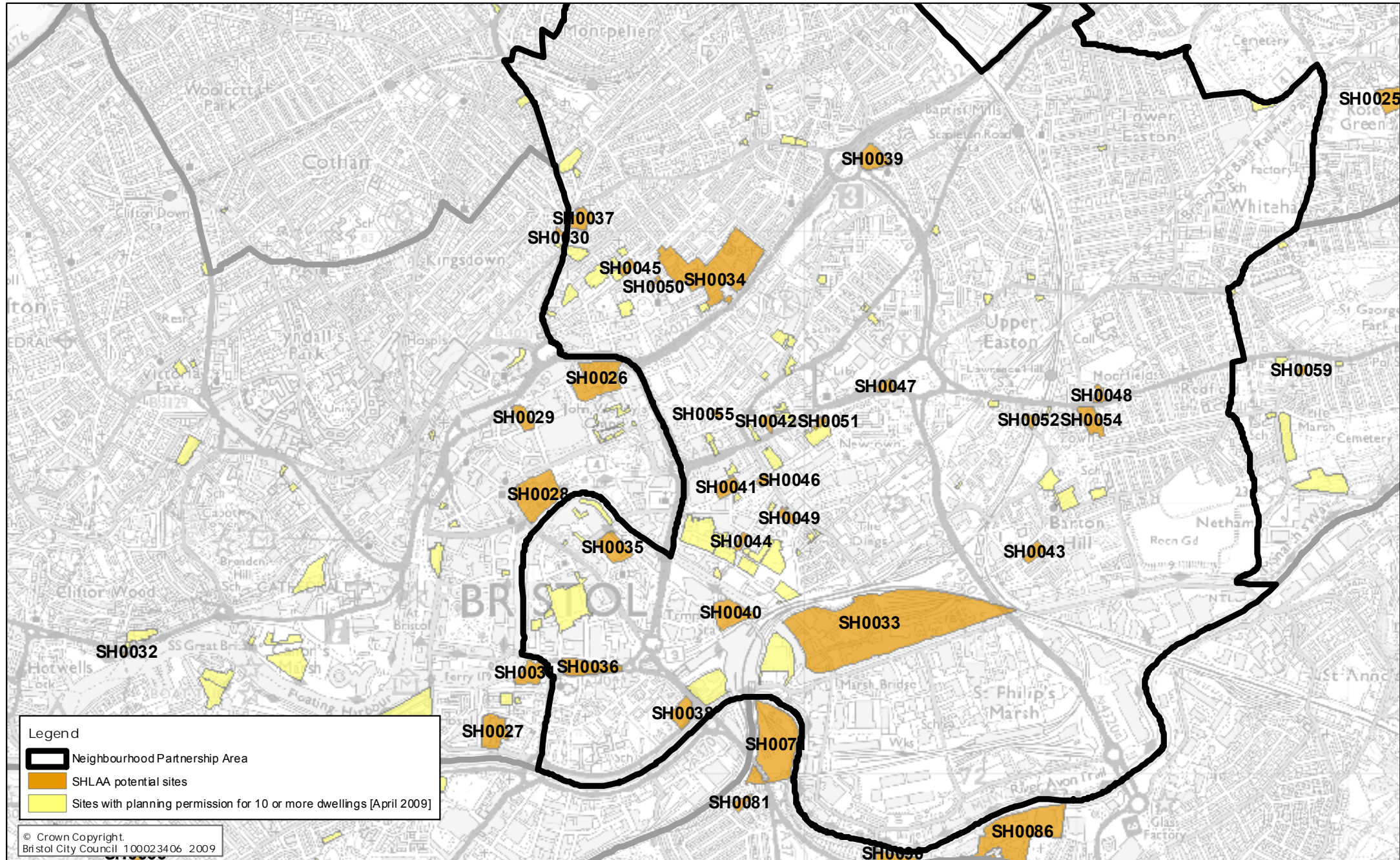
Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
Ashley, Easton & Lawrence Hill
Neighbourhood Partnership Area

Explanatory Note

For the avoidance of doubt. This assessment does NOT mean:

- 1) that planning permission would be granted;
- 2) that future land allocations must be for housing;
- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



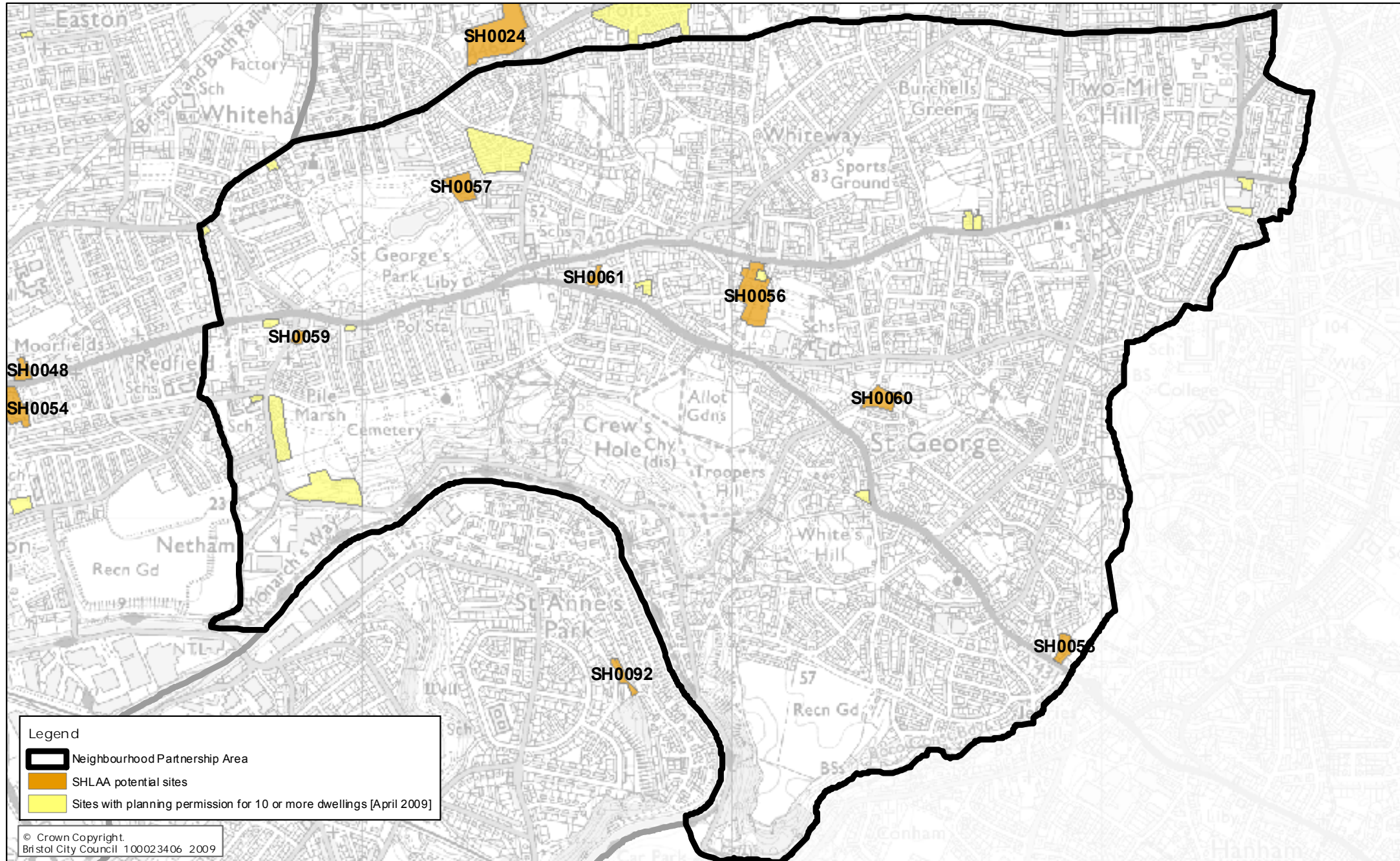
Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
St George East & West
Neighbourhood Partnership Area

Explanatory Note

For the avoidance of doubt. This assessment does NOT mean:

- 1) that planning permission would be granted;
- 2) that future land allocations must be for housing;
- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



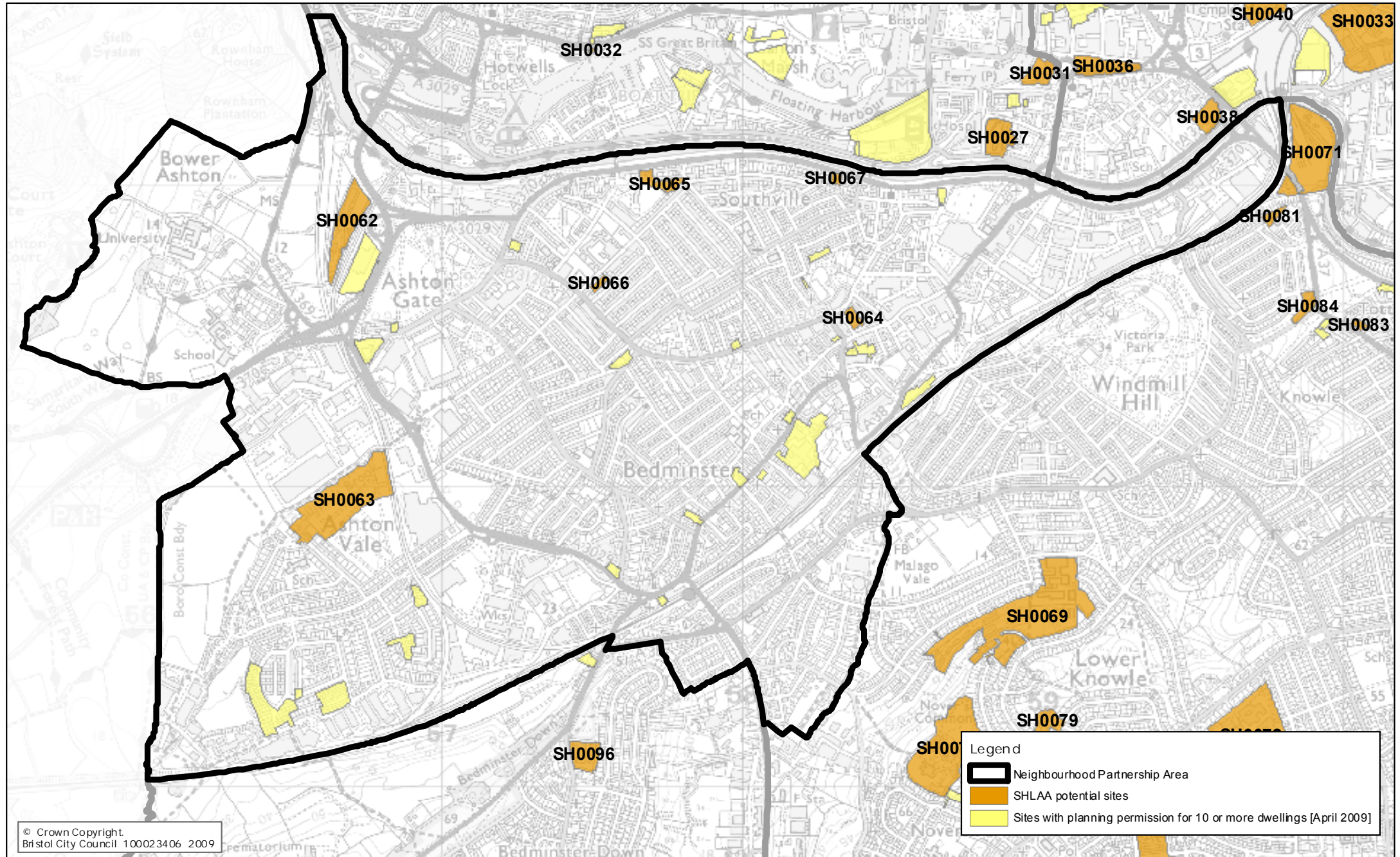
Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
Greater Bedminster Community Partnership
Neighbourhood Partnership Area

Explanatory Note

For the avoidance of doubt. This assessment does NOT mean:

- 1) that planning permission would be granted;
- 2) that future land allocations must be for housing;
- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



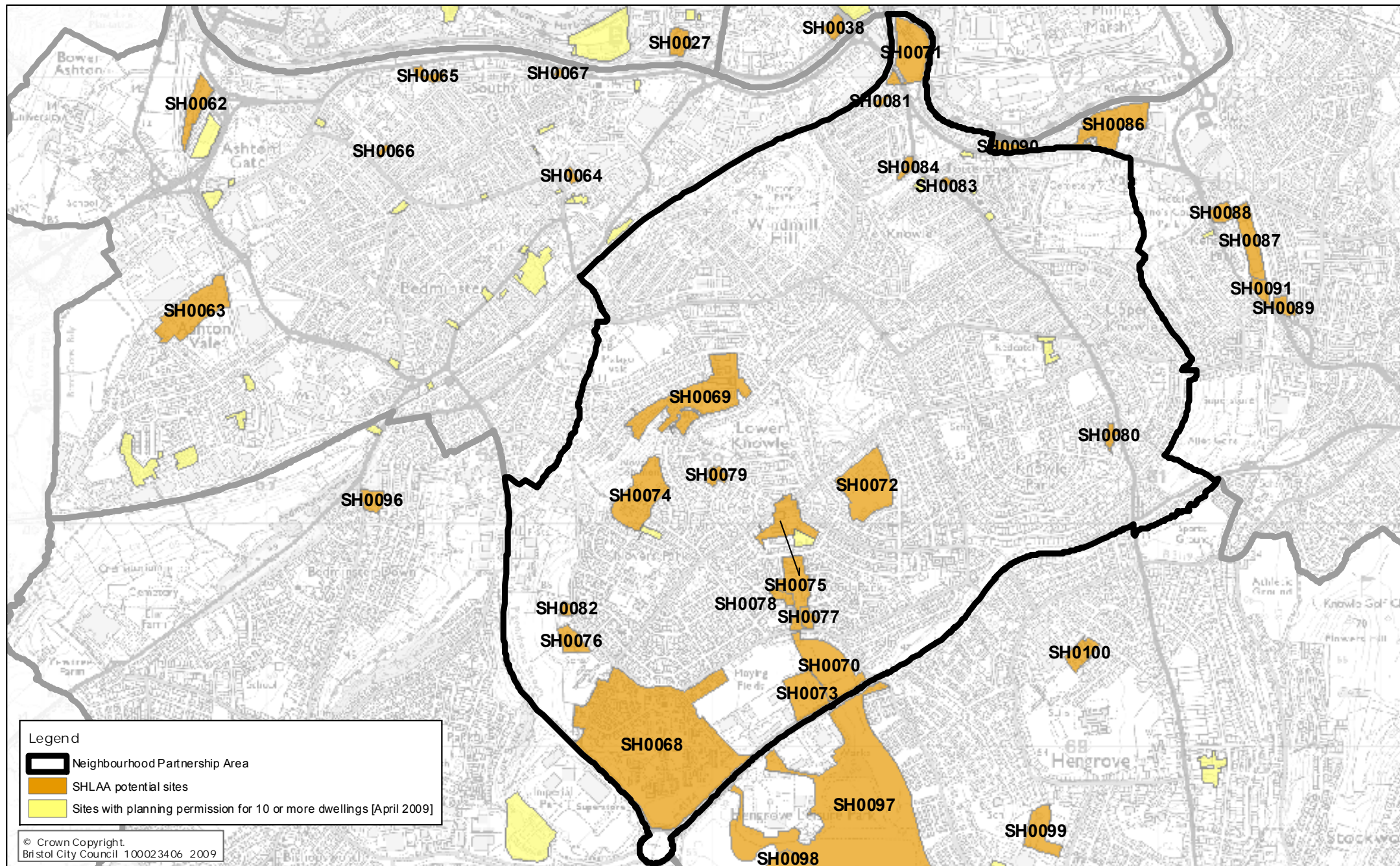
Filwood, Knowle & Windmill Hill Neighbourhood Partnership Area

Explanatory Note

For the avoidance of doubt. This assessment does NOT mean:

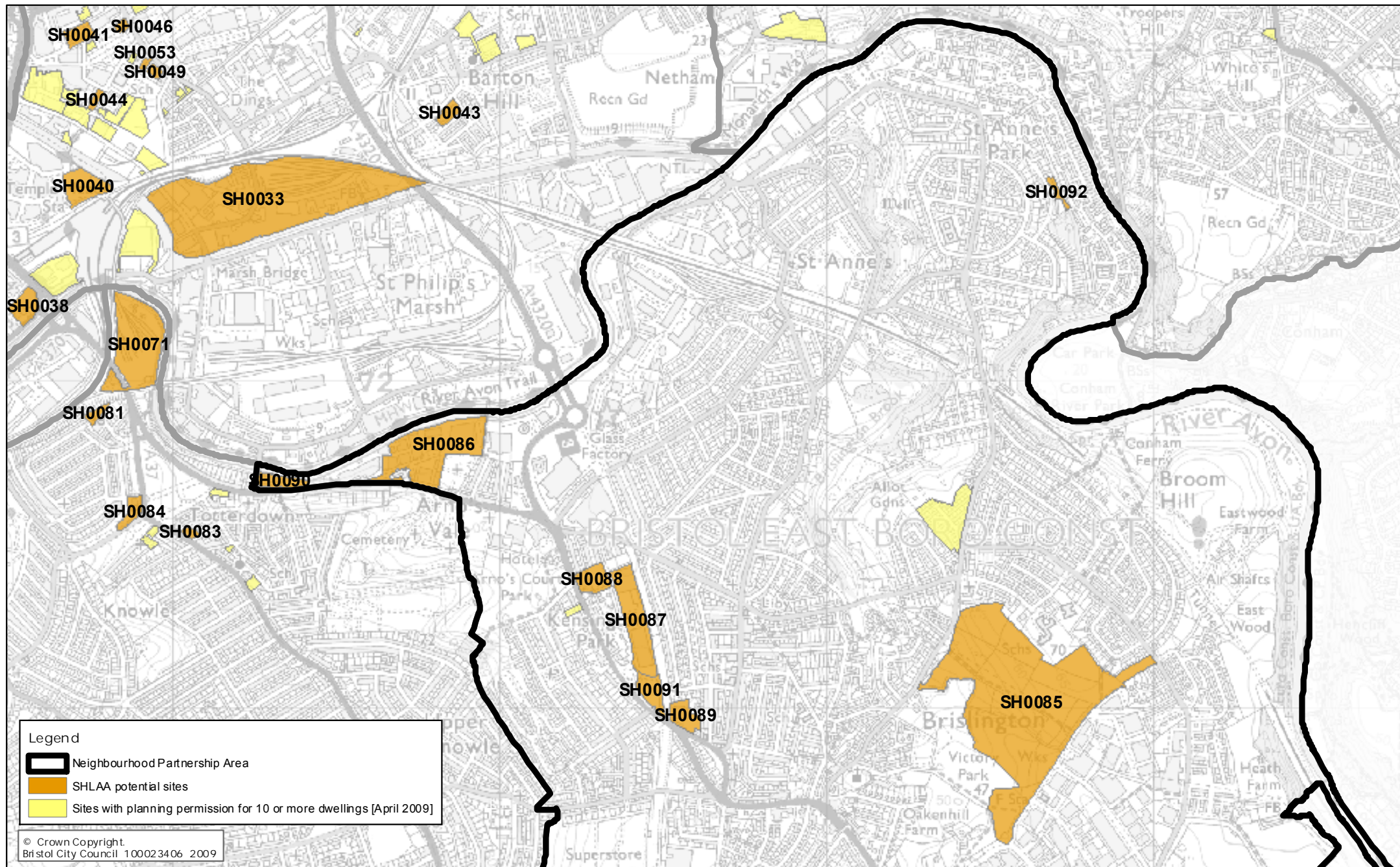
- 1) that planning permission would be granted;
- 2) that future land allocations must be for housing;
- 3) that sites are precluded from other use;
- 4) that other land use allocation plans will not be developed;
- 5) that other applications for residential development is excluded.

NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



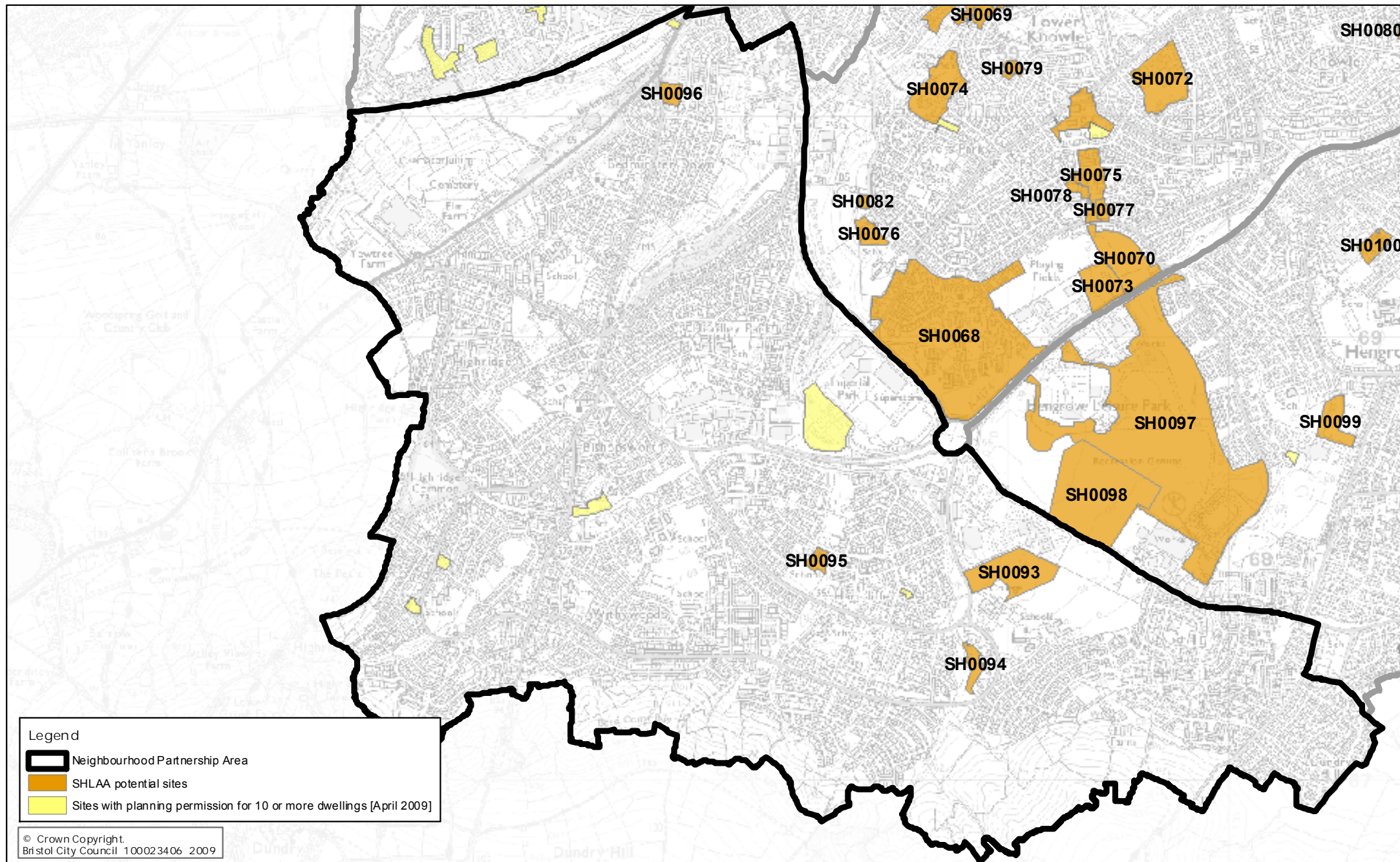
Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
Brislington Community Partnership
Neighbourhood Partnership Area

Explanatory Note
For the avoidance of doubt. This assessment does NOT mean:
1) that planning permission would be granted;
2) that future land allocations must be for housing;
3) that sites are precluded from other use;
4) that other land use allocation plans will not be developed;
5) that other applications for residential development is excluded.
NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



Bristol Development Framework
Strategic Housing Land Availability Assessment 2009
Bishopsworth, Hartcliffe & Whitchurch Park
Neighbourhood Partnership Area

Explanatory Note
For the avoidance of doubt. This assessment does NOT mean:
1) that planning permission would be granted;
2) that future land allocations must be for housing;
3) that sites are precluded from other use;
4) that other land use allocation plans will not be developed;
5) that other applications for residential development is excluded.
NB any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies.



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