

Bristol Local Plan

Annex – Development Allocations



Introduction

This Annex provides details of the proposed development allocations listed under Policy DA1 'Proposed development allocations'. It also includes those site allocations retained from the Site Allocations and Development Management Development Policies (July 2014), and the Bristol Central Area Plan (March 2015). It is structured around the 34 Wards in Bristol.

The Annex includes sites outside the Areas of Growth and Regeneration set out in the Bristol Local Plan Publication Version (November 2023). The proposed development allocations across the city are accompanied by Policy E4: Avonmouth Industrial Area and Bristol Port which includes a further series of allocations for development of industrial and distribution uses at Avonmouth. A number of sites have already been allocated for development in Neighbourhood Plans.

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 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 an 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 all relevant local plan policies.

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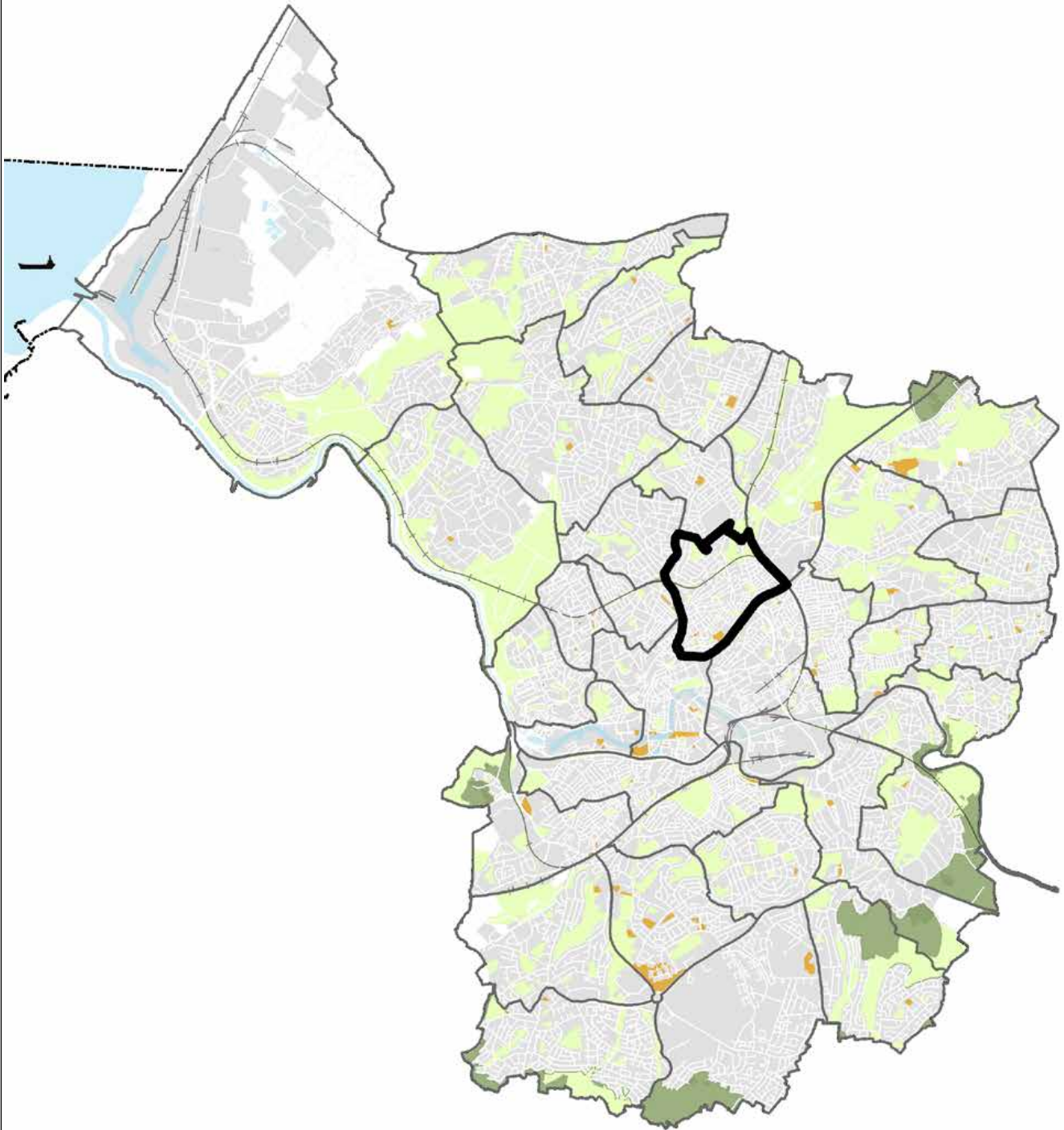
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Ashley Ward

This section sets out development allocations in the Ashley ward.



Site reference:

BDA0103

Ward:

Ashley

Site address/location:

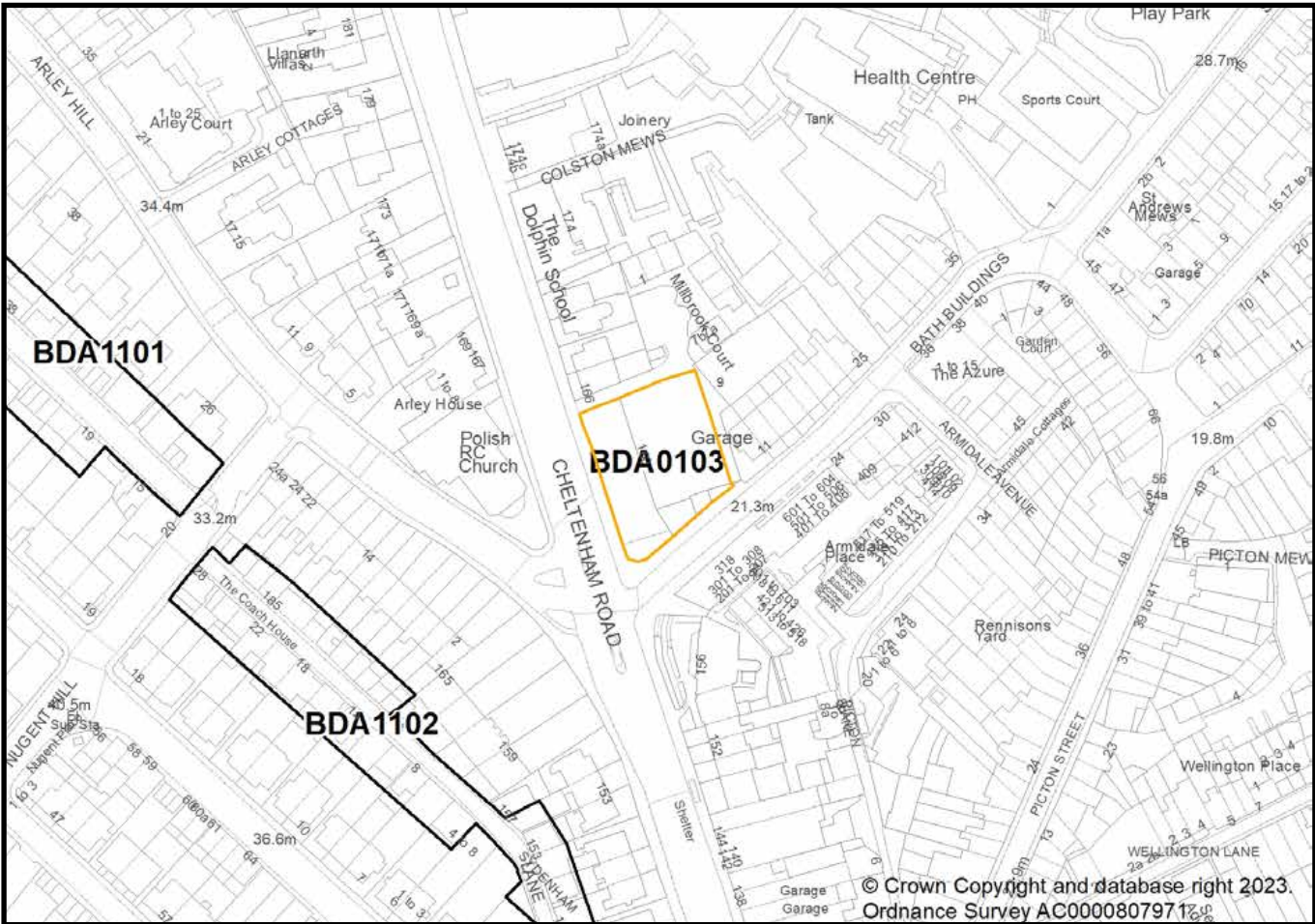
Land at Cheltenham Road / Bath Buildings, Montpelier

Site description:

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

Site area:

0.1 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes would offer potential for more efficient use of the land.

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 re-provide existing tree on the boundary of the site and integrate this into new development;
- Be informed by an air quality assessment, 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

Ward:

Ashley

Site address/location:

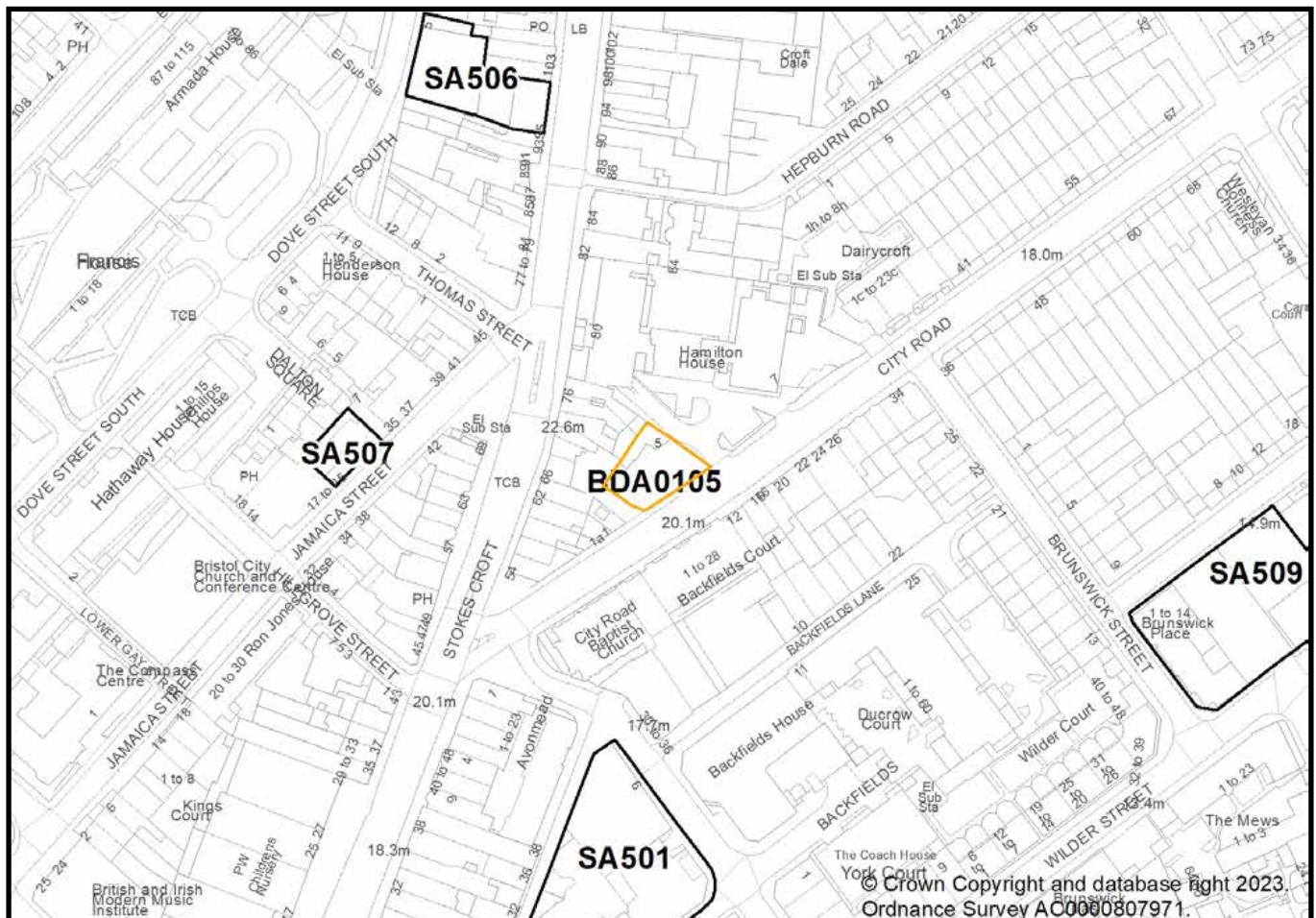
Land to the rear of 64-68 Stokes Croft,
St. Paul's

Site description:

The site is currently used as a garage and
for parking

Site area:

0.04 hectares



Proposed allocation:

Housing, or housing-led mixed use with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes with workspace would offer potential for more efficient use of the land.

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;
- Be informed by an air quality assessment and respond to emerging policies on Air Quality, as the site falls within an Air Quality Management Area; and
- 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.

Estimated capacity:

Estimated capacity of 8-10 homes.

Site reference:

SA501

Ward:

Ashley

Site address/location:

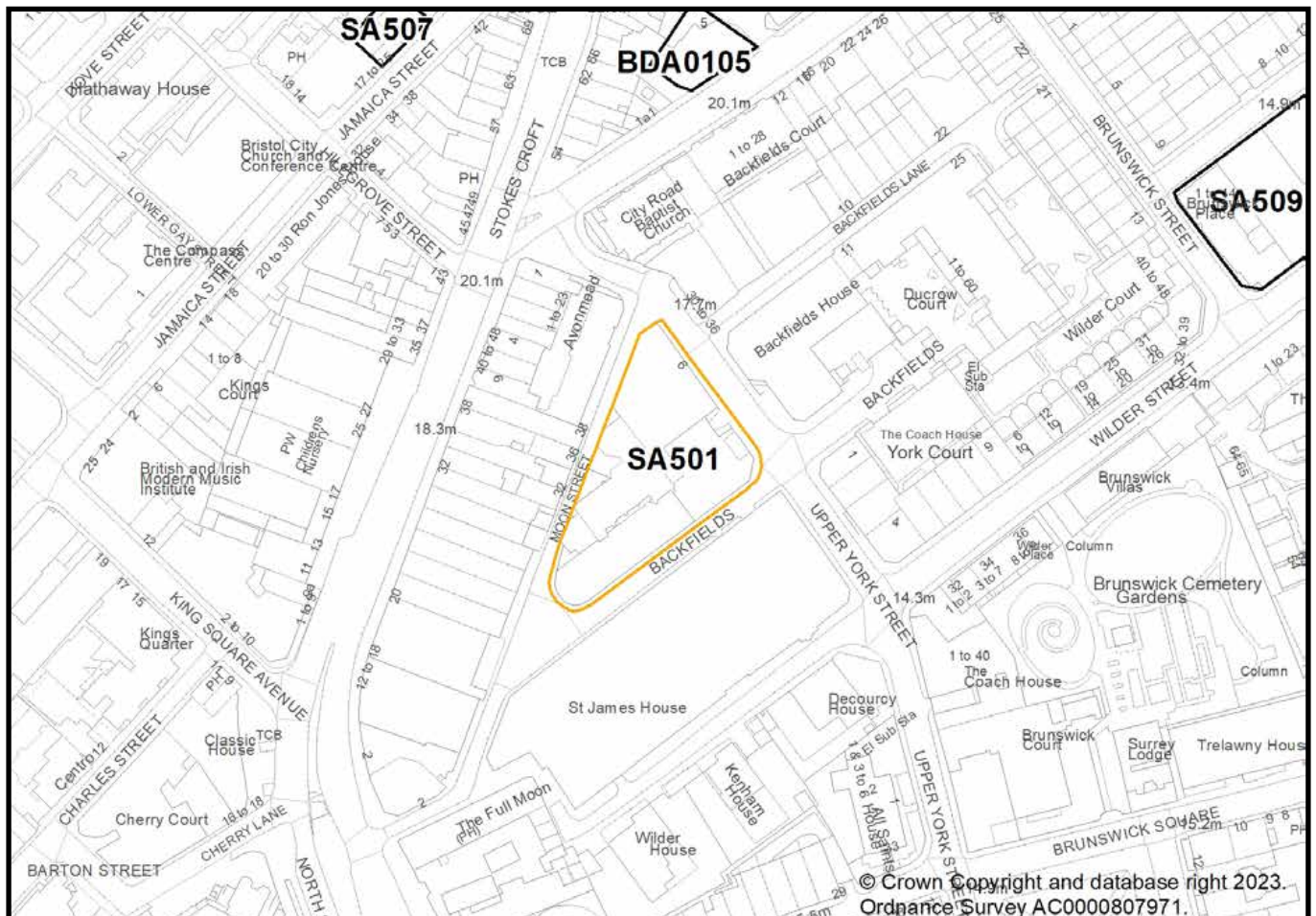
Lakota Nightclub / Former Coroner's Court,
Upper York Street / Backfields

Site description:

The site is currently used as a leisure venue

Site area:

0.25 hectares



Proposed allocation:

Housing

Development considerations:

Development should:

- Take account of the Stokes Croft conservation area;
- Retain and sensitively restore the Grade II listed former Coroner's Court and the Lakota nightclub building which is identified as an unlisted building of merit in the Stokes Croft Conservation Area Character Appraisal.
- The incorporation of active ground floor uses to Upper York Street will be encouraged.

Estimated capacity:

Estimated capacity of 60 homes

Site reference:

SA509

Ward:

Ashley

Site address/location:

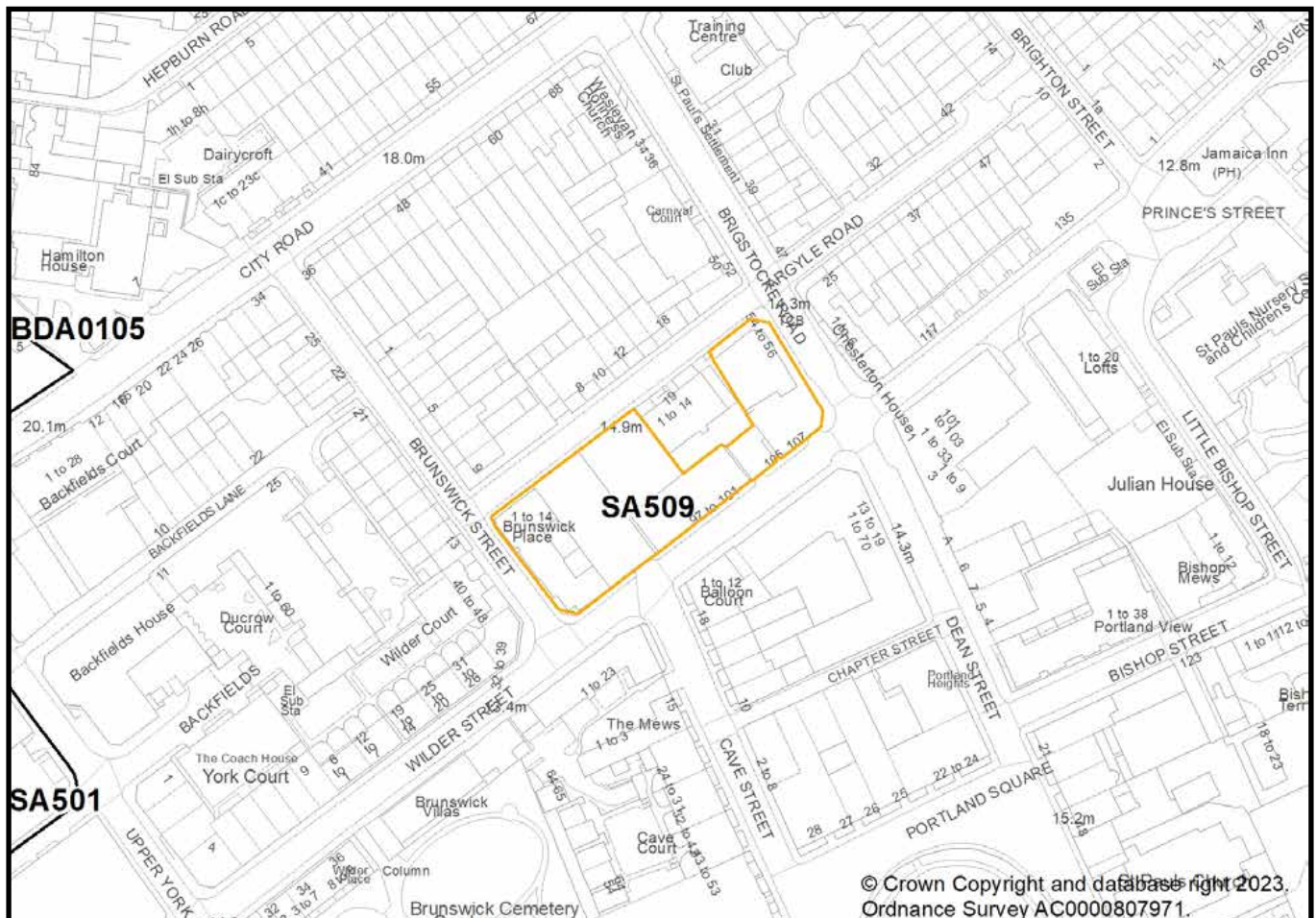
Land at Wilder Street / Argyle Road

Site description:

The partially developed site comprises commercial premises and parking

Site area:

0.29 hectares



Proposed allocation:

Housing/Offices/Workspace

Development considerations:

Development should:

- Take account of the Portland and Brunswick Square conservation area;
- Create suitable frontages to all the surrounding streets;
- Retain a significant element of employment and/or commercial training uses on the site, particularly on the Brigstocke Road and/or Wilder Street frontages;
- Retain and reuse Nos.105-107 Wilder Street, which are identified as unlisted buildings of merit in the Portland and Brunswick Square Conservation Area Character Appraisal;
- Be of a scale appropriate to a city centre location, but stepping down to reflect the more domestic-scaled residential context to the north of the site.

Estimated capacity:

Estimated capacity of 30 homes

Site reference:

SA510

Ward:

Ashley

Site address/location:

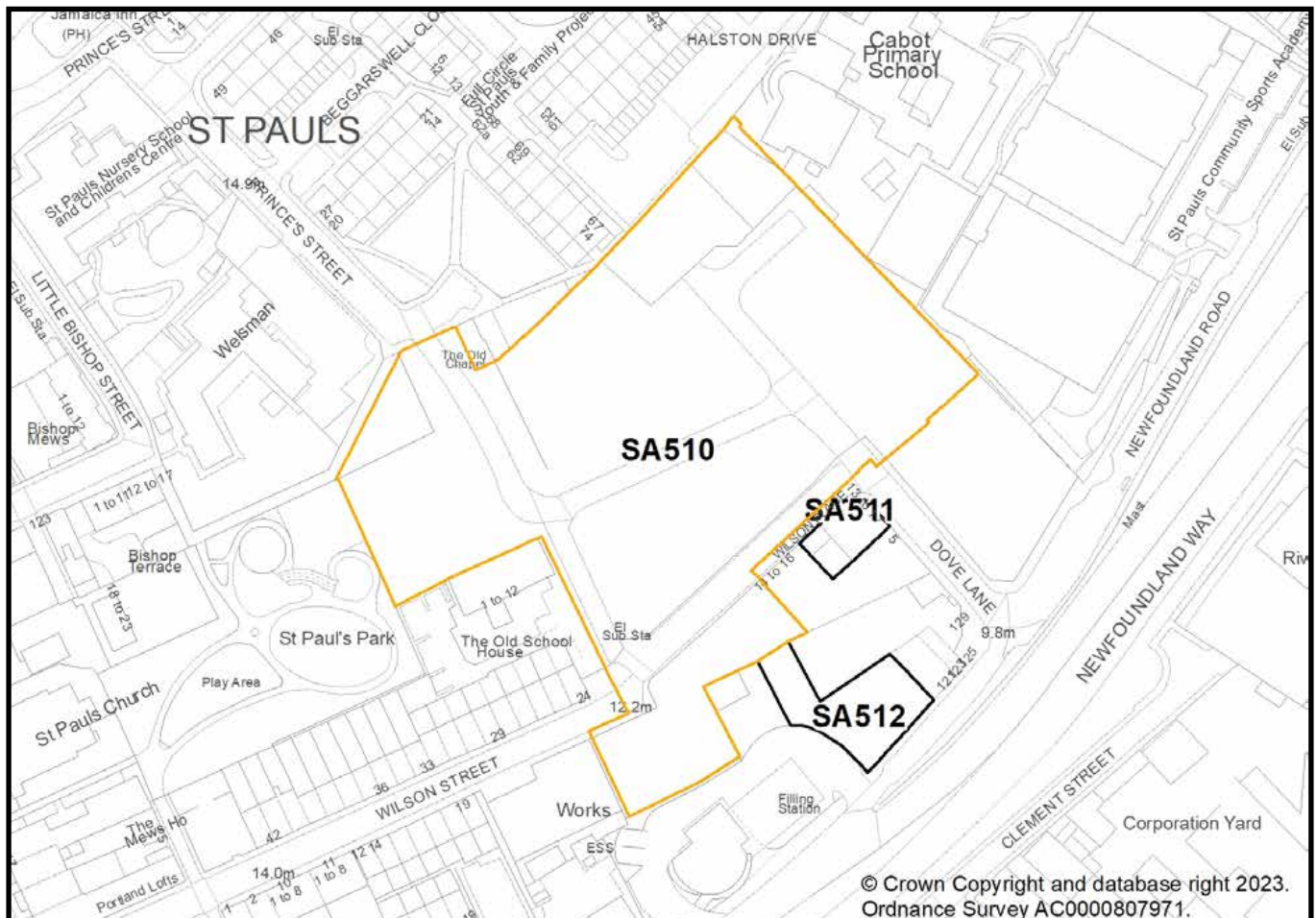
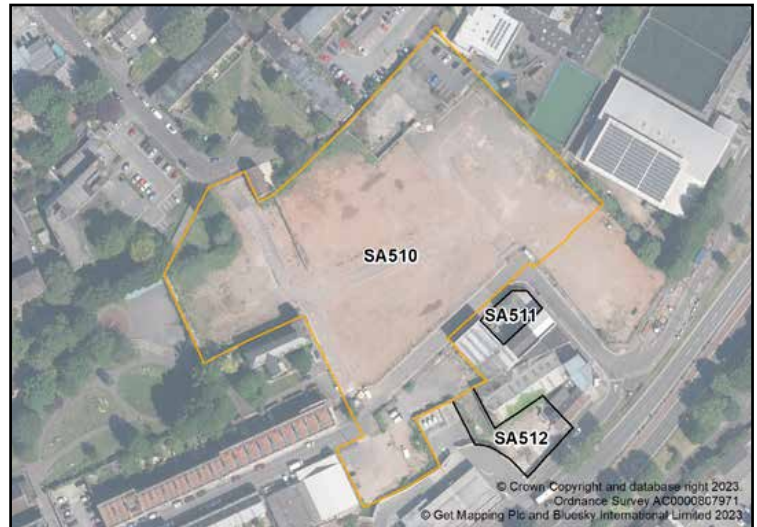
Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside

Site description:

The site is cleared land last used for industry

Site area:

1.59 hectares



Proposed allocation:

Housing/Office/Workspace/Community Facilities

Development considerations:

Development should:

- Be comprehensive in nature, providing a mix of housing and employment uses;
- Be permeable by a range of modes of transport without encouraging through traffic or rat-running;
- Improve connections between St. Paul's and Newfoundland Road, providing new linkages to St. Paul's Park, Prince's Street and towards Halston Drive;
- Incorporate active ground floor uses at appropriate locations to provide local services, which may include a small amount of retail to meet local needs;
- Provide enhanced surveillance of St. Paul's Park;
- Provide a significant element of green infrastructure to Dove Lane and the link between St. Paul's Park and Prince's Street as part of the proposed green link shown on the Policies Map.
- Be supported by a flood risk assessment.

Estimated capacity

Estimated capacity of 250 homes

Site reference:

SA511

Ward:

Ashley

Site address/location:

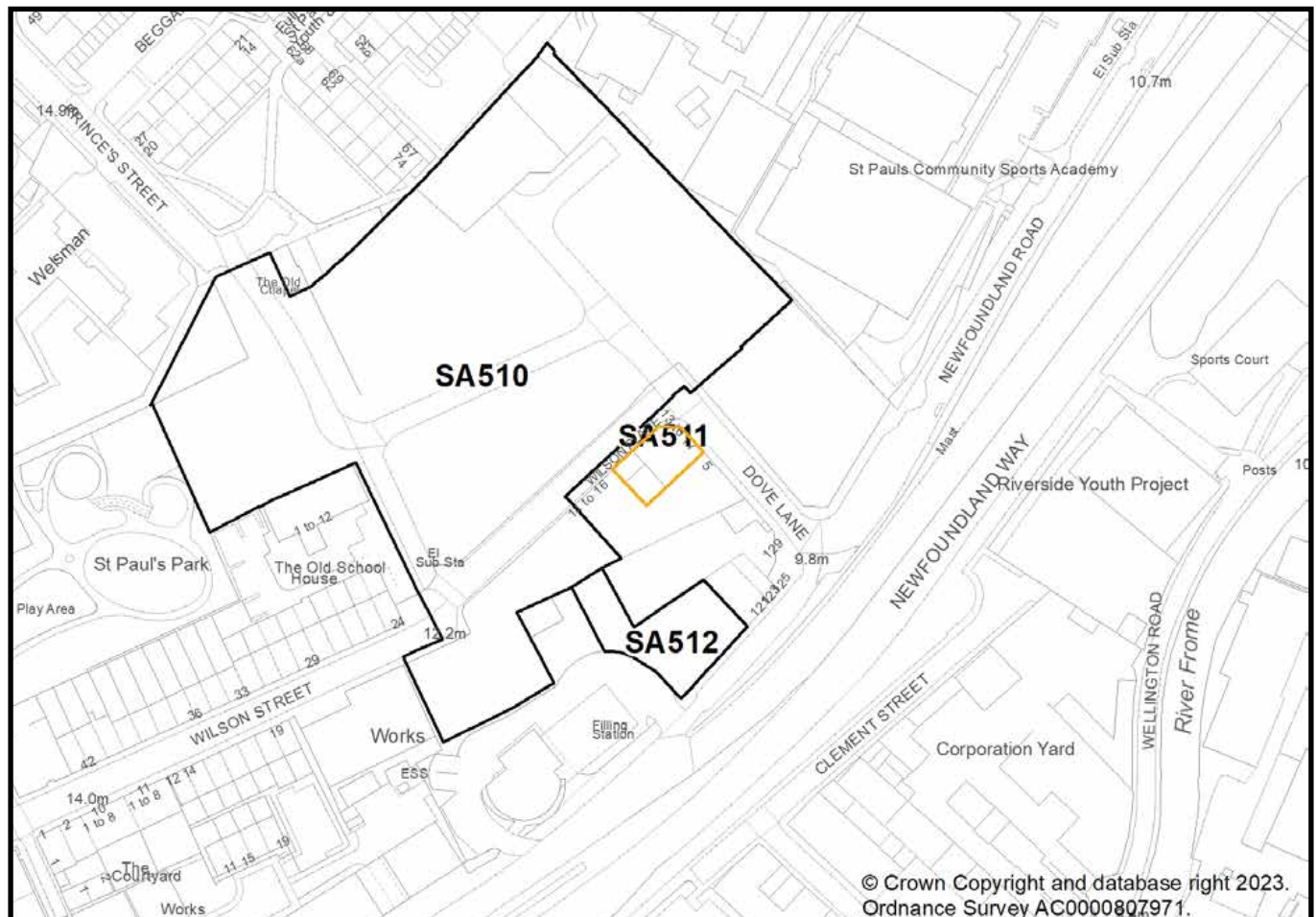
F C Hammonds, 13-17 Dove Lane

Site description:

The site comprises a small commercial premises

Site area:

0.03 hectares



Proposed allocation:

Housing/offices

Development considerations:

Development should:

- Integrate effectively with any development of the wider Dove Lane site (SA510).

Estimated capacity

Estimated capacity of 5 homes

Site reference:

SA512

Ward:

Ashley

Site address/location:

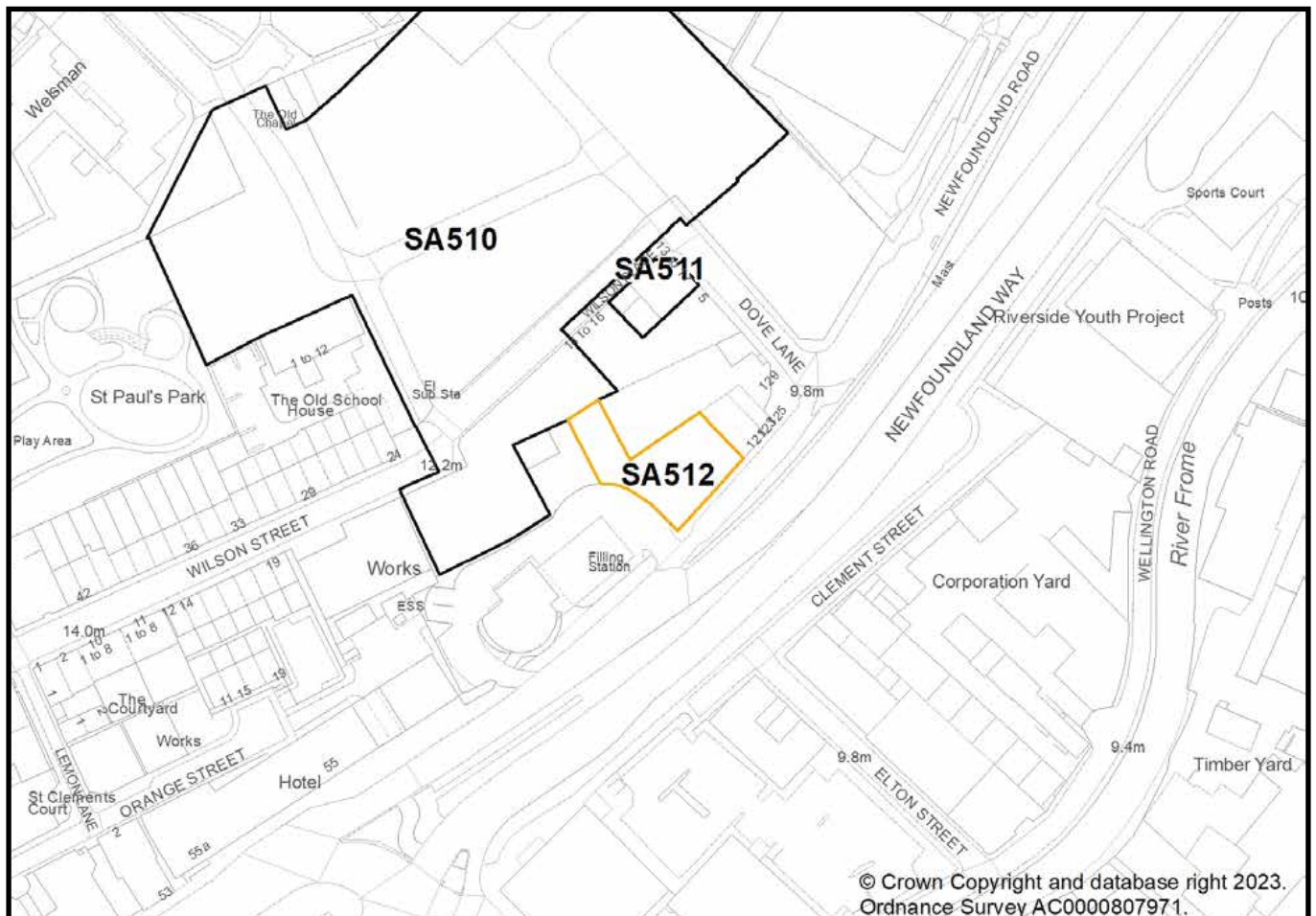
109 – 119 Newfoundland Road

Site description:

The site is cleared land last occupied by commercial premises

Site area:

0.08 hectares



Proposed allocation:

Offices/Workspace/Culture and Tourism

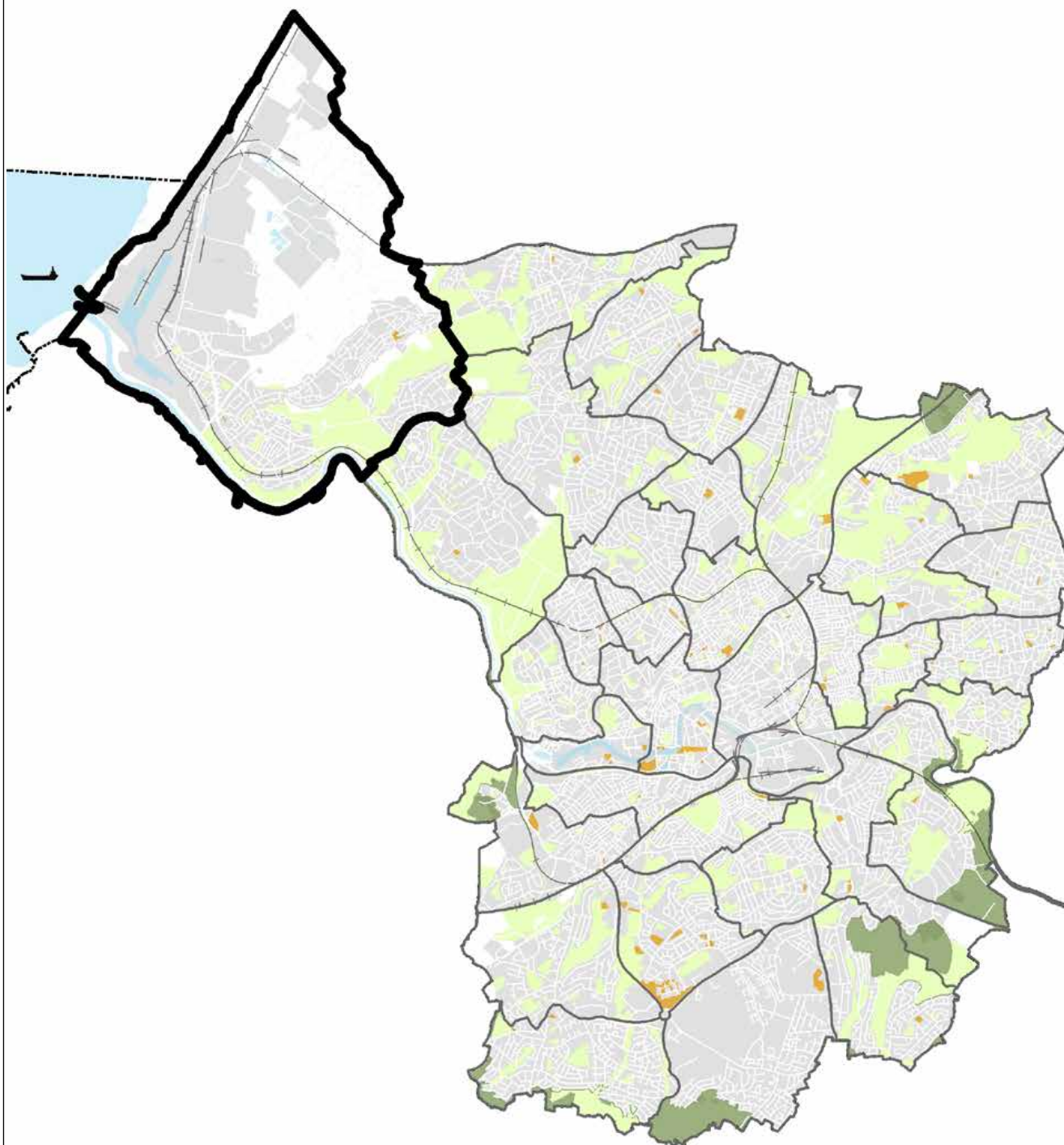
Development considerations:

Development should:

- Provide or maintain a strategic cycle route along Newfoundland Road as part of the Concorde Way;
- Provide a strong frontage to Newfoundland Road including enhanced surveillance.

Avonmouth and Lawrence Weston Ward

This section sets out development allocations in the Avonmouth and Lawrence Weston ward.



Site reference:

BSA0103

Ward:

Avonmouth and Lawrence Weston

Site address/location:

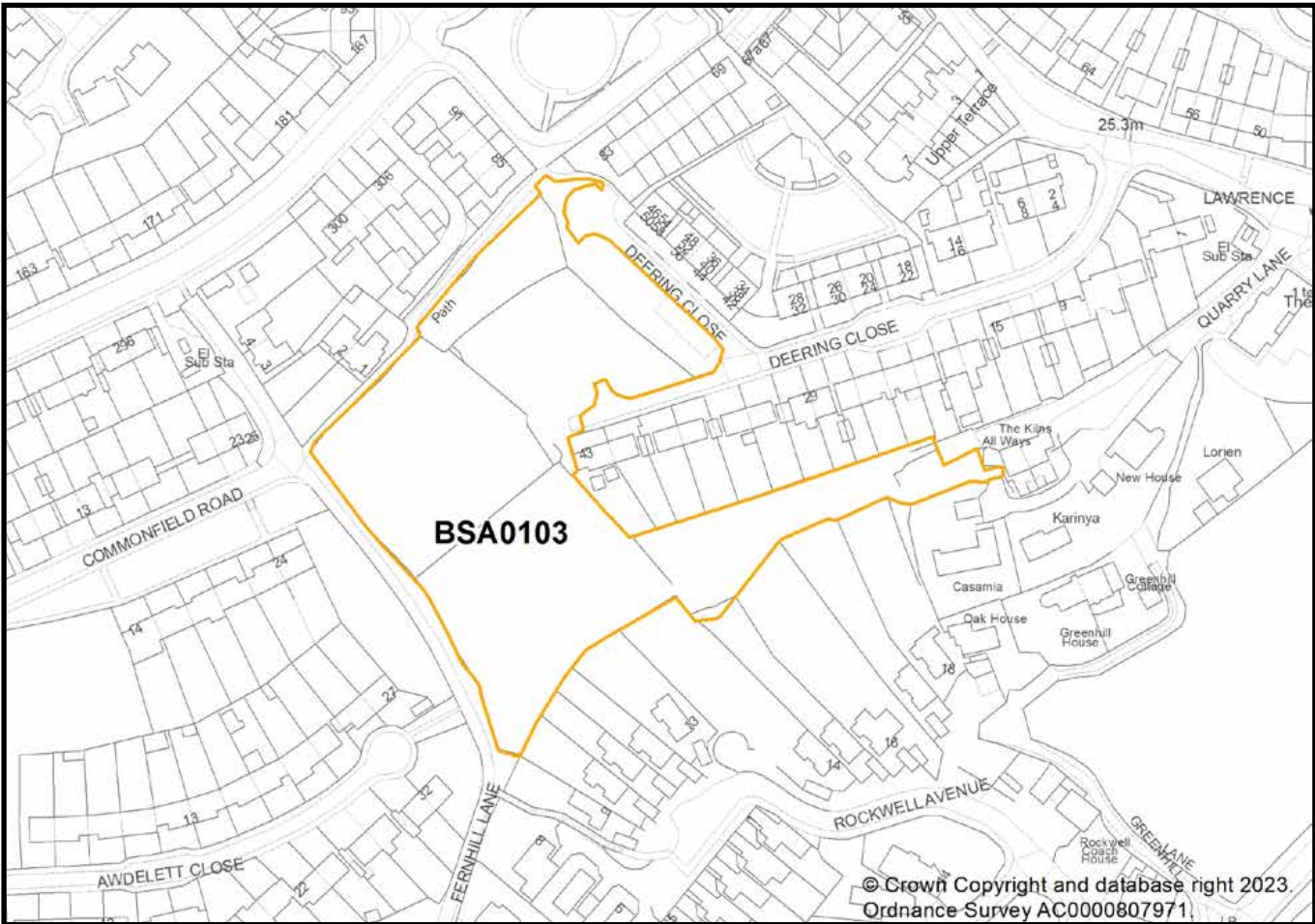
Land to the west and south-west of Deering Close, Lawrence Weston

Site description:

The land is currently undeveloped

Site area:

1 hectare



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a residential context and presents an opportunity to improve the area.
- It is in a sustainable location approximately 300m from the shops and services of Ridingleaze District Centre.
- The site is currently underused and therefore this option represents a good use of land in line with Policy UL1 Effective and Efficient Use of Land.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.

It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Development considerations:

Development should:

- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- retain the public right of way that passes through the southern part of the site, aiming to integrate this successfully into the development to enable its safe use;
- be carried out in a comprehensive manner;
- ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area, as parts of the site are likely to be undevelopable;
- take account of the Kingsweston and Trym Valley Conservation Area;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.
- Development should also take account of the Lawrence Weston neighbourhood development plan.

Estimated capacity

Estimated capacity of 20 homes

Site reference:

BSA0111

Ward:

Avonmouth and Lawrence Weston

Site address/location:

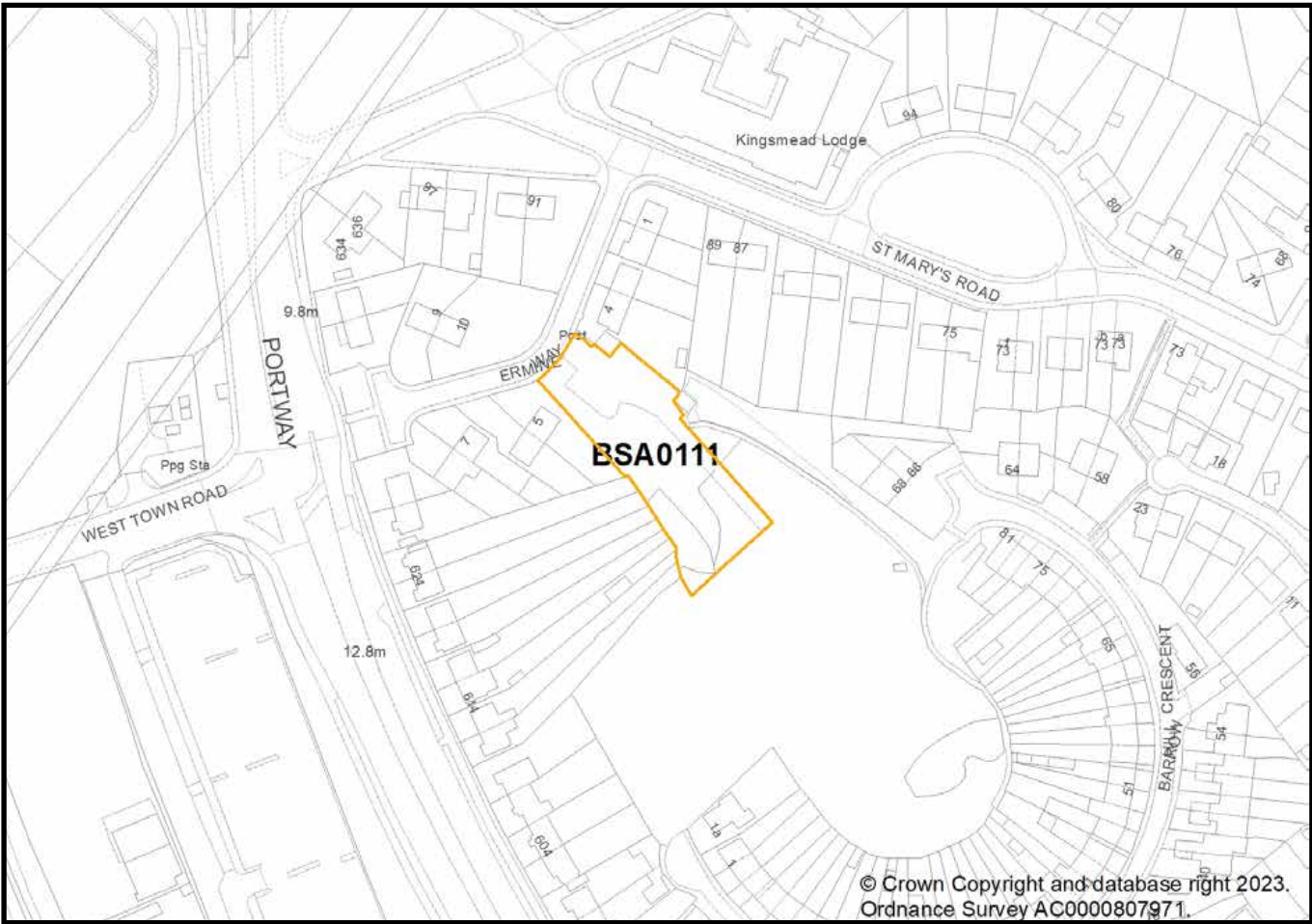
Land off Ermine Way, Shirehampton

Site description:

The land is currently undeveloped

Site area:

0.2 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- It provides an opportunity to enhance and improve the management of the adjacent open space.
- It is in a sustainable location approximately 700m from the shops and services of Shirehampton Town Centre and in close proximity to the Portway Park and Ride site and railway station, on the Severn Beach Line.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Development considerations:

Development should:

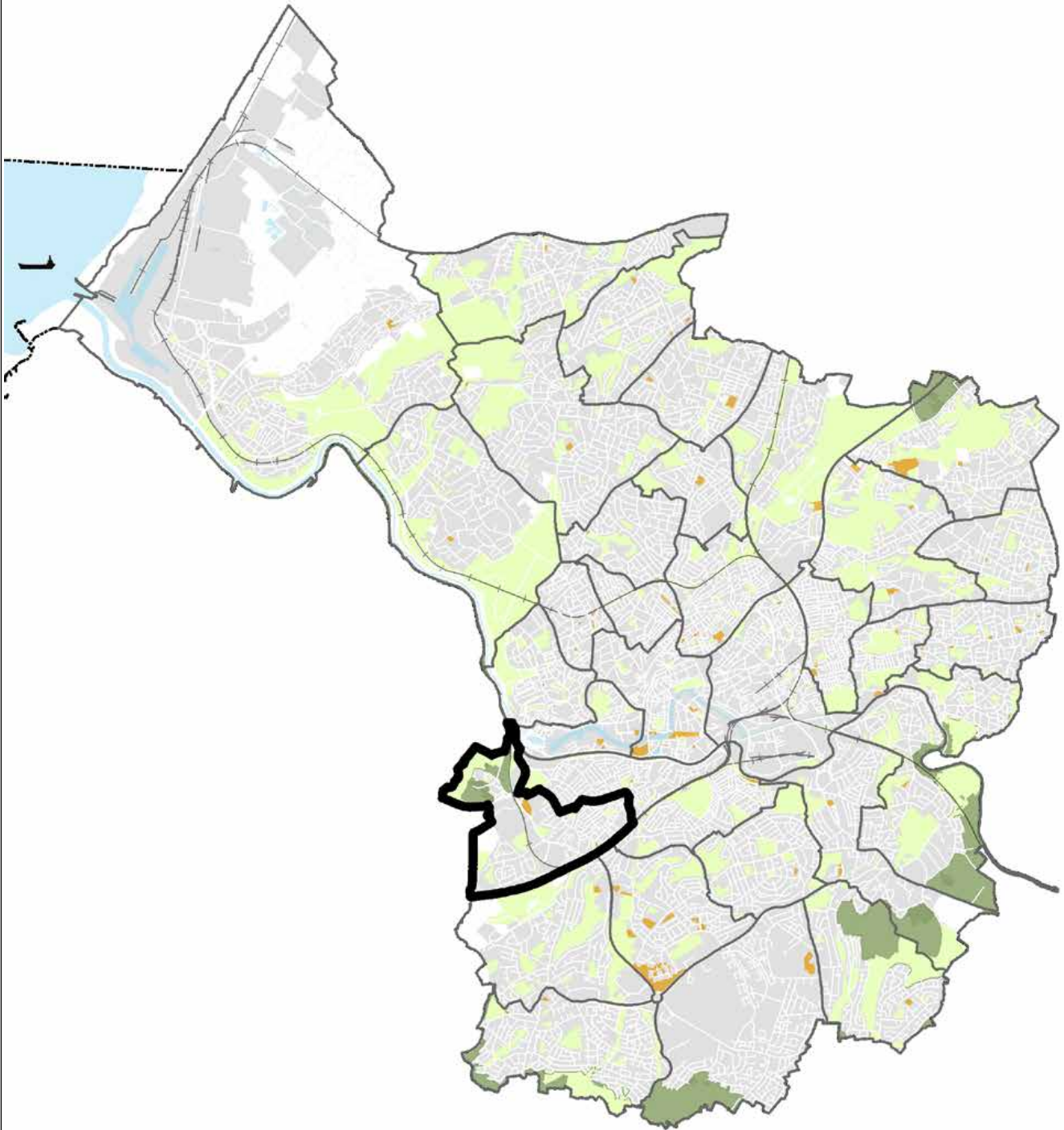
- provide for improvements and ongoing maintenance and management to the adjacent open space;
- provide natural surveillance over adjacent open space;
- retain the footpaths running through the site;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation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

Estimated capacity

Estimated capacity of 10 homes

Bedminster Ward

This section sets out development allocations in the Bedminster ward.



Site reference:

BDA0302

Ward:

Bedminster

Site address/location:

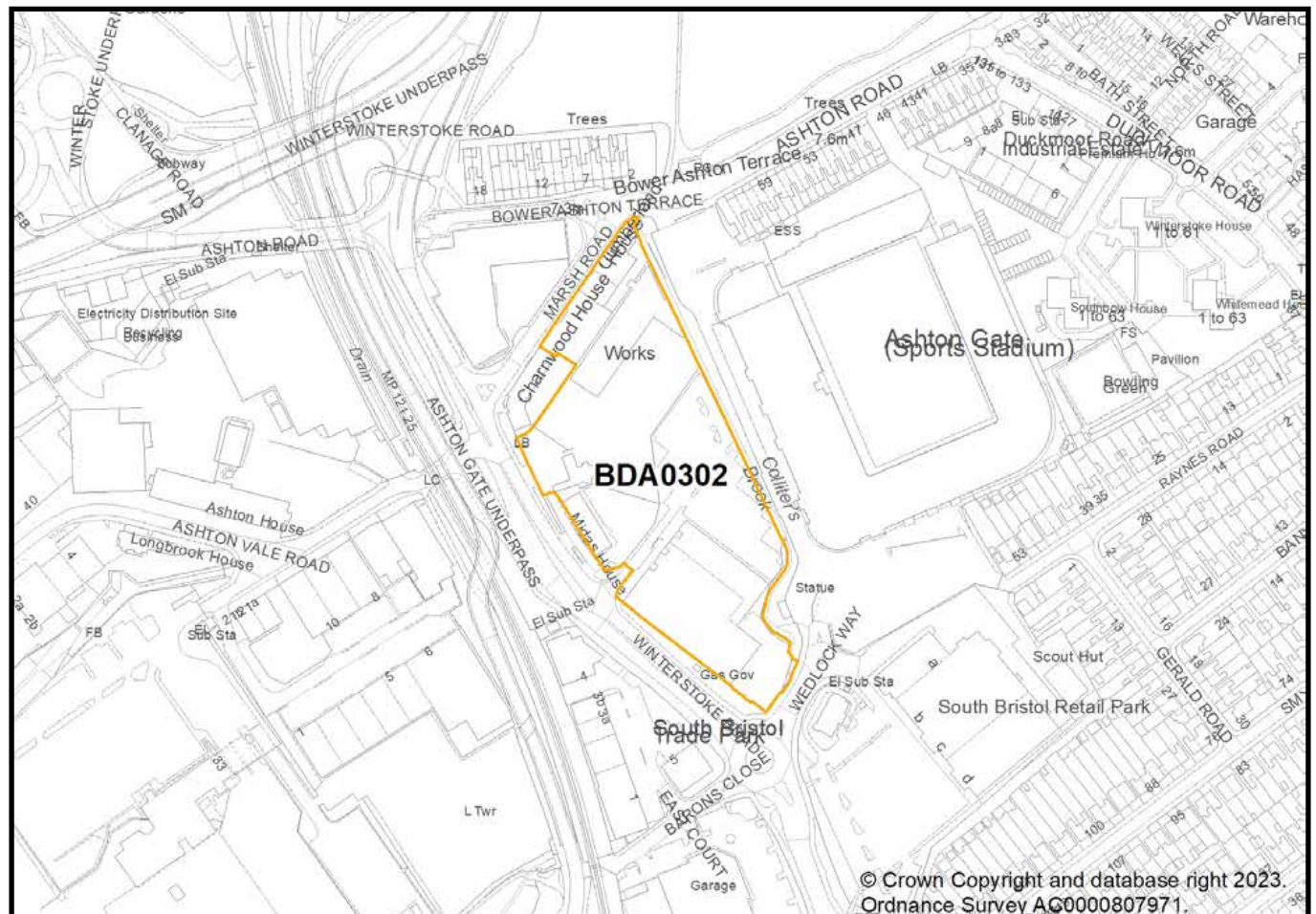
Land to the west of Ashton Gate Stadium,
Marsh Road / Winterstoke Road,
Ashton Gate

Site description:

The land currently contains a mix of retail
and trade uses

Site area:

2.2 hectares



Proposed allocation:

Mixed-use, which could include: offices, hotel, sports, leisure and housing.

Reasons for allocation:

The site's location adjacent to the Ashton Gate stadium provides an opportunity to co-ordinate related land uses and secure a more efficient use of land with a mix of complementary uses.

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 from different flood sources, as the site is over 1 hectare in size and subject to surface water drainage issues;
- Maintain an 8m buffer adjacent with, and consider opportunities to open up, the main river (Old Colliter's Brook) located on the eastern boundary, to ensure both maintenance access to the river and deliver environmental enhancements;
- 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;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A3029 Winterstoke Road; and
- Integrate green infrastructure within development.

Estimated capacity

Estimated capacity of 125 has been established by planning permission 21/03165/F

Site reference:

BDA0304

Ward:

Bedminster

Site address/location:

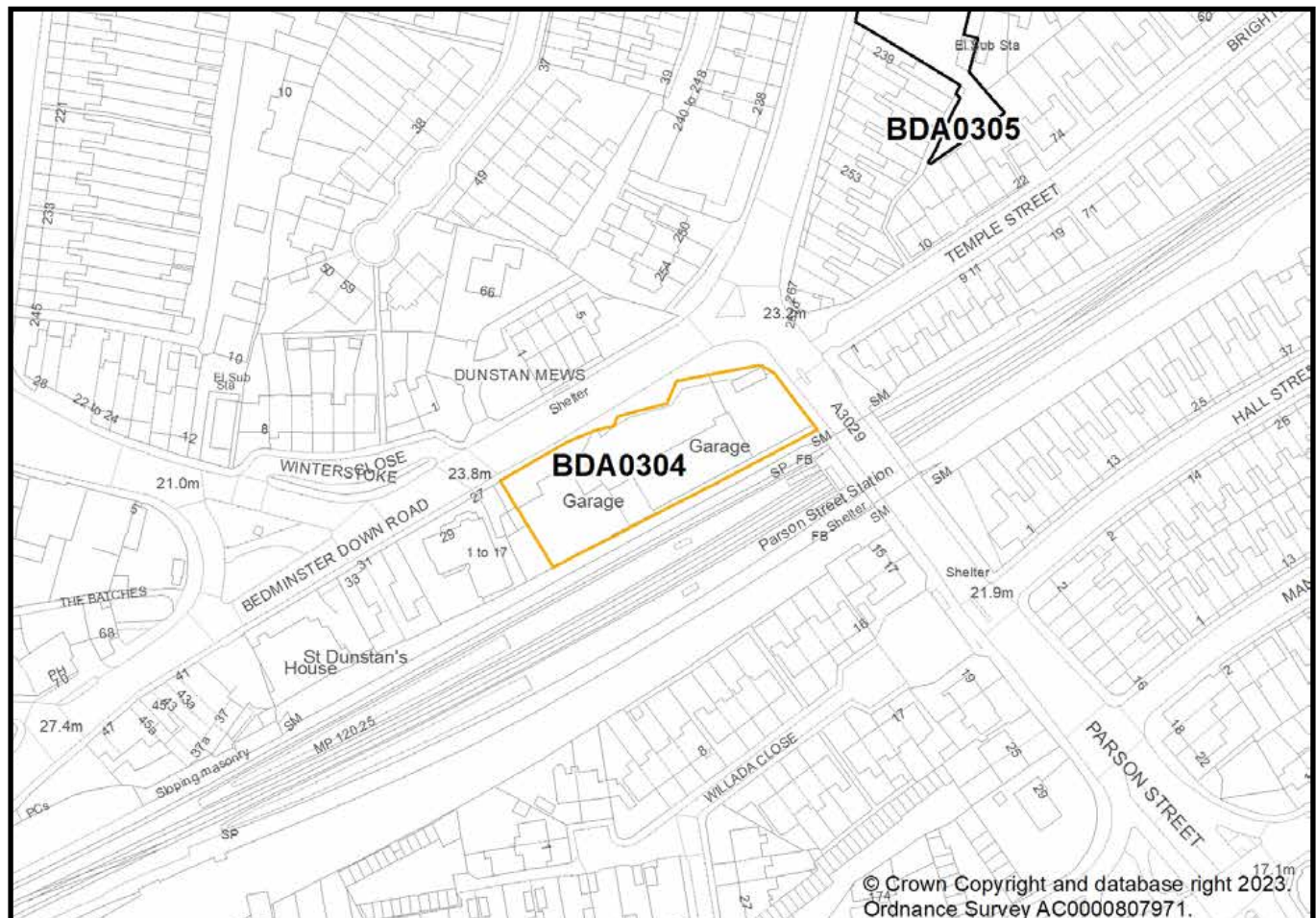
1 – 25 Bedminster Down Road, Bedminster

Site description:

The land is currently in use as business and leisure uses

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required 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.

Development considerations:

Development should:

- Provide suitable access to the site with appropriate servicing, which safeguards the operation of the adjacent junction and highway, to ensure free-flow of public transport and general traffic;
- Consider the potential for improved accessibility to Parson Street Railway Station;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent Bedminster Down Road and railway;
- 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
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area

Estimated capacity

Estimated capacity of 20 homes

Site reference:

BDA0305

Ward:

Bedminster

Site address/location:

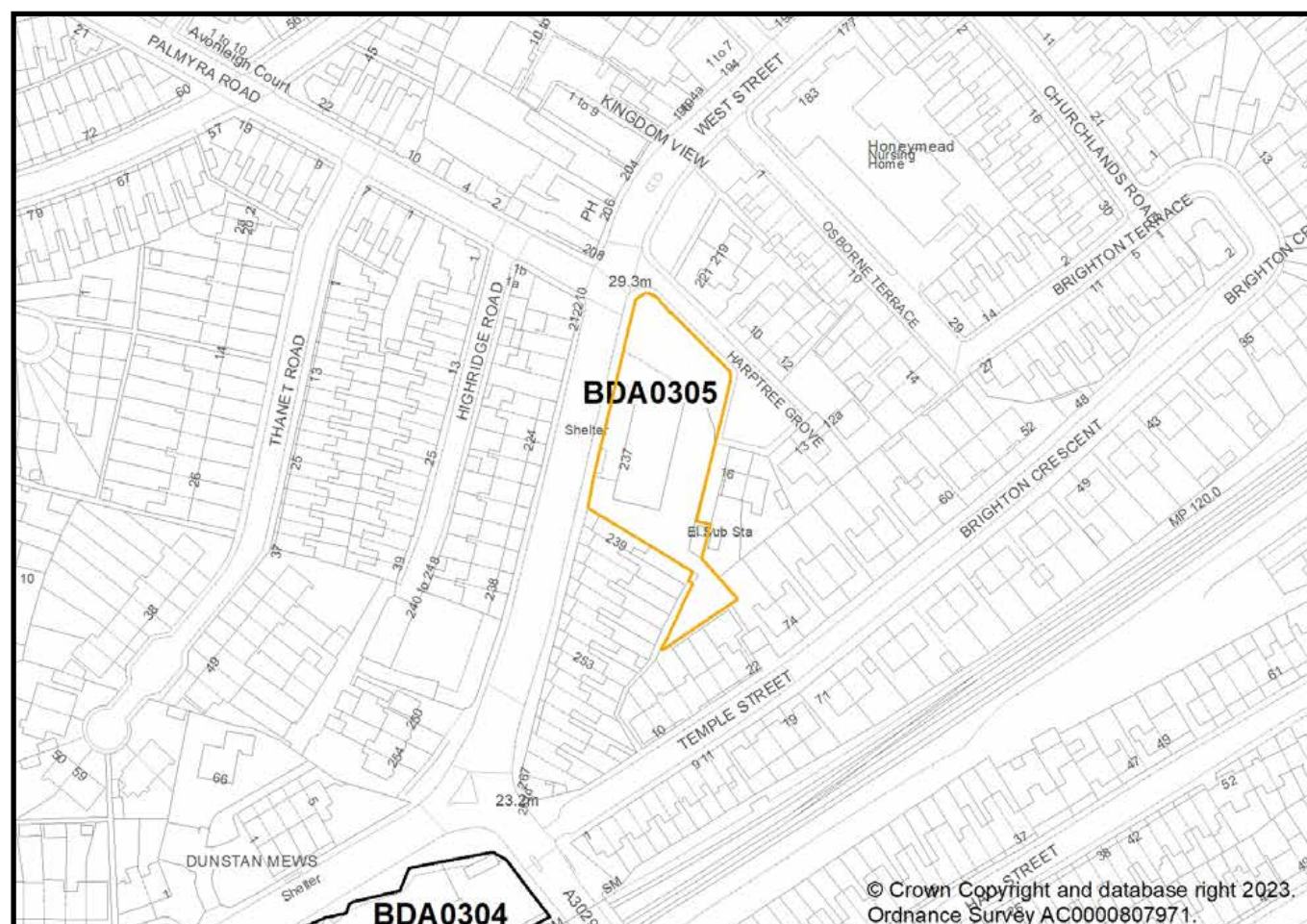
233 – 237 West Street, Bedminster

Site description:

The site is currently in vehicle repair use

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required 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.

Development considerations:

Development should:

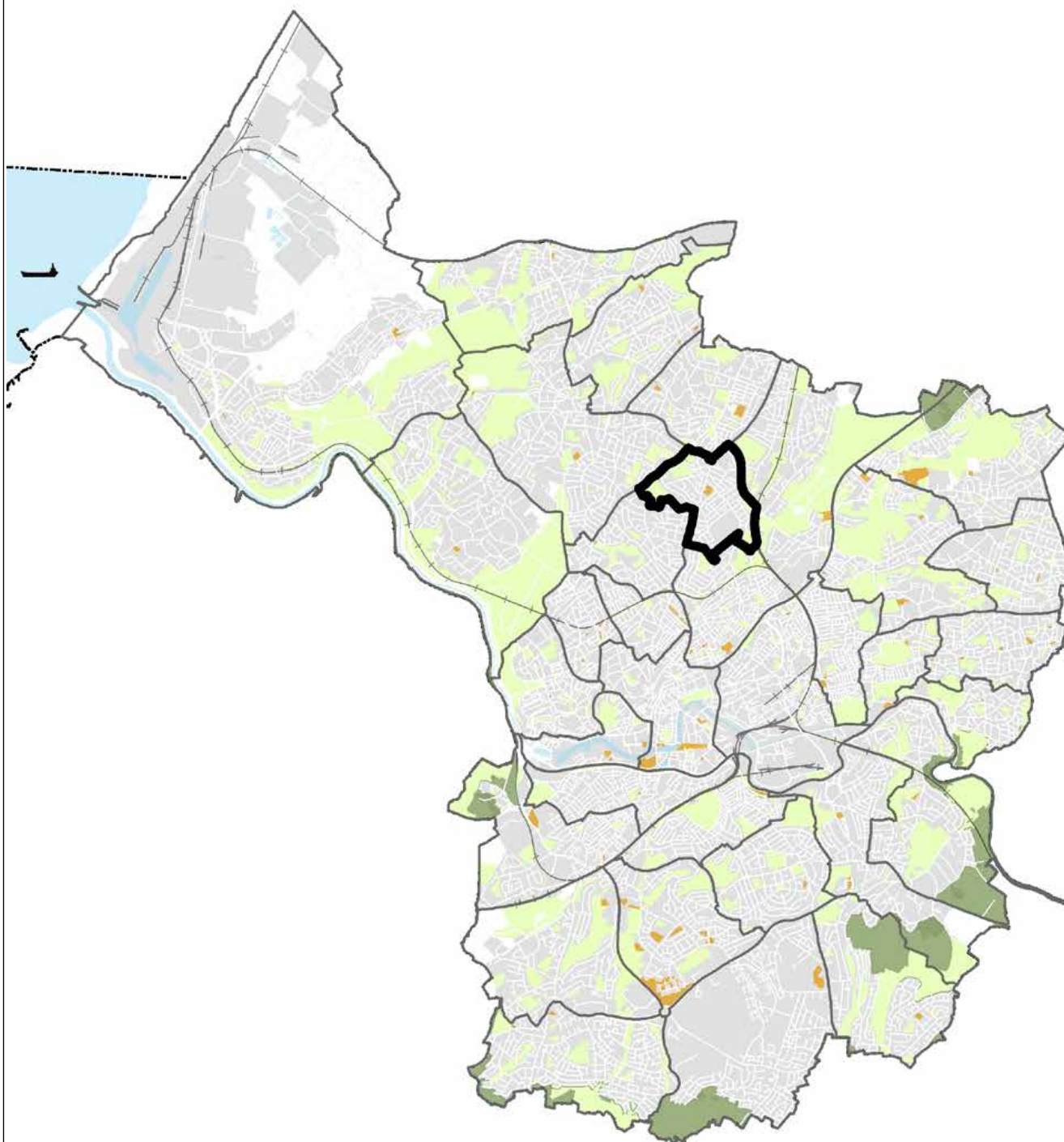
- Provide suitable access to the site with appropriate servicing, which safeguards the free-flow of public transport and general traffic on West Street;
- Be designed so that the buildings fronting West Street reflect the existing context, including building line;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Be informed by an air quality assessment as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 20 homes

Bishopston and Ashley Down Ward

This section sets out development allocations in the Bishopston and Ashley Down ward.



Site reference:

BDA0401

Ward:

Bishopston and Ashley Down

Site address/location:

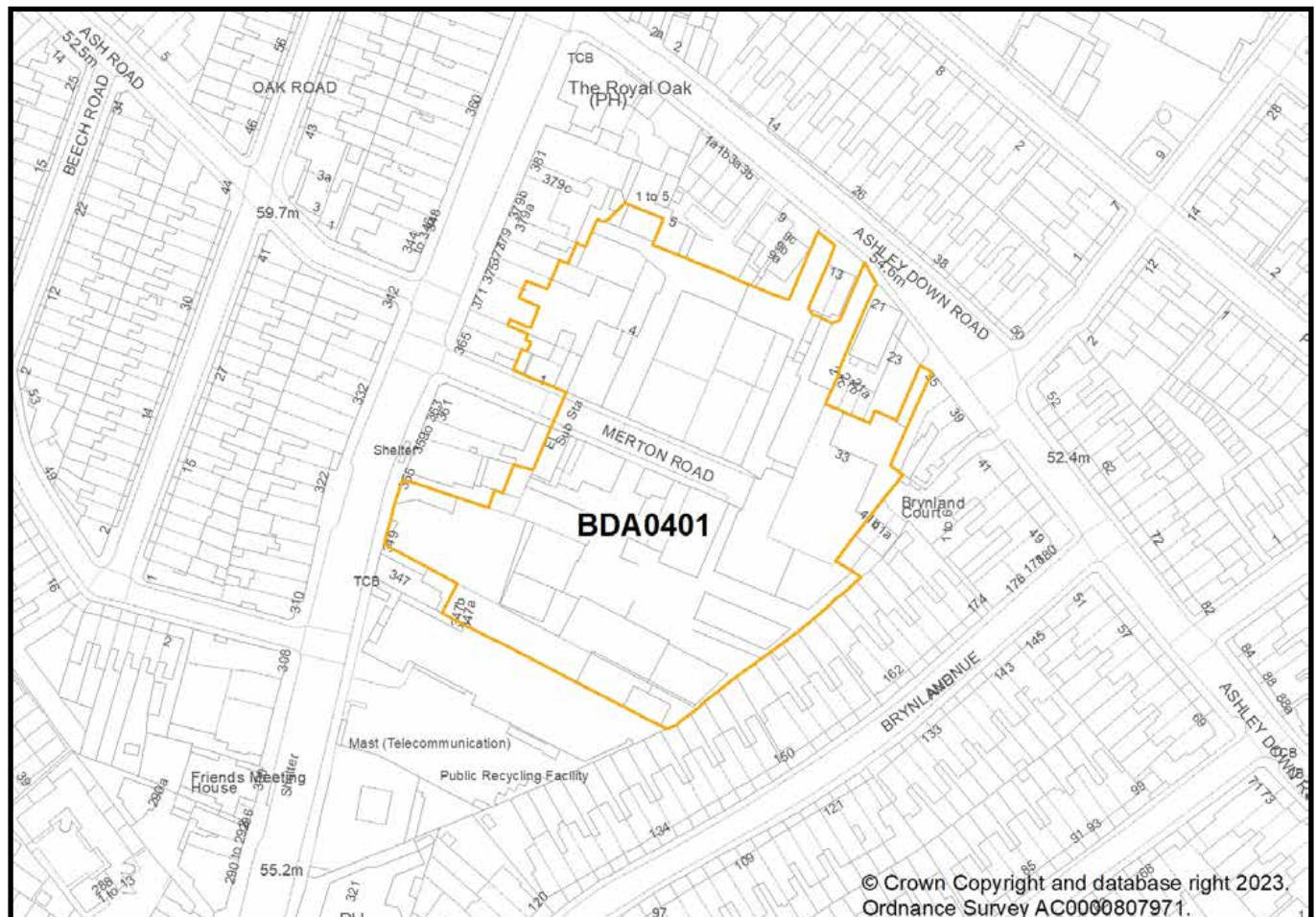
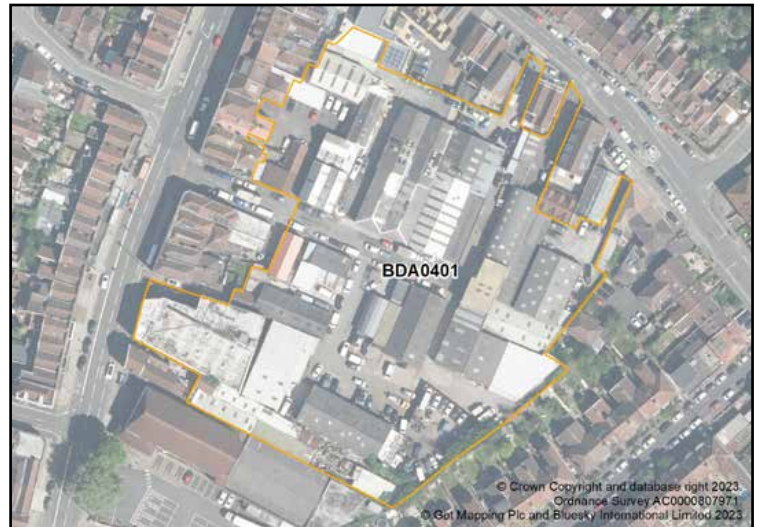
Land at Gloucester Road / Merton Road,
Horfield

Site description:

The site is currently a mix of leisure uses
and workspace

Site area:

1.2 hectares



Proposed allocation:

Comprehensive development for residential-led mixed uses, which incorporates flexible workspace and community uses, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required 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.

Development considerations:

Development should:

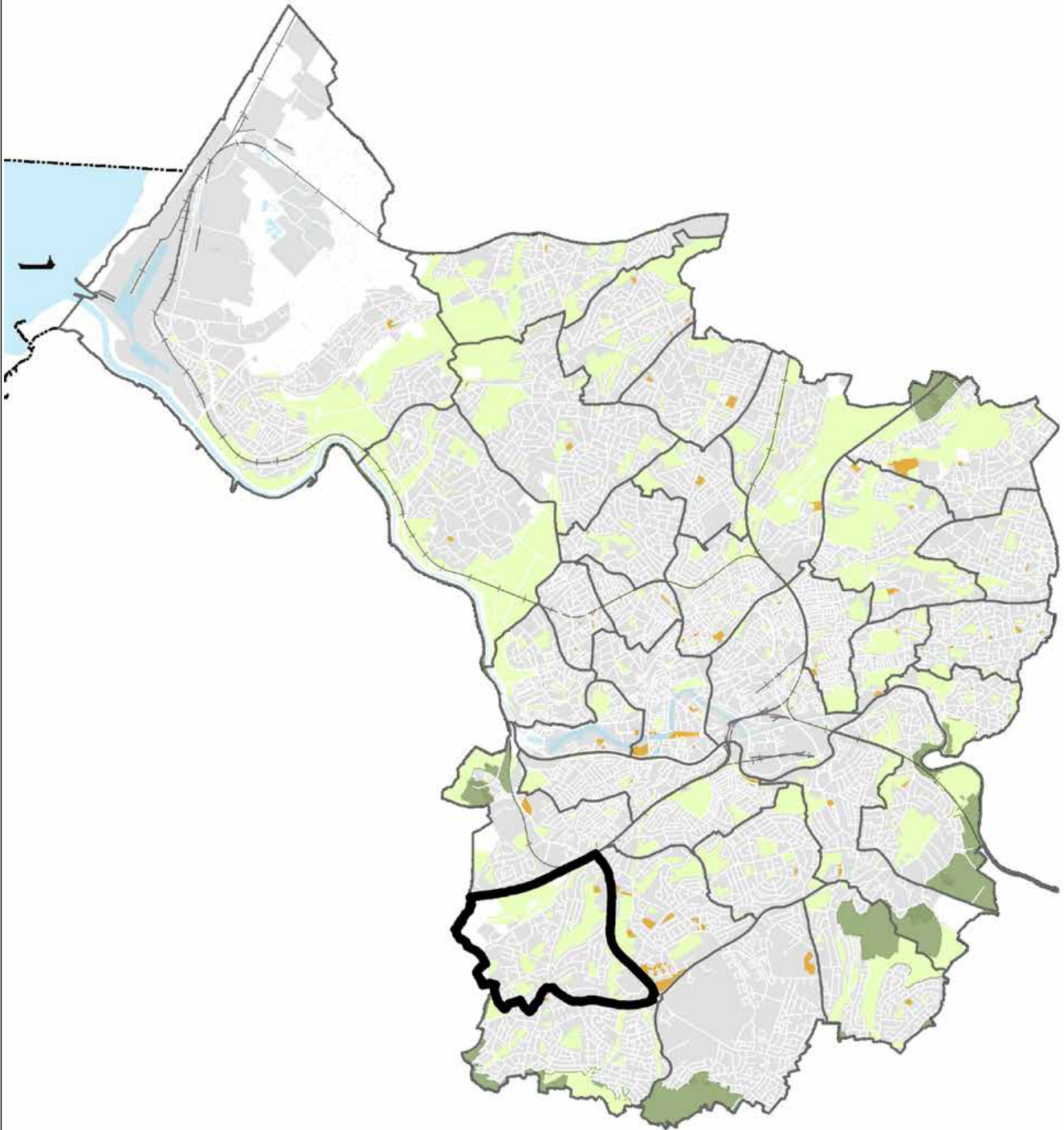
- Provide suitable access to the site, including improvements to Merton Road, with appropriate servicing which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic;
- Deliver high quality linkages / permeability through the site for pedestrians and cyclists, 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;
- 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
- Be supported by an air quality assessment, 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.

Bishopsworth Ward

This section sets out development allocations in the Bishopsworth ward.



Site reference:

BSA1305

Ward:

Bishopsworth

Site address/location:

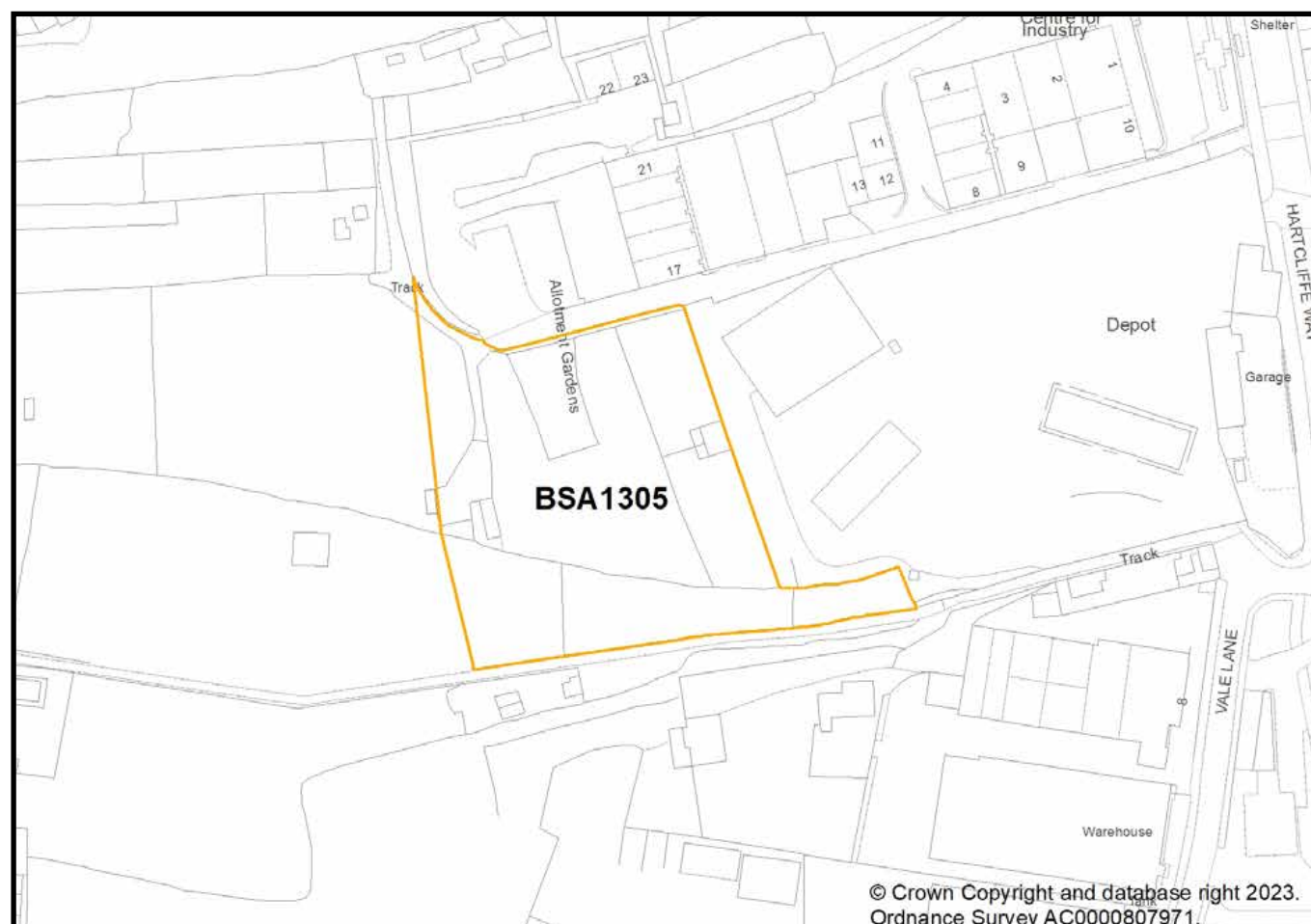
Land to the north-west of Vale Lane,
Bedminster Down

Site description:

The land is currently undeveloped

Site area:

0.8 hectares



Proposed allocation:

Industry and Warehousing

Reasons for allocation:

An industry and warehousing allocation is appropriate as:

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

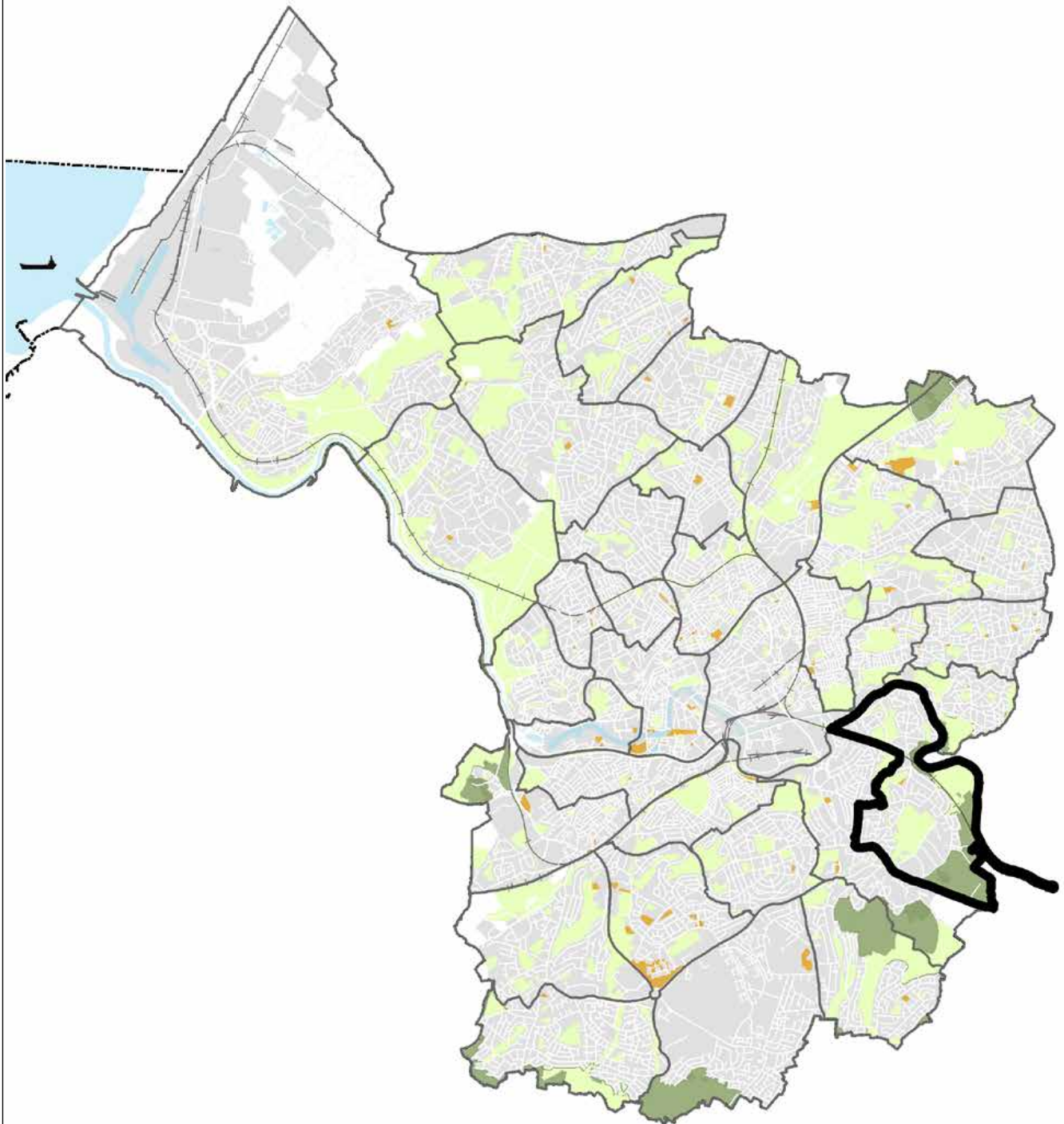
Development considerations:

Development should:

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

Brislington East Ward

This section sets out development allocations in the Brislington East ward.



Site reference:

BDA0601

Ward:

Brislington East

Site address/location:

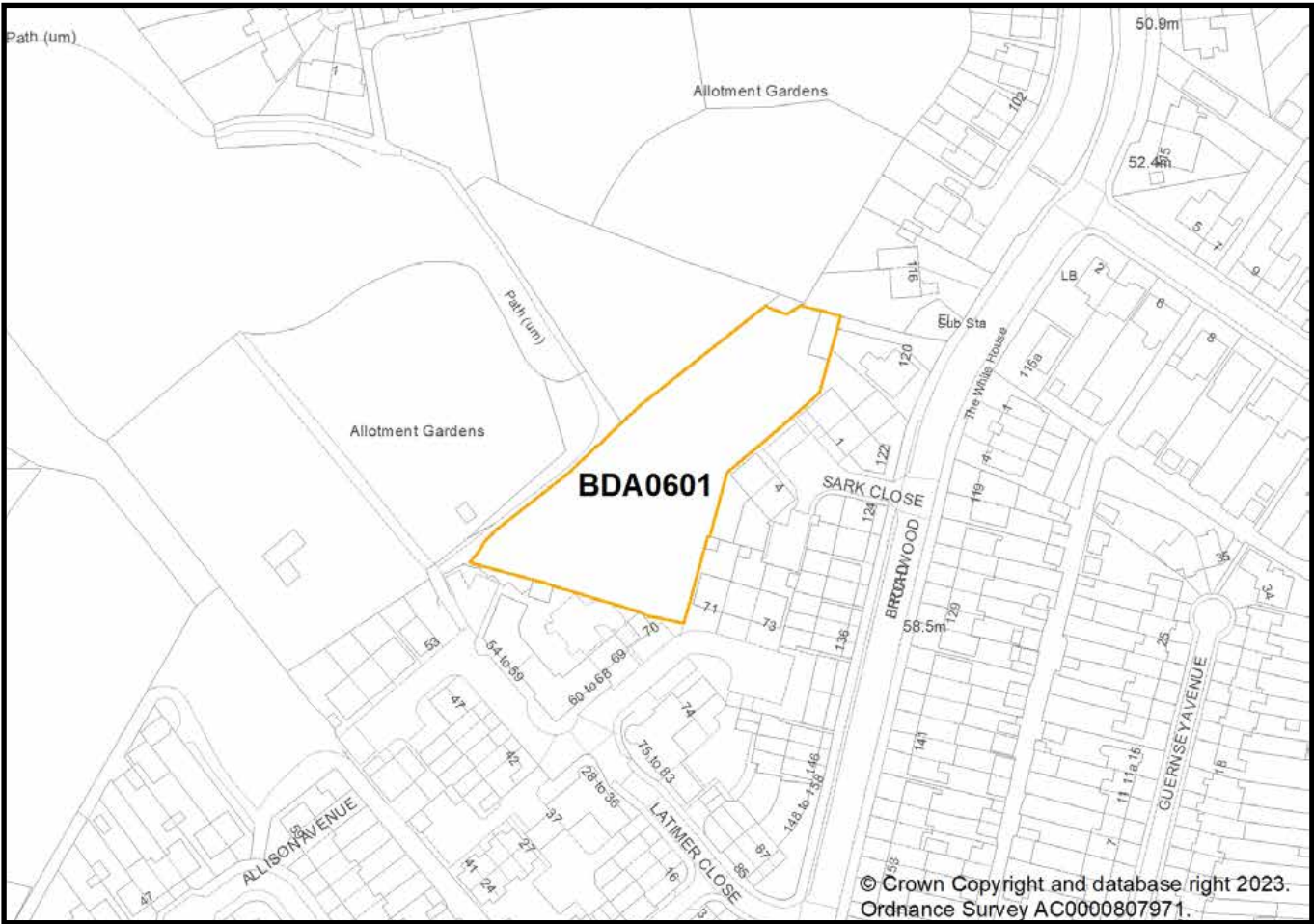
Land at Latimer Close, Brislington

Site description:

The land is currently undeveloped

Site area:

0.4 hectares



Proposed allocation:

Housing

Reasons for allocation:

The site is undeveloped, and land is not required for open space or other purposes.

Development considerations:

Development should:

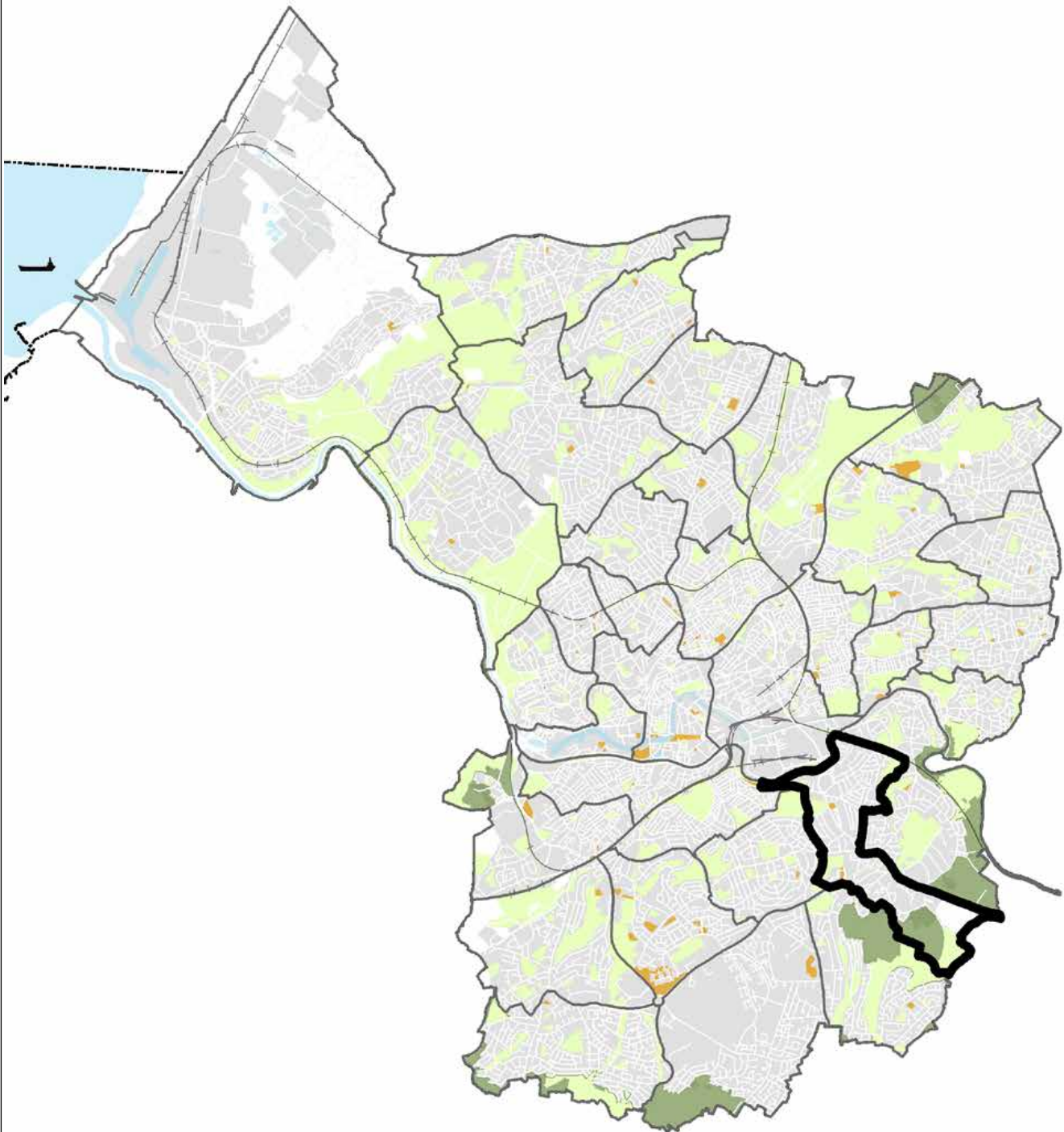
- Provide suitable access;
- Consider opportunities to enhance pedestrian linkages to adjacent green infrastructure;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures including respecting the adjacent St Anne's Site of Nature Conservation Interest (SNCI);
- Maintain or strengthen the integrity and connectivity of the 'Brooklea Allotment' Wildlife Network Site; and
- Retain and integrate important trees located within the site.

Estimated capacity

Estimated capacity of 19 homes.

Brislington West Ward

This section sets out development allocations in the Brislington West ward.



Site reference:

BDA0702

Ward:

Brislington West

Site address/location:

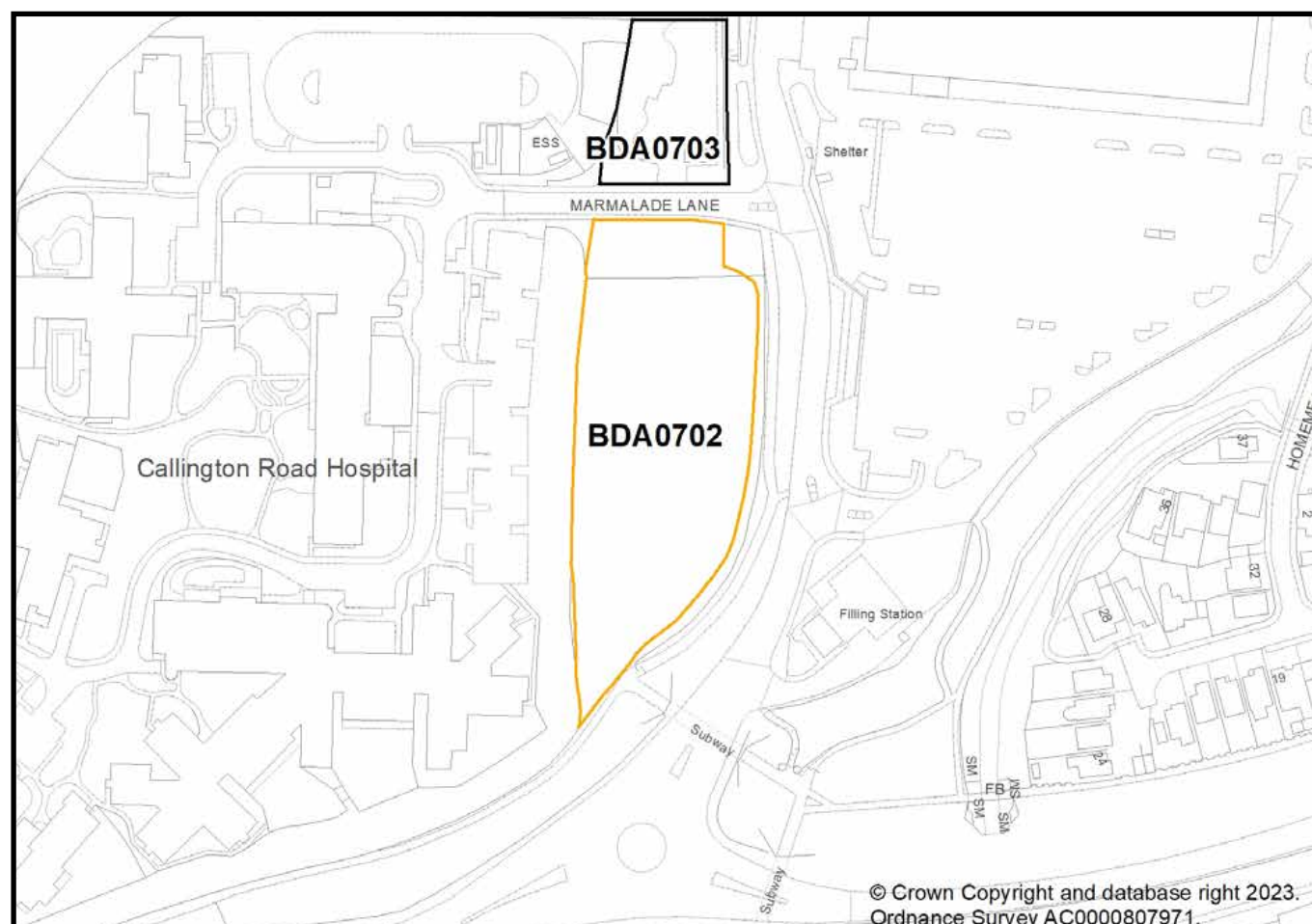
Land at Marmalade Lane (south), Brislington

Site description:

The land is currently undeveloped

Site area:

0.6 hectares



Proposed allocation:

Housing

Reasons for allocation:

The site is undeveloped, and the land is not required for open space or other purposes.

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, and ensure development is sited appropriately within lower risk areas, as the site is subject to flood risk and surface water drainage issues;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate make provision for mitigation measures;
- Maintain or strengthen the integrity and connectivity of the 'Land adjacent to Callington Road Hospital' Wildlife Network Site; and,
- Incorporate sustainable drainage systems in the higher flood risk area to the south of the site to integrate the Wildlife Network Site and promote biodiversity.

Estimated capacity

Estimated capacity of 40 homes.

Site reference:

BDA0703

Ward:

Brislington West

Site address/location:

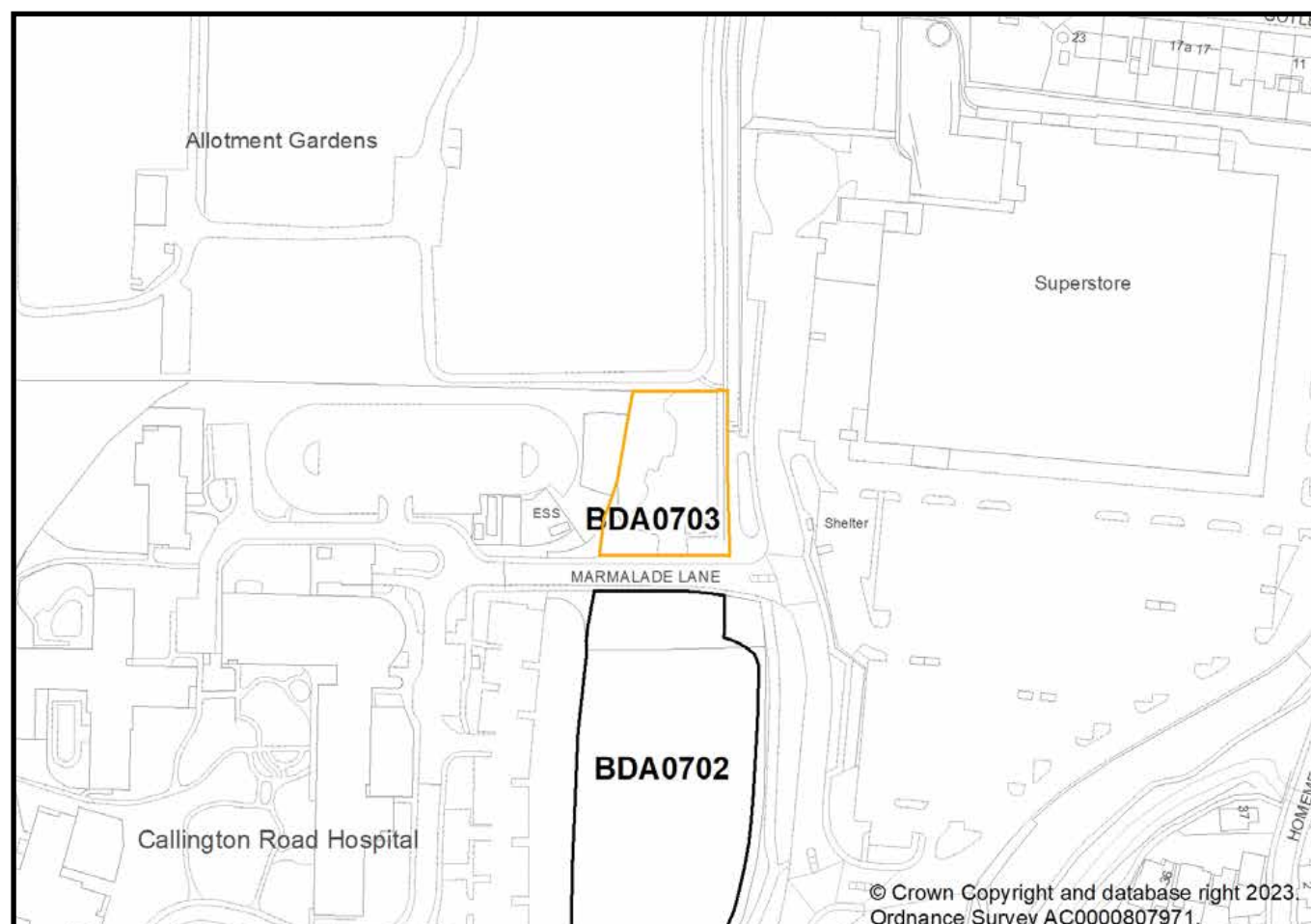
Land at Marmalade Lane (south), Brislington

Site description:

The land is currently vacant hardstanding

Site area:

0.1 hectares



Proposed allocation:

Housing

Reasons for allocation:

The site is undeveloped, and the land is not required for open space or other purposes.

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 up-to-date preliminary ecological appraisal 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:

BSA1207

Ward:

Brislington West

Site address/location:

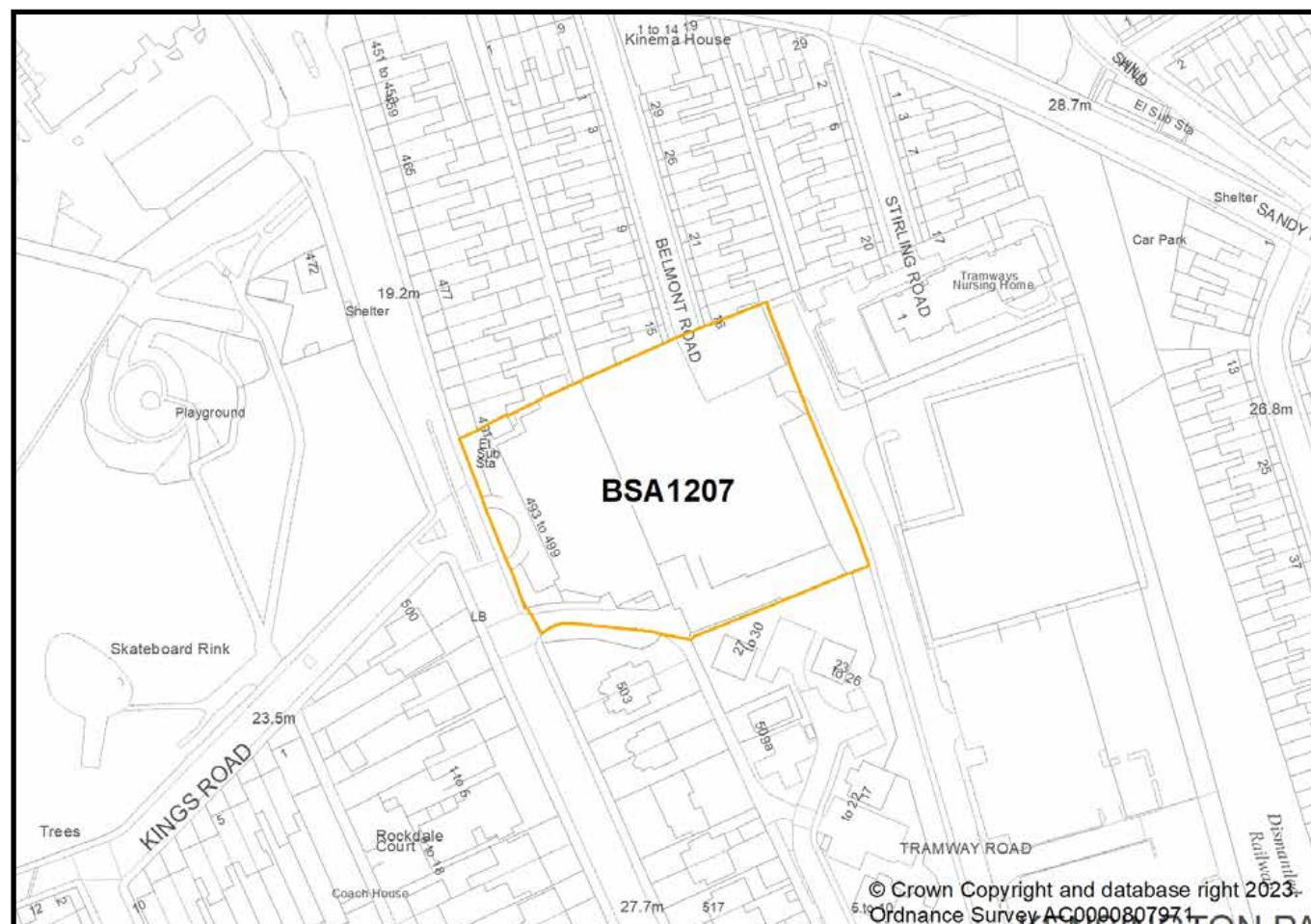
Bath Road, Kensington Park, near
Arno's Vale

Site description:

The site comprises vacant commercial
premises and hardstanding

Site area:

0.7 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a largely residential context and is currently underused, therefore the allocation represents a good use of land in line with Policy UL1 Effective and Efficient Use of Land.
- It is in a sustainable location approximately 300m from the shops and services of Sandy Park Road Local Centre and close to the supermarket at Castle Court and bus routes along Bath Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

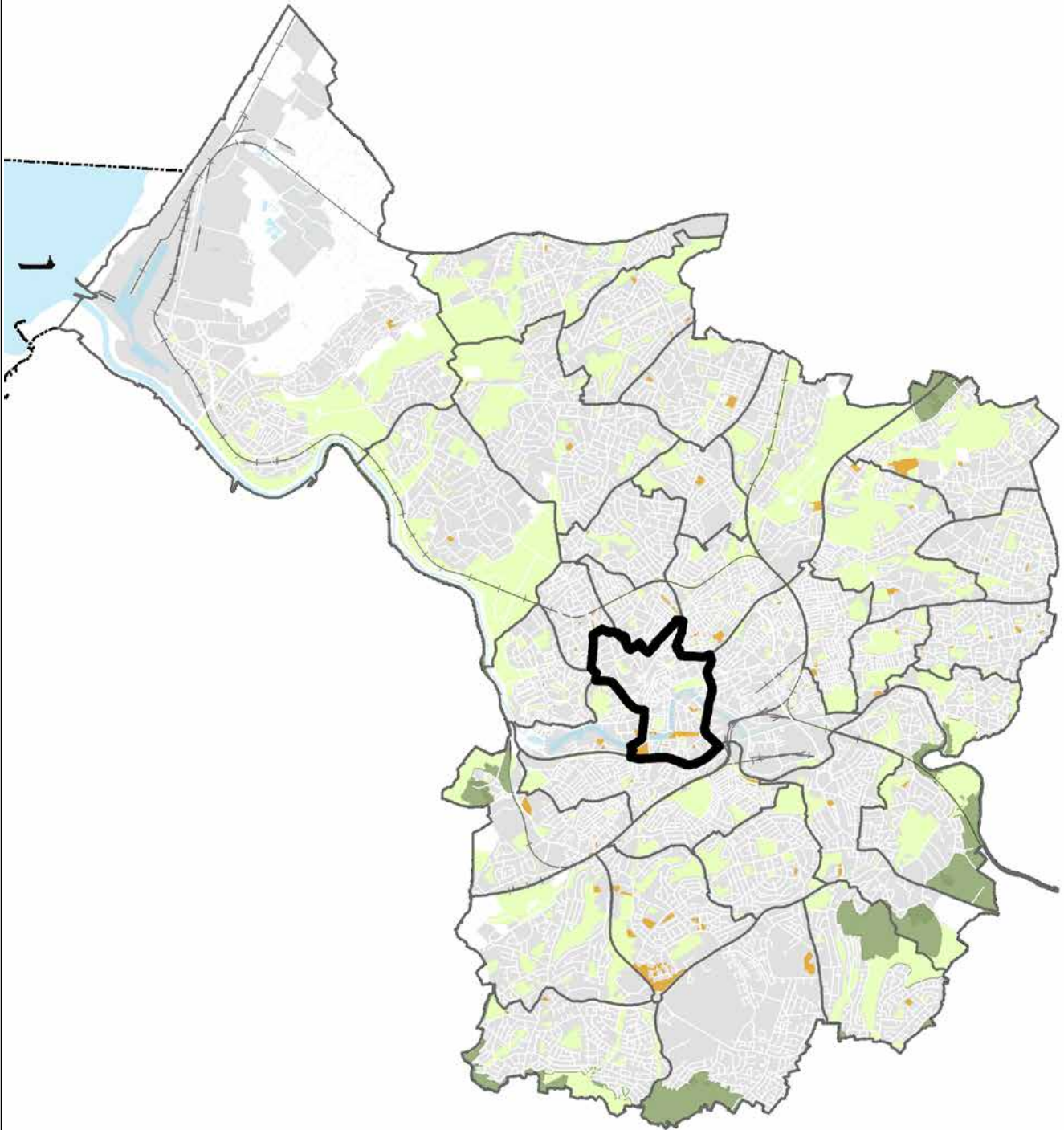
- Address noise and pollution issues from Bath Road.

Estimated capacity

Estimated capacity of 85 homes.

Central Ward

This section sets out development allocations in the Central ward.



Site reference:

BDA0801

Ward:

Central

Site address/location:

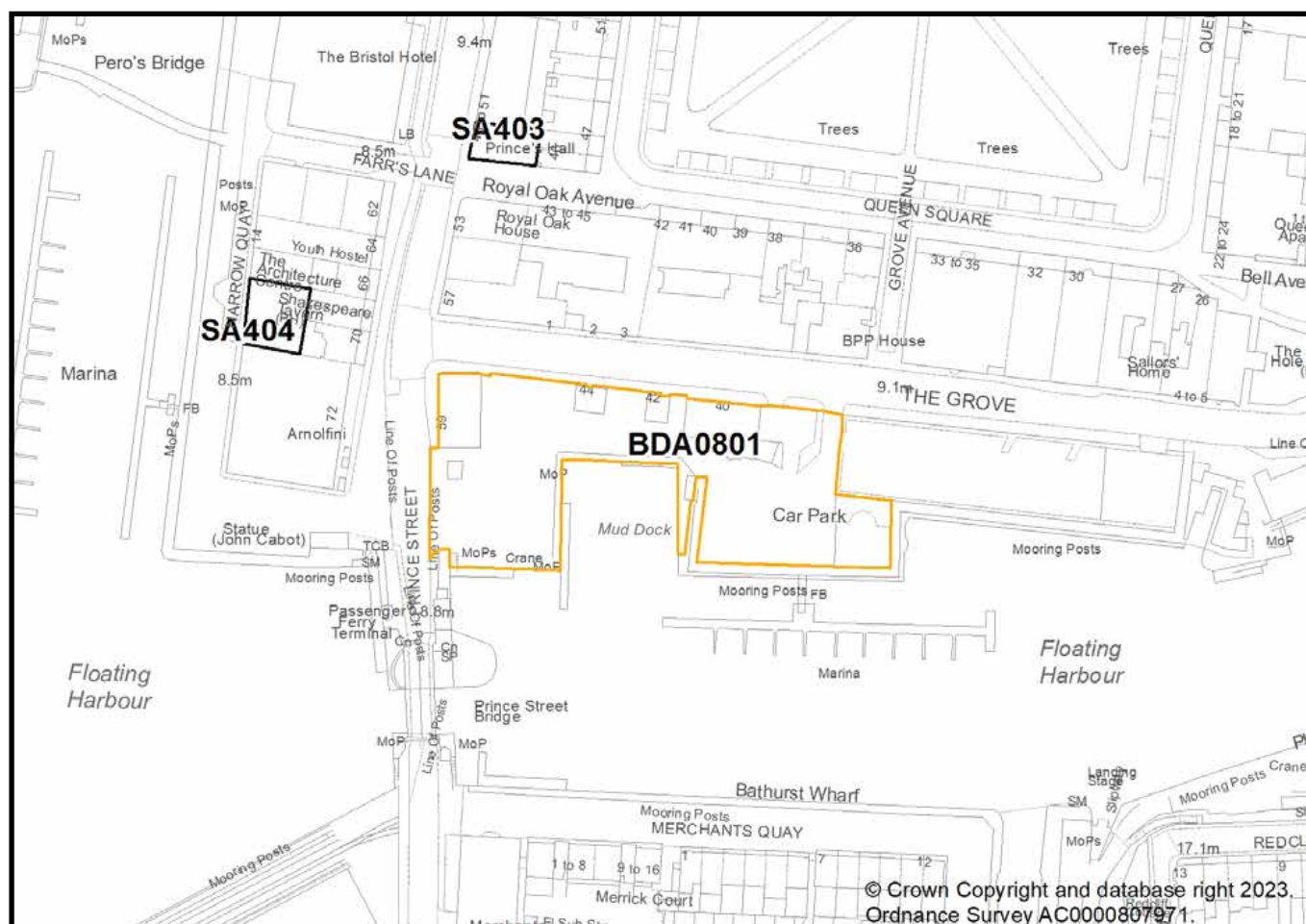
The Grove Car Park, The Grove and Prince Street, Harbourside

Site description:

The site is currently in use as a car park, offices, workshop, café and bike shop

Site area:

0.5 hectares



Proposed allocation:

Site would be considered appropriate for a number of city centre uses, including housing to create a more efficient use of land.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would offer potential for more efficient use of the land.

Development considerations:

Development should:

- Incorporate active ground floor uses to the Grove, Princes Street and the quayside walkway;
- Provide a contextual, heritage-led response to design, retaining the listed and unlisted buildings of merit on the site, and the setting of adjacent listed and unlisted buildings of merit, taking account of the City and Queen Square Conservation Area;
- Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels;
- Retain and enhance a high quality Quayside Walkway in accordance with planning policy BCAP32: Quayside walkways and incorporate footway enhancements on The Grove and Prince Street;
- Retain or re-provide existing trees as required by Policy BG4: Green Infrastructure Provision;
- 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 Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area;
- Be informed by an ecological survey, and seek to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site;
- Retain secure, independent access to existing moorings and enable continued harbour operations, including the service and maintenance of boats and operation of the dockside crane;
- Take account of underground infrastructure;
- Retain or re-provide electric vehicle charging points;
- Explore options for energy generation on site.

Site reference:

BDA0802

Ward:

Central

Site address/location:

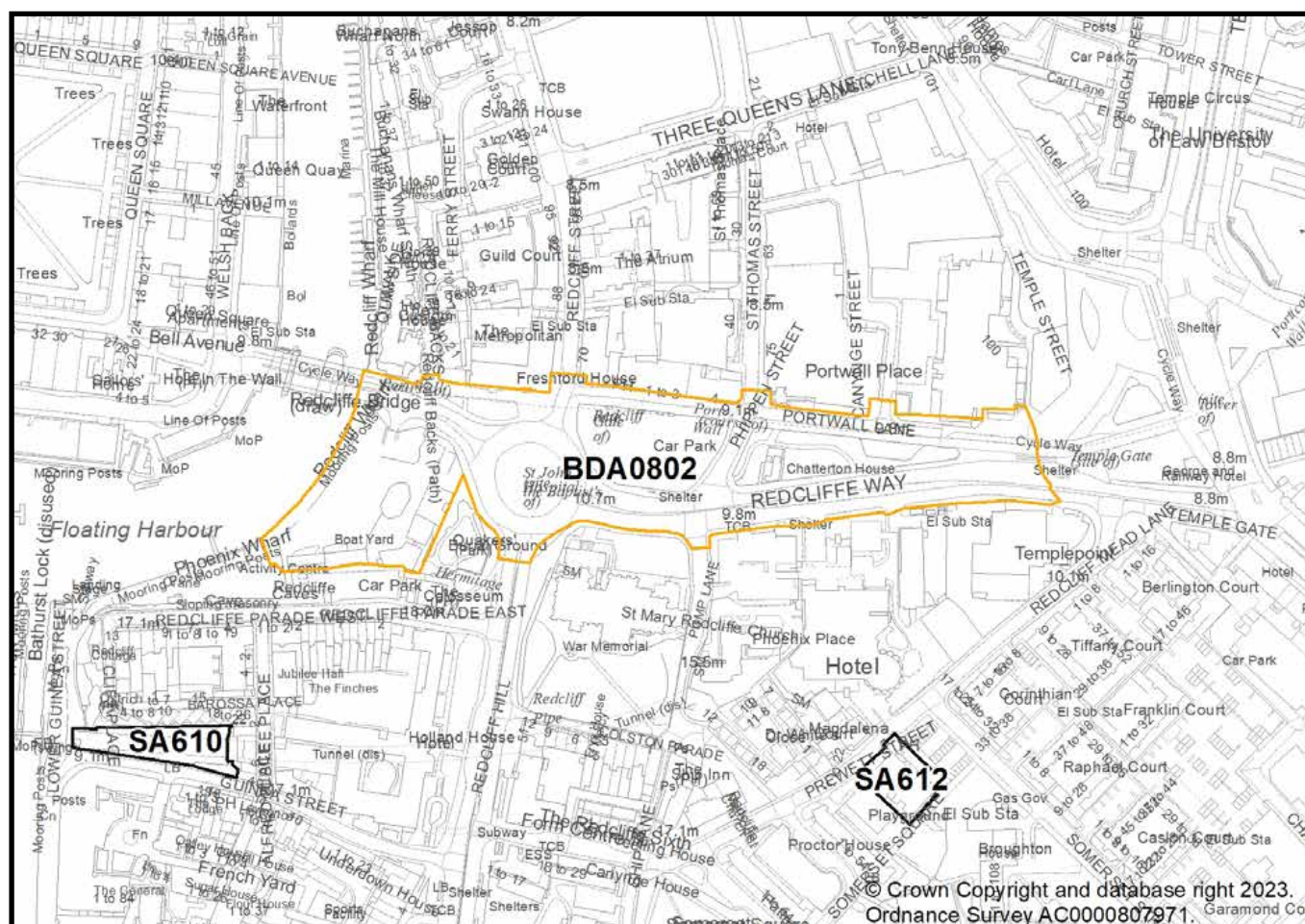
Land at Redcliffe Way

Site description:

The site covers a central area of the city accommodating a variety of uses including Redcliffe Wharf, road infrastructure, Chatterton's House and car parking

Site area:

3.15 hectares



Proposed allocation:

On appropriate sites the area would be suitable for residential led growth, supported by a mix of uses including offices, community infrastructure, leisure uses and culture / tourism uses, which may include hotel uses. An element of retail will be acceptable on appropriate sites subject to consideration of its impact on other designated shopping areas.

Reasons for allocation:

Should the site within the area become available or no longer be required in their current layout, redevelopment for a number of city centre uses including new homes would offer potential for more efficient use of the land.

Development considerations:

Development should:

- provide improved pedestrian and cycle routes between Temple Meads and Queen Square and between Redcliffe and Bedminster on relevant sites;
- include residential development to encourage a stable, mixed residential population, including family housing and affordable housing;
- significantly improve the setting for St. Mary Redcliffe church,
- improve links between north and south Redcliffe and improve links between south and west Redcliffe
- provide an alignment for the proposed Bristol MetroBus route;
- include the reuse and sensitive restoration of the Grade II listed Thomas Chatterton's house and school;
- Enhance the quality and accessibility of the network of green spaces in the area;
- Provide high architectural and environmental design standards to contribute to the place-making objectives for the area and the sustainability of the area;
- reduce the impact of traffic on the 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 appropriate mitigation, where the site is subject to flood risk and / or is at risk of flooding from surface water; or is larger than one hectare in size.
- Be supported by a flood risk sequential test undertaken within the development allocation area which takes account of all reasonably available sites in the area, where the site is at risk of flooding now or with climate change.

It is proposed to continue the approach to the area taken in Bristol Central Area Plan (2015), Policy BCAP40: Redcliffe Way (site KS10)

Site reference:

SA101

Ward:

Central

Site address/location:

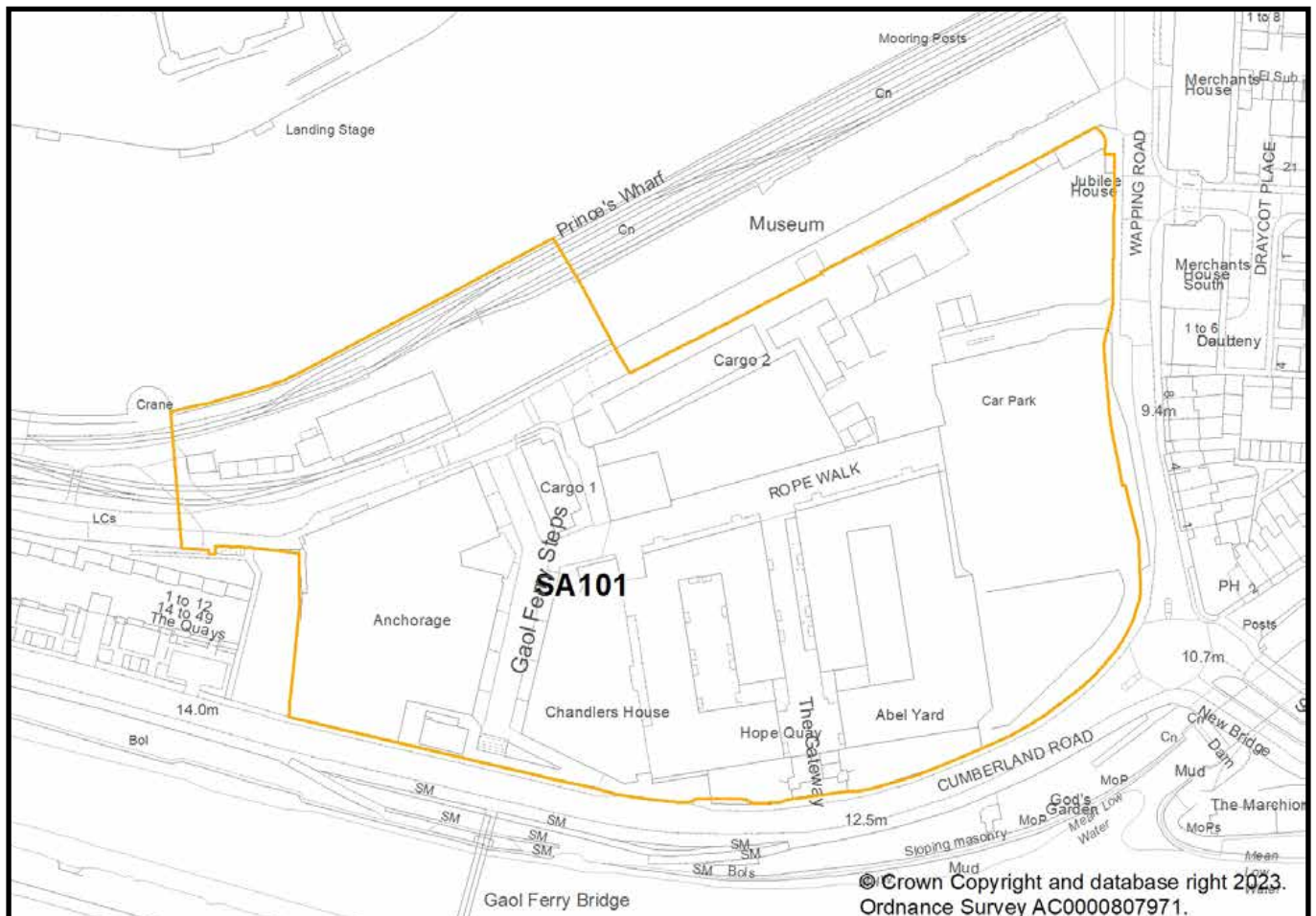
Wapping Wharf, Wapping Ward

Site description:

The site comprises cleared land that is being brought forward in phases for a mixed-use development

Site area:

3.45 hectares



Proposed allocation:

Housing/offices

Development considerations:

Development should:

- Incorporate active ground floor uses to Prince's Wharf / Wapping Wharf.
- Provide the secondary pedestrian route between the quayside walkway and Gaol Ferry Bridge;
- Provide an enhanced public realm in the area around M-Shed;
- Take account of the City Docks conservation area;
- Integrate surviving heritage assets such as building fragments and stone walls into its design;
- Be supported by a Flood Risk Assessment.

Estimated capacity

Estimated capacity of 600 homes.

Site reference:

SA202

Ward:

Central

Site address/location:

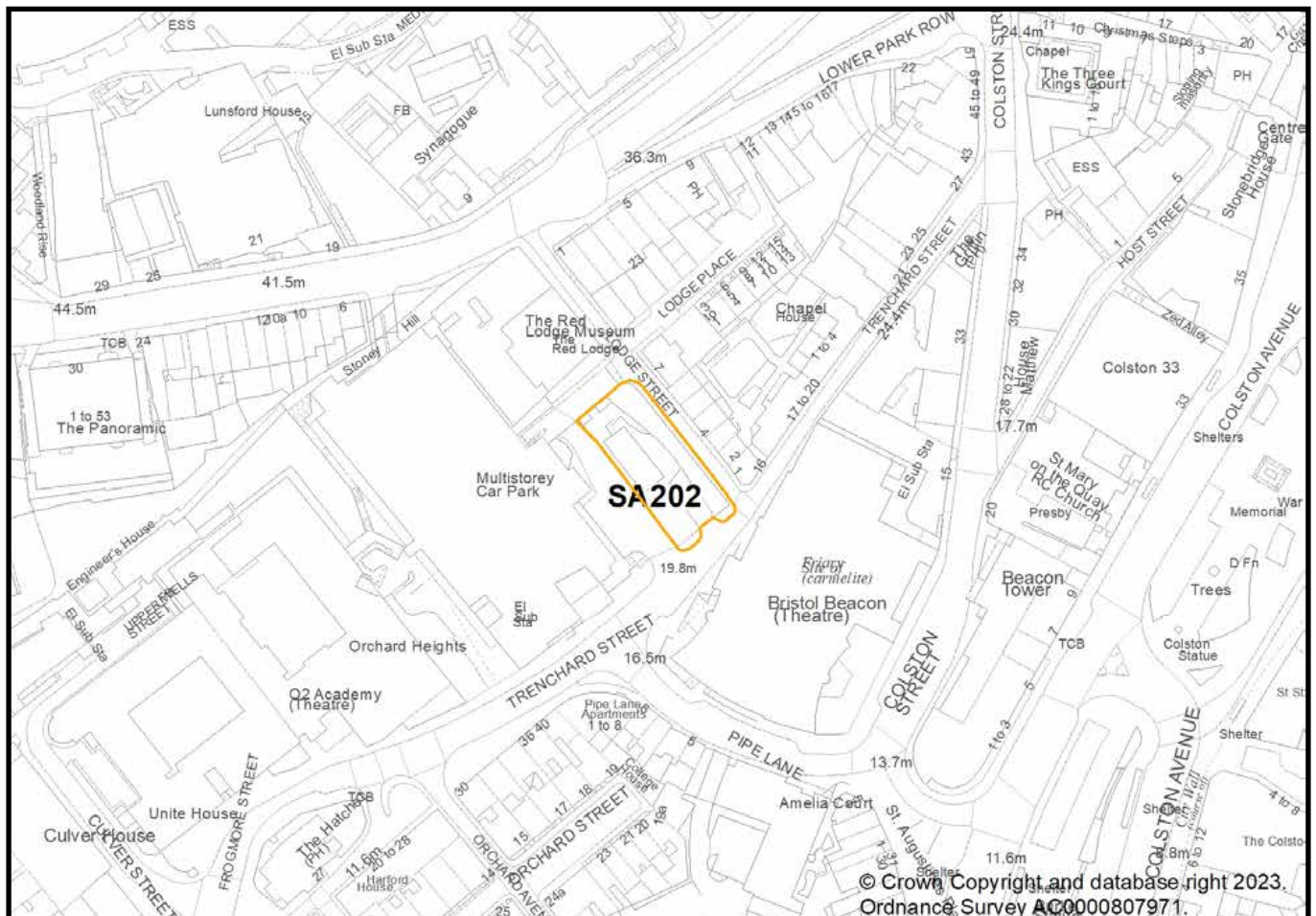
Land to the west of Lodge Street

Site description:

The site comprises long-term vacant land adjacent to Trenchard Street car park

Site area:

0.1 hectares



Proposed allocation:

Housing, specialist student accommodation

Development considerations:

Development should:

- Take account of the Tyndall's Park conservation area;
- Reflect the descending rhythm, height, scale and massing of development on the east side of Lodge Street;
- An active ground floor use to the Trenchard Street / Lodge Street corner will be encouraged.

Estimated capacity

Estimated capacity of 20 homes

Site reference:

SA301

Ward:

Central

Site address/location:

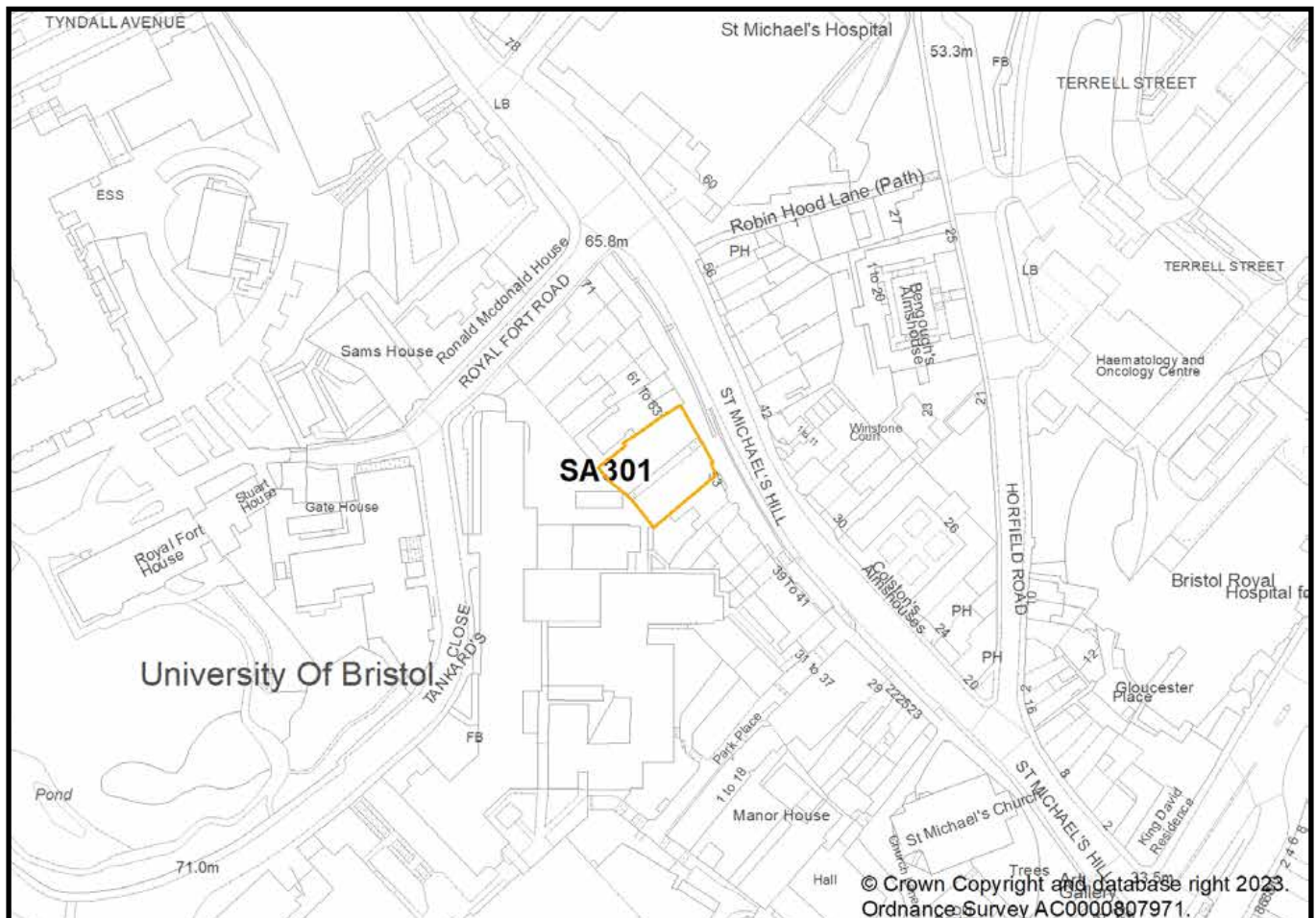
55 – 59 St. Michael's Hill

Site description:

The site comprises long-term vacant land within the historic frontage of St. Michael's Hill

Site area:

0.06 hectares



Proposed allocation:

Housing, specialist student accommodation, educational use

Development considerations:

Development should:

- Take account of the St. Michael's Hill and Christmas Steps conservation area;
- Reflect the descending rhythm, height, scale and massing of nearby buildings on the west side of St. Michael's Hill;
- Respect the character and setting of adjoining listed buildings;
- Retain the historic pedestrian route through the site.

Estimated capacity

Estimated capacity of 15 homes

Site reference:

SA403

Ward:

Central

Site address/location:

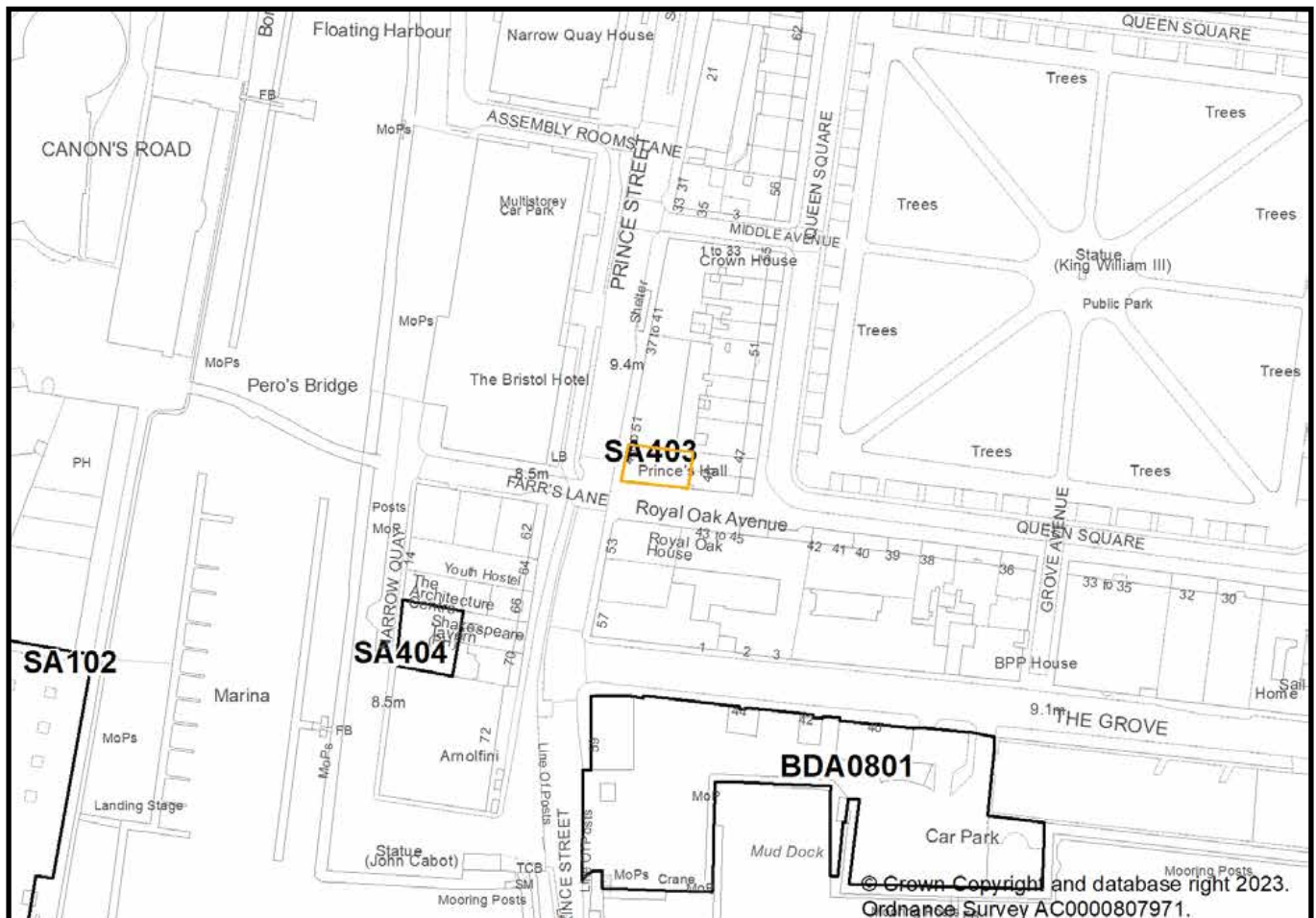
Old Seaman's Chapel, Royal Oak Avenue,
fronting Princes Street

Site description:

The site comprises a long-term vacant
former chapel and commercial premises

Site area:

0.02 hectares



Proposed allocation:

Office/Workspace/Leisure/Housing

Development considerations:

Development should:

- Take account of the City & Queen Square conservation area;
- Reuse the existing chapel building;
- Be supported by a Flood Risk Assessment.
- The incorporation of active ground floor uses will be encouraged.

Site reference:

SA404

Ward:

Central

Site address/location:

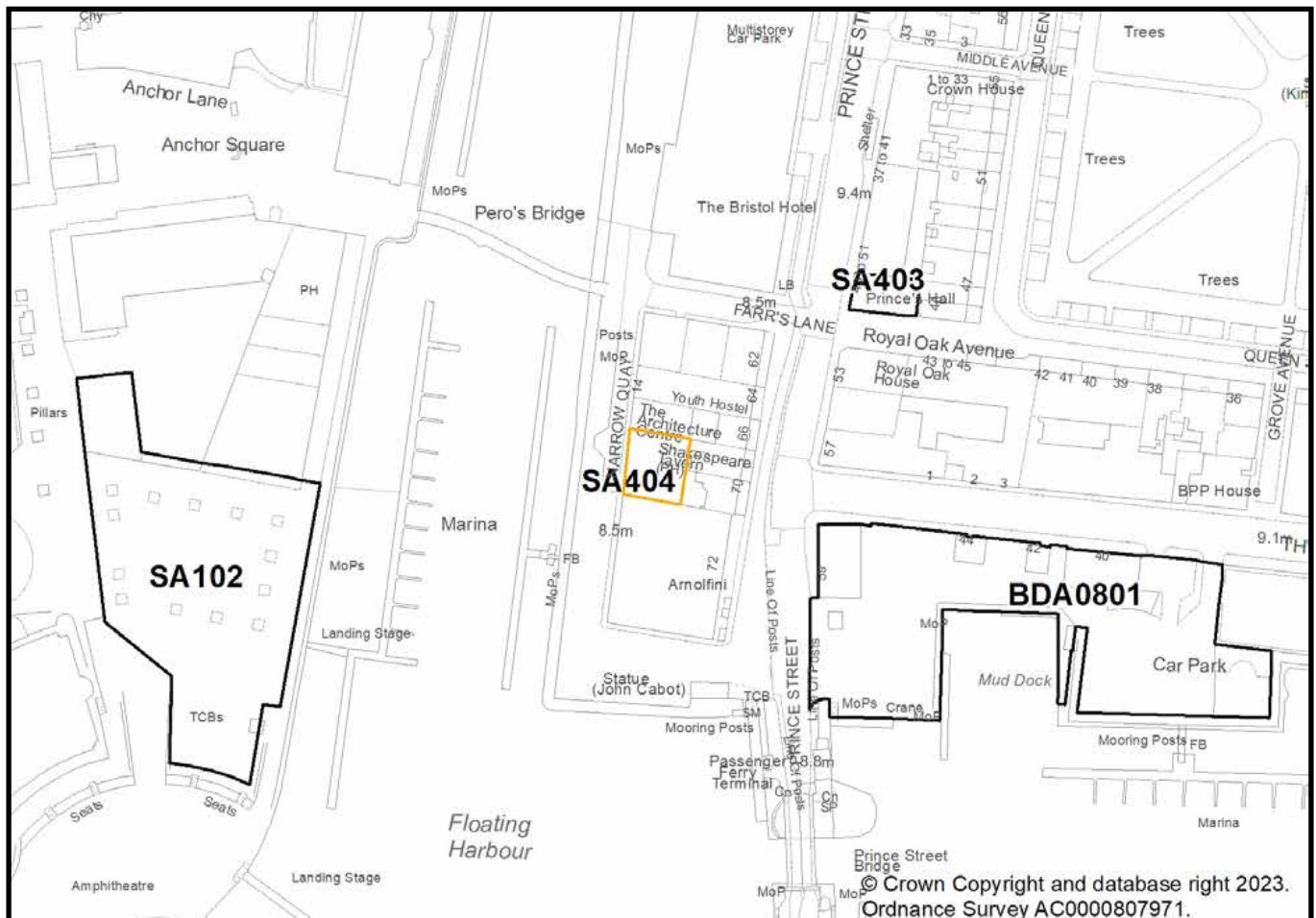
16 Narrow Quay

Site description:

The site comprises long-term vacant land within the historic frontage of Narrow Quay

Site area:

0.03 hectares



Proposed allocation:

Office/Workspace/Leisure/Housing

Development considerations:

Development should:

- Take account of the City & Queen Square conservation area;
- Be supported by a Flood Risk Assessment.
- The incorporation of active ground floor uses will be encouraged.

Site reference:

SA506

Ward:

Central

Site address/location:

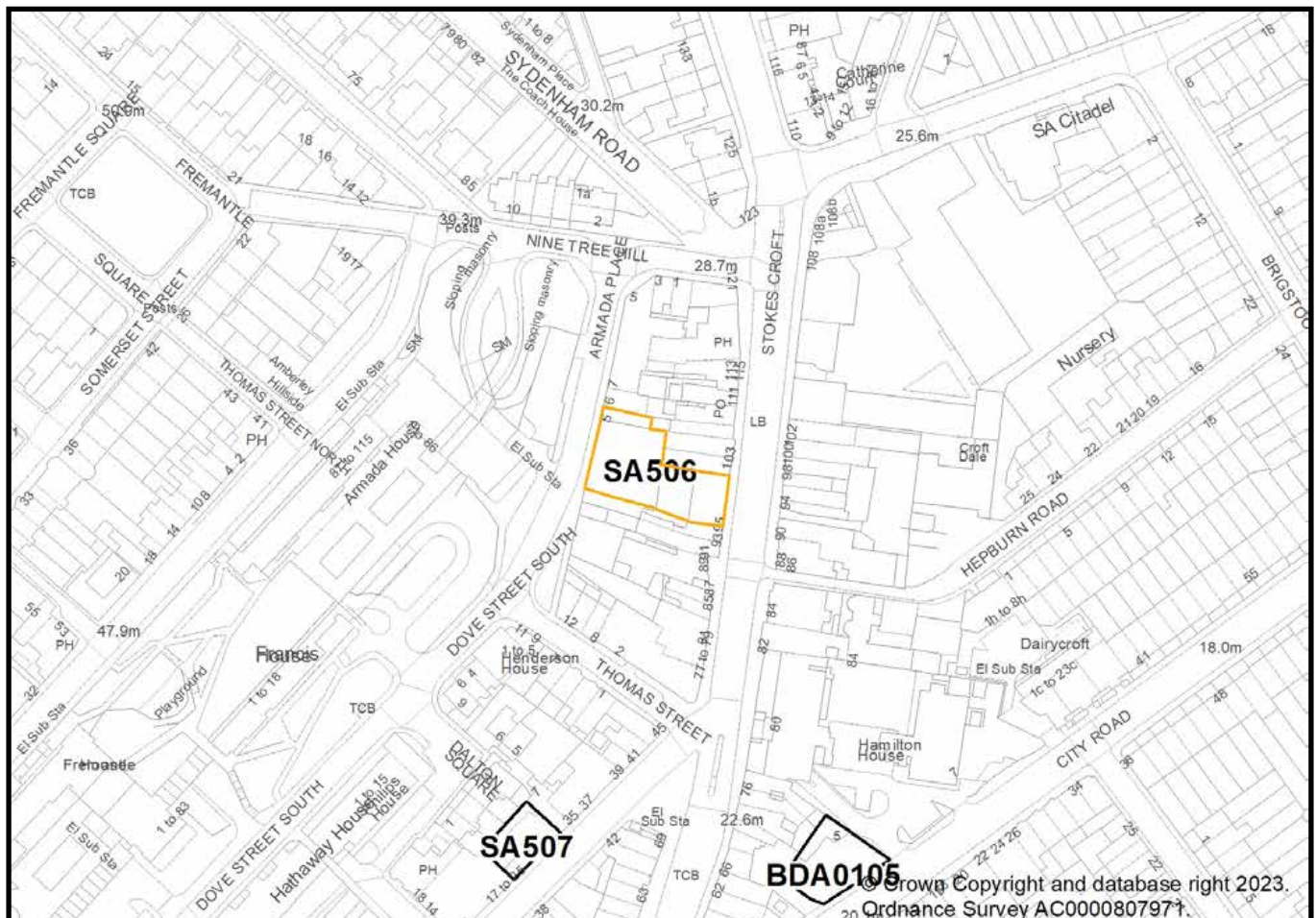
97 – 101 Stokes Croft

Site description:

The site comprises long-term vacant commercial buildings and land to the rear

Site area:

0.07 hectares



Proposed allocation:

Housing

Development considerations:

Development should:

- Take account of the Stokes Croft conservation area;
- Retain and reuse the existing buildings on the Stokes Croft frontage of the site, which are identified as unlisted buildings of merit in the Stokes Croft Conservation Area Character Appraisal;
- Incorporate active ground floor uses appropriate to a secondary shopping frontage;
- Address noise and pollution issues from Stokes Croft.

Estimated capacity

Estimated capacity of 20 homes

Site reference:

SA507

Ward:

Central

Site address/location:

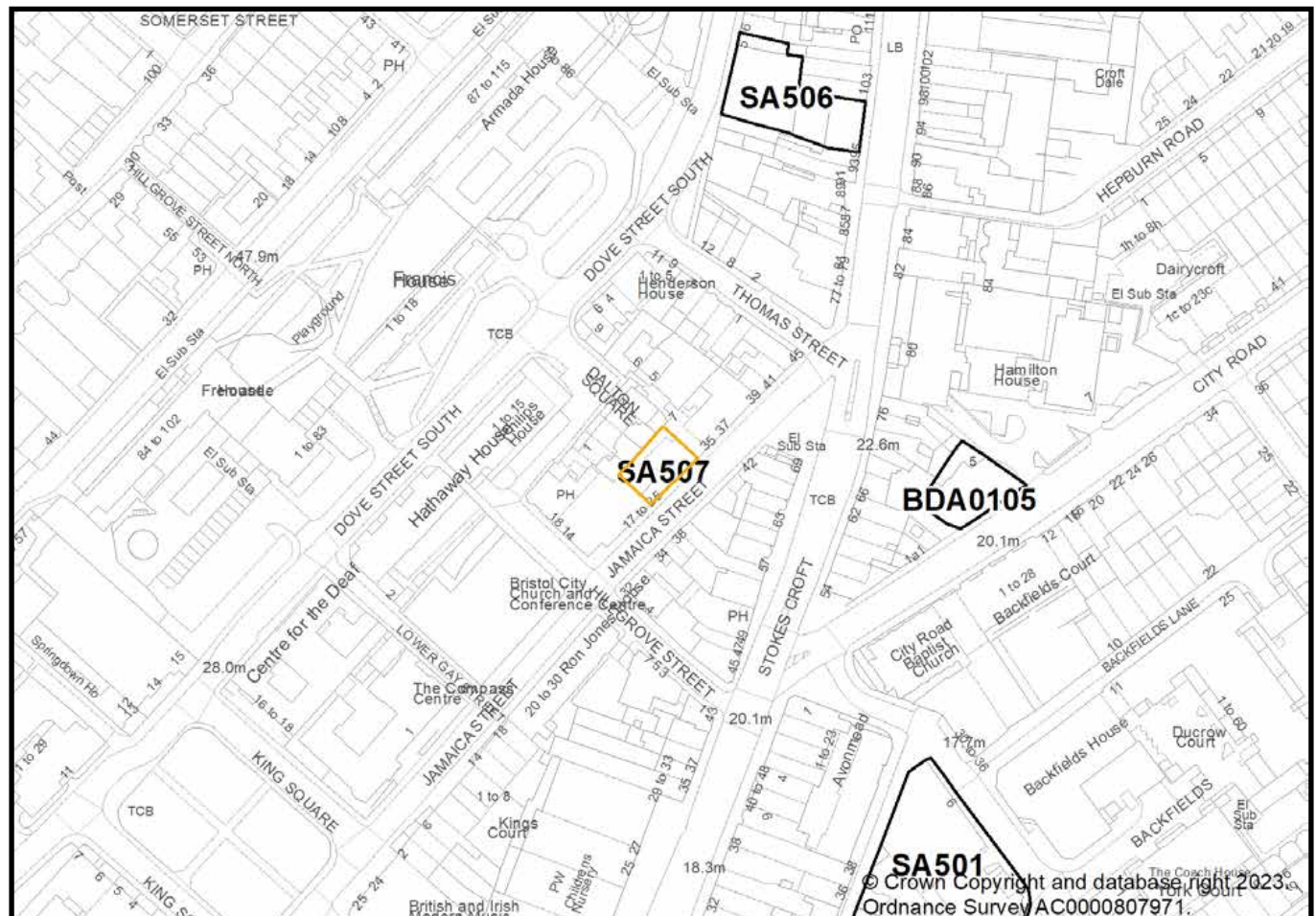
27 – 33 Jamaica Street

Site description:

The site comprises partially cleared land within the historic frontage of Jamaica Street

Site area:

0.02 hectares



Proposed allocation:

Arts and Cultural/Housing/Offices

Development considerations:

Development should:

- Take account of the Stokes Croft conservation area;
- Incorporate employment uses or active uses to the ground floor;
- Create a suitable frontage to Jamaica Street that contributes positively to the character of the Conservation Area.

Estimated capacity

Estimated capacity of 5

Site reference:

SA608

Ward:

Central

Site address/location:

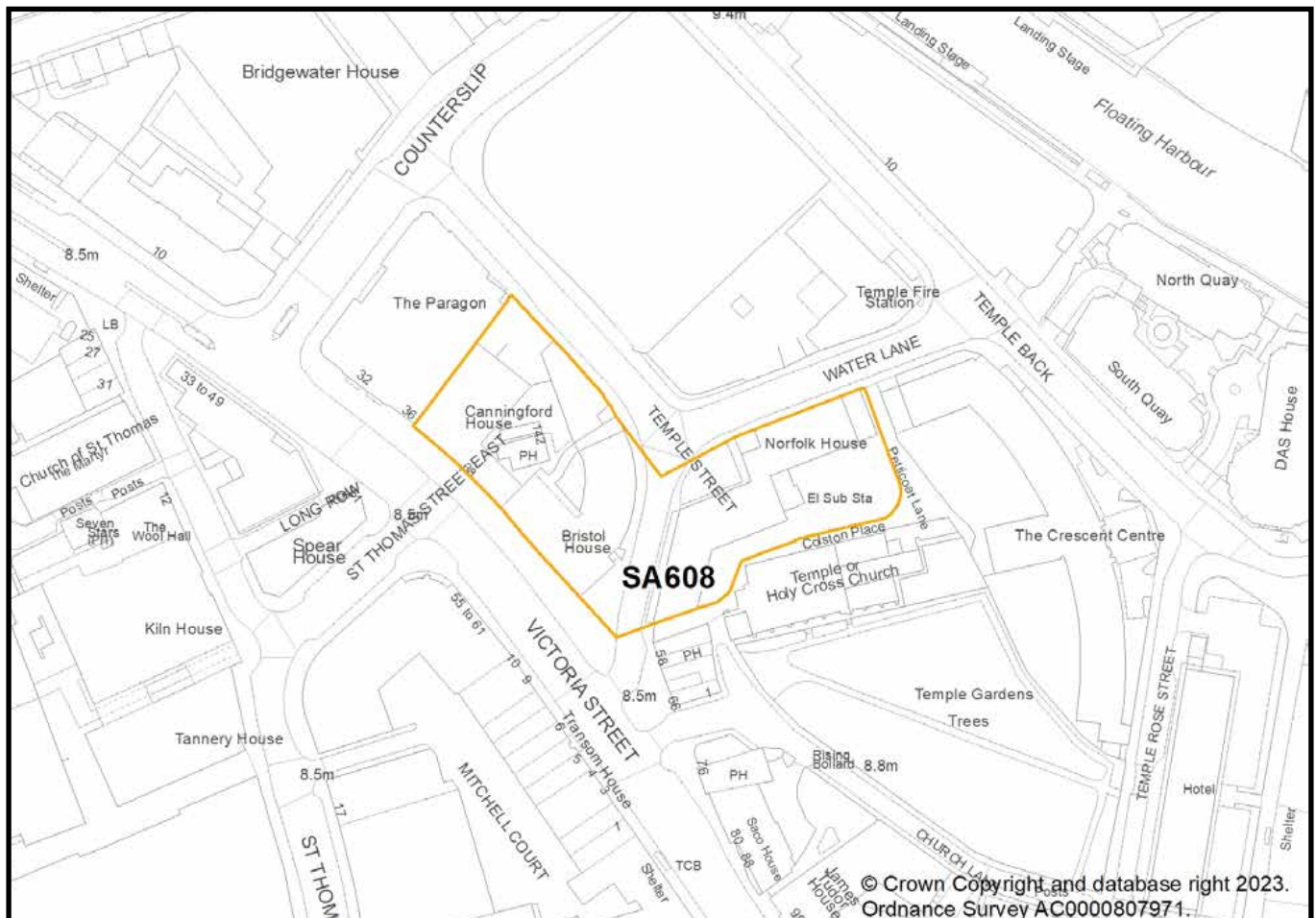
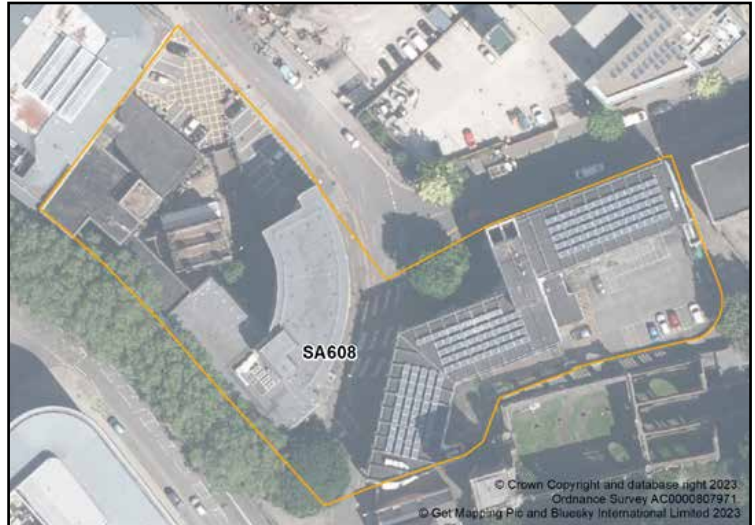
Land and buildings at Victoria Street /
Temple Street

Site description:

The site comprises office buildings and an
historic public house

Site area:

0.59 hectares



Proposed allocation:

Housing/Offices

Reasons for allocation:

Redevelopment of this currently occupied site is not essential to the delivery of the Bristol Local Plan growth targets for the city centre, but would make a significant contribution to the regeneration of the Redcliffe neighbourhood.

Development considerations:

Development should:

- Take account of the Redcliffe conservation area;
- Provide a strong frontage to all surrounding streets;
- Respond positively to the scale and character of surviving historic buildings on Victoria Street / Temple Street;
- Reinststate a pedestrian link between Victoria Street and the Cornubia, with reference to the historic street alignment of Long Row;
- Provide public realm improvements to Temple Street as part of the proposed primary pedestrian route shown on the Policies Map;
- Provide active ground floor uses to Temple Street as part of that primary pedestrian route;
- Address noise and pollution issues from Victoria Street;
- Be supported by a Flood Risk Assessment.

A comprehensive solution will be encouraged to the development of the site. Opportunities should be explored to narrow Temple Street closer to its historic alignment, create a new public space to the northwest of Temple Church and reinststate a flatiron building to the corner of Victoria Street and Temple Street as set out in SPD3.

Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.

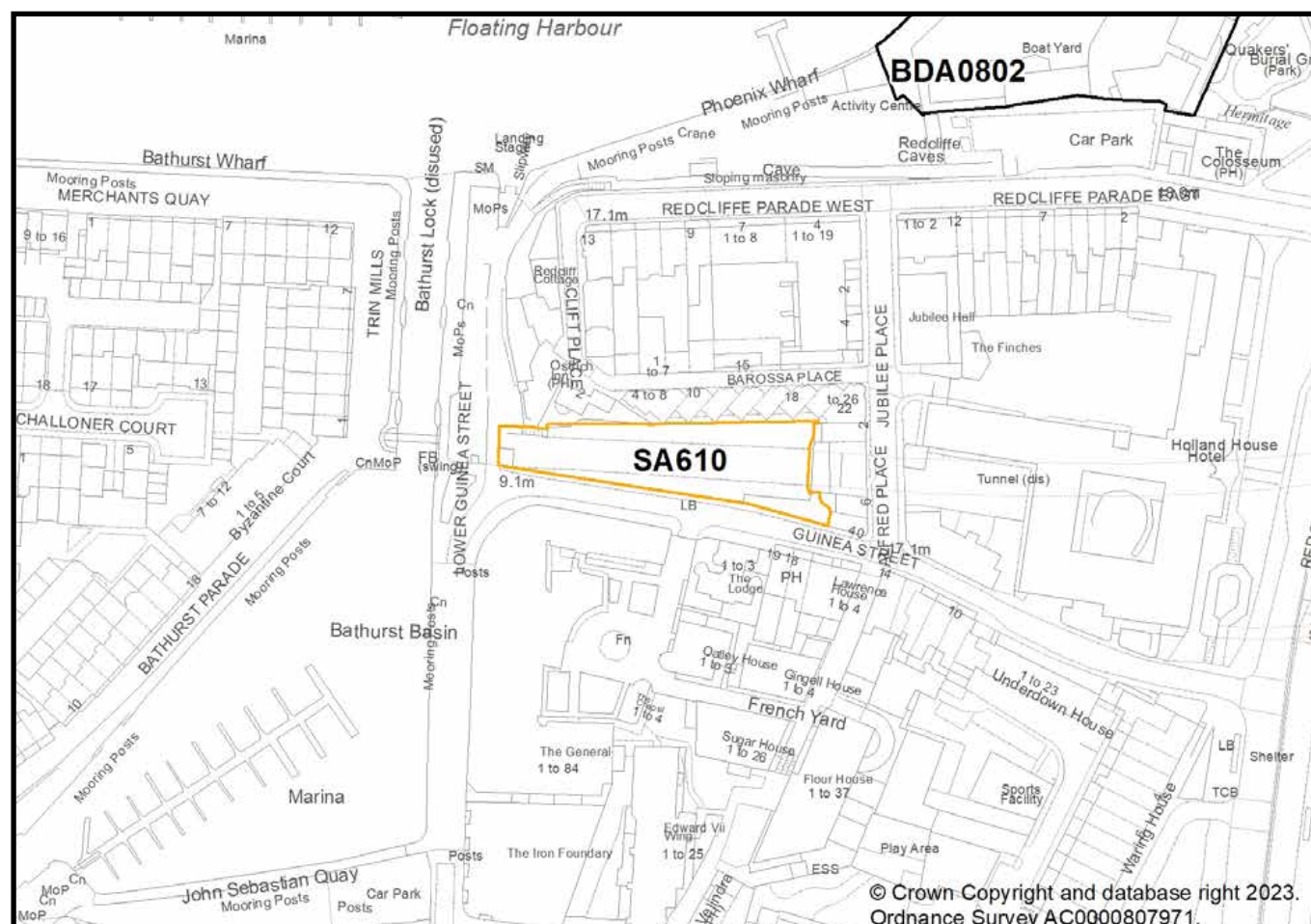
SA610

Central

Railway Cutting, Lower Guinea Street

The site comprises a former railway cutting used for parking

0.17 hectares



Proposed allocation:

Offices/Workspace/Leisure

Development considerations:

Development should:

- Maintain vehicular access for maintenance purposes to the railway tunnel;
- Take account of the Redcliffe conservation area;
- Safeguard the amenity of adjoining residential development;
- Be supported by a Flood Risk Assessment.

Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.

Site reference:

SA612

Ward:

Central

Site address/location:

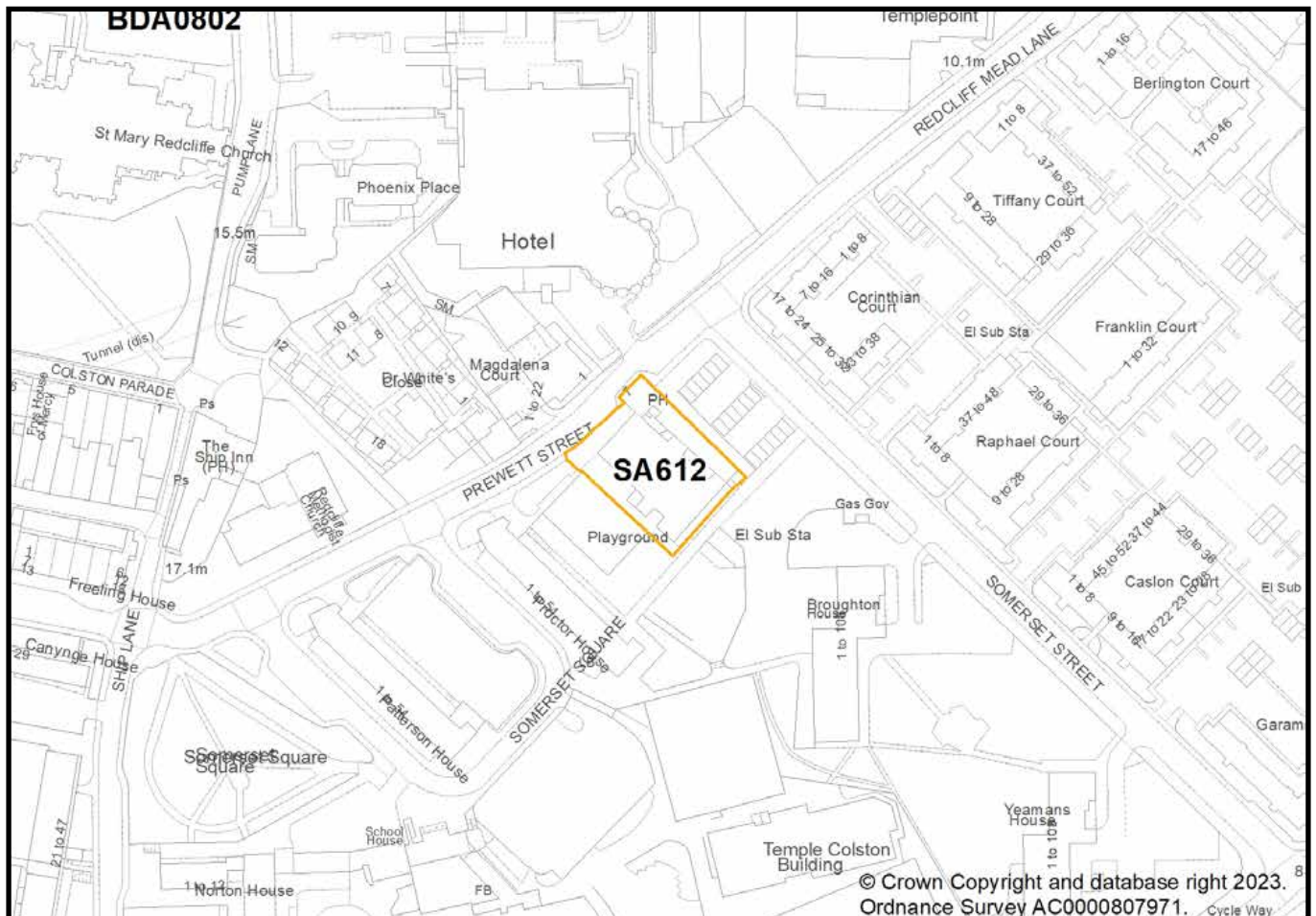
The Bell and adjoining buildings,
Prewett Street

Site description:

The site comprises long-term vacant
commercial buildings

Site area:

0.13 hectares



Proposed allocation:

Housing/Pub and Housing

Development considerations:

Development should:

- Retain the existing public house building and features to contribute to local character and distinctiveness.

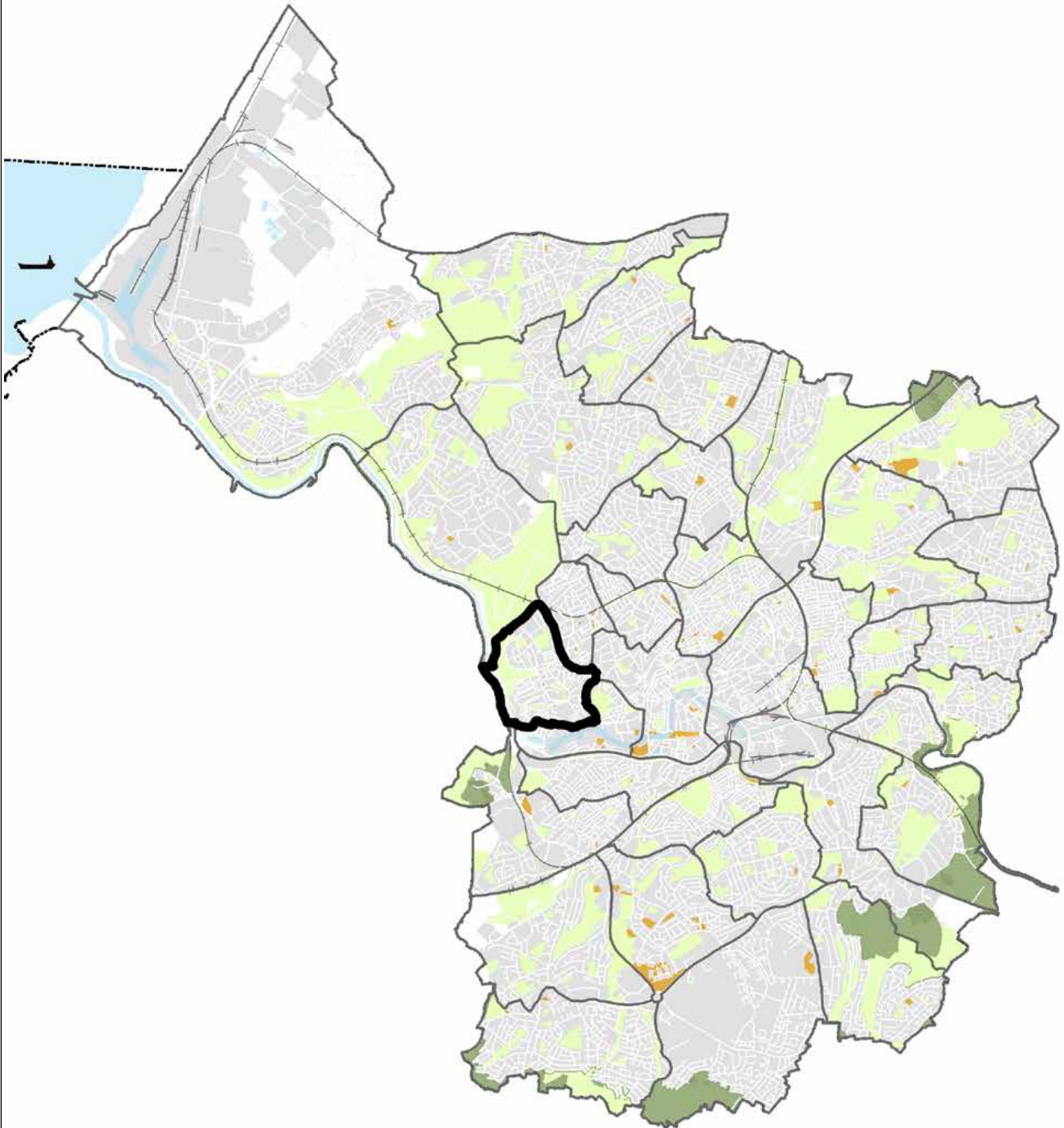
Regard will be had to the additional considerations set out in SPD3 in considering any proposals for this site.

Estimated capacity

Estimated capacity of 15 homes

Clifton Ward

This section sets out development allocations in the Clifton ward.



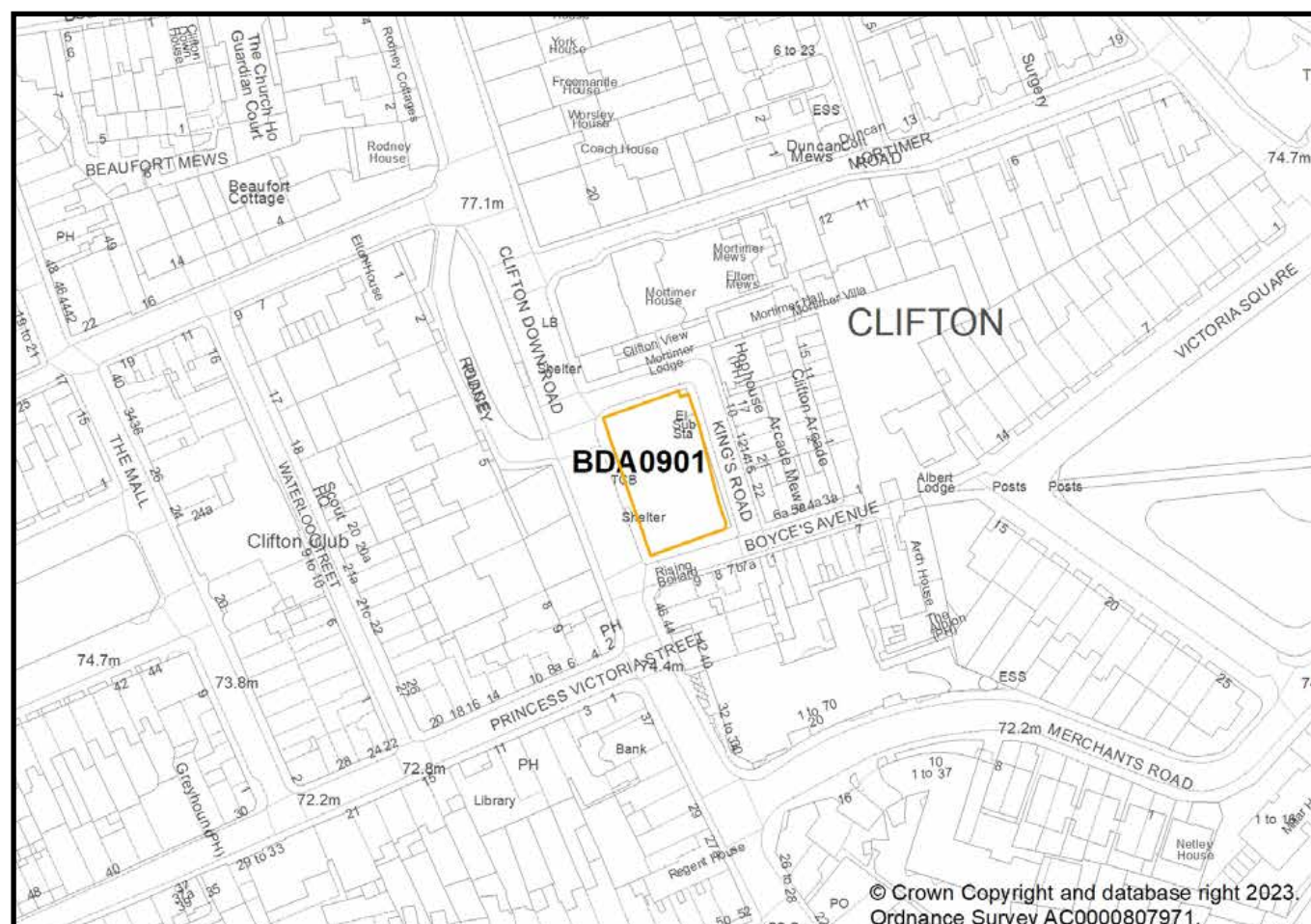
BDA0901

Clifton

2 – 16 Clifton Down Road, Clifton

The site is a cleared, previously vacant retail parade

0.1 hectares



Proposed allocation:

Mixed use with active ground floor uses including retail, and offices and / or residential uses on upper floors.

Reasons for allocation:

Redevelopment for mixed uses would represent an efficient use of land in a Town Centre.

Development considerations:

Development should:

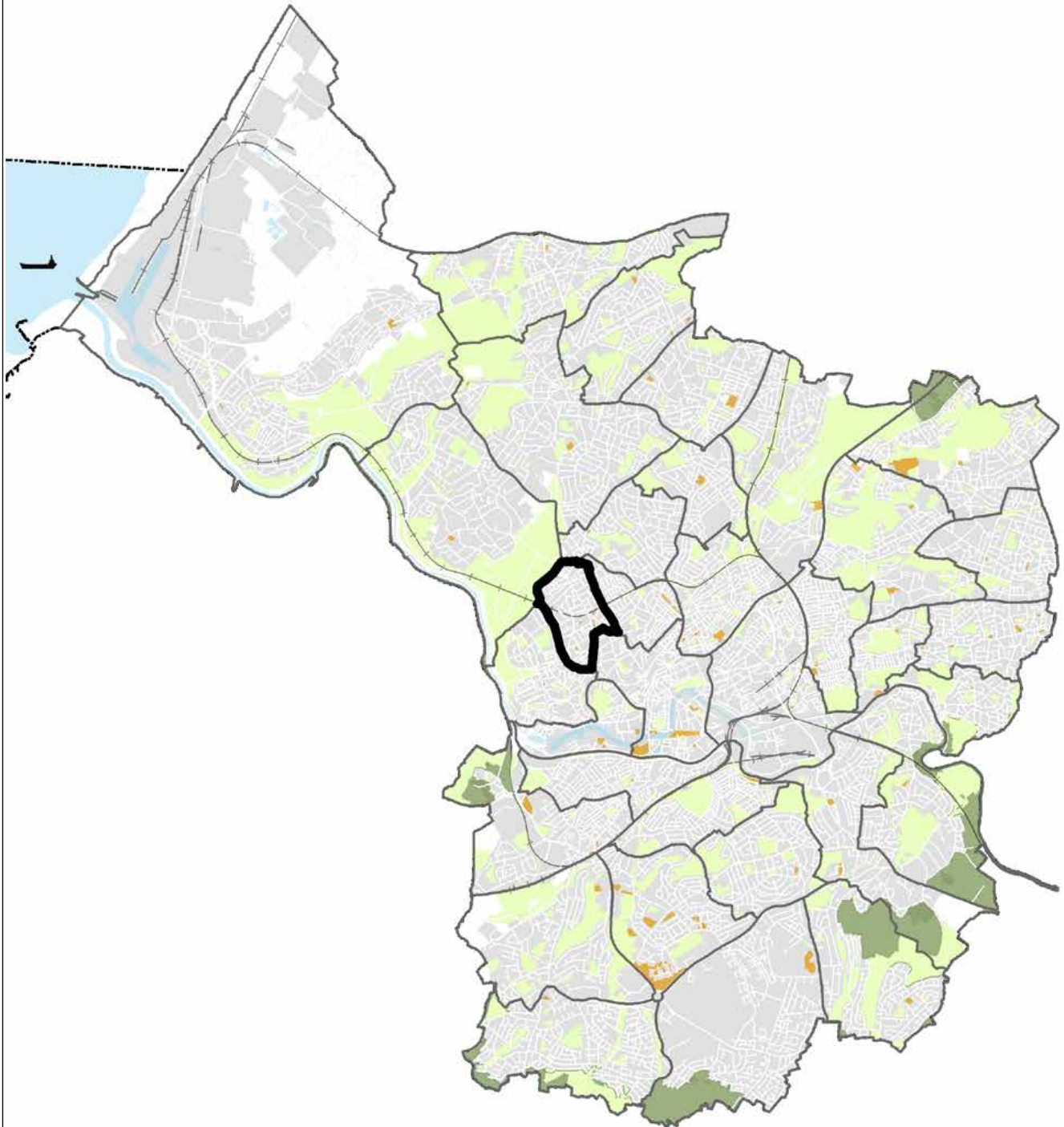
- Provide suitable access and servicing arrangements from Kings Road, and provide appropriate pedestrian enhancements;
- Provide a contextual response that takes account of the Clifton Conservation Area and respects the setting of neighbouring Listed Buildings;
- Provide an element of mixed use on the 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.

Clifton Down Ward

This section sets out development allocations in the Clifton Down ward.



Site reference:

BDA1001

Ward:

Clifton Down

Site address/location:

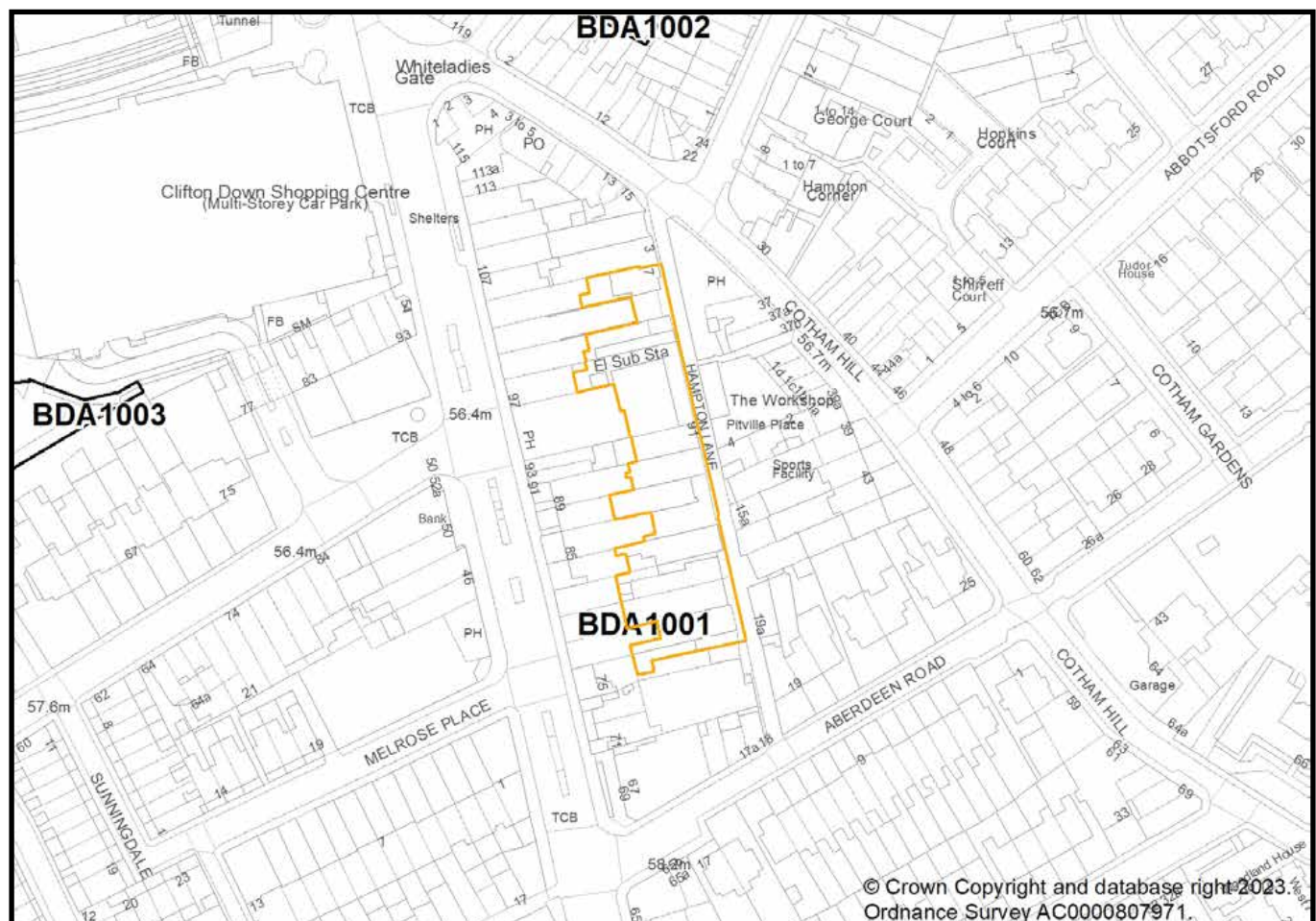
Land west of Hampton Lane, Cotham

Site description:

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

Site area:

0.3 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should plots become available or no longer be required in their current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.

Development considerations:

Development should:

- Provide suitable access and appropriate enhancement to footways along Hampton Lane, ensuring built form, parking and waste storage is set back from 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);
- Take account of impact of development on amenity for occupants of properties along Whiteladies Road and east of Hampton Lane; and
- 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.

Estimated capacity

Estimated capacity of up to 10 homes

Site reference:

BDA1002

Ward:

Clifton Down

Site address/location:

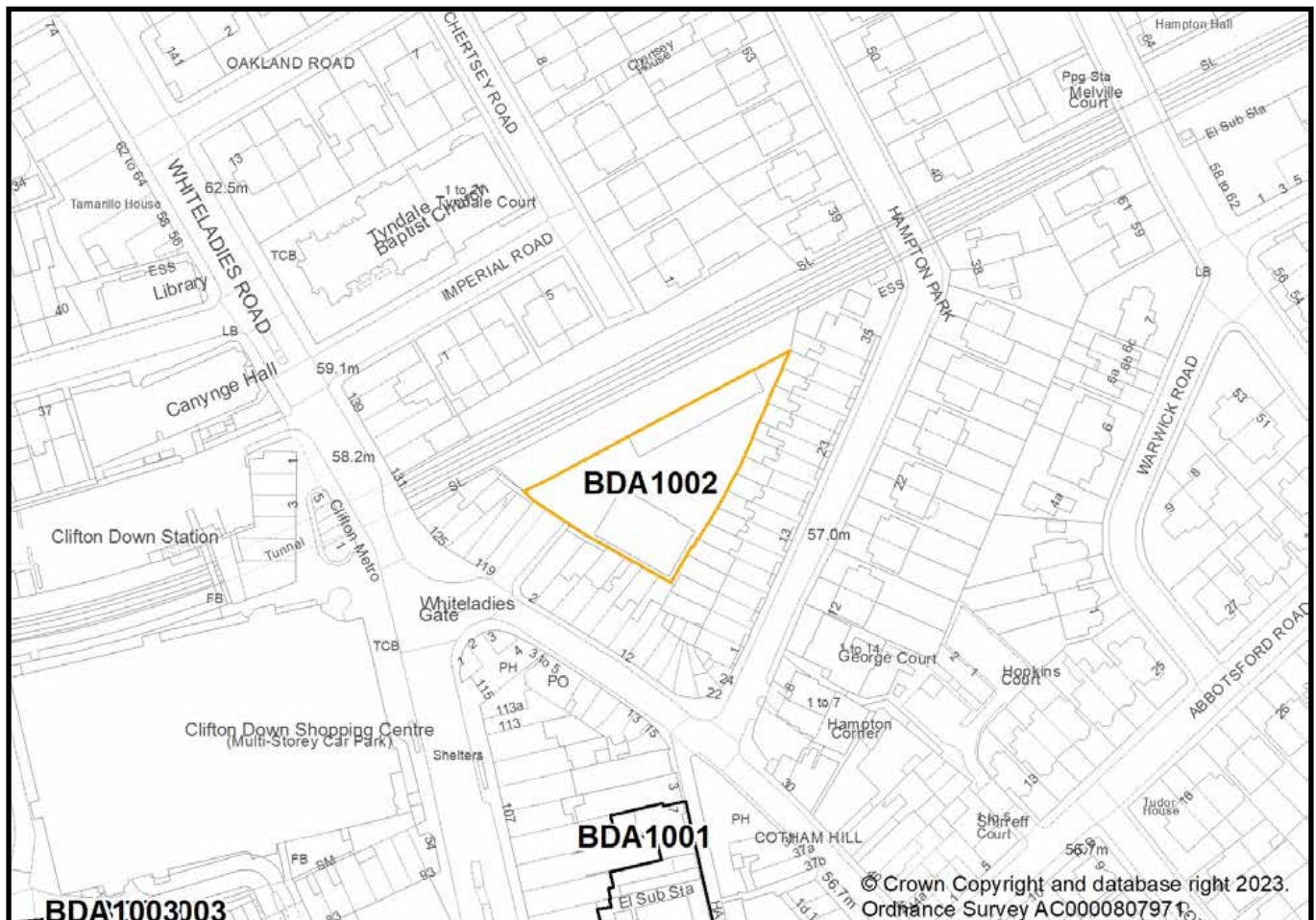
Land at Whiteladies Gate, Cotham

Site description:

Land is currently in use as a builders merchants yard

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.

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 up-to-date preliminary ecological appraisal, 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

Ward:

Clifton Down

Site address/location:

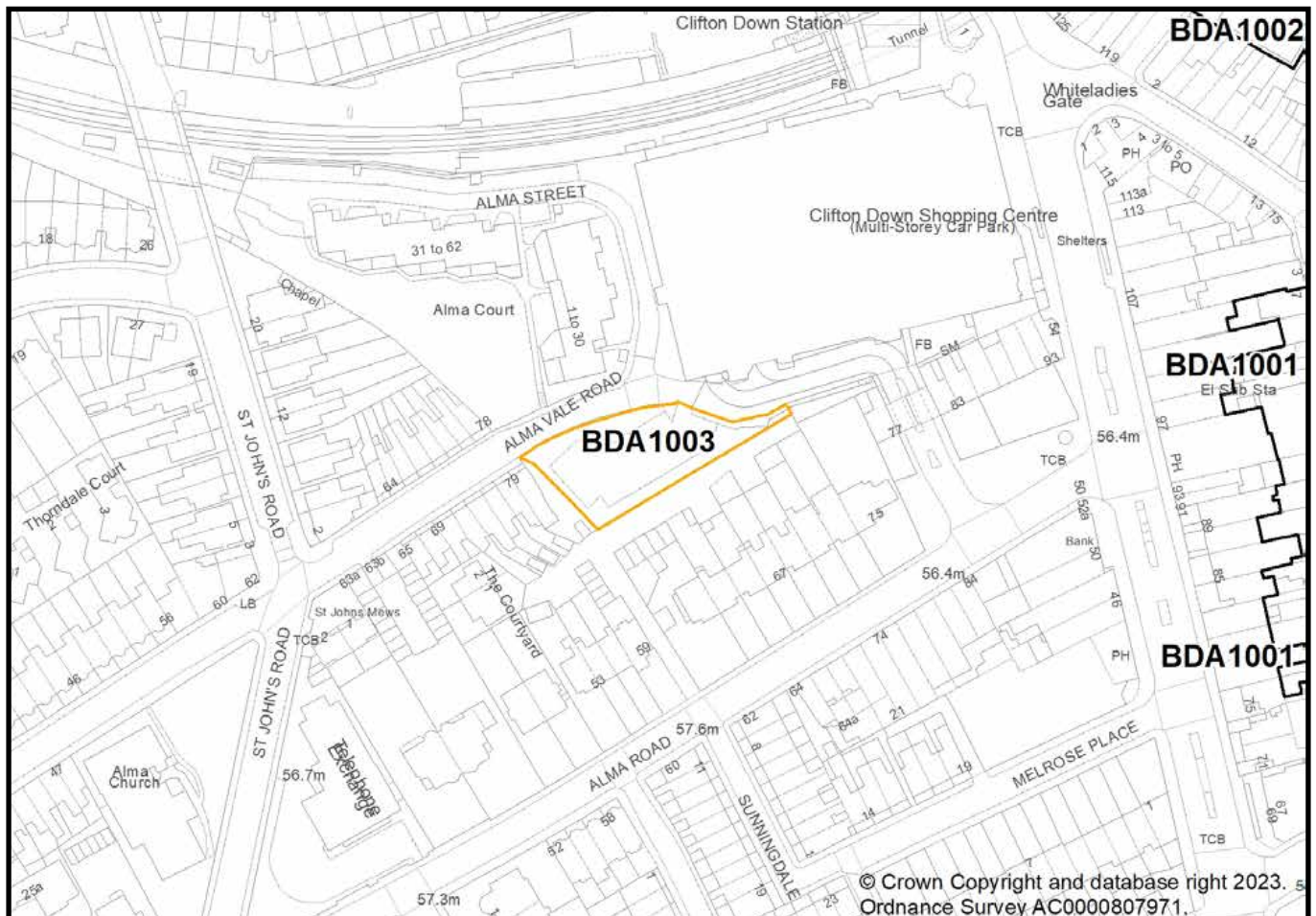
Land adjacent to Alma Vale Road and Alma Court, Clifton

Site description:

Land is currently in use for car parking

Site area:

0.1 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes would represent a more efficient use of land in a predominantly residential context.

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 and neighbouring Grade II listed buildings on Whiteladies Road.

Estimated capacity

Estimated capacity of 10 homes

Site reference:

BDA1004

Ward:

Clifton Down

Site address/location:

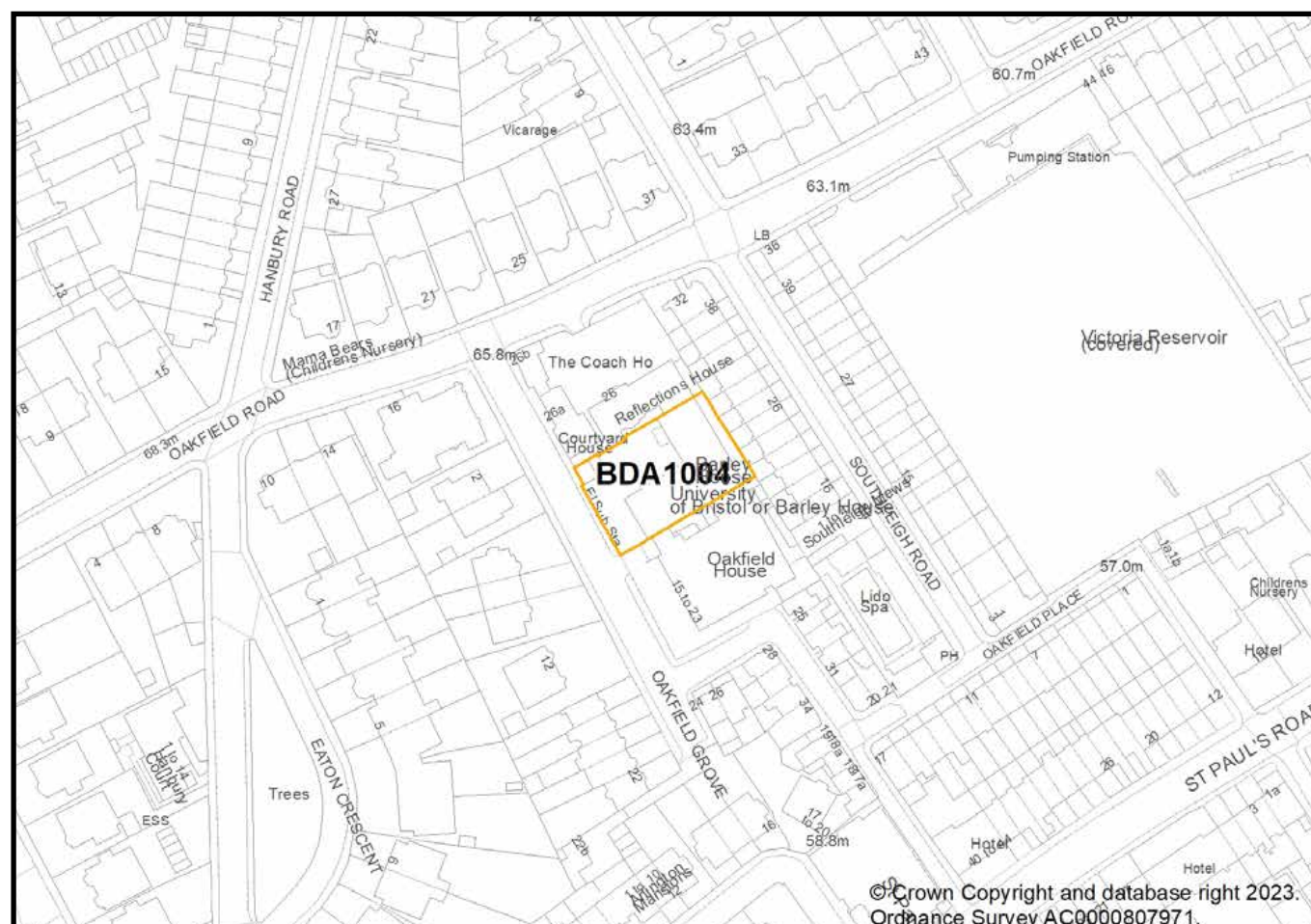
Barley House, Oakfield Grove, Clifton

Site description:

Land is currently in use as offices

Site area:

0.1 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace.

Reasons for allocation:

This allocation supports the development of new homes.

Development considerations:

Development should:

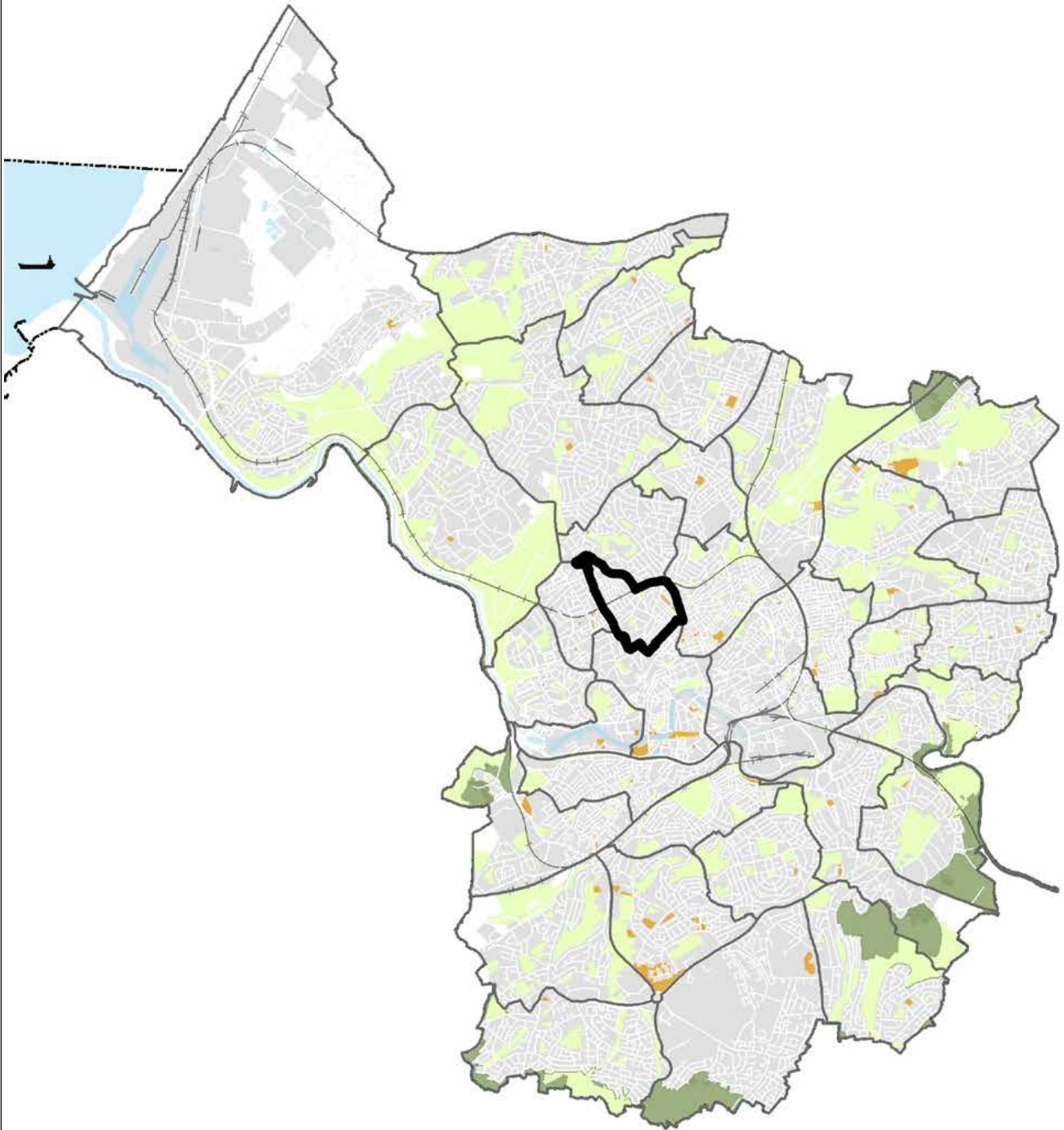
- Promote adaptive re-use of the Grade II Listed Building without adverse impact on those elements which contribute to special architectural or historic character, including its setting;
- Where possible, be encouraged to adopt a heritage-led masterplan based approach which identifies neighbouring Listed Buildings and heritage assets;
- Not prejudice the existing or future amenity of neighbouring residential occupiers and create a high-quality environment for future occupiers; 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.

Cotham Ward

This section sets out development allocations in the Cotham ward.



Site reference:

BDA1101

Ward:

Cotham

Site address/location:

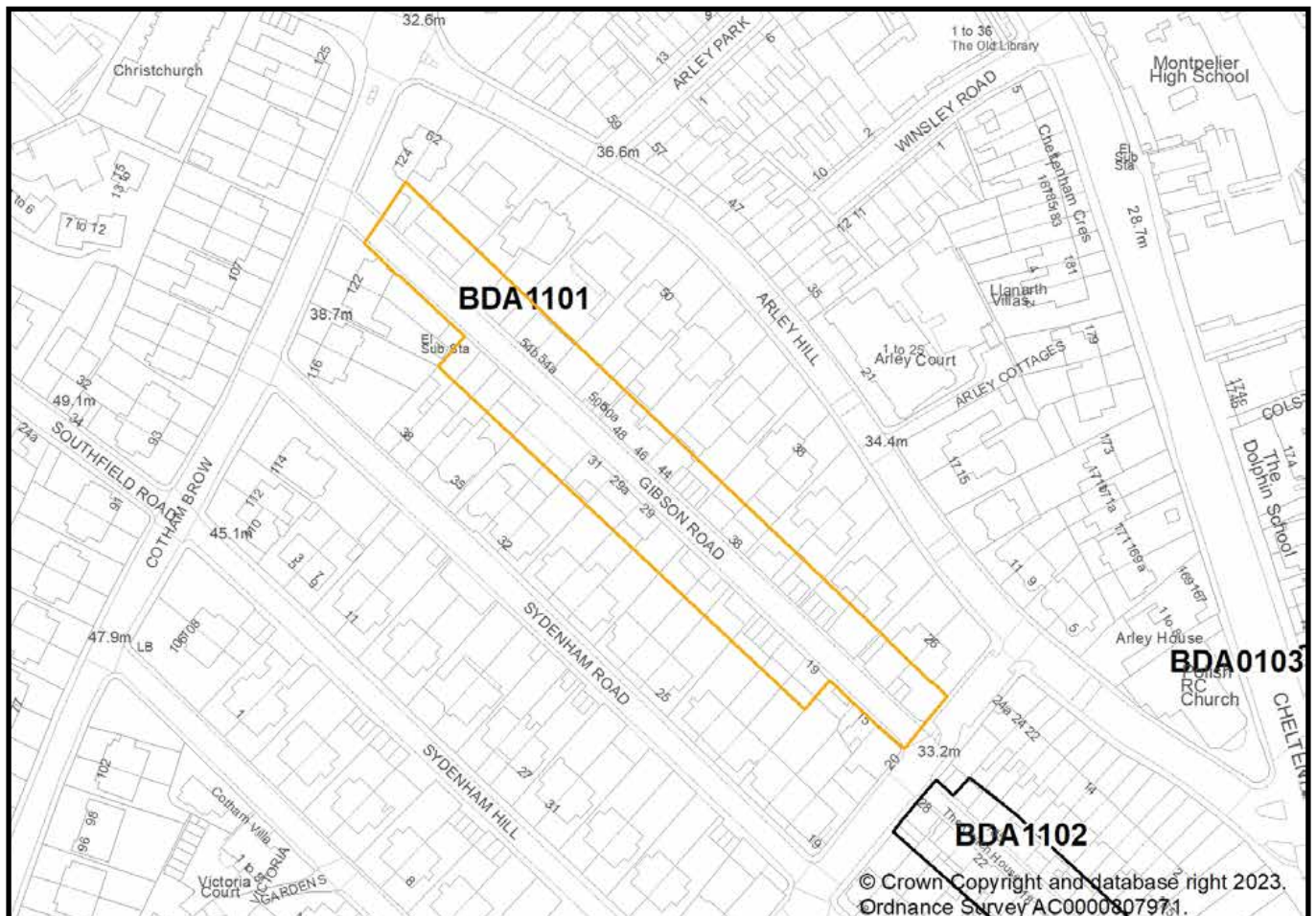
Land at Gibson Road, Cotham

Site description:

Land is currently in use as garages and former outbuildings

Site area:

0.6 hectares



Proposed allocation:

Housing, if no longer required 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 in their current layout, redevelopment for homes would represent a more efficient use of land in a residential context.

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; 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 10 homes.

Site reference:

BDA1102

Ward:

Cotham

Site address/location:

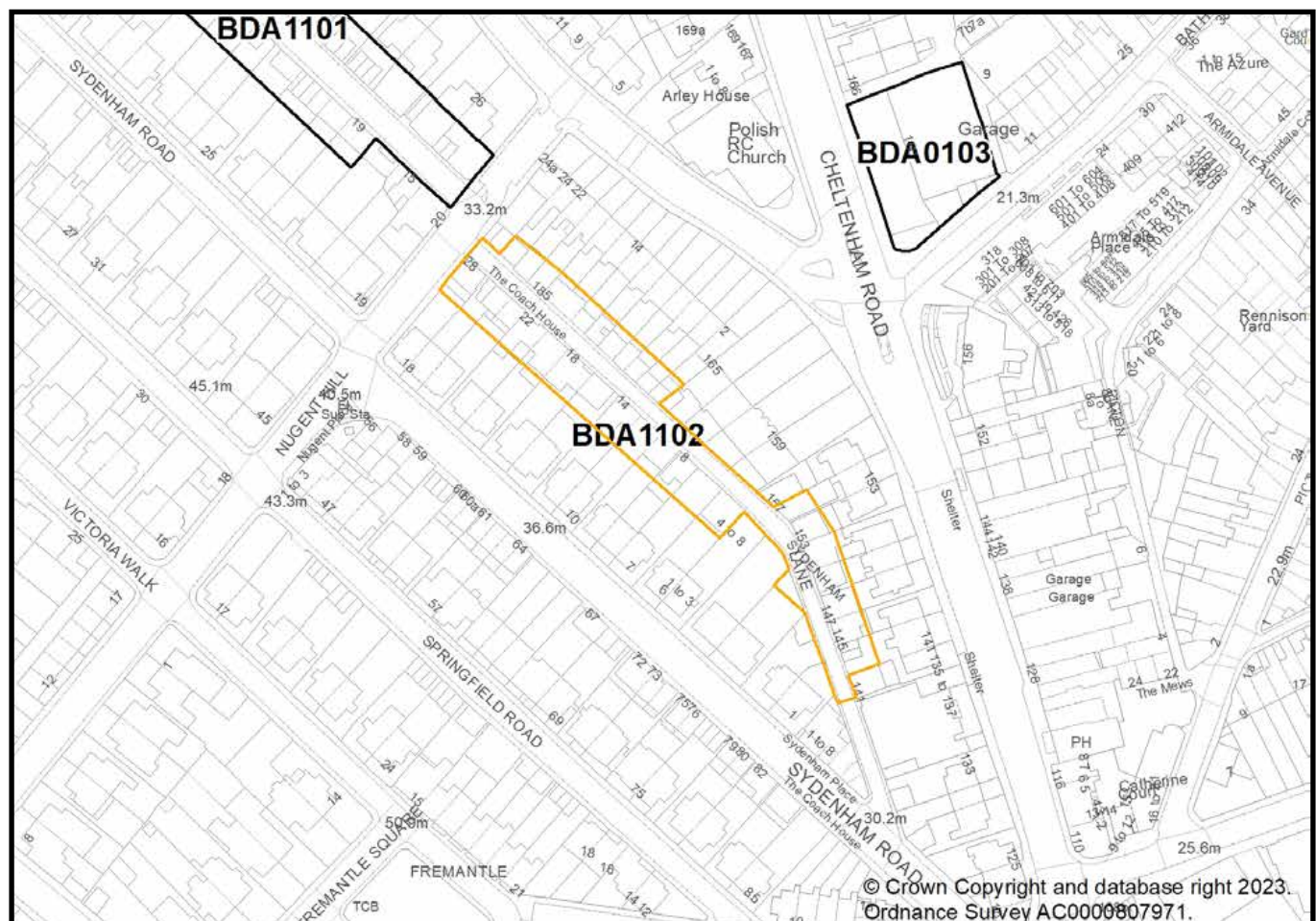
Land at Sydenham Lane, Cotham

Site description:

Land is currently in use as garages and former outbuildings

Site area:

0.3 hectares



Proposed allocation:

Housing, if no longer required in its currently use.

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.

Development considerations:

Development should:

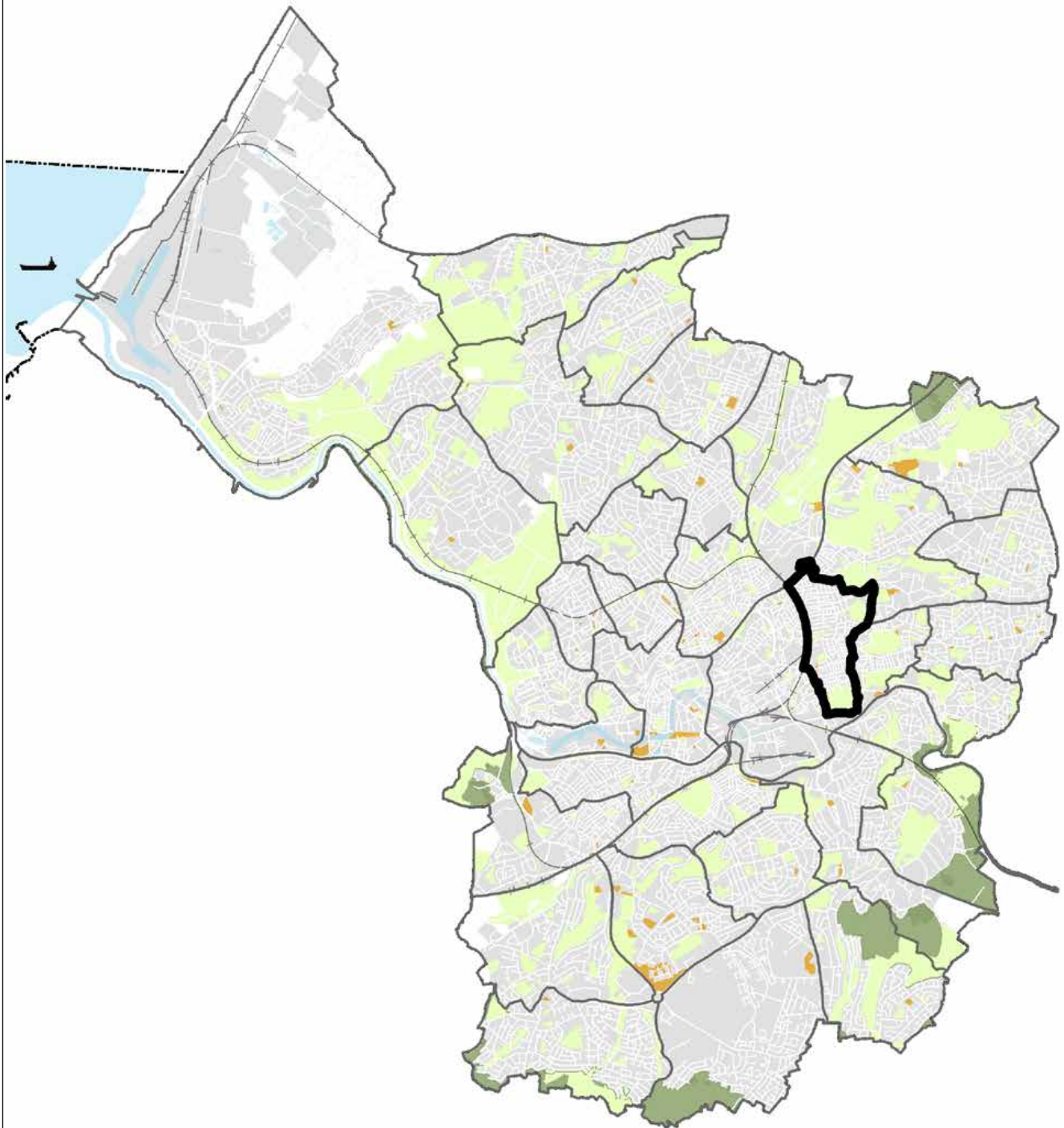
- Respect, build upon and restore the local pattern and grain of development, including the historical development of the area; reflecting locally characteristic architectural rhythms, patterns, features and themes to ensure mews style development subservient in height, scale, mass and form to the surrounding 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 any parking on-site; 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 10 homes.

Easton Ward

This section sets out development allocations in the Easton ward.



Site reference:

BDA1201

Ward:

Easton

Site address/location:

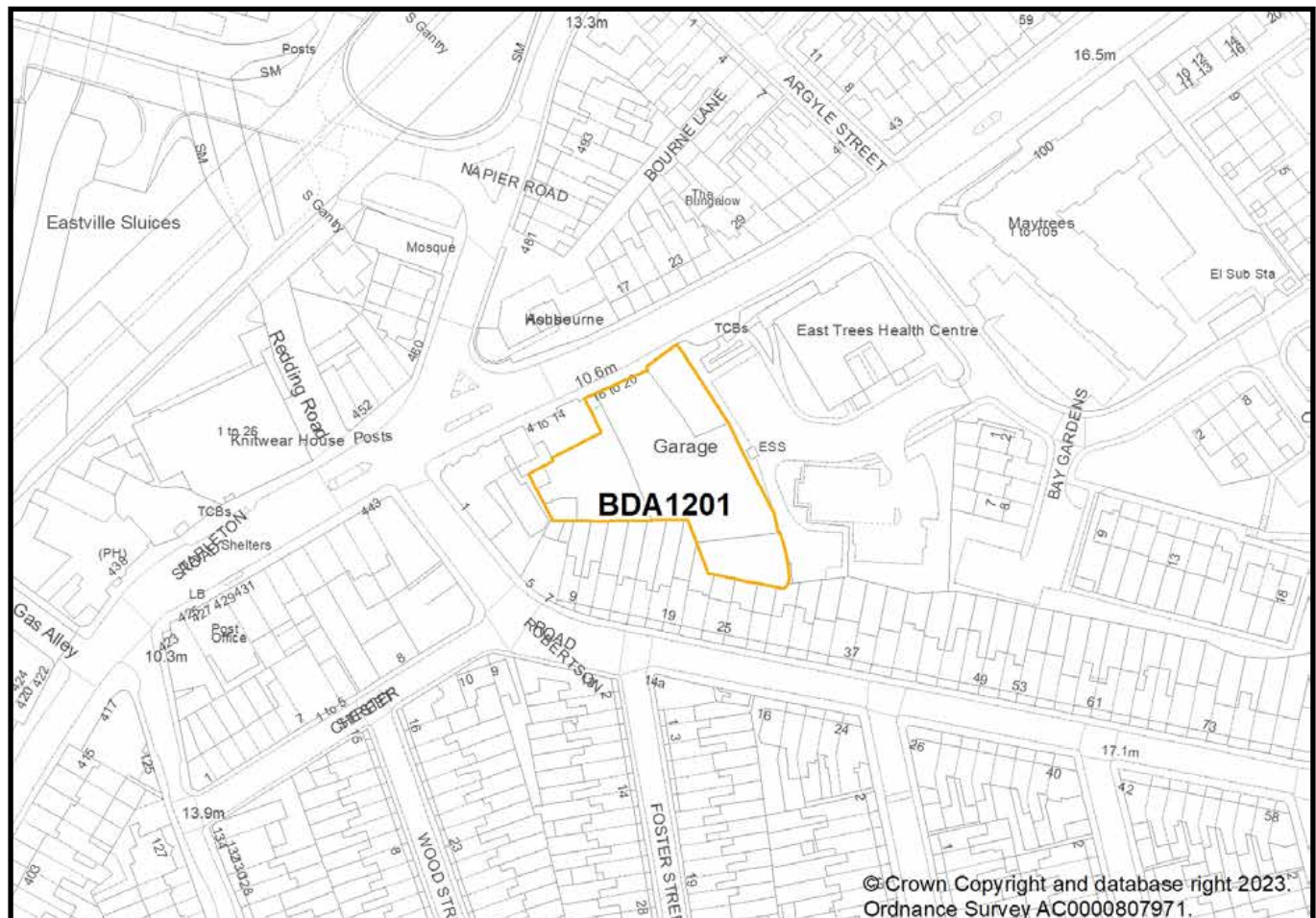
16 – 20 Fishponds Road, Eastville

Site description:

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

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for housing led mixed-uses with flexible workspace would represent a more efficient use of land in a predominantly residential context within a District Centre.

Development considerations:

Development should:

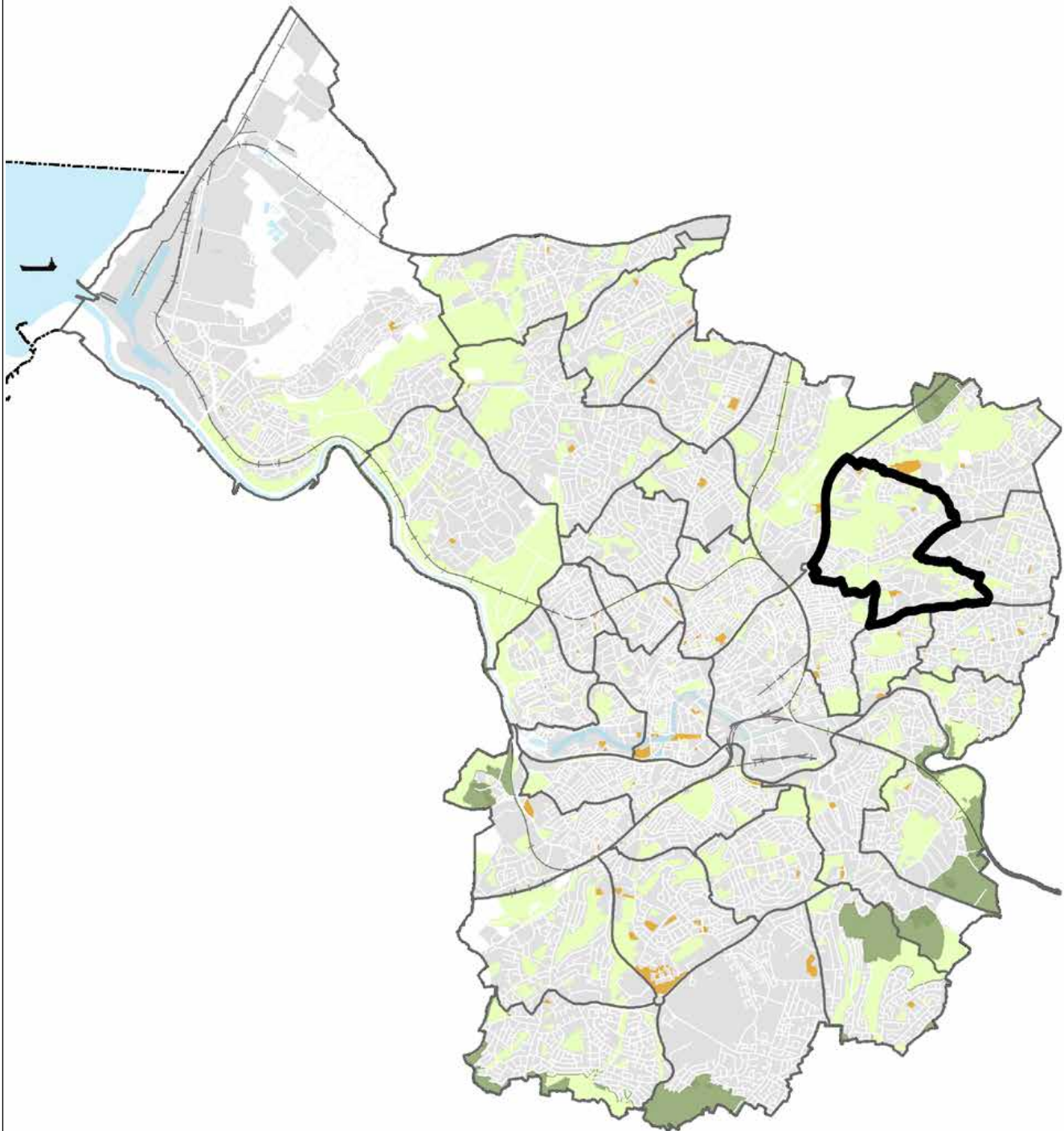
- Provide suitable access to the site, with appropriate footway enhancements and servicing, which safeguards the operation of the adjacent junction and free-flow of public transport and general traffic on Fishponds Road;
- Be informed by a site-specific flood risk assessment and drainage strategy, as the site is subject to flood risk and is identified as being at risk of flooding from surface water;
- Be informed by an air quality assessment, 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;
- 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,
- Provide a mix-use active ground floor with high quality, compatible and flexible workspace, which respects the amenity of existing and future residents, as the site is located within the Stapleton Road District Centre.

Estimated capacity

Estimated capacity of 20 homes.

Eastville Ward

This section sets out development allocations in the Eastville ward.



Site reference:

BDA1301

Ward:

Eastville

Site address/location:

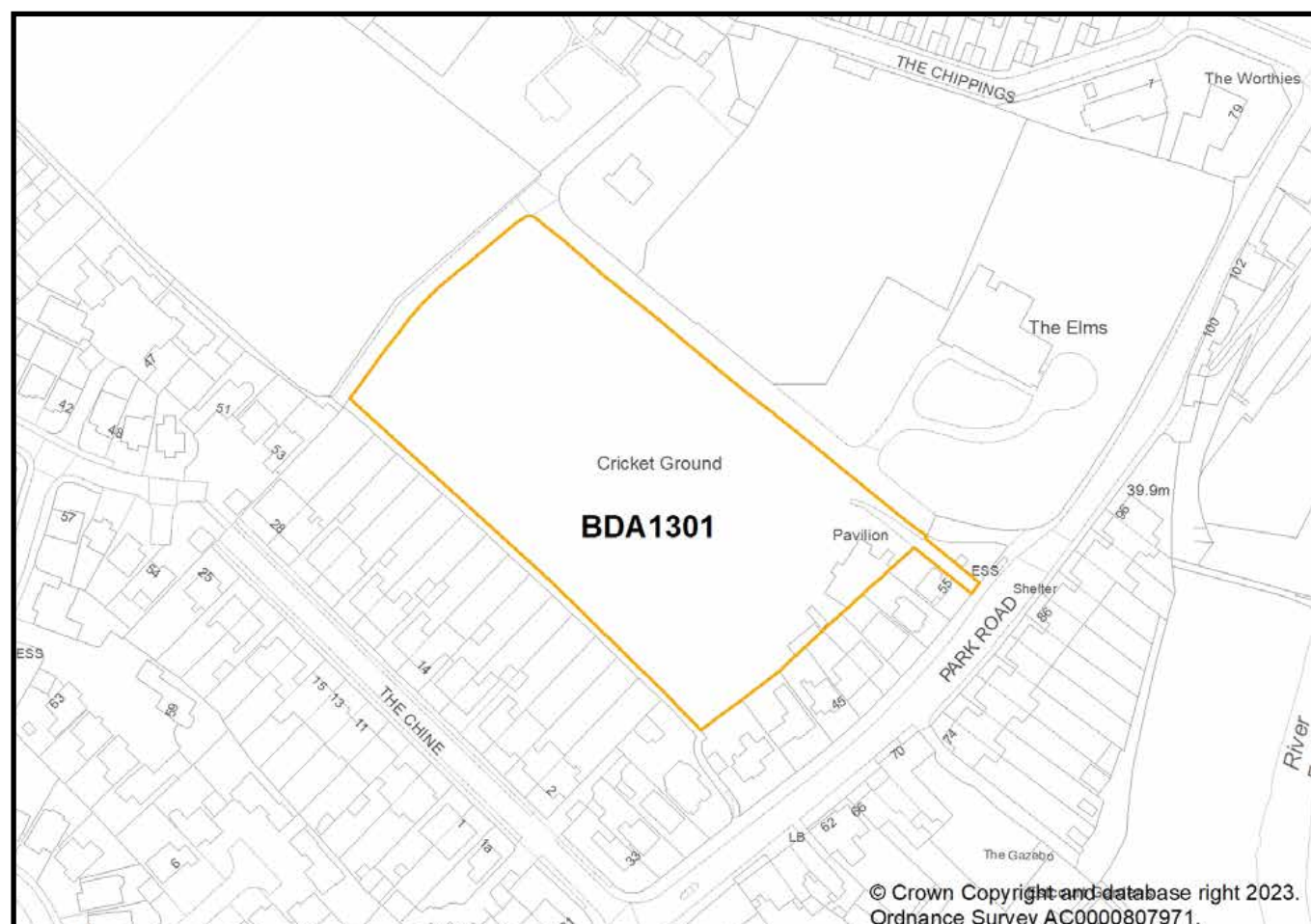
Stapleton Road Cricket Club, Park Road,
Stapleton Road

Site description:

The site is currently in use as a cricket club

Site area:

1.1 hectares



Proposed allocation:

Self-build, custom housebuilding or community-led housing, subject to providing a suitable 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 housing development. There is a need for suitable sites for self-build homes.

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;
- 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;
- Be informed by an air quality assessment as the site falls within an Air Quality Management Area; and
- Retain and integrate green infrastructure on site, including an important oak tree to the north-east of the site and boundary hedgerows.

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

Ward:

Eastville

Site address/location:

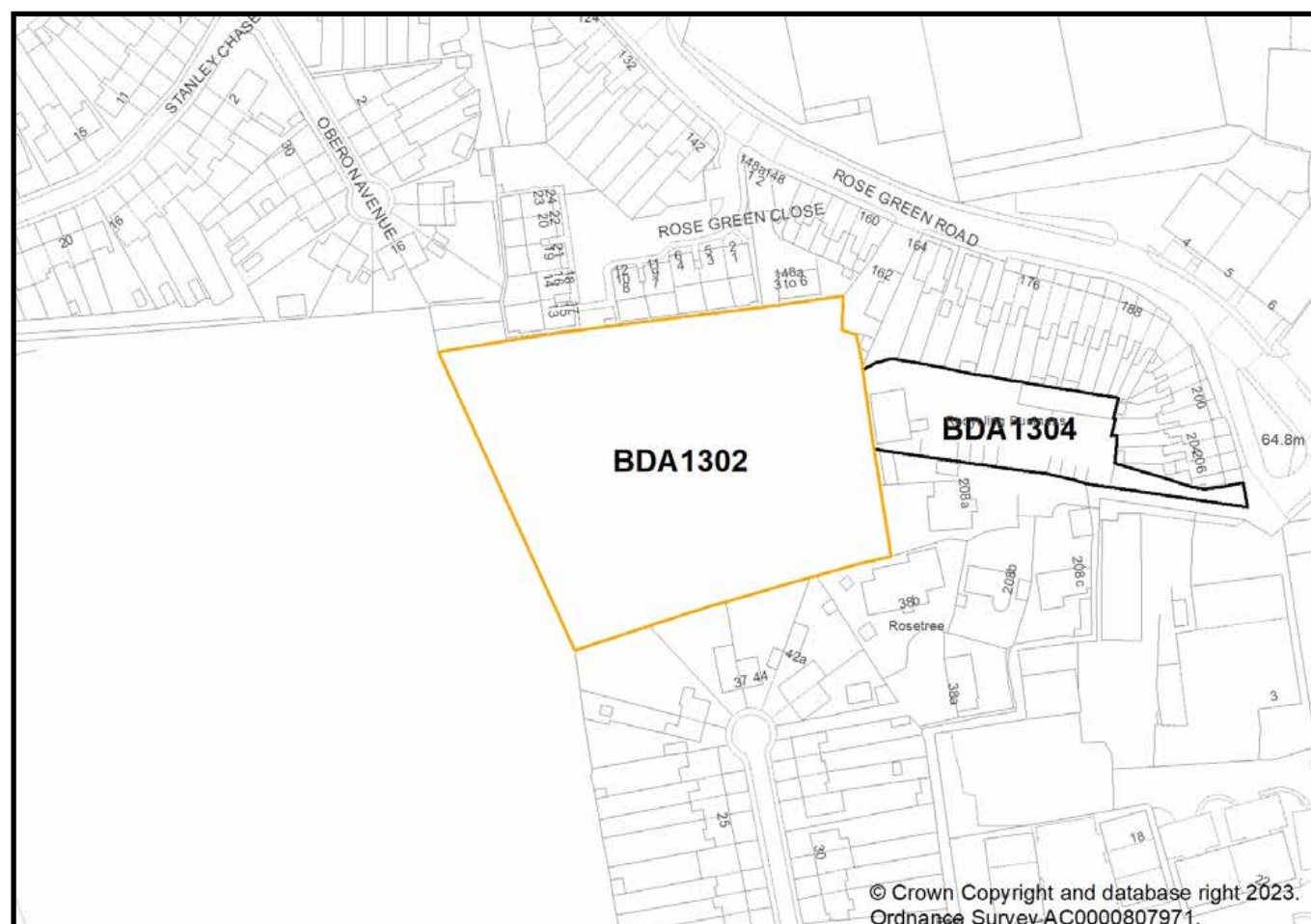
Land south of Rose Green Close, Clay Hill

Site description:

The site is undeveloped and adjoins a cricket club

Site area:

0.9 hectares



Proposed allocation:

Housing, if not required for sport or recreation.

Reasons for allocation:

The site is currently undeveloped. Should the site become available or no longer be required in its current use, redevelopment for homes would represent a more efficient use of land in a residential context.

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 West Indian and Phoenix cricket club to the west 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

Ward:

Eastville

Site address/location:

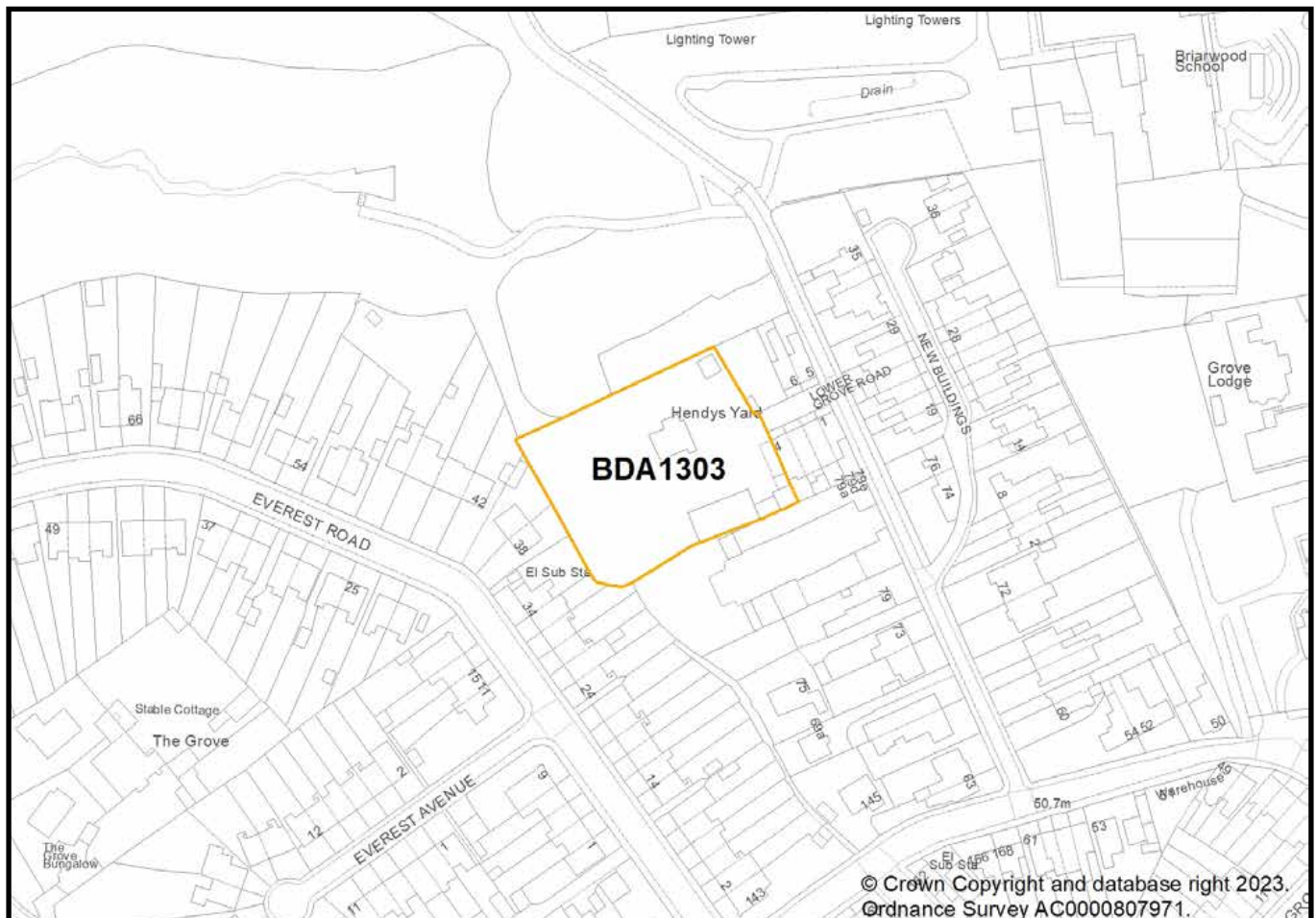
Land at Hendys Yard, Lower Grove Road, Fishponds

Site description:

The site is used as a scrap yard

Site area:

0.3 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

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;
- Be expected to maintain or strengthen the integrity and connectivity of the adjacent Wildlife Network Site to the north;
- Be supported by a preliminary ecological appraisal, including appraisal of protected species, priority species and habitats; and
- Retain and integrate important trees located on the north of the site.

Estimated capacity

Estimated capacity of 15 homes.

Site reference:

BDA1304

Ward:

Eastville

Site address/location:

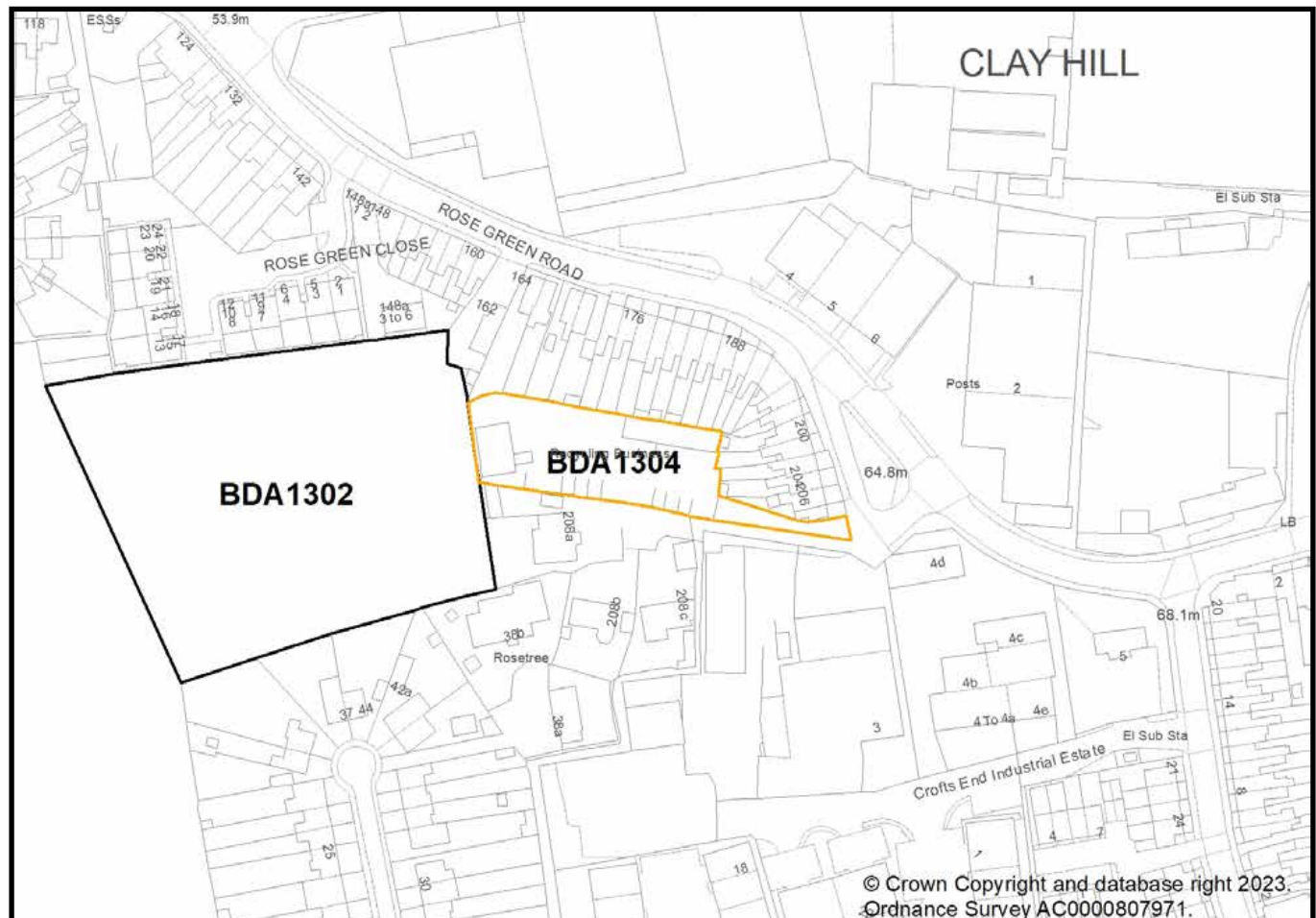
Land to the rear of Rose Green Road,
Clay Hill

Site description:

The site is currently in industrial use as a
salvage yard

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required 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.

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

Ward:

Eastville

Site address/location:

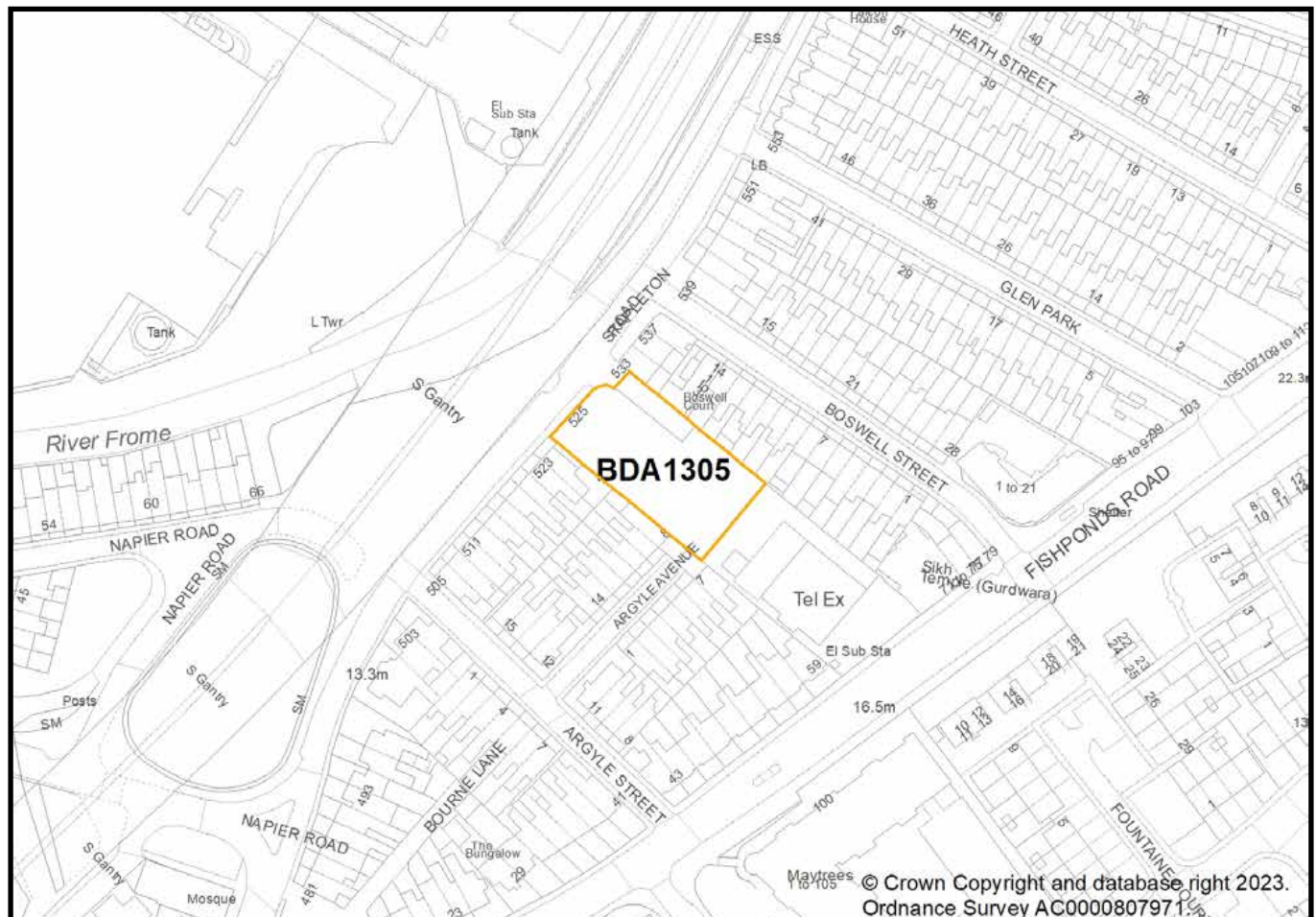
525 Stapleton Road, Eastville

Site description:

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

Site area:

0.2 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, adaptive re-use for homes would represent a more efficient use of land in a residential context

Development considerations:

Development should:

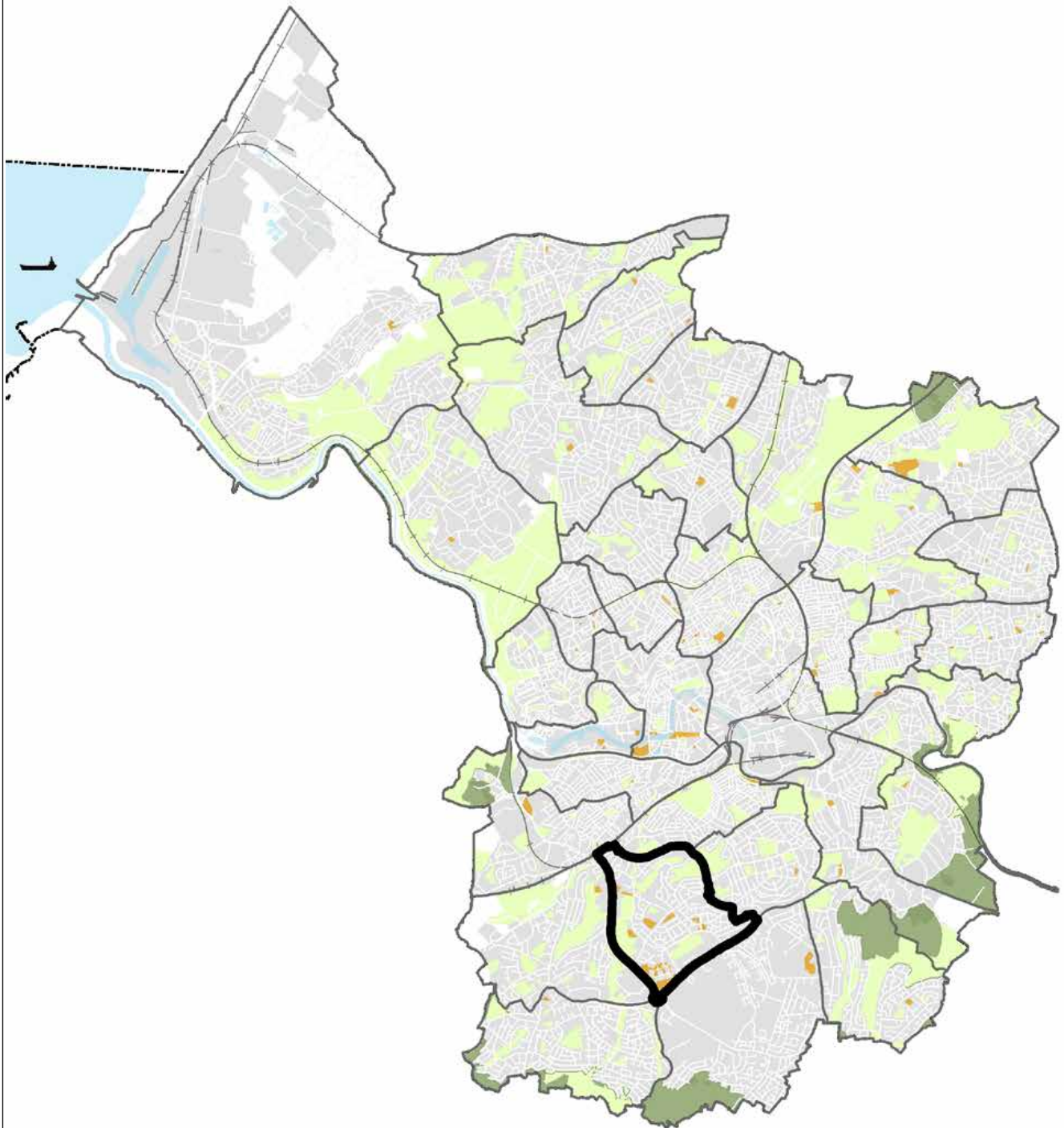
- Provide suitable access, with improved visibility and reinstated footways;
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area;
- Promote adaptive 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,
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 18 homes.

Filwood Ward

This section sets out development allocations in the Filwood ward.



Site reference:

BDA1401

Ward:

Filwood

Site address/location:

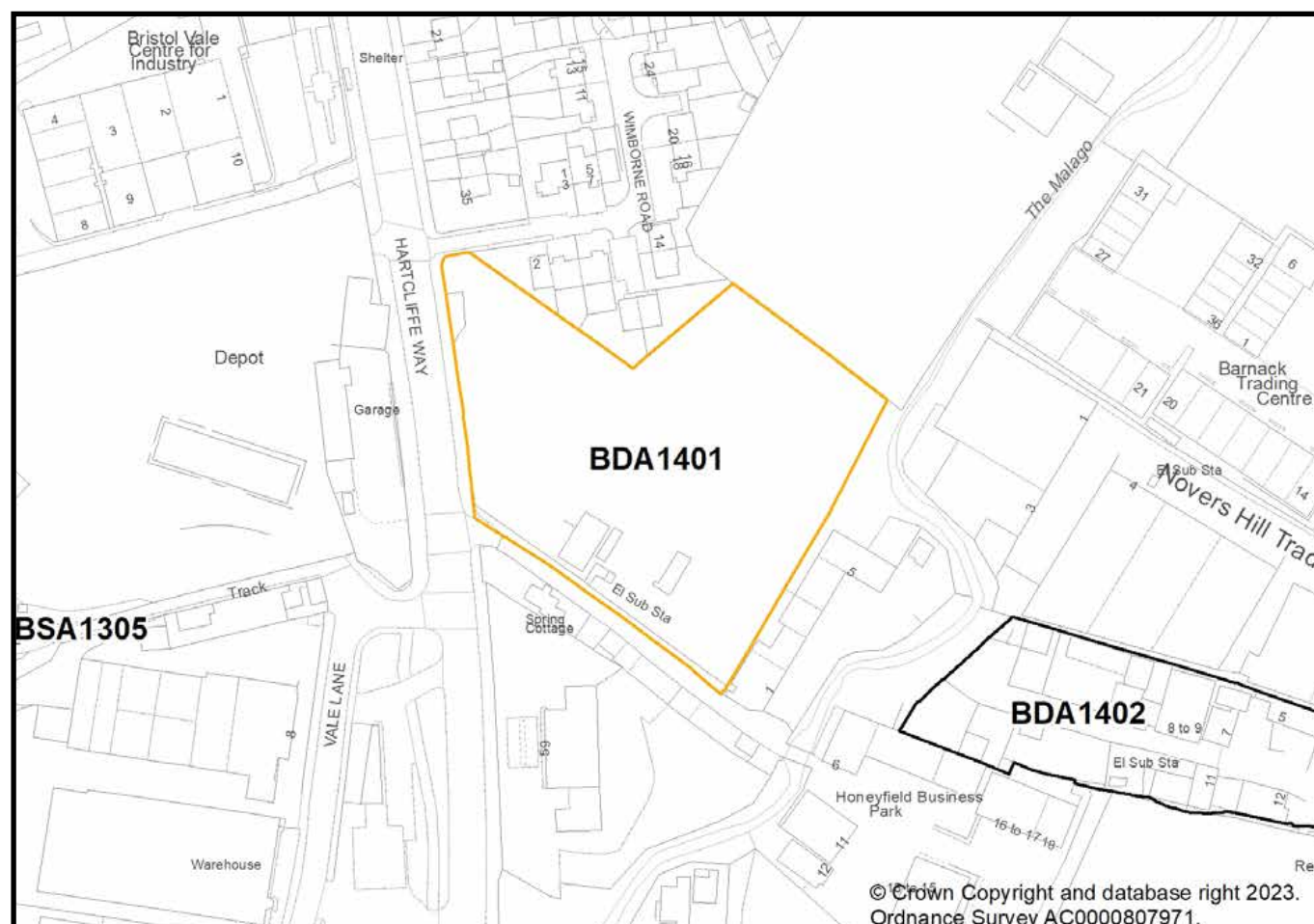
Previously developed land at Hartcliffe Way, Bedminster

Site description:

The site is currently in use for vehicles sales

Site area:

0.9 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required 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.

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, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- 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;
- Maintain an 8m buffer adjacent to the Malago main river to the east, to ensure maintenance access to the river;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A4174 Hartcliffe Way on future occupiers of the site.

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

Ward:

Filwood

Site address/location:

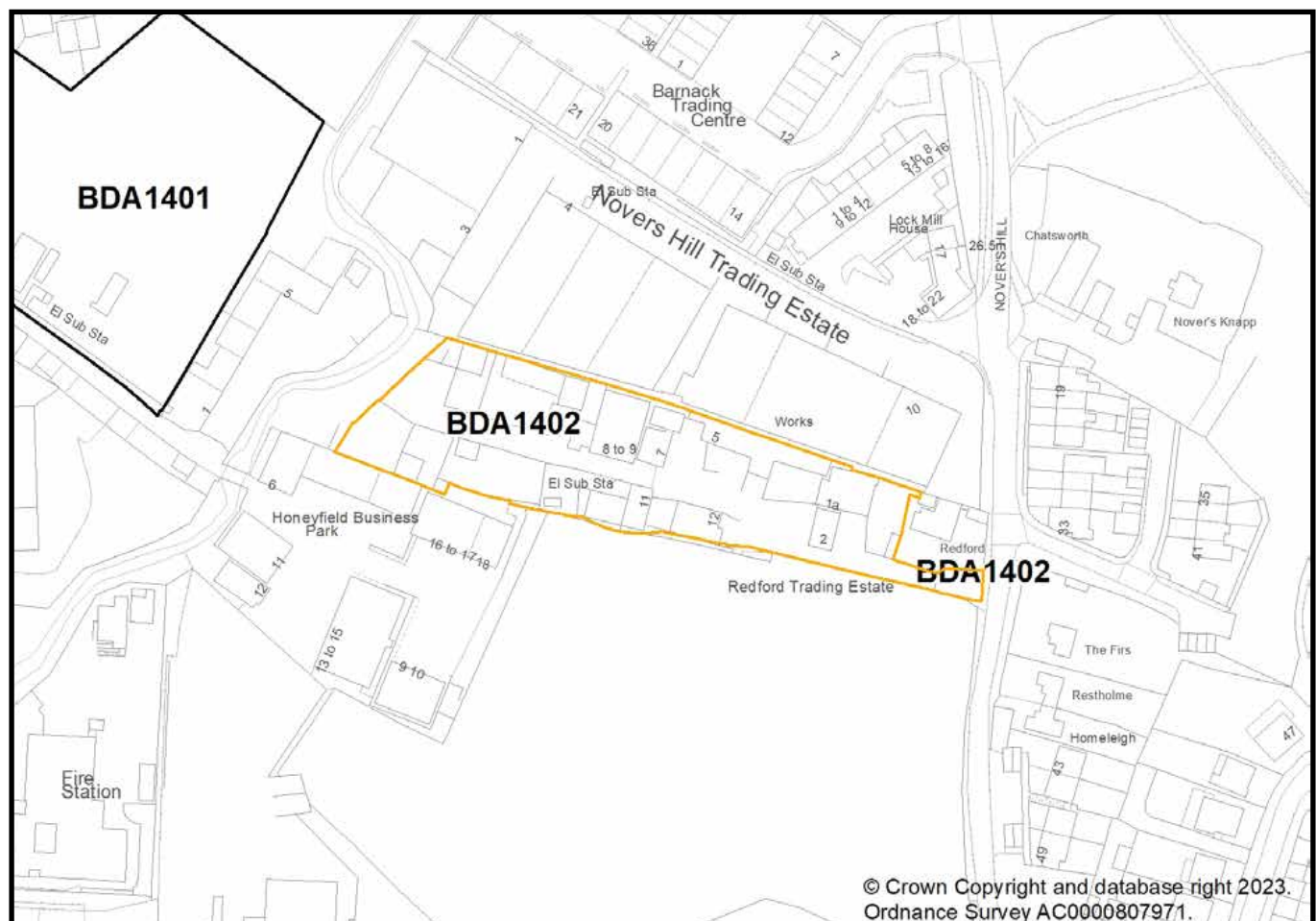
Previously developed land to the west of Redford House, Nover's Hill

Site description:

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

Site area:

0.6 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required 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.

Development considerations:

Development should:

- Provide suitable access;
- Provide necessary improvements to the surrounding highway transport network;
- 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, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- Consider surface water mitigation, as the site is potentially subject to surface-water flood risk;
- Maintain an 8m buffer adjacent to the main river Malago to the west, to ensure maintenance access to the river;
- Maintain or strengthen the integrity and connectivity of the adjacent 'Malago through Novers Hill Trading Estate' Wildlife Network Site;
- Undertake an up-to-date preliminary ecological appraisal, and make provision for relevant mitigation and enhancement measures including respecting the adjacent Pigeonhouse Stream Site of Nature Conservation Interest;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required; and
- Consider cumulative impact of development on air quality.

Estimated capacity

Estimated capacity of 35 homes as part of mixed use development with workspace.

Site reference:

BSA1108A

Ward:

Filwood

Site address/location:

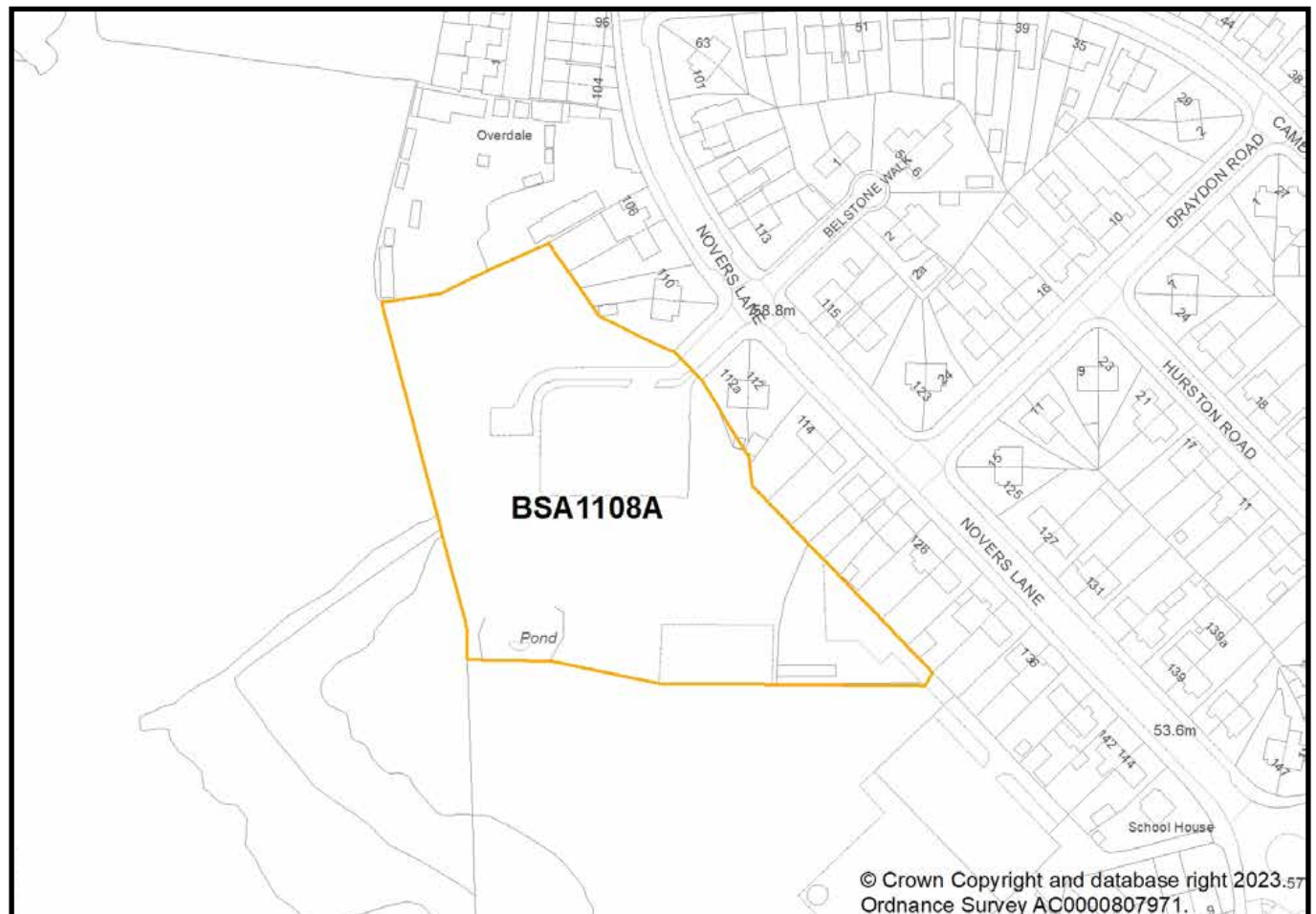
Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane

Site description:

The previously developed site was last used for a school

Site area:

1.1 hectares



Proposed allocation:

Housing

Reasons for allocation:

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

Development considerations:

Development should:

- be designed to respect the sloping nature of the site, having regard to long distance views and the prominence of the site;
- be informed by an ecological survey of the site and make provision for compensation and mitigation measures, including compensation for the loss of the 'Lowland Meadow', 'Lowland Calcareous Grassland' and semi-improved neutral grassland. The site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features;
- integrate appropriate landscaping to ensure that green infrastructure links to the surrounding area are maintained, including links to the Northern Slopes and Crox Bottom;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework. The flood risk assessment should also consider the impacts of the development on the wider Malago catchment to ensure that proposed and existing properties are not subject to increased flood risk;
- provide for necessary improvements to the surrounding highway / transport network;
- be designed to take account of nearby industrial uses by addressing any noise, pollution and nuisance issues;
- provide a children's playground on the site;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services.

Estimated capacity

Estimated capacity of 60 homes.

Site reference:

BSA1109

Ward:

Filwood

Site address/location:

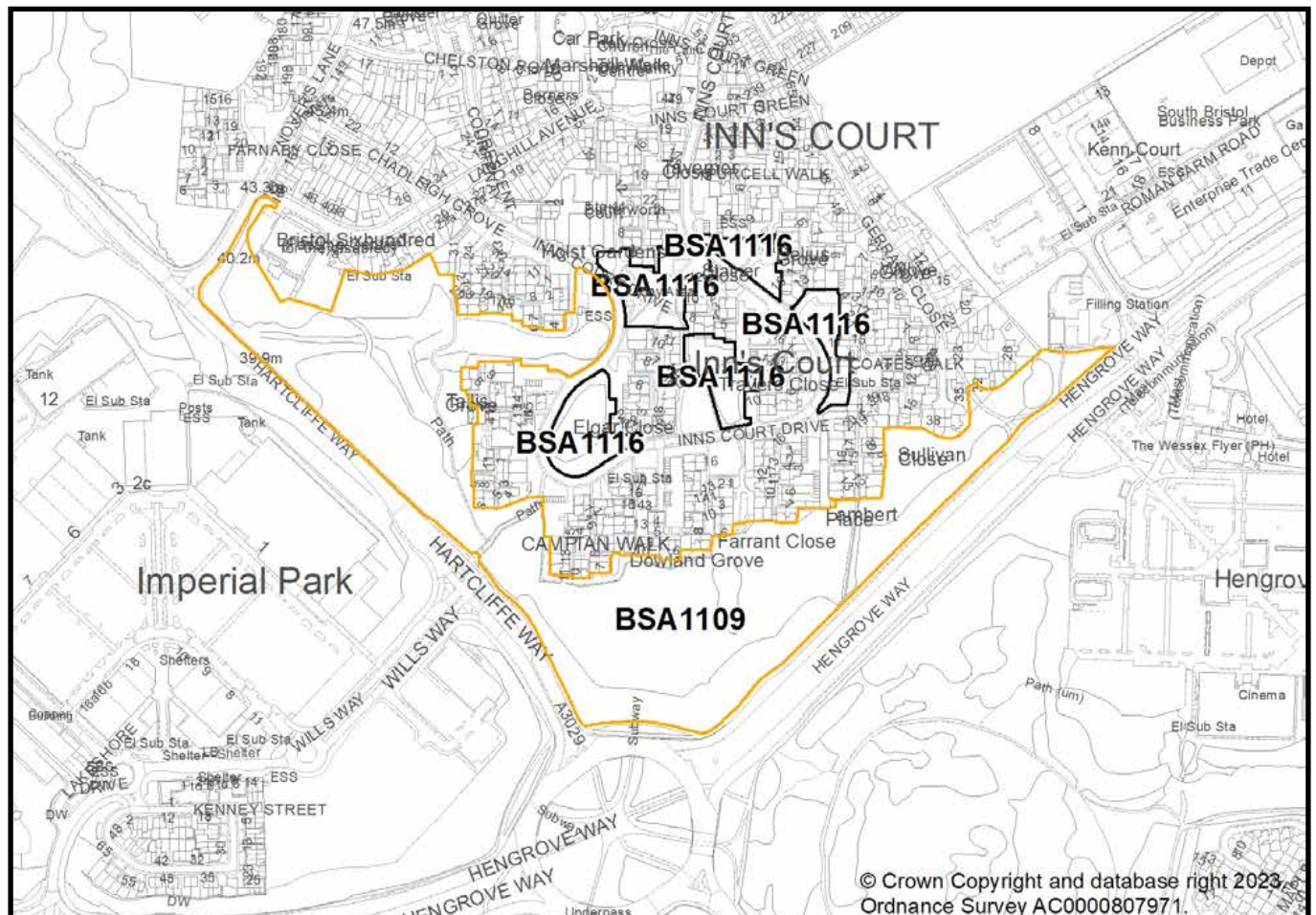
Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court

Site description:

The land is presently undeveloped

Site area:

8.8 hectares



Proposed allocation:

Housing

Reasons for allocation:

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

Development considerations:

Development should:

- integrate housing with existing and new development at Inn's Court;
- consider the relationship with and links to the development of adjacent site BSA1116;
- retain good vehicular, cycle and pedestrian links to the neighbourhood;
- create a link with Wills Way to allow better pedestrian and cycle movement across, to and from Inn's Court;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- face onto the adjoining open space;
- address noise issues from Hartcliffe Way and Hengrove Way;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

There is a planning permission (22/02345/F) on part of the site for a Youth Zone facility including a 5 a-side (Multi Use Games Area) pitch.

The estimated number of homes for the whole of site BSA1109 is 430 (*Site Allocations and Development Management Policies Local Plan July 2014*).

Site reference:

BSA1115

Ward:

Filwood

Site address/location:

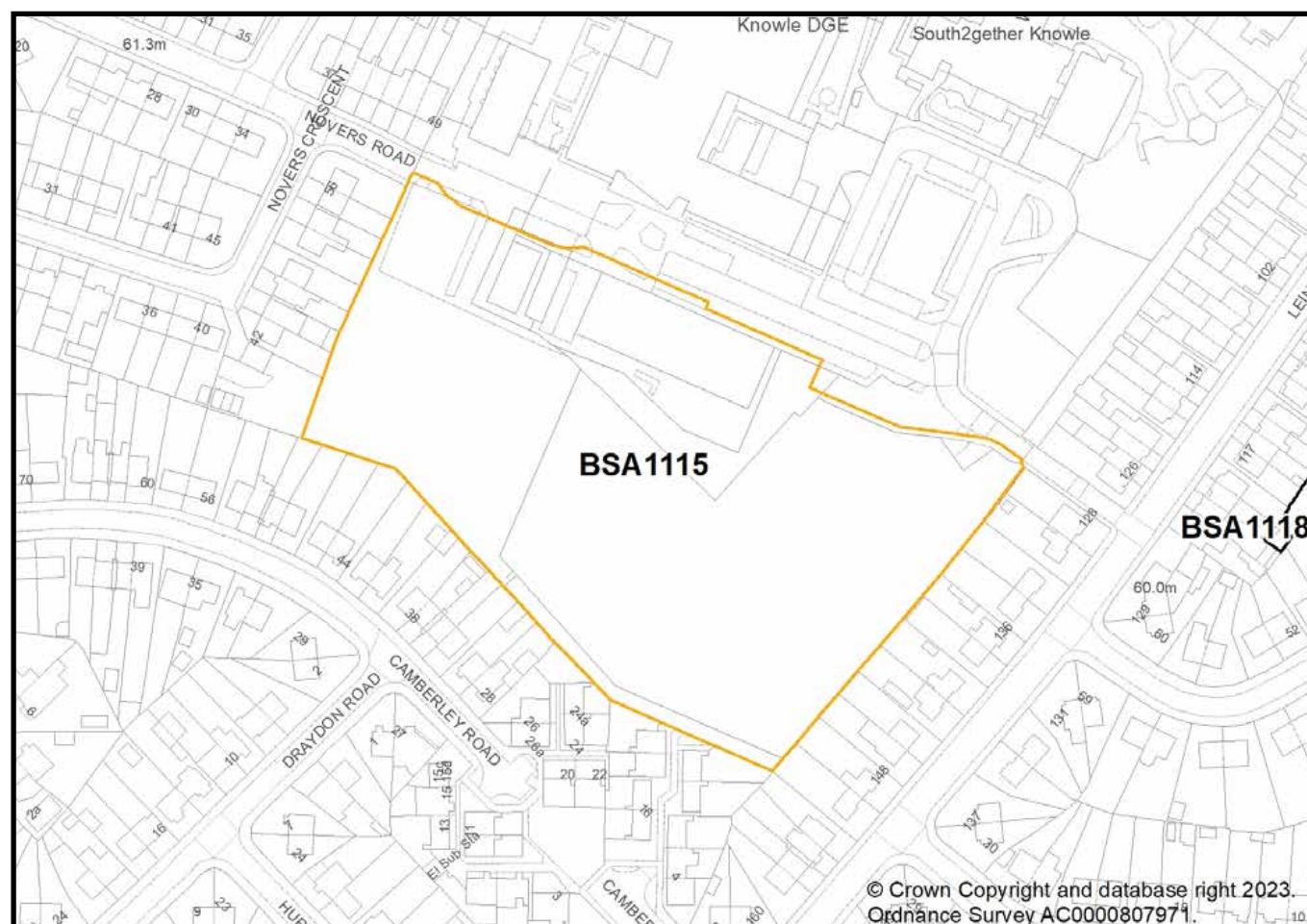
Former Florence Brown School, west of
Leinster Avenue

Site description:

The previously developed site was last used
for a school

Site area:

1.7 hectares



Proposed allocation:

Housing

Reasons for allocation:

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

Development considerations:

Development should:

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

Estimated capacity

Estimated capacity of 85 homes.

Site reference:

BSA1116

Ward:

Filwood

Site address/location:

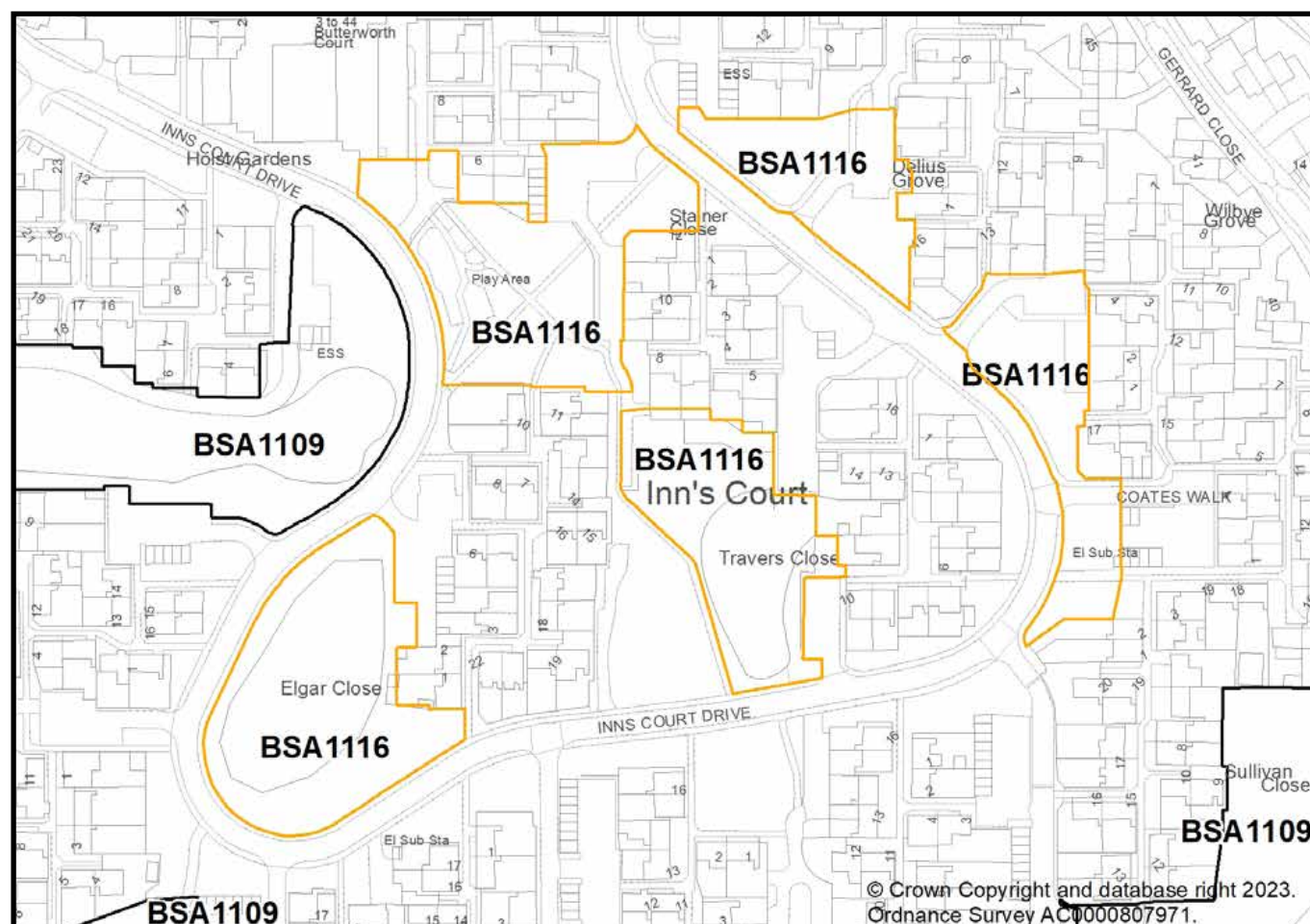
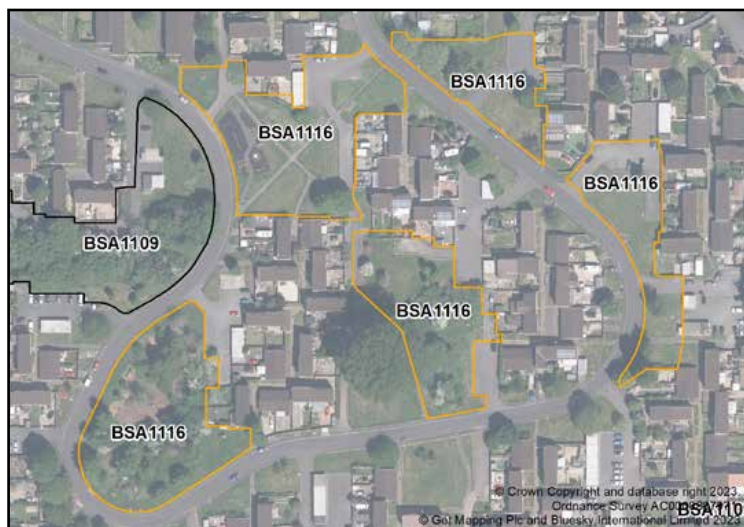
Open spaces either side of Inn's Court

Site description:

The land is currently undeveloped

Site area:

1.5 hectares



Proposed allocation:

Housing

Reasons for allocation:

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

Development considerations:

Development should:

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

Estimated capacity

Estimated capacity of 70 homes.

Site reference:

BSA1118

Ward:

Filwood

Site address/location:

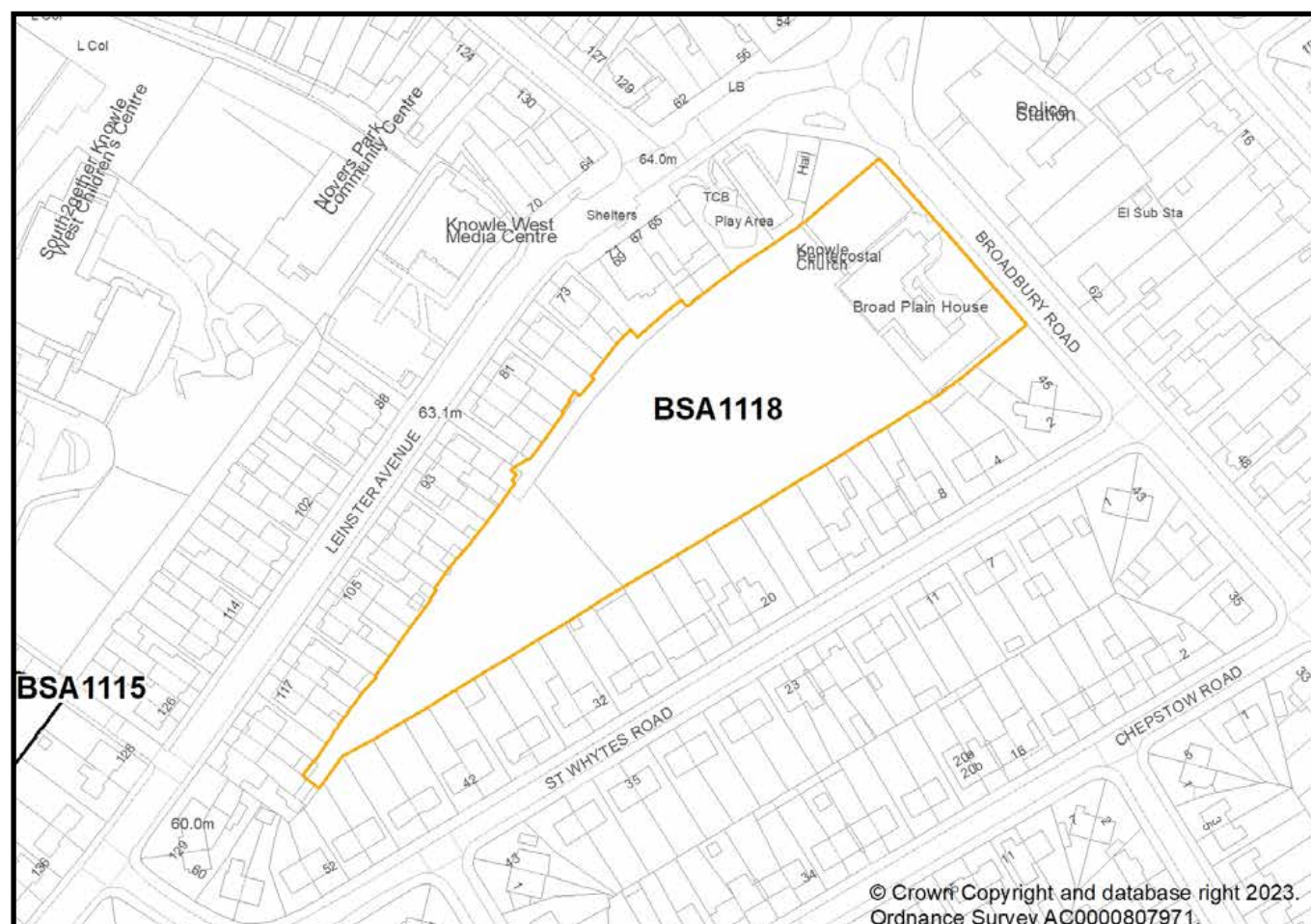
Broad Plain House and associated land,
Broadbury Road

Site description:

The site comprises a commercial premises
and undeveloped land to the rear

Site area:

1 hectares



Proposed allocation:

Housing

Reasons for allocation:

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

Development considerations:

Development should:

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

Estimated capacity

Estimated capacity of 50 homes.

Site reference:

BSA1120

Ward:

Filwood

Site address/location:

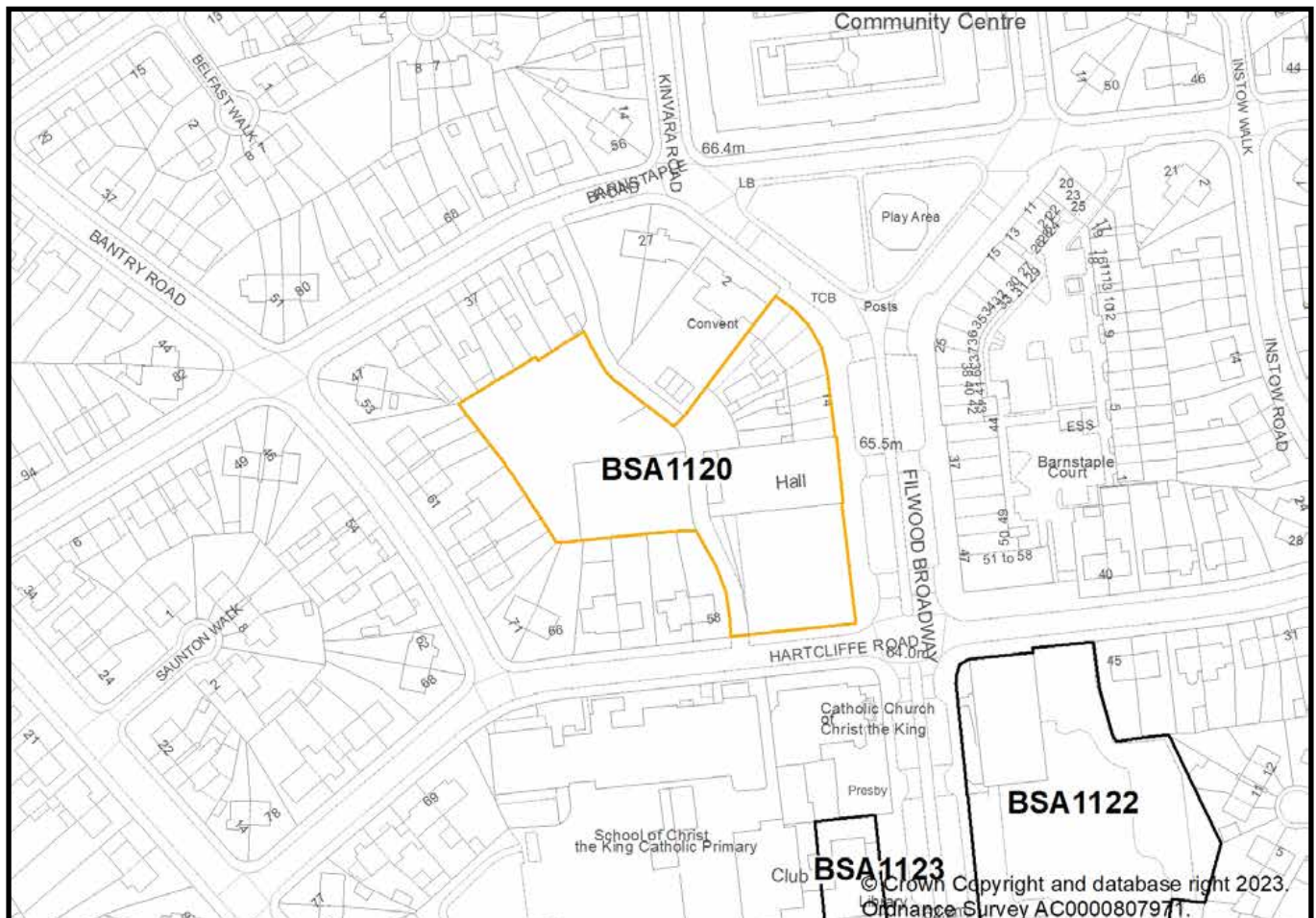
Land and buildings between 2 to 20
Filwood Broadway

Site description:

The site comprises commercial premises,
some cleared, and undeveloped land to
the rear

Site area:

0.6 hectares



Proposed allocation:

Retail/Business/Housing

Reasons for allocation:

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

Development considerations:

Development should:

- contribute towards the implementation of public realm improvements along the full length of Filwood Broadway, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;
- be designed so that the buildings fronting Filwood Broadway reflect the existing context of Filwood Broadway, including building line and building heights;
- be designed to safeguard the amenity of neighbouring residential properties;
- provide active ground floor uses where it fronts onto Filwood Broadway;
- ensure the off-street shoppers car park is well connected to Filwood Broadway with strong and safe pedestrian links.
- The development would be expected to include 1,000m² (net) of convenience retail floorspace.

Estimated capacity

Estimated capacity of 20 homes.

Site reference:

BSA1122

Ward:

Filwood

Site address/location:

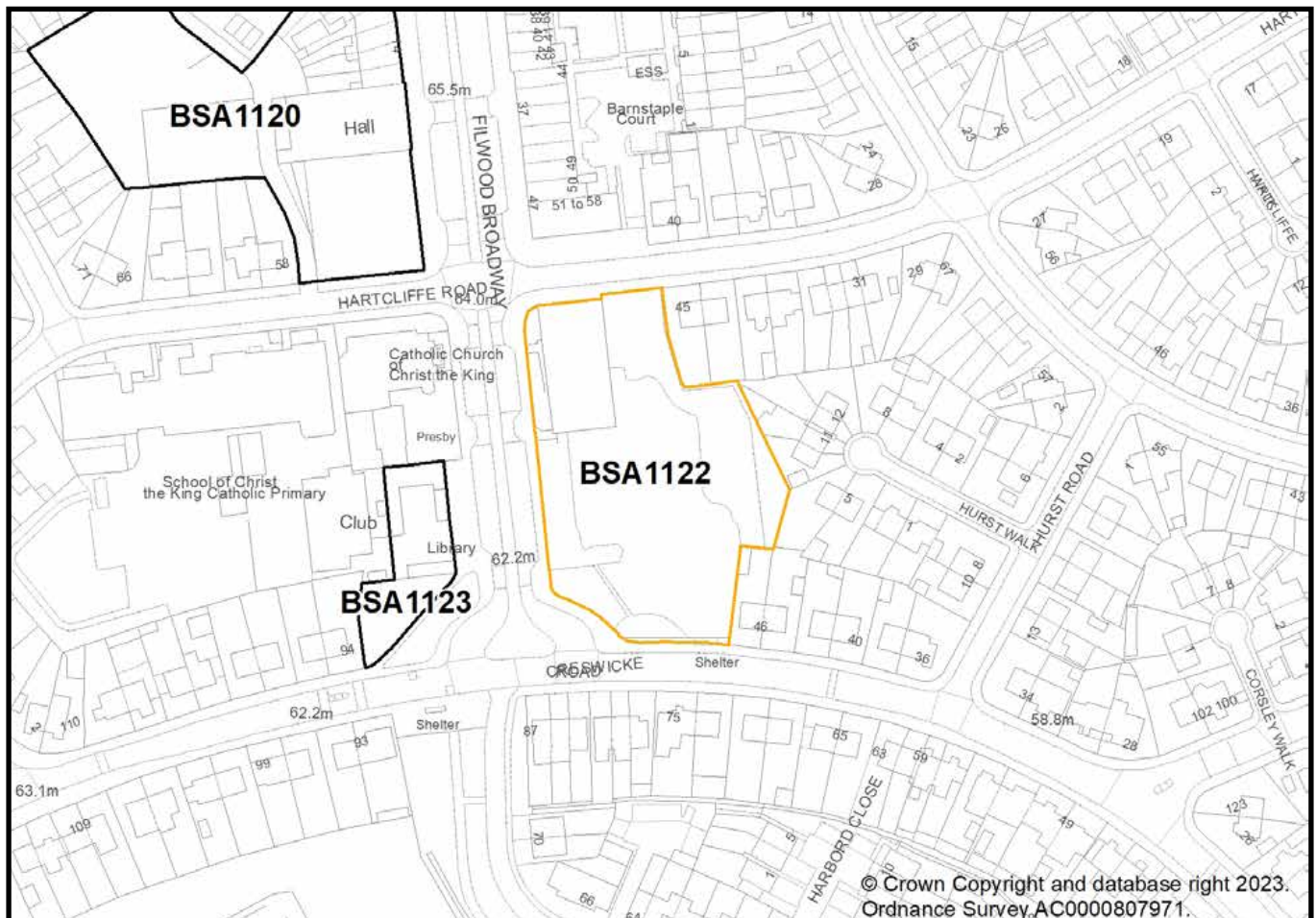
Sports court and former swimming pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction

Site description:

The site comprises cleared land last used for commercial premises

Site area:

0.5 hectares



Proposed allocation:

Business/Retail/Housing

Reasons for allocation:

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

Development considerations:

Development should:

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

Estimated capacity

Estimated capacity of 35 homes.

Site reference:

BSA1123

Ward:

Filwood

Site address/location:

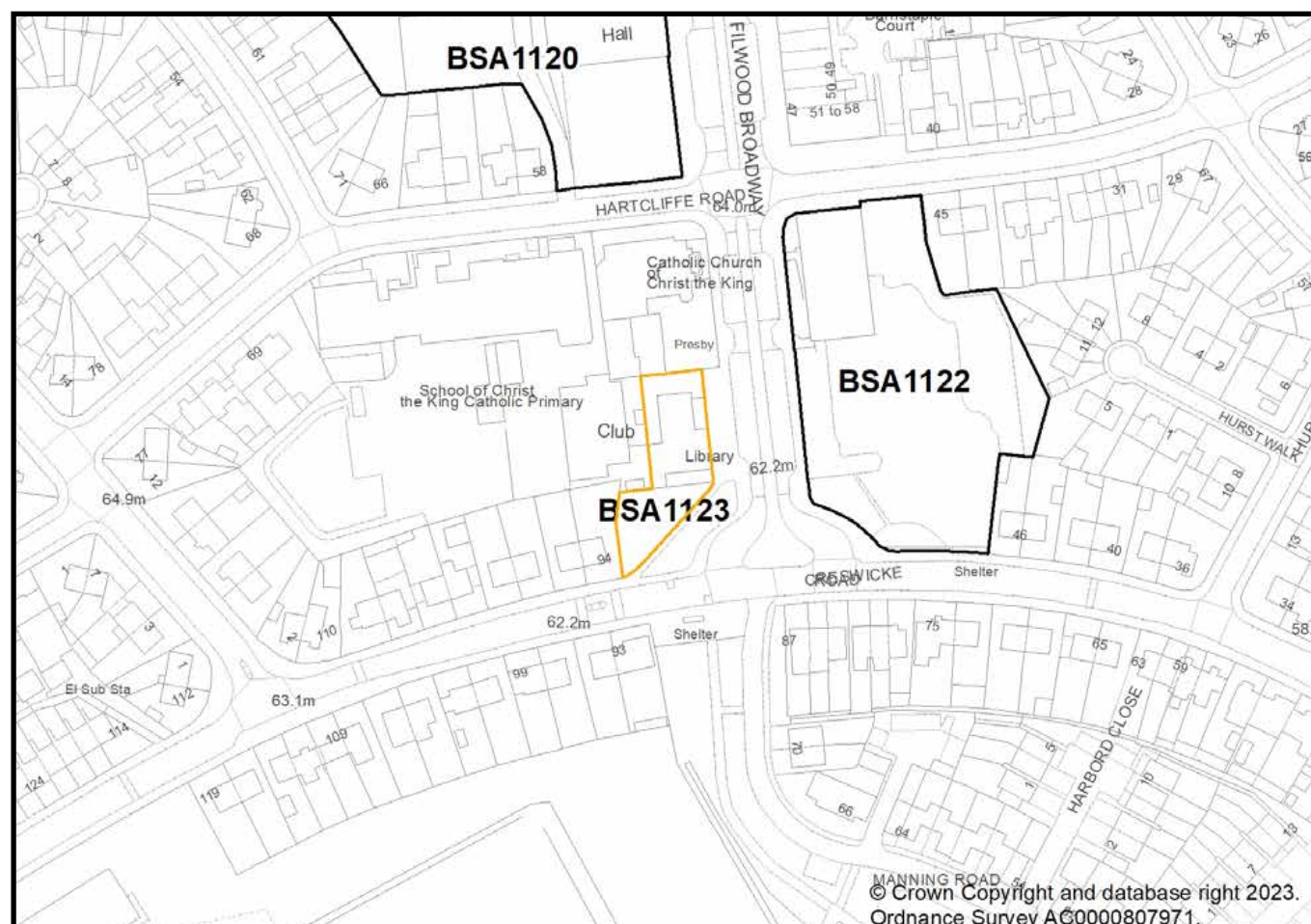
Filwood Library and adjoining land,
Filwood Broadway

Site description:

The site comprises a library and
undeveloped land to the side

Site area:

0.1 hectares



Proposed allocation:

Housing

Reasons for allocation:

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

Development considerations:

Development should:

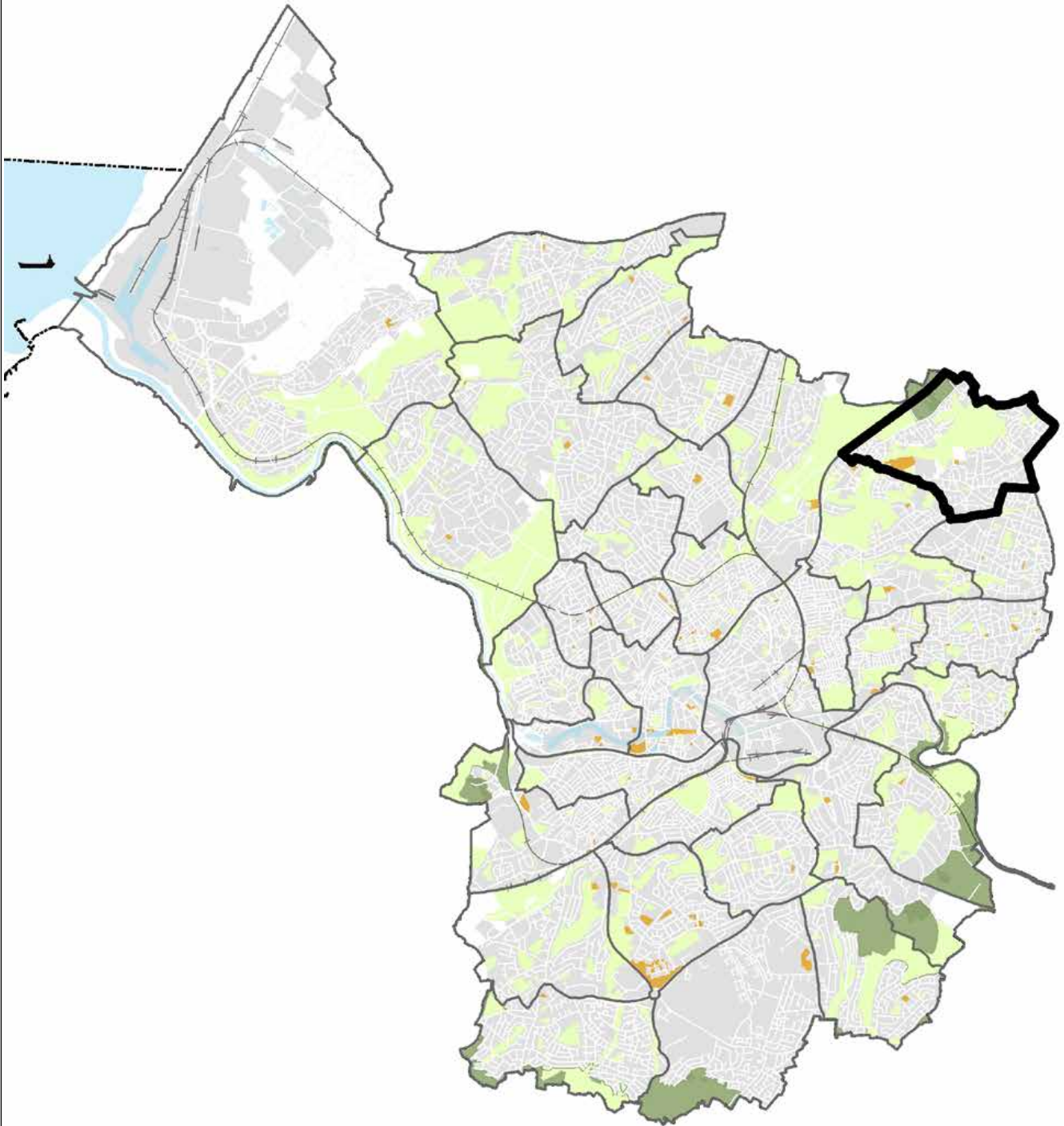
- contribute towards the implementation of public realm improvements along the full length of Filwood Broadway and at the junctions with Creswicke, Hartcliffe and Barnstaple Roads, which will include the provision of street trees, paving, bicycle stands, street furniture and car parking;
- provide active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

Estimated capacity

Estimated capacity of 10 homes.

Frome Vale Ward

This section sets out development allocations in the Frome Vale ward.



Site reference:

BDA1501

Ward:

Frome Vale

Site address/location:

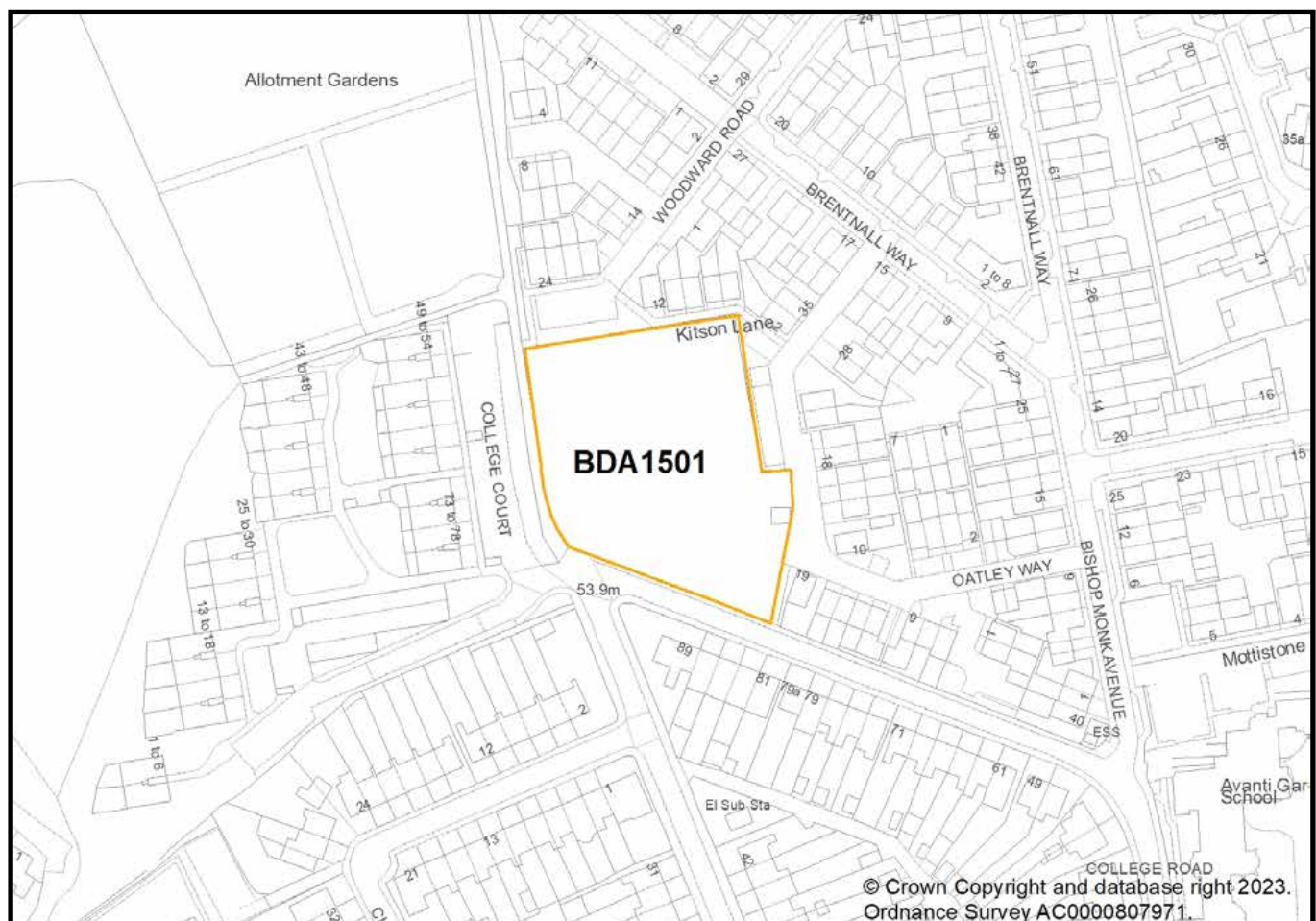
Land at College Road, Fishponds

Site description:

The site is currently grazing land

Site area:

0.5 hectares



Proposed allocation:

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 identified within the local plan.

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:

BSA0502

Ward:

Frome Vale

Site address/location:

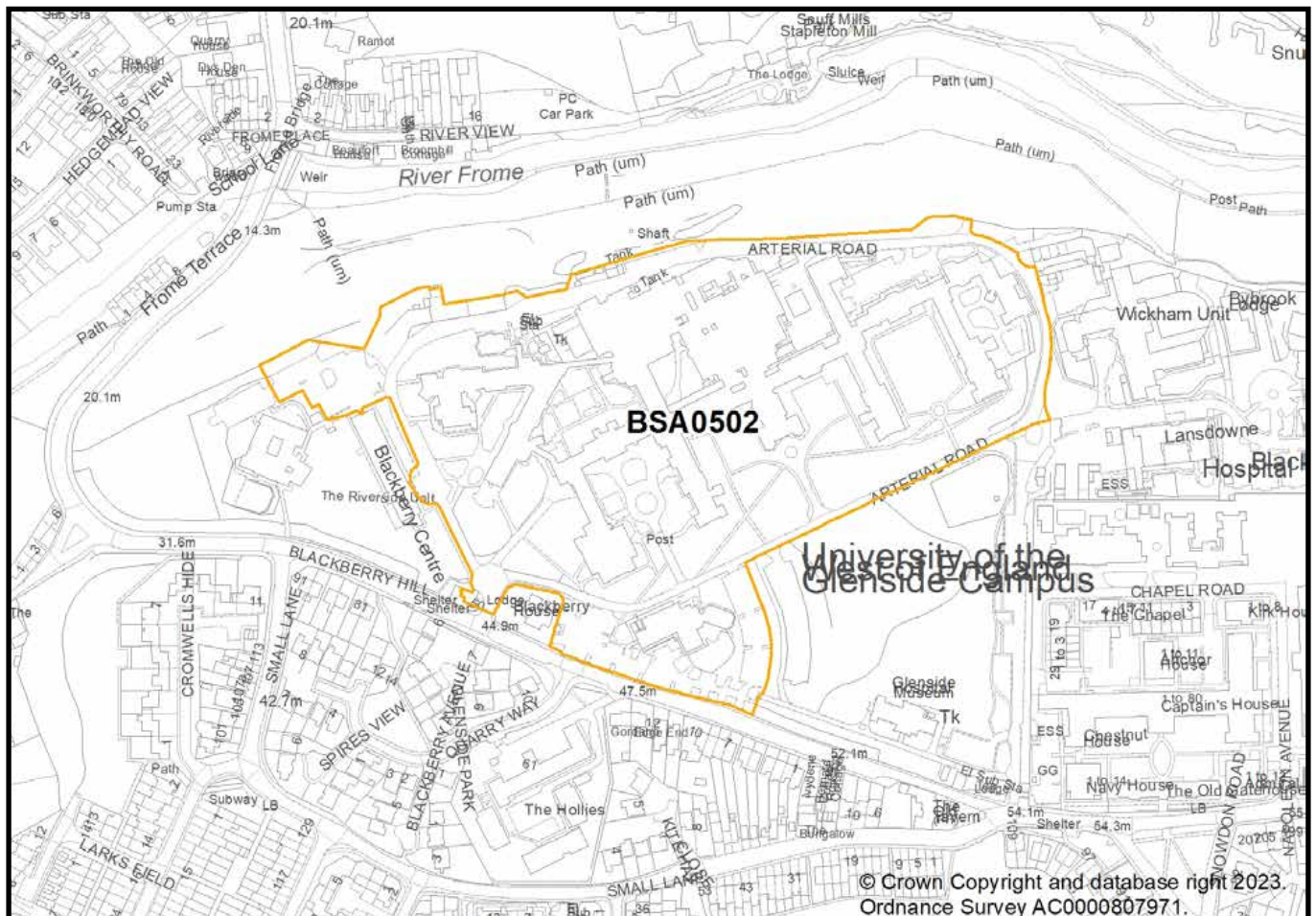
Glenside Campus, Blackberry Hill, Fishponds

Site description:

The site is currently a University campus

Site area:

6.8 hectares



Proposed allocation:

Housing with mixed-uses

Reasons for allocation:

A housing with mixed-uses allocation is appropriate as:

- The site is no longer required for education related provision.
- Housing is considered suitable given the largely residential context of the site. Some mixed-use development would also be appropriate given its relatively large size.
- The site is in a relatively sustainable location, approximately 600m from Fishponds Town Centre and close to the bus stops on Blackberry Hill.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.

It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

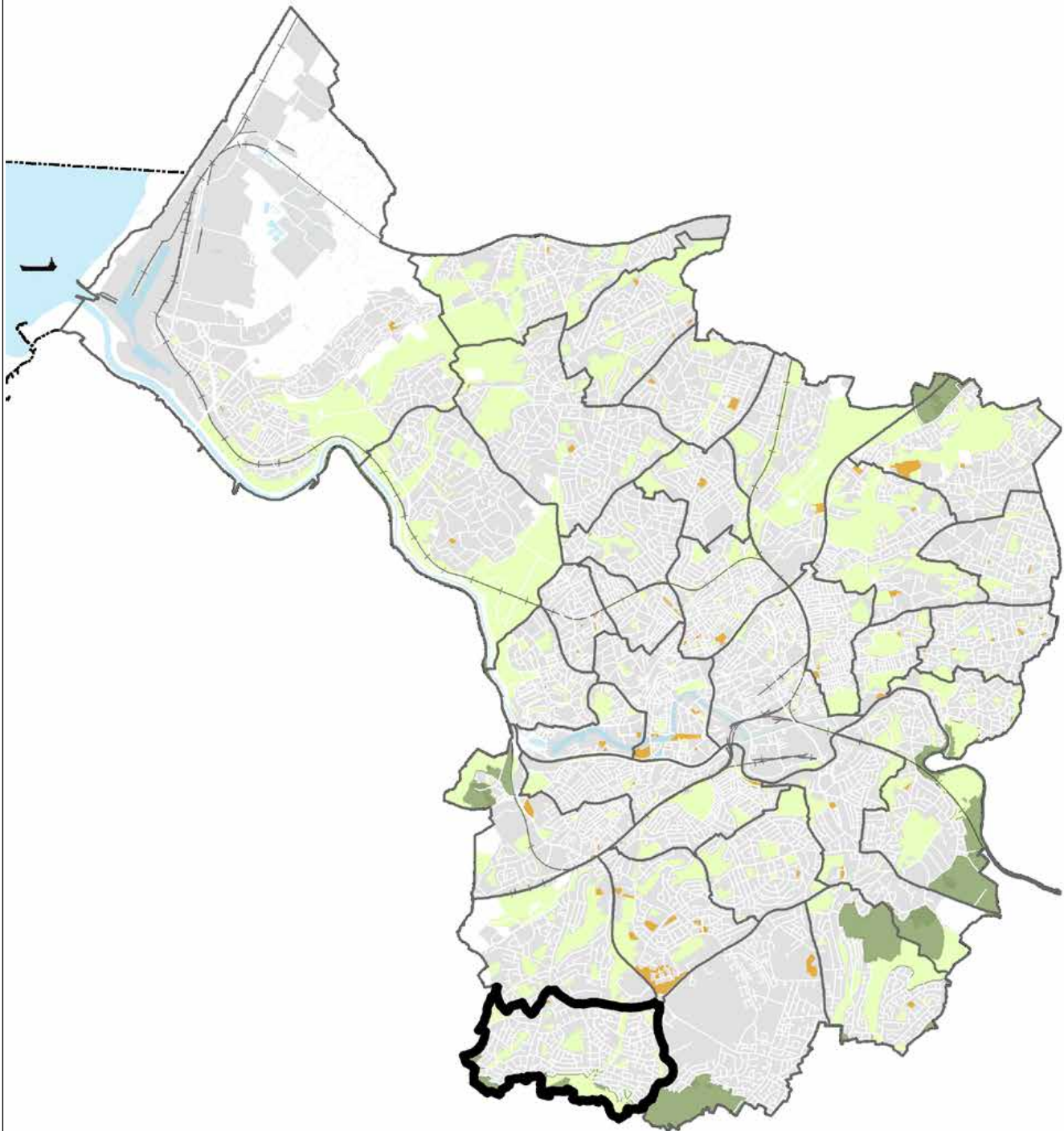
- be led by a masterplan for the site to be guided by community involvement. The masterplan should consider the wider area, including nearby sites BSA0501 and BAS0503, and adopt a heritage-led approach identifying the key listed buildings and structures and other heritage assets to be retained.
- have regard to the Tree Preservation Orders bounding the site;
- take account of the Stapleton and Frome Valley Conservation Area and the Local Historic Parks and Gardens designation;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures having regard to the adjacent Site of Nature Conservation Interest;
- consider potential for link to land to north at Oldbury Court Estate;
- maintain or strengthen the integrity of the Wildlife Network;
- address transport implications;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.
- A proportion of mixed-use development including business use would also be acceptable given the relatively large size of the site, the historic character and internal layout of the buildings and the desire to preserve local employment opportunities.

Estimated capacity

Estimated capacity of 300 homes.

Hartcliffe and Withywood Ward

This section sets out development allocations in the Hartcliffe and Withywood ward.



Site reference:

BDA1601

Ward:

Hartcliffe and Withywood

Site address/location:

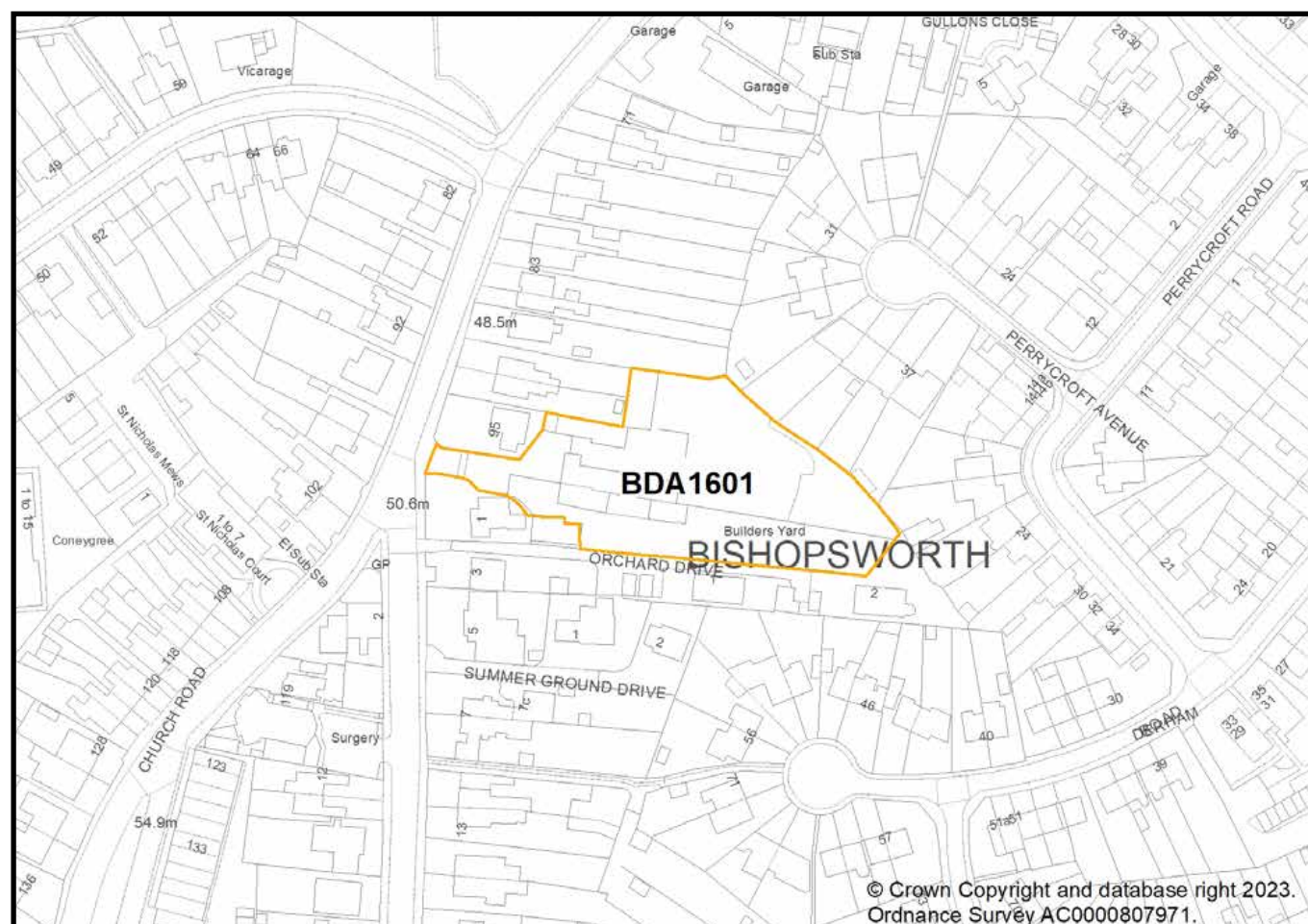
Land to the rear of 96 Church Road / Orchard Drive, Bishopsworth

Site description:

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

Site area:

0.4 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes with workspace would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

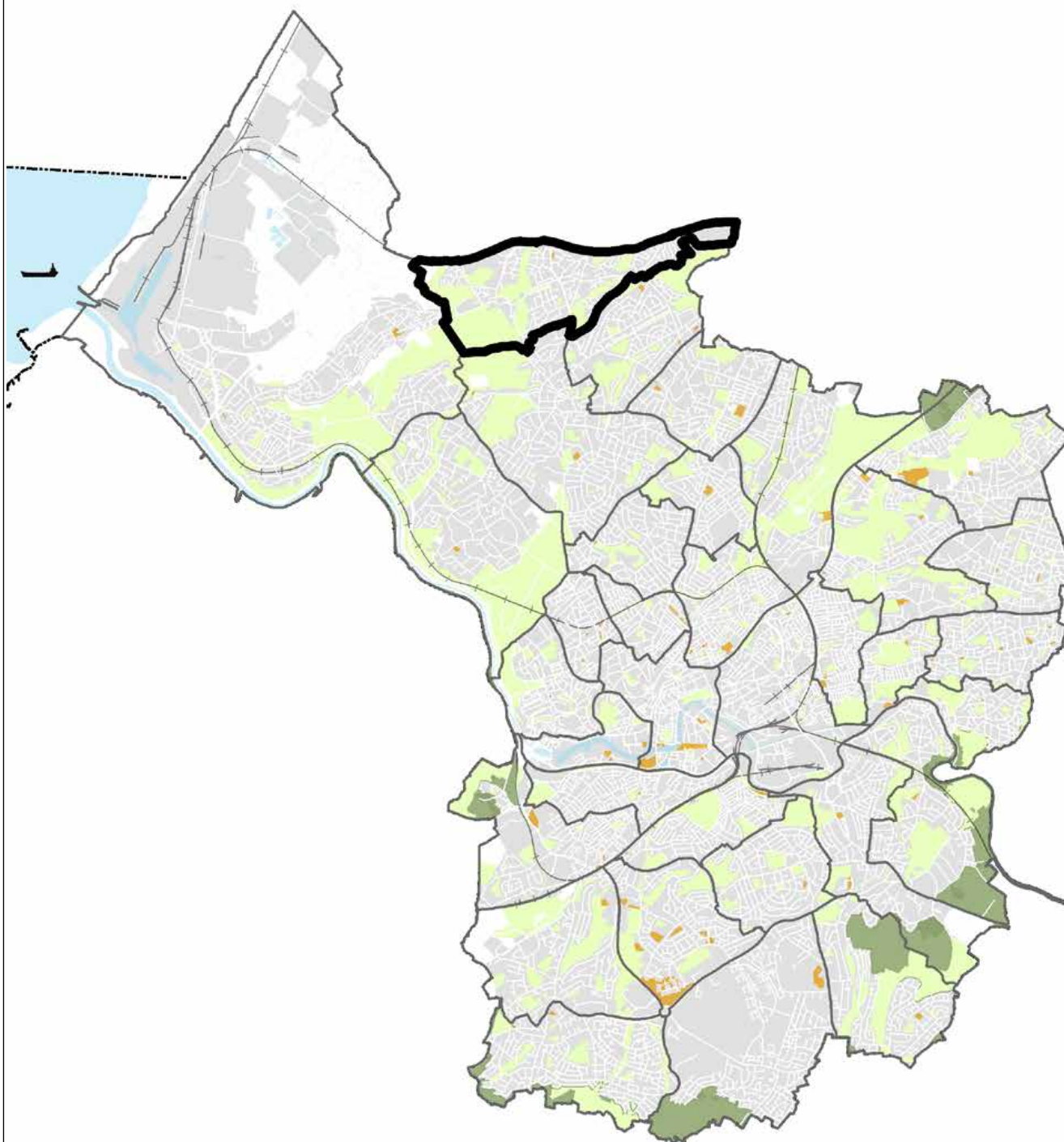
- Provide suitable access to the site, improving visibility and providing appropriate servicing, which safeguards the free-flow of public transport and general traffic on Church Road;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required;
- Provide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

Estimated capacity

Estimated capacity of 25 homes.

Henbury and Brentry Ward

This section sets out development allocations in the Henbury and Brentry ward.



Site reference:

BDA1702

Ward:

Henbury and Brentry

Site address/location:

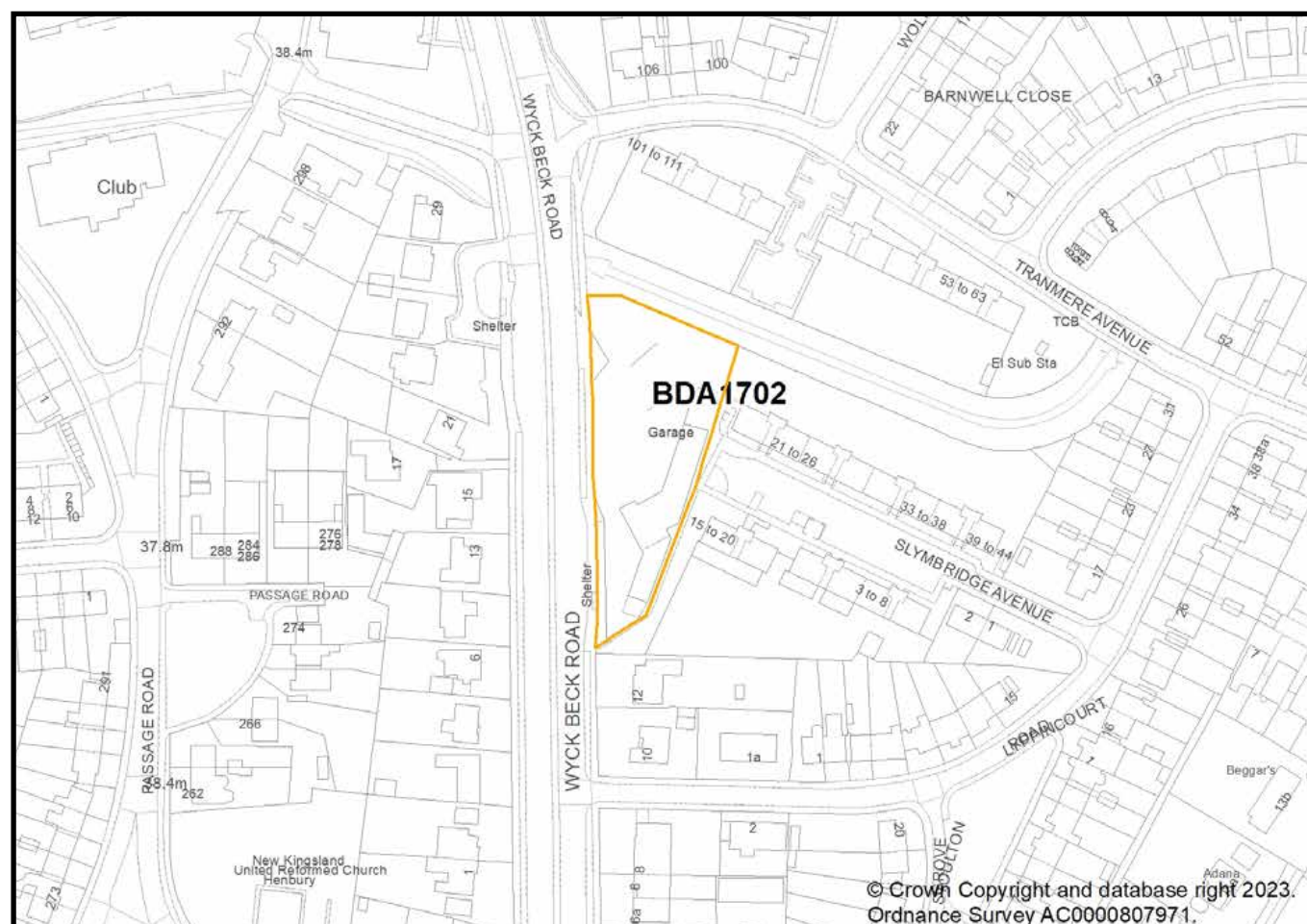
14 Wyke Beck Road, Brentry

Site description:

The site is currently used for commercial purposes including a garage and car hire

Site area:

0.3 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

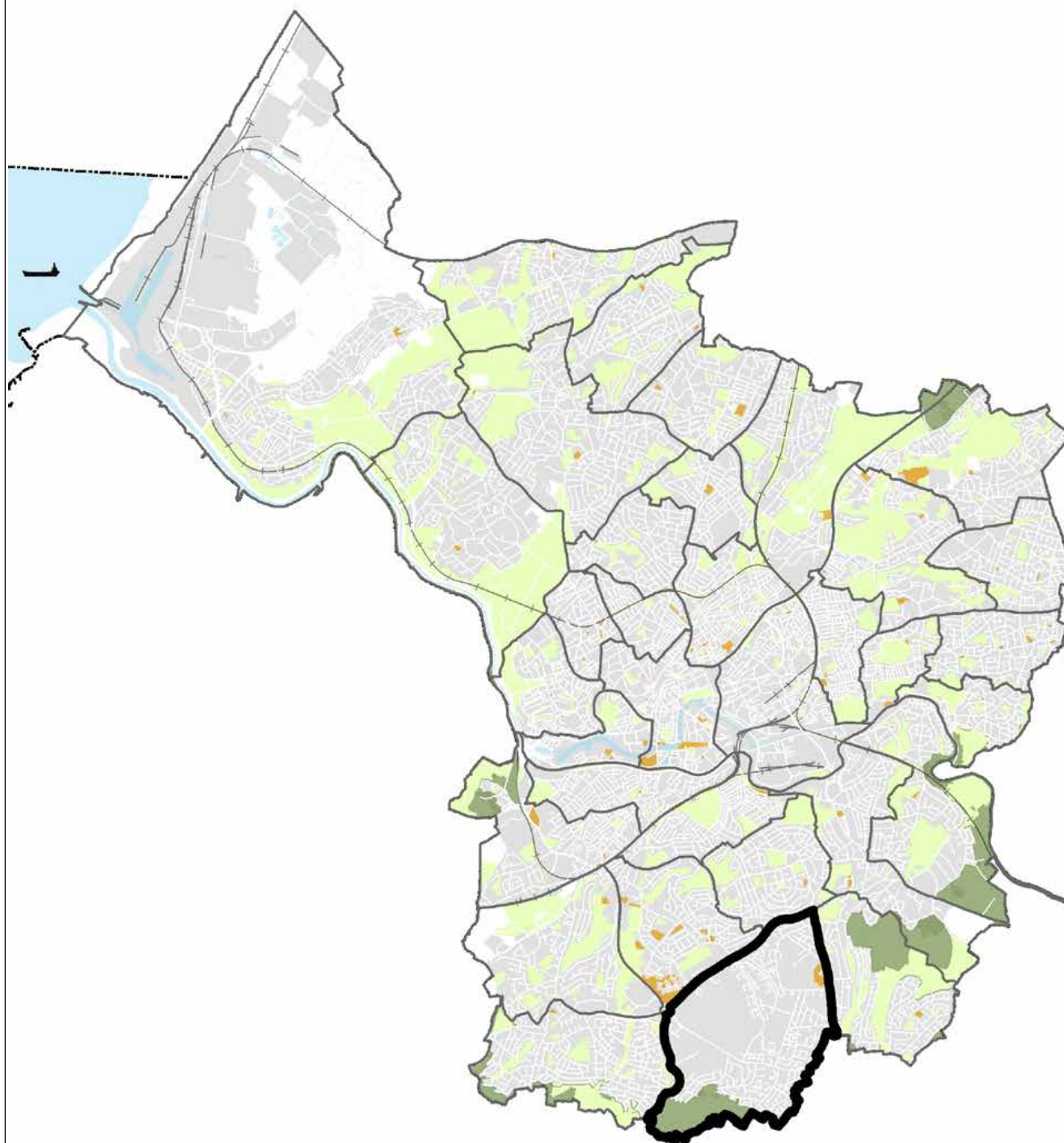
- Provide suitable access into the site and appropriate servicing, which takes account of and complements emerging public transport enhancement works along the A4018;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent A4108 Wyck Beck;
- Be informed by an air quality assessment where appropriate, as the site is adjacent to the A4018;
- 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.

Hengrove and Whitchurch Park Ward

This section sets out development allocations in the Hengrove and Whitchurch Park ward.



Site reference:

BSA1402

Ward:

Hengrove and Whitchurch Park

Site address/location:

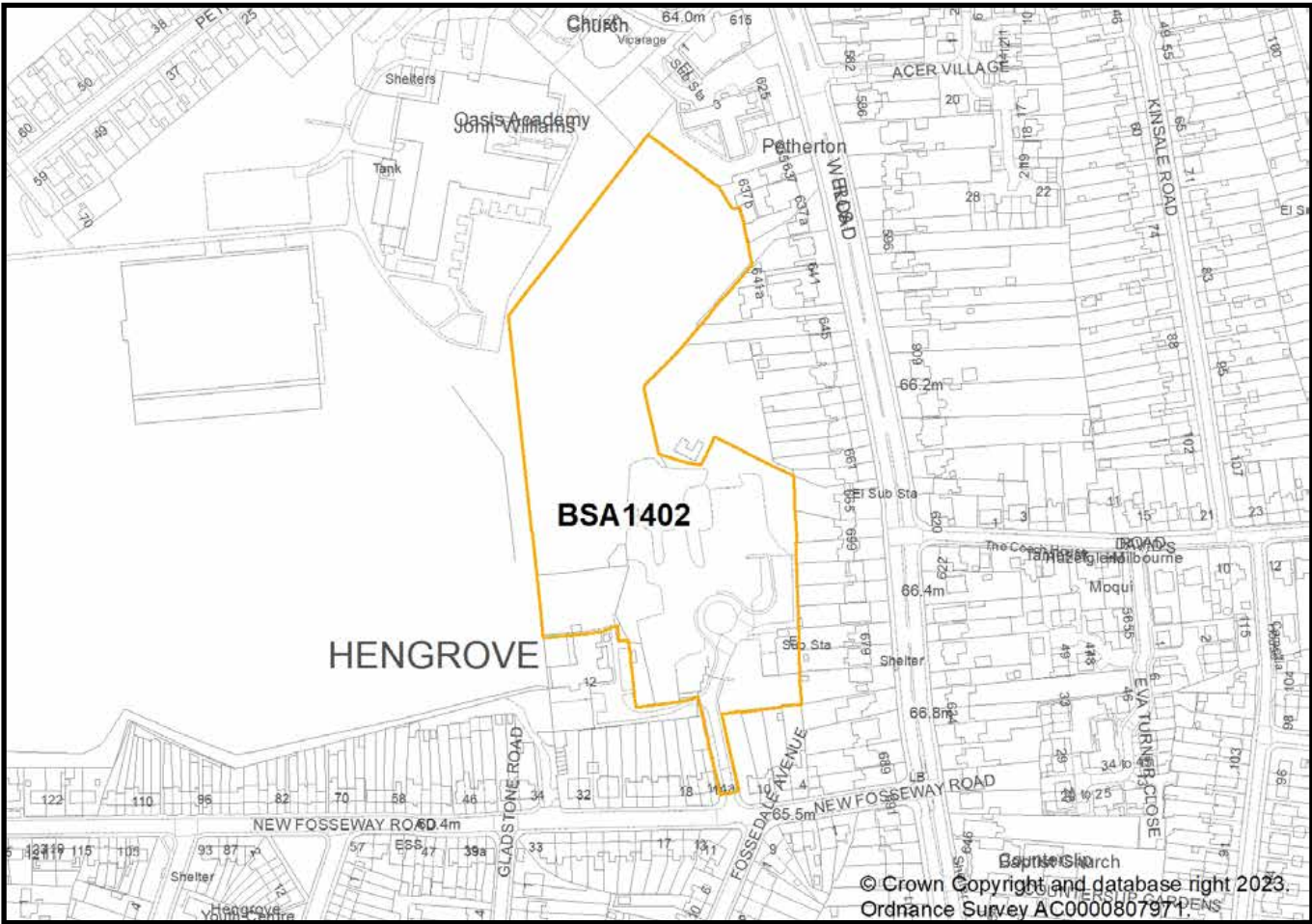
Former New Fosseway School, Hengrove

Site description:

The previously developed site was last used for a school

Site area:

3.4 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site is not required by the Oasis Academy.
- It has a residential context.
- It is in a relatively sustainable location approximately 650m from the shops and services of Whitchurch (Oatlands Avenue) District Centre. It is also close to bus stops on New Fosseway Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.

It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's green infrastructure / open space provision.

Development considerations:

Development should:

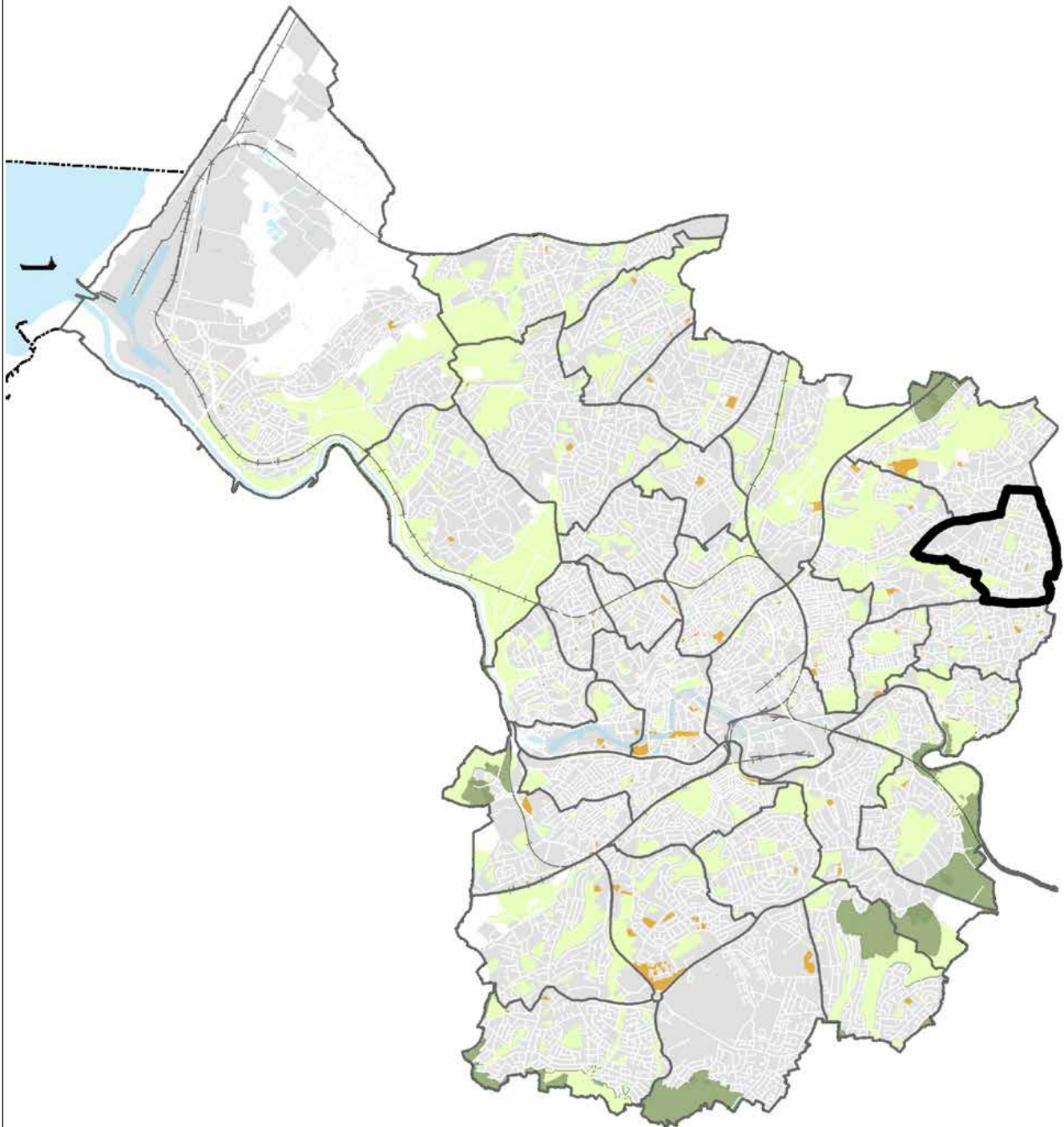
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care services;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

Estimated capacity

Estimated capacity of 175 homes.

Hillfields Ward

This section sets out development allocations in the Hillfields ward.



Site reference:

BDA1901

Ward:

Hillfields

Site address/location:

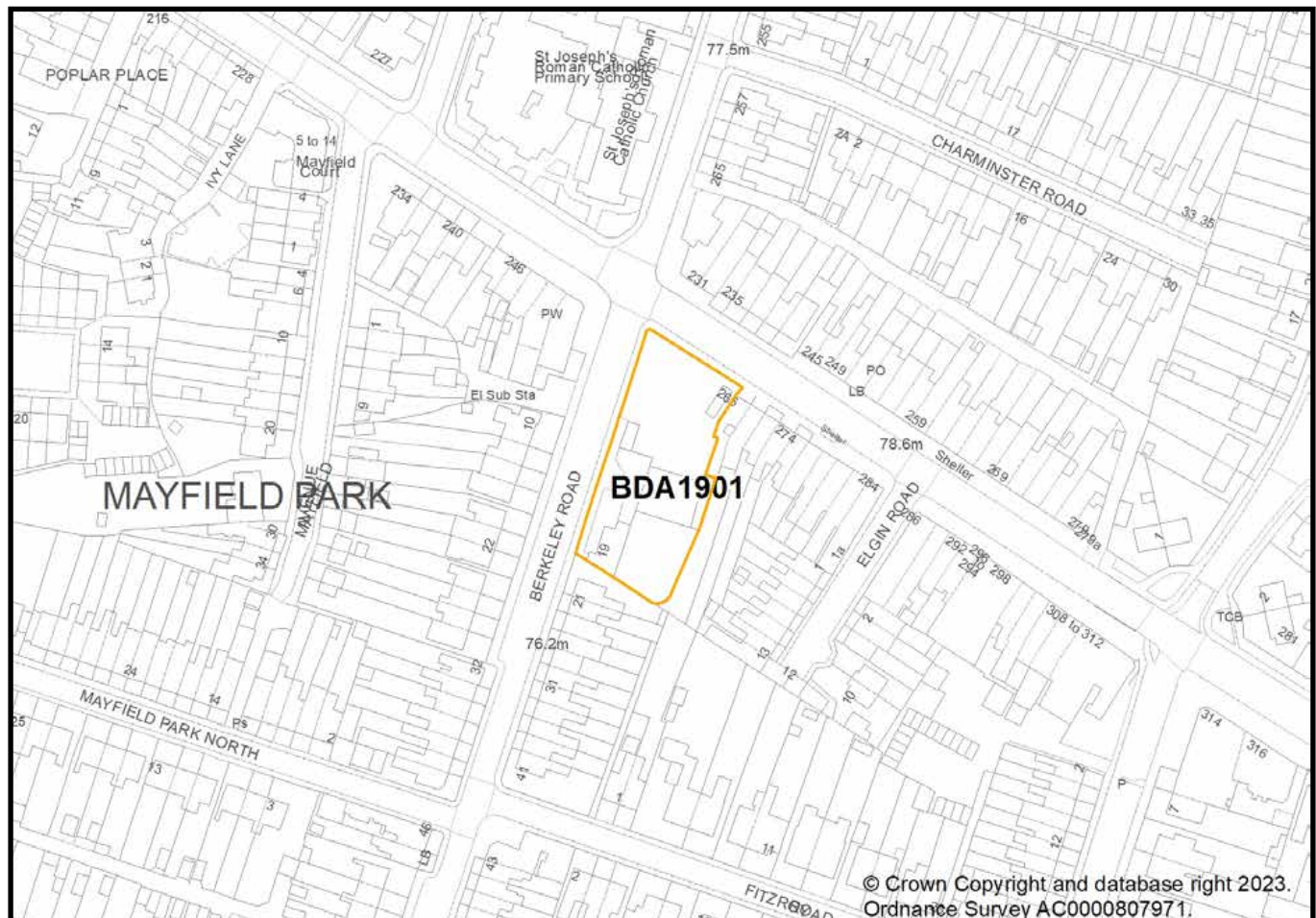
Land at the corner of Lodge Causeway /
Berkeley Road, Fishponds

Site description:

The site is currently used as a garage

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed use, with active ground floor uses fronting Lodge Causeway, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for housing-led mixed use, with active ground floor uses would represent a more efficient use of land within a District Centre.

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 Causeway, 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:

BSA0513

Ward:

Hillfields

Site address/location:

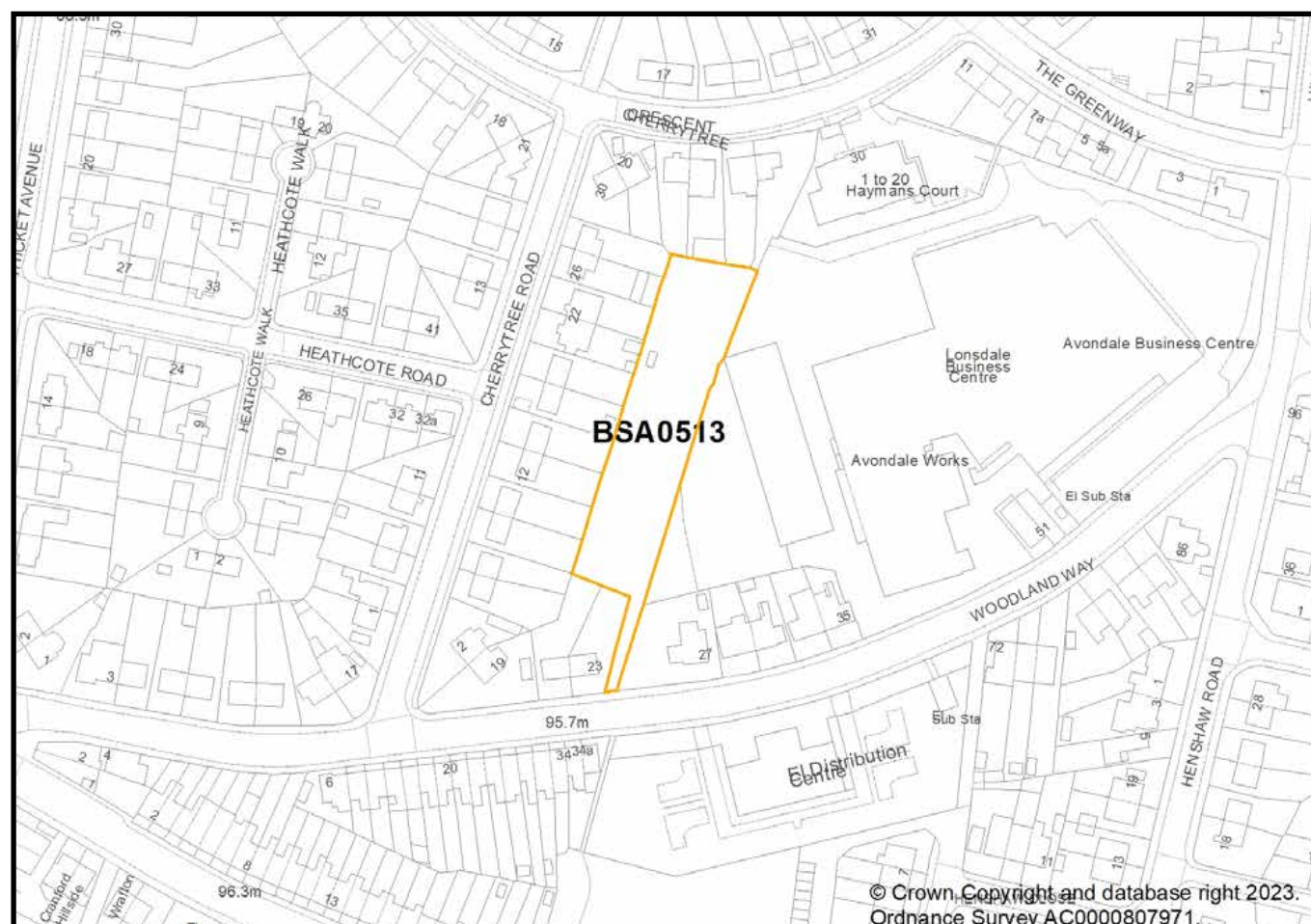
Garage site, Woodland Way, Chester Park / Hillfields

Site description:

The land is currently undeveloped

Site area:

0.2 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site is currently underused and has a largely residential context.
- It is in a relatively sustainable location approximately 400m from Lodge Causeway District Centre and close to bus routes on Lodge Causeway, Thicket Avenue, Charlton Road, Hillfields Avenue and Henshaw Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.

It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

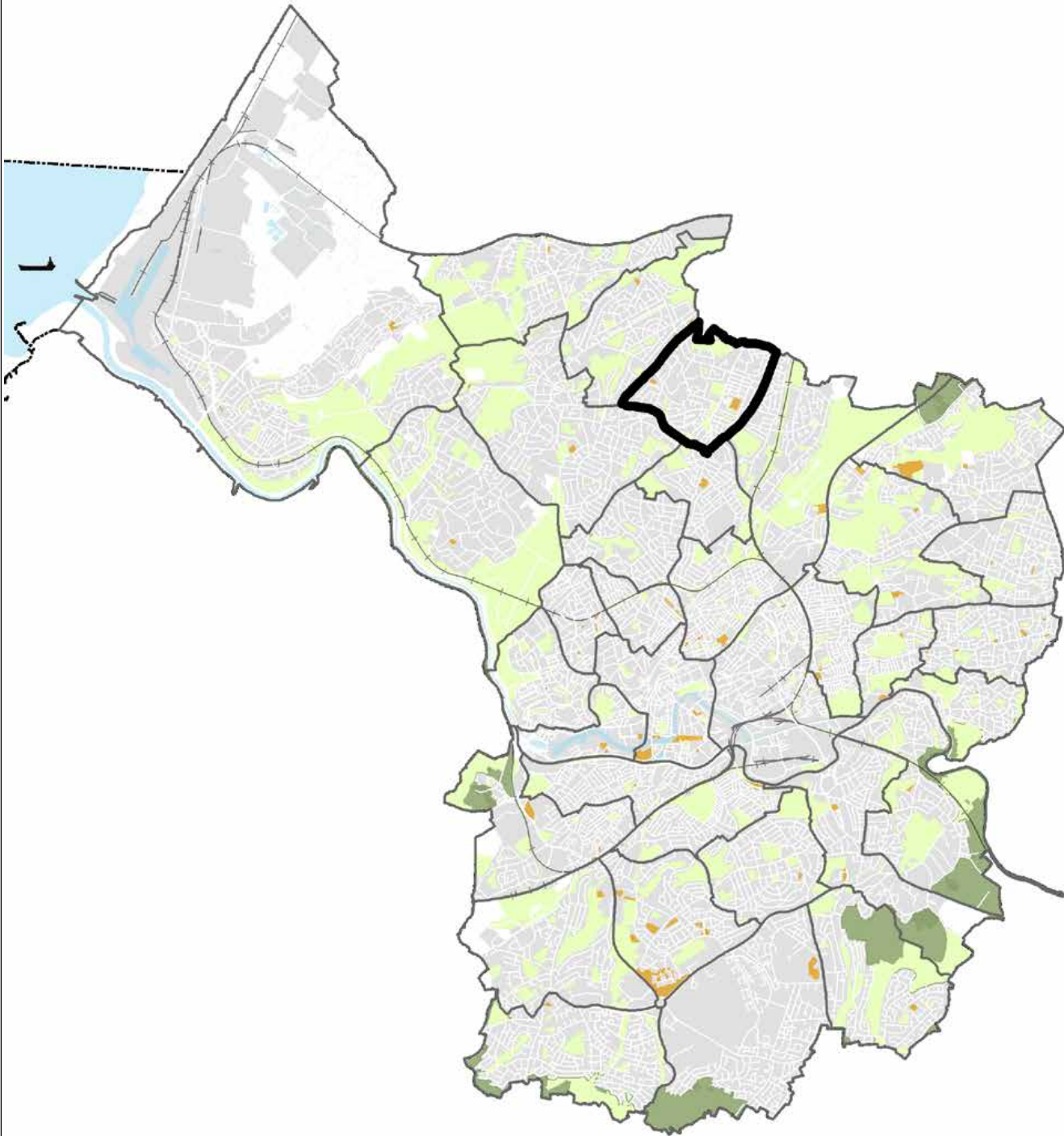
- address noise, pollution and nuisance issues from nearby industrial uses (unit entrances and yards adjoin site);
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- be informed by an investigation of land stability, including proposed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

Estimated capacity

Estimated capacity of 10 homes.

Horfield Ward

This section sets out development allocations in the Horfield ward.



Site reference:

BDA2001

Ward:

Horfield

Site address/location:

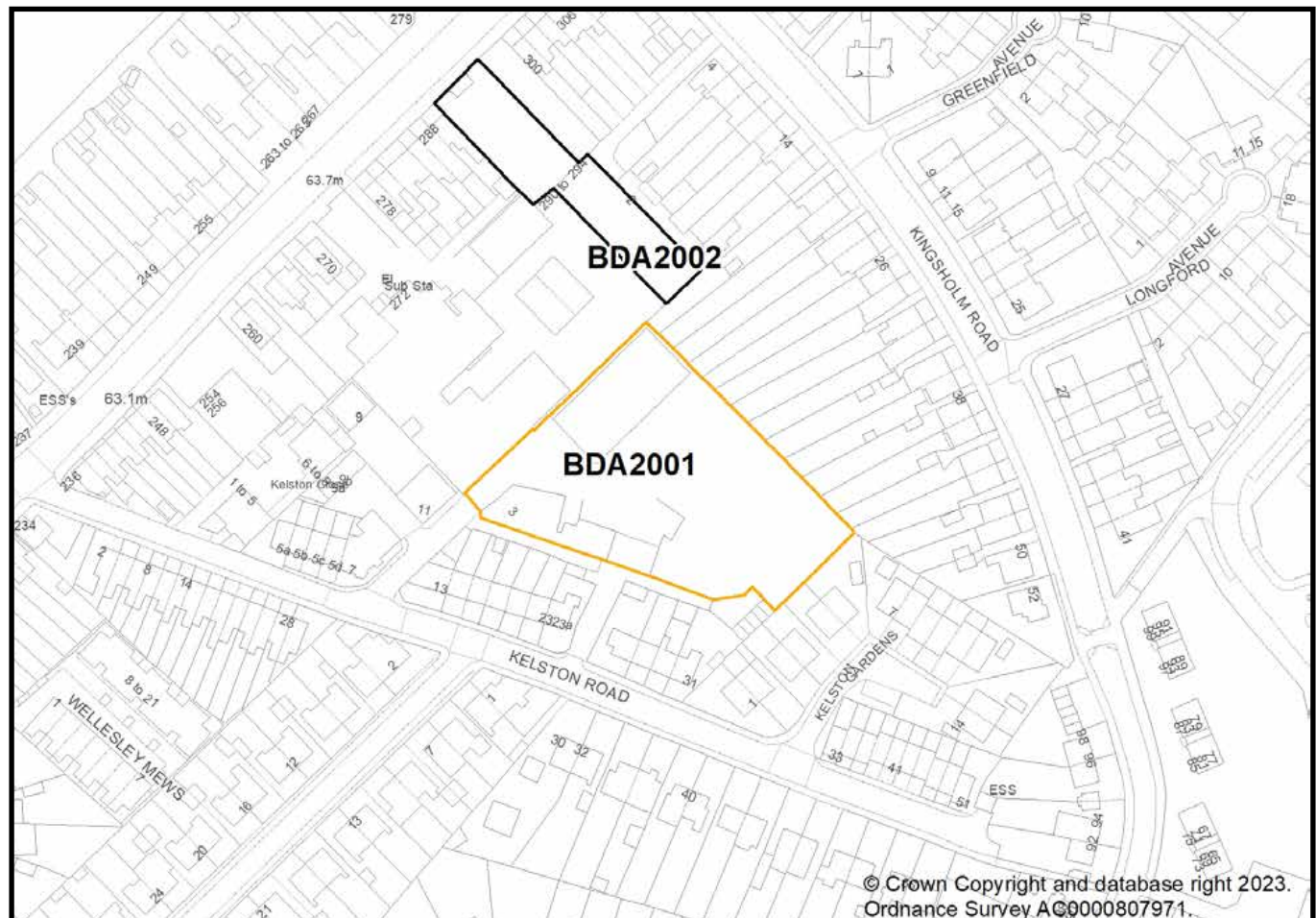
3 Kelston Road, Horfield

Site description:

The site is currently in use as a builders merchant

Site area:

0.5 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

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

Ward:

Horfield

Site address/location:

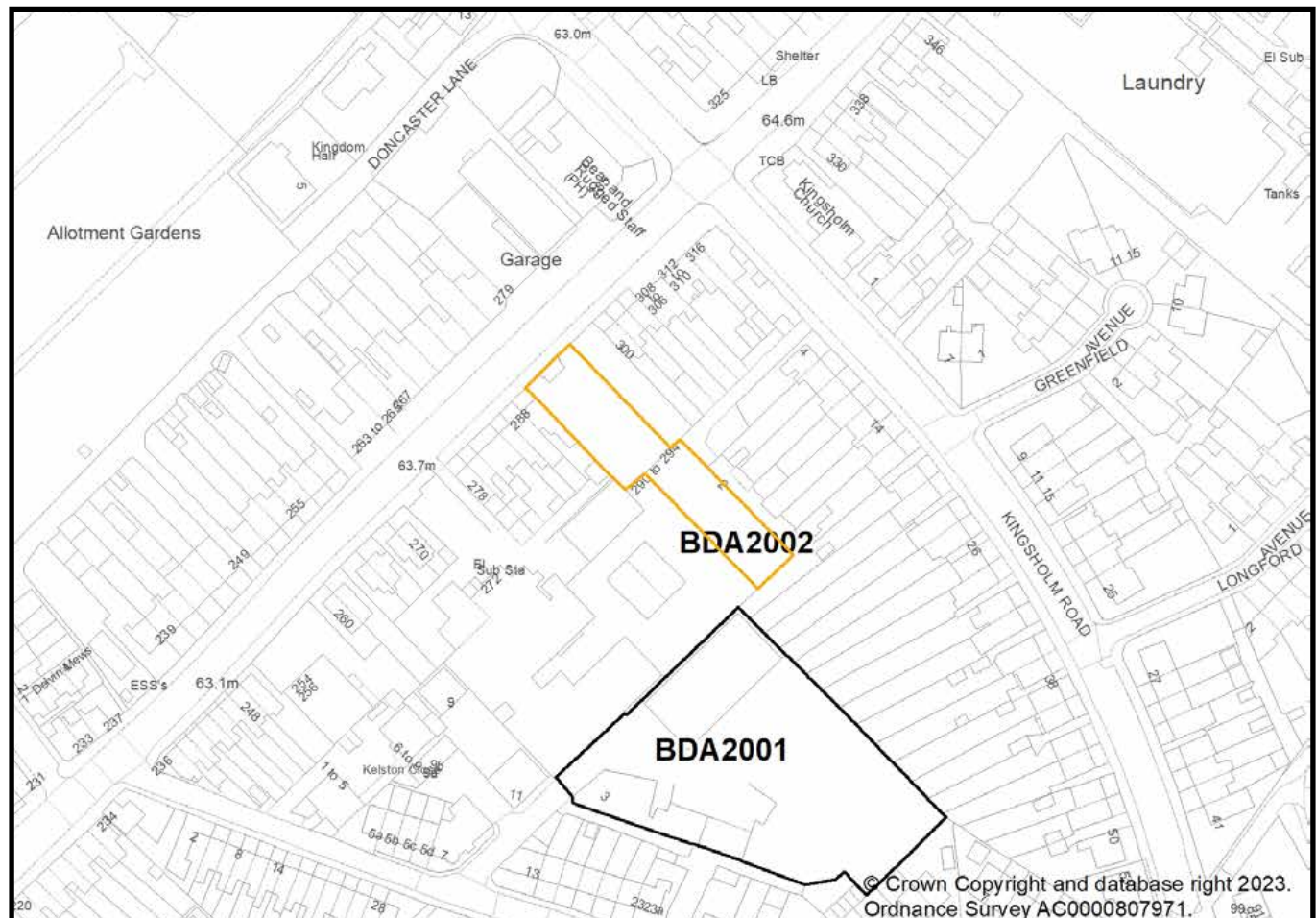
272 – 276 and 290 – 298 Southmead Road

Site description:

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

Site area:

0.1 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

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:

BSA0404

Ward:

Horfield

Site address/location:

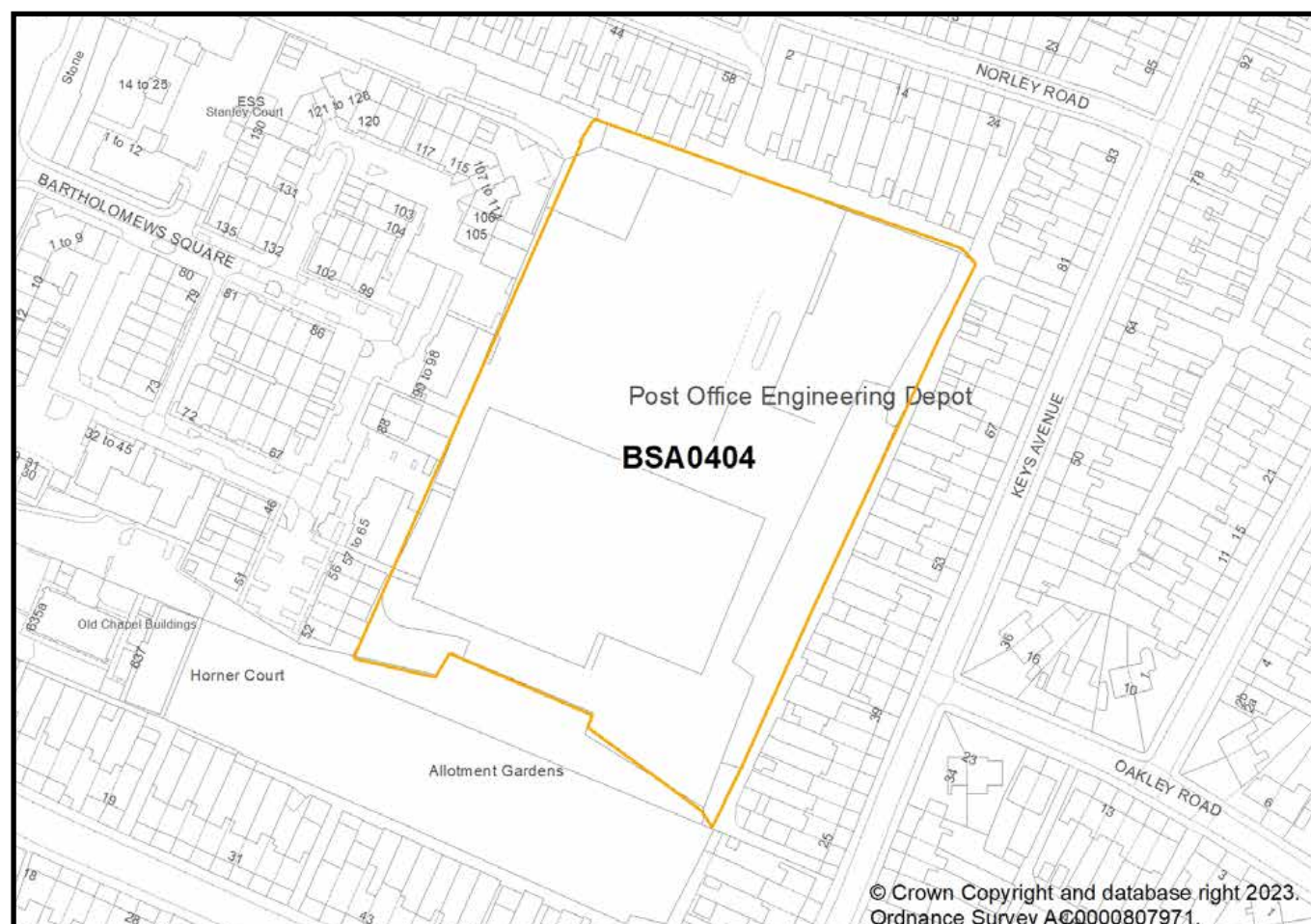
BT Depot, Filton Road, Horfield

Site description:

The site is currently used as a service depot

Site area:

1.9 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a largely residential context.
- The site is currently underused therefore this option represents a good use of land in line with Policy UL1 Effective and Efficient Use of Land.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.
- The site is in a sustainable location, approximately 130m from Filton Road Centre and approximately 200m from Horfield Leisure Centre. It is also 100m from the bus routes linking to the City Centre along Gloucester Road.

Development considerations:

Development should:

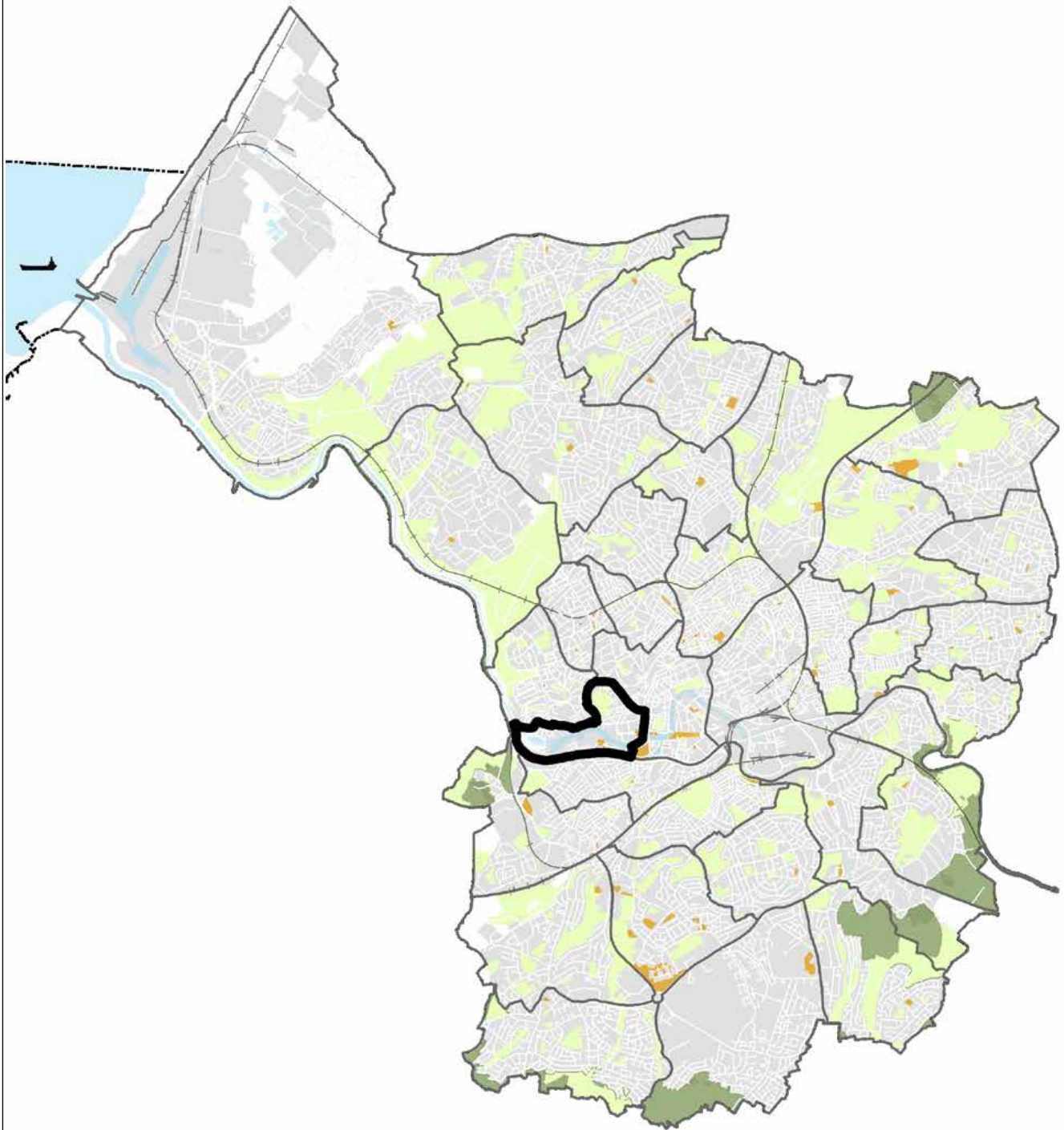
- be designed to safeguard the amenity of neighbouring residential properties;
- be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework.

Estimated capacity

Estimated capacity of 60 homes.

Hotwells and Harbourside Ward

This section sets out development allocations in the Hotwells and Harbourside ward.



Site reference:

BDA2101

Ward:

Hotwells and Harbourside

Site address/location:

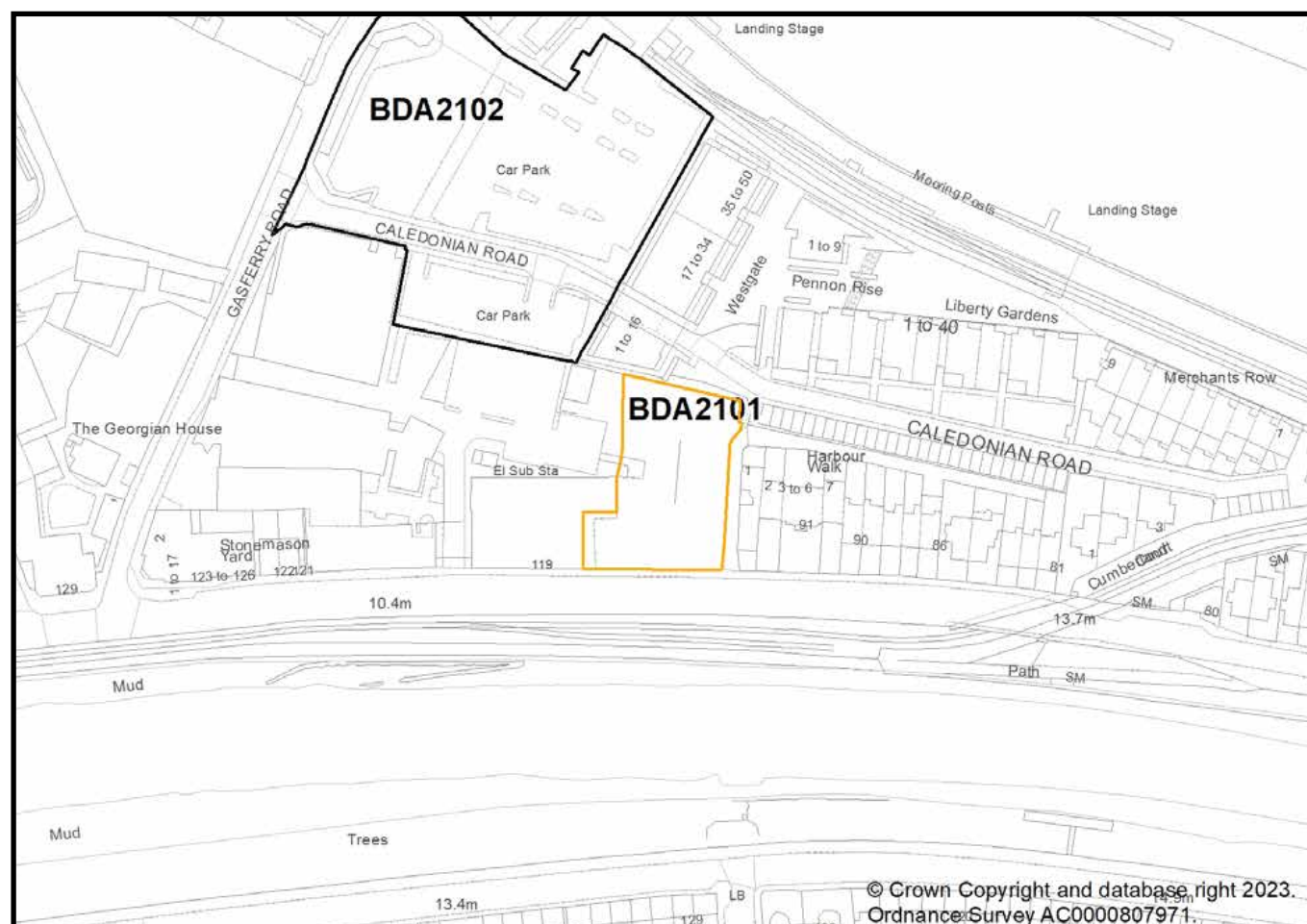
94 – 96 and 119 Cumberland Road,
Spike Island

Site description:

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

Site area:

0.2 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

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 both a land contamination and land stability risk assessment, which considers land stability associated with the Chocolate Path and makes recommendations for remedial measures where required;
- Provide a suitable flood risk management strategy for the lifetime of the development, given the site is within a future Flood Zone 3; and
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 35 homes.

Site reference:

BDA2102

Ward:

Hotwells and Harbourside

Site address/location:

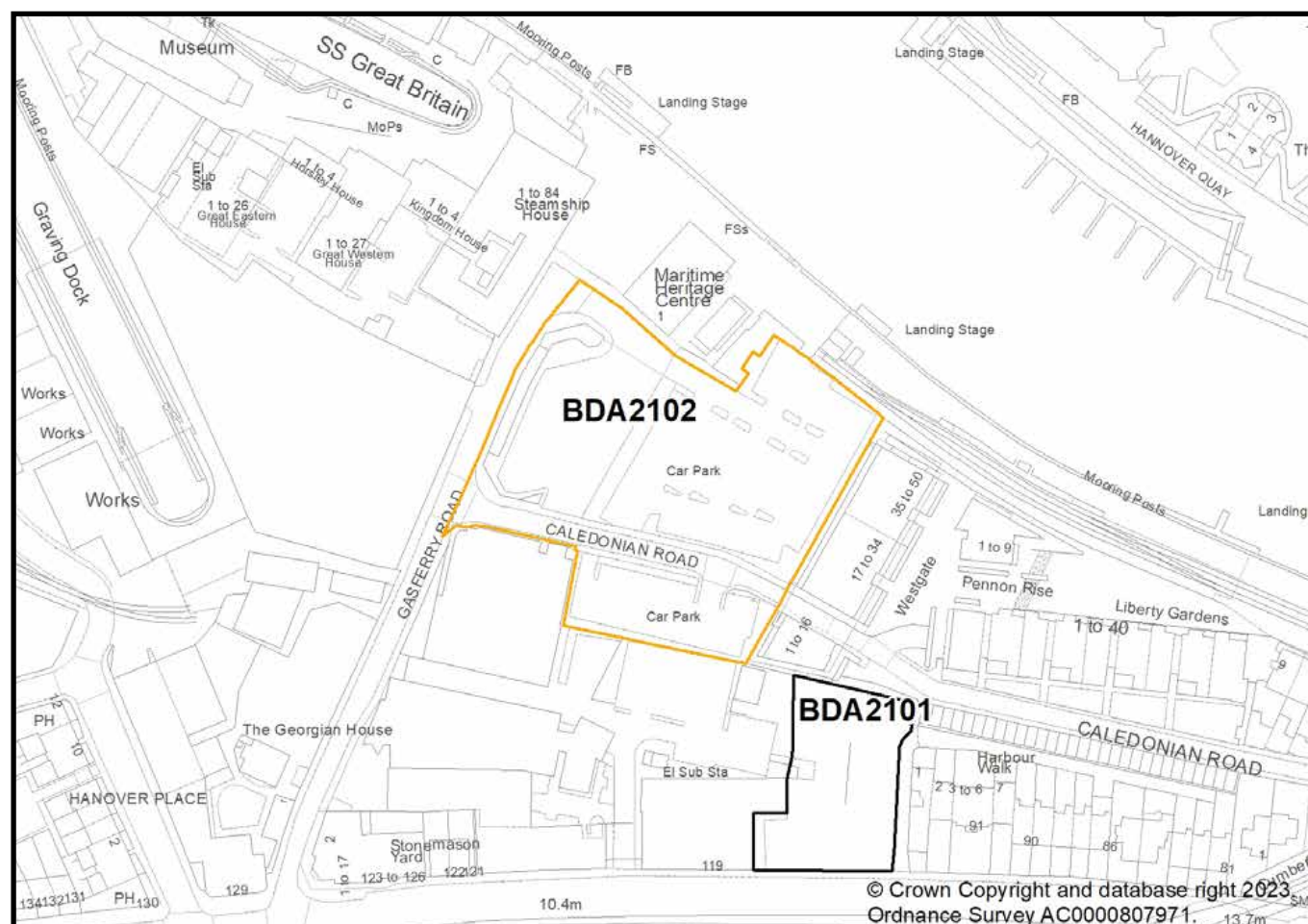
Maritime Heritage Centre Public Car Park,
Gas Ferry Road

Site description:

The site is currently in use as car parking

Site area:

0.8 hectares



Proposed allocation:

Residential-led mixed use, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for residential-led mixed use would offer potential for more efficient use of the land.

Development considerations:

Development should:

- Provide suitable access to the site which is likely to be located off Caledonia Road to avoid potential conflicts with the Quayside Walkway on Gasferry Road;
- Incorporate appropriate levels of car, coach and cycle parking (including appropriate waiting/boarding and alighting space). This may include reproviding parking in a suitable location off site.
- Retain, enhance and contribute towards a continuous, traffic-free, high quality Quayside Walkway in accordance with planning policy BCAP32: Quayside walkways;
- Provide active frontages onto the walkways adjacent to the quayside, Museum Square and Gasferry Road;
- Be designed to safeguard the amenity of neighbouring residential properties;
- Provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future and existing occupiers from any incorporated car, coach and cycle parking (including waiting/boarding and alighting space for coach passengers) to serve the SS Great Britain;
- Take account of the City Docks conservation area;
- Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels;
- Retain or reprovide existing trees as required by Policy BG4: Green Infrastructure Provision;
- Respond to Policy HW2 'Air Quality', as the site falls within an Air Quality Management Area;
- Be informed by a contamination risk assessment, making recommendations for remedial measures where required.
- Explore options for energy generation on site.

Site reference:

SA102

Ward:

Hotwells and Harbourside

Site address/location:

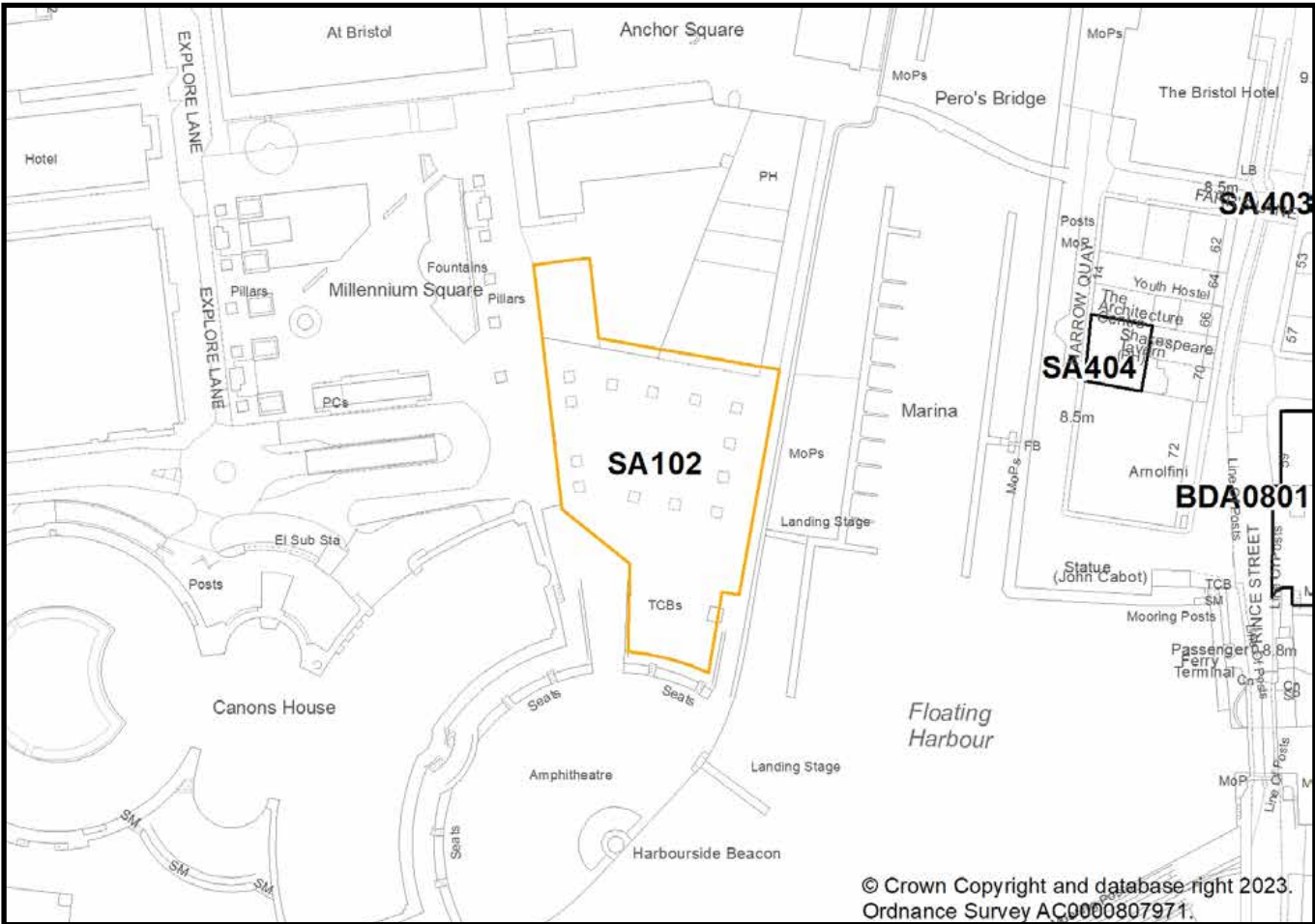
Waterfront Site, Millennium Square

Site description:

The site is currently hard standing

Site area:

0.45 hectares



Proposed allocation:

Offices/Culture and Tourism/Housing

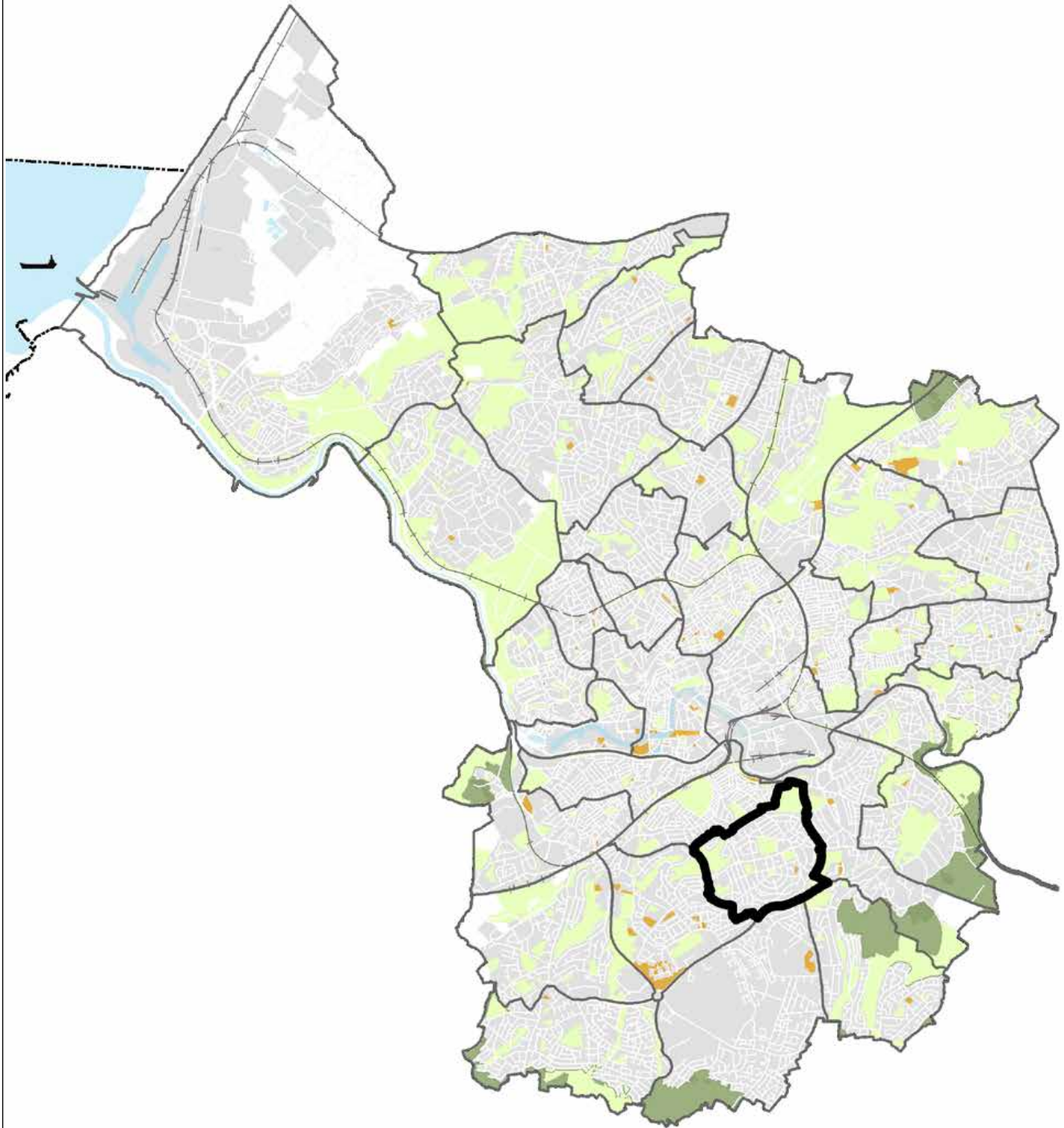
Development considerations:

Development should:

- Be of high quality design to reflect the site's prominent position on the Floating Harbour;
- Provide improved enclosure to Millennium Square, the Amphitheatre and Bordeaux Quay and include active ground floor uses to all three frontages;
- Retain and enhance a high quality Quayside Walkway as shown on the Policies Map;
- Retain suitable access for vehicles and people to the Amphitheatre, recognising the importance of the area for events;
- Take account of the City Docks conservation 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;
- Be supported by a Flood Risk Assessment to demonstrate how the development will be safe from the risk of flooding for the lifetime of the development with no residential uses on the ground floor and no lowering of existing ground levels.

Knowle Ward

This section sets out development allocations in the Knowle ward.



Site reference:

BSA1103

Ward:

Knowle

Site address/location:

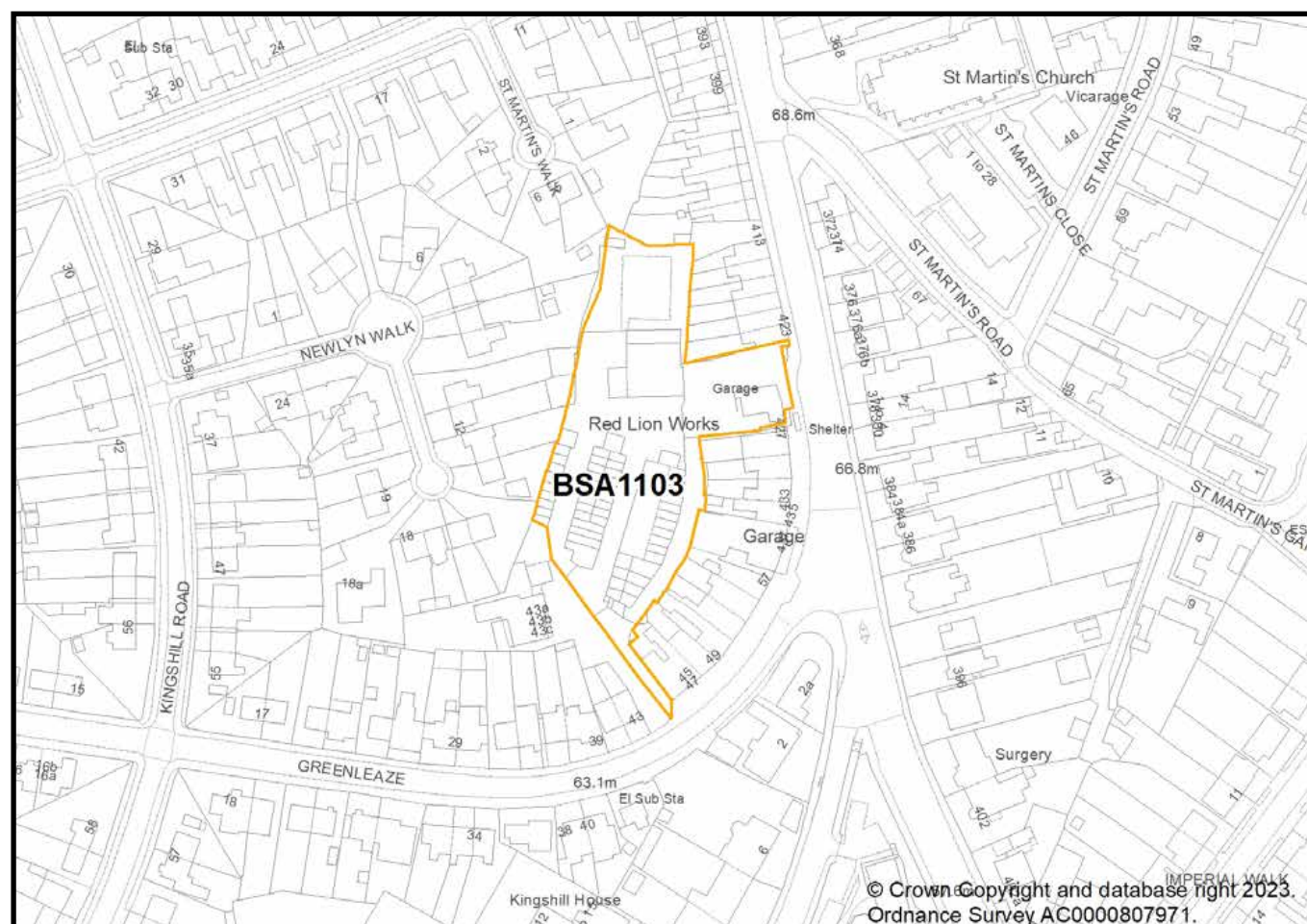
Red Lion Works, Greenleaze Road / Wells Road, Knowle Park

Site description:

The site is currently in commercial use

Site area:

0.4 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site is underused therefore its re-use represents a good use of land in line with Policy UL1 Effective and Efficient Use of Land.
- The site has a largely residential context.
- The site is in a sustainable location approximately 350m from Wells Road / Broadwalk (Knowle) Town Centre and its shops, community facilities, employment opportunities and public transport infrastructure.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

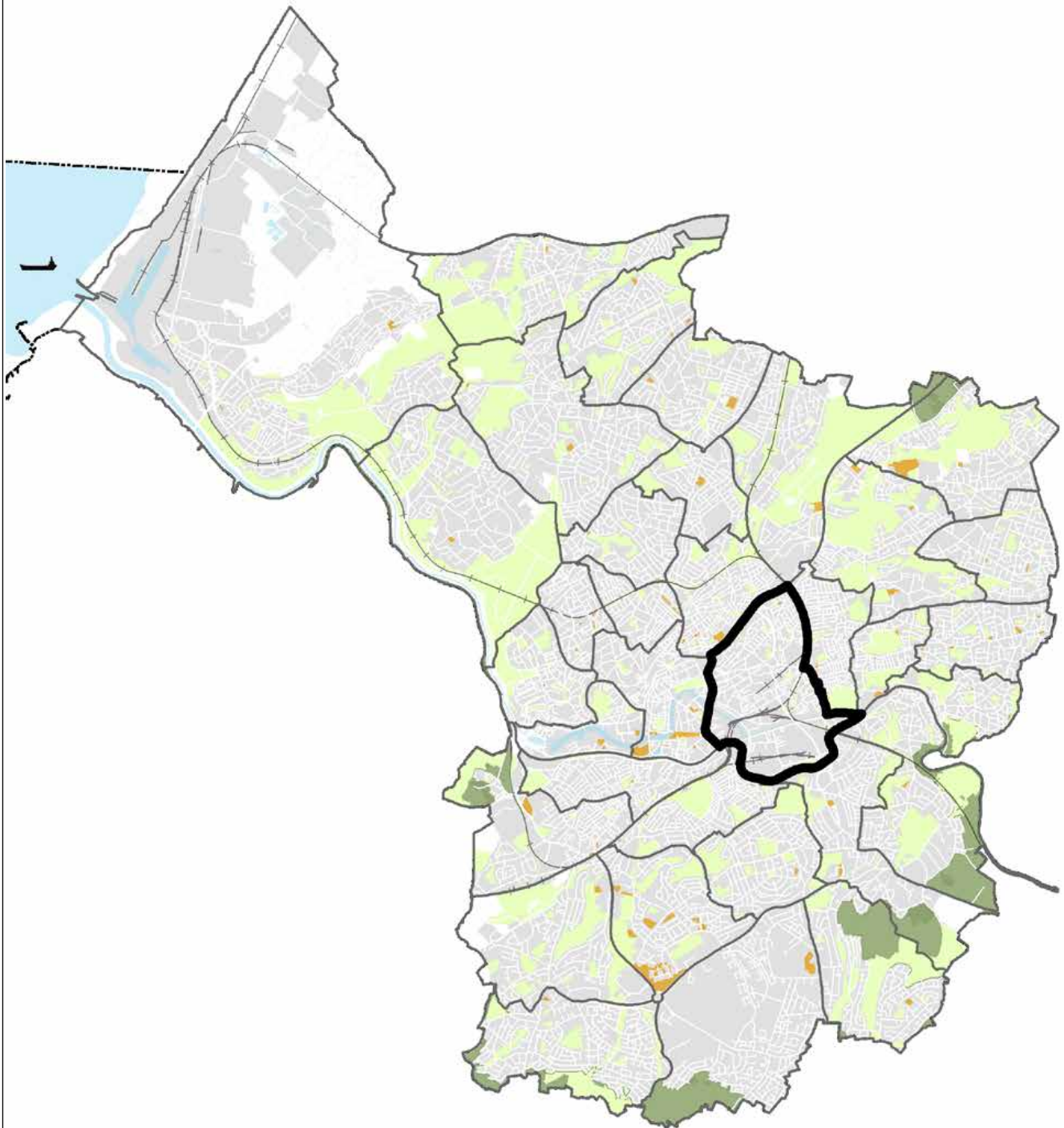
- address noise, nuisance and odour issues from neighbouring hot food takeaway uses.

Estimated capacity

Estimated capacity of 30 homes.

Lawrence Hill Ward

This section sets out development allocations in the Lawrence Hill ward.



Site reference:

BDA2301

Ward:

Lawrence Hill

Site address/location:

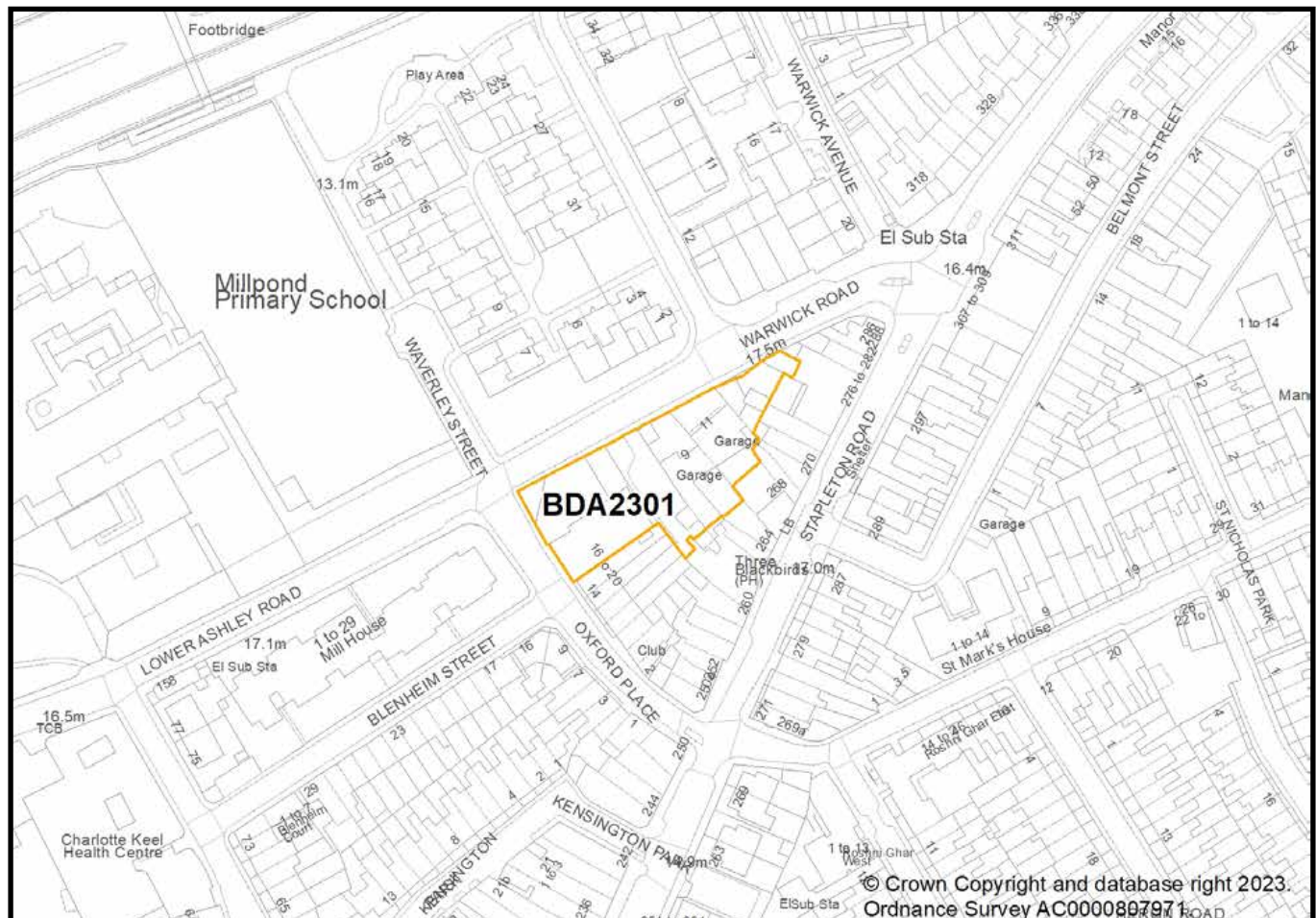
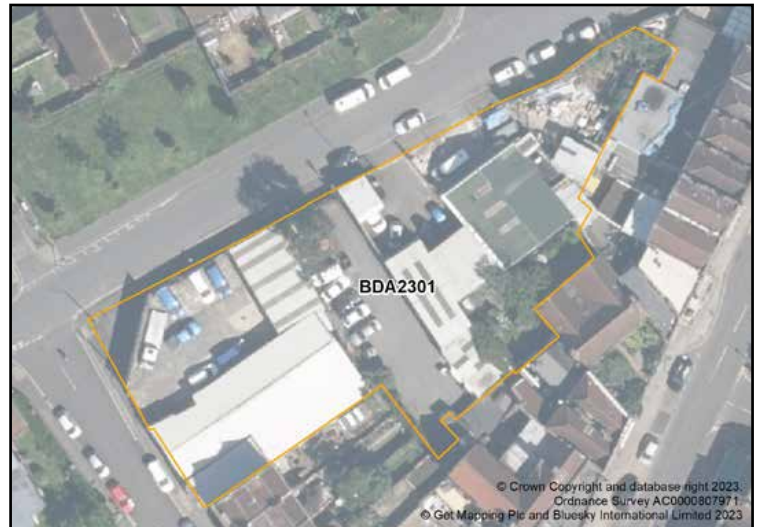
Land to the South of Warwick Road / Oxford Place, Easton

Site description:

The site contains commercial garages and yard areas

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

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;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- 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
- 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

Ward:

Lawrence Hill

Site address/location:

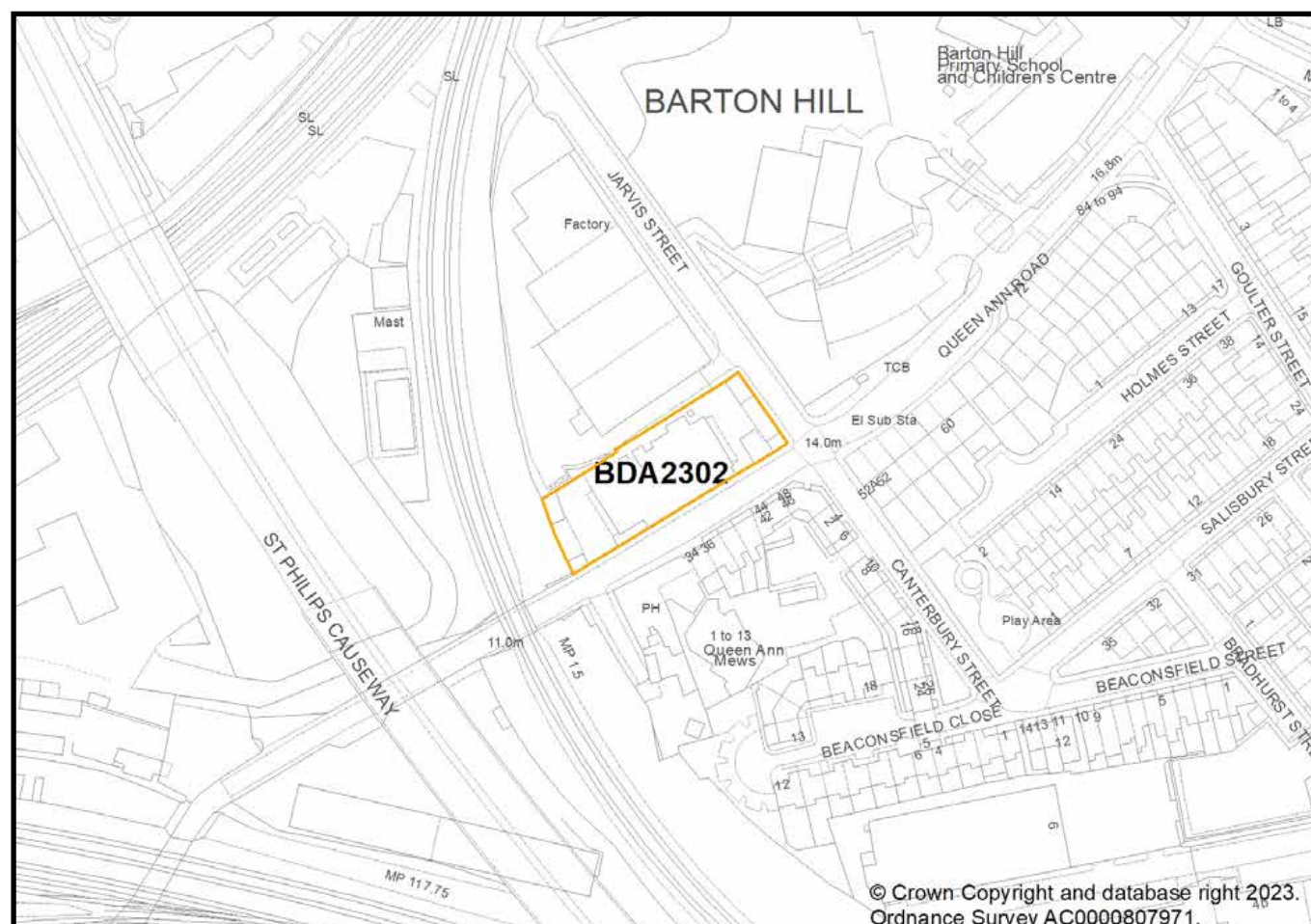
Former Barton Hill Nursery School, Queen Ann Road, Barton Hill

Site description:

A currently vacant, locally listed building and surrounding grounds

Site area:

0.2 hectares



Proposed allocation:

Housing, through retention and redevelopment of existing building.

Reasons for allocation:

Should the site no longer be required 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.

Development considerations:

Development should:

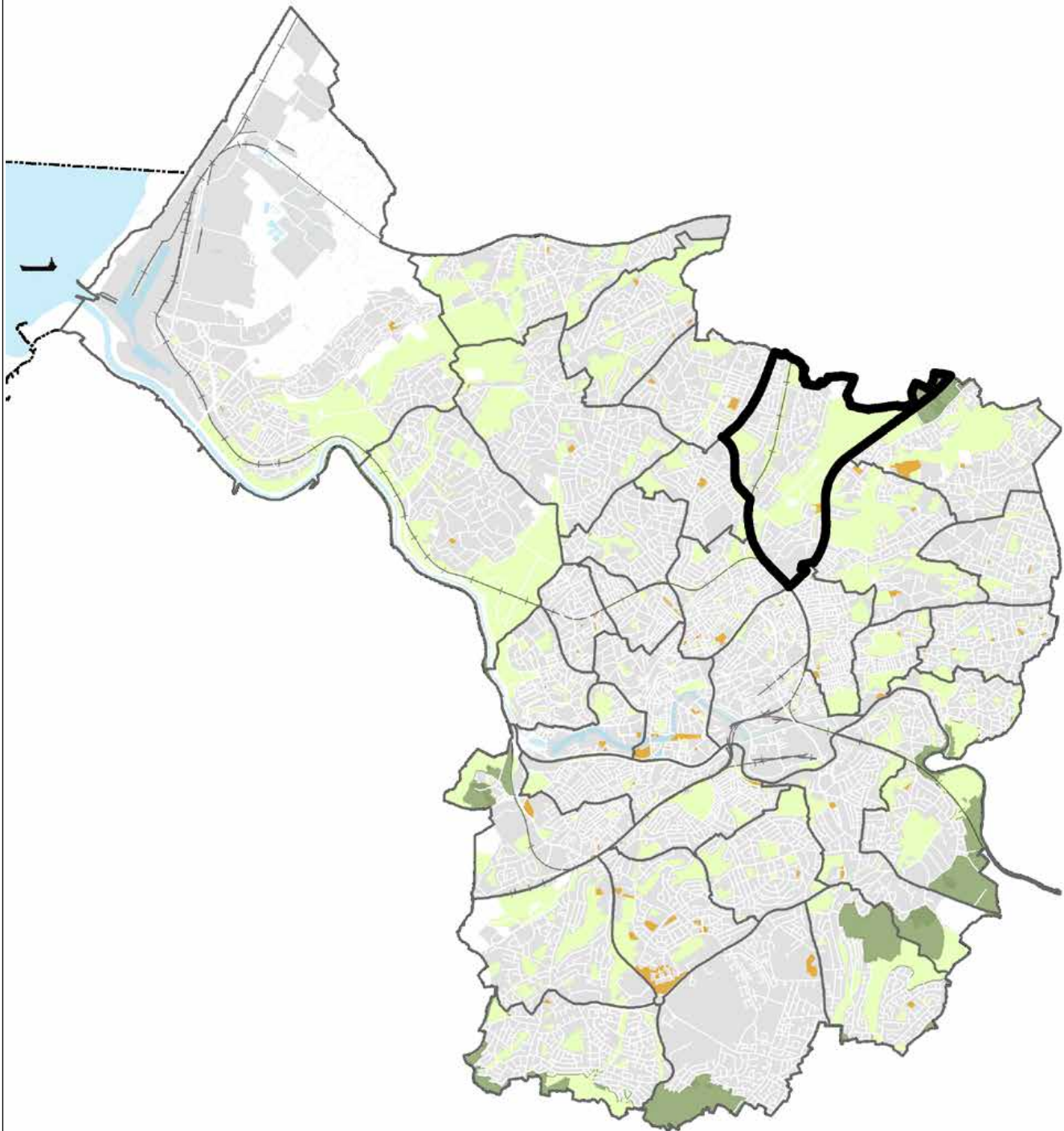
- Provide suitable access and appropriate enhancements to footways and crossings;
- Retain existing locally listed building on site through an adaptive, heritage-led approach which protects and enhances the special architectural and historic interest;
- Maintain or strengthen the integrity and connectivity 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;
- Consider surface water mitigation, as the site is potentially subject to surface water drainage issues;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent railway; 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.

Lockleaze Ward

This section sets out development allocations in the Lockleaze ward.



Site reference:

BDA2401

Ward:

Lockleaze

Site address/location:

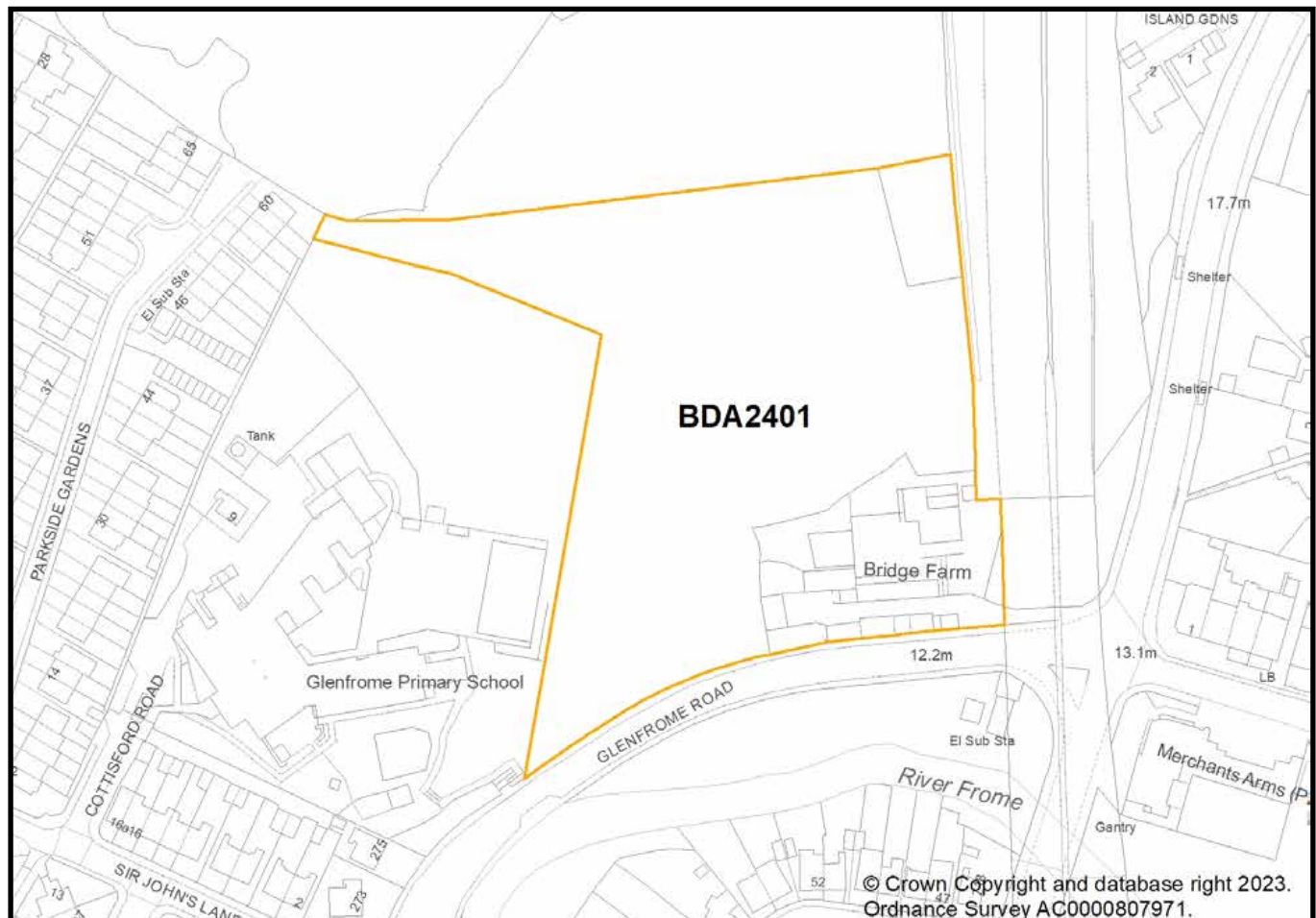
Bridge Farm, Land at South Hayes, Eastville

Site description:

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

Site area:

1.7 hectares



Proposed allocation:

Self-build, custom housebuilding or community-led housing, with open space.

Reasons for allocation:

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

Development considerations:

Development should:

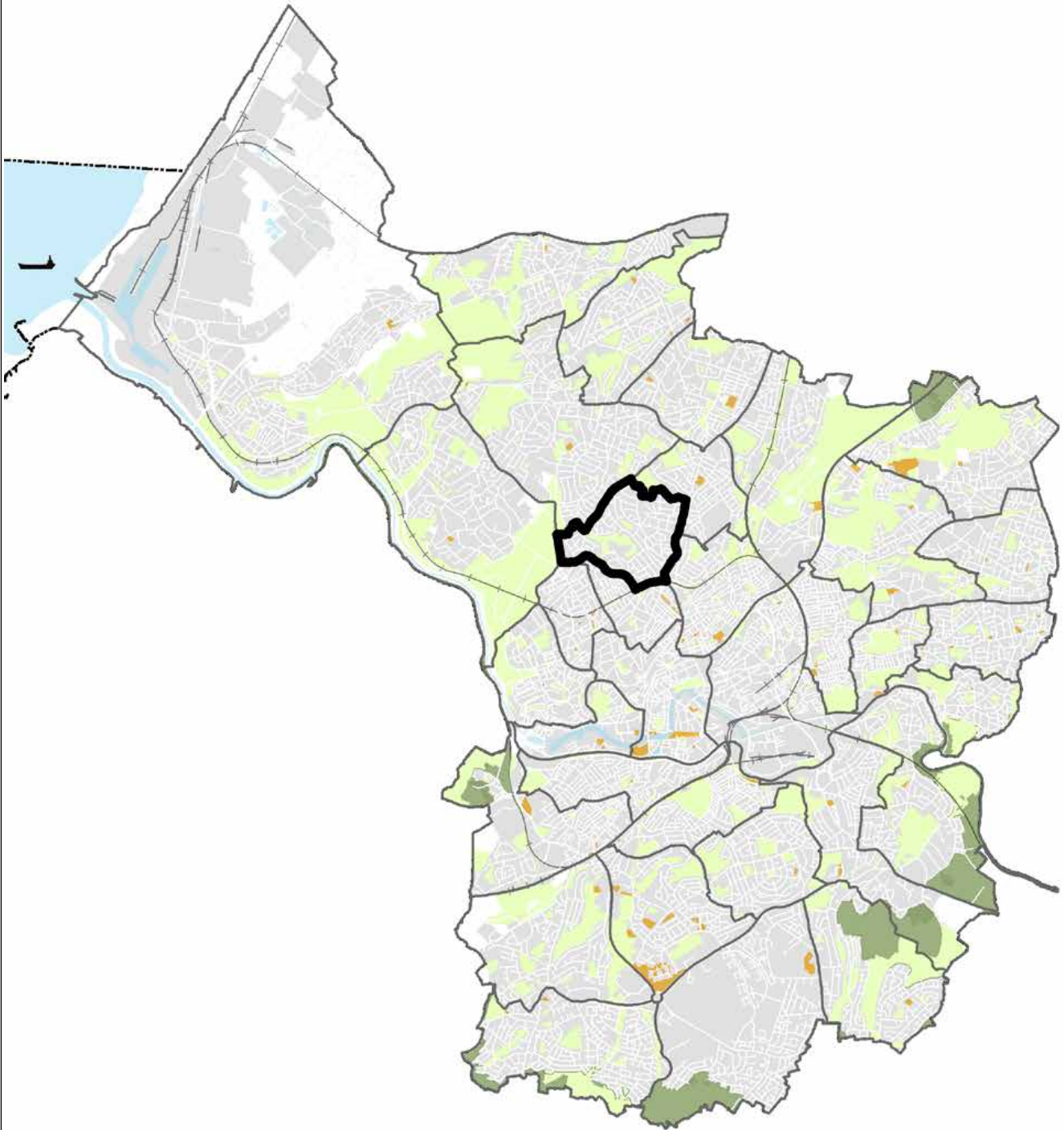
- Be sensitively designed to preserve and enhance the spacious and open character of this part of the Stapleton and Frome Valley Conservation Area;
- Respect the setting of, and be subservient to, the Grade II Listed Bridge Farm;
- Be supported by a masterplan and design code, which are informed by a 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
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area and is adjacent to the M32 motorway.

Estimated capacity

Estimated capacity of 15 homes (including adaptive re-use of the buildings). 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.

Redland Ward

This section sets out development allocations in the Redland ward.



Site reference:

BDA2501

Ward:

Redland

Site address/location:

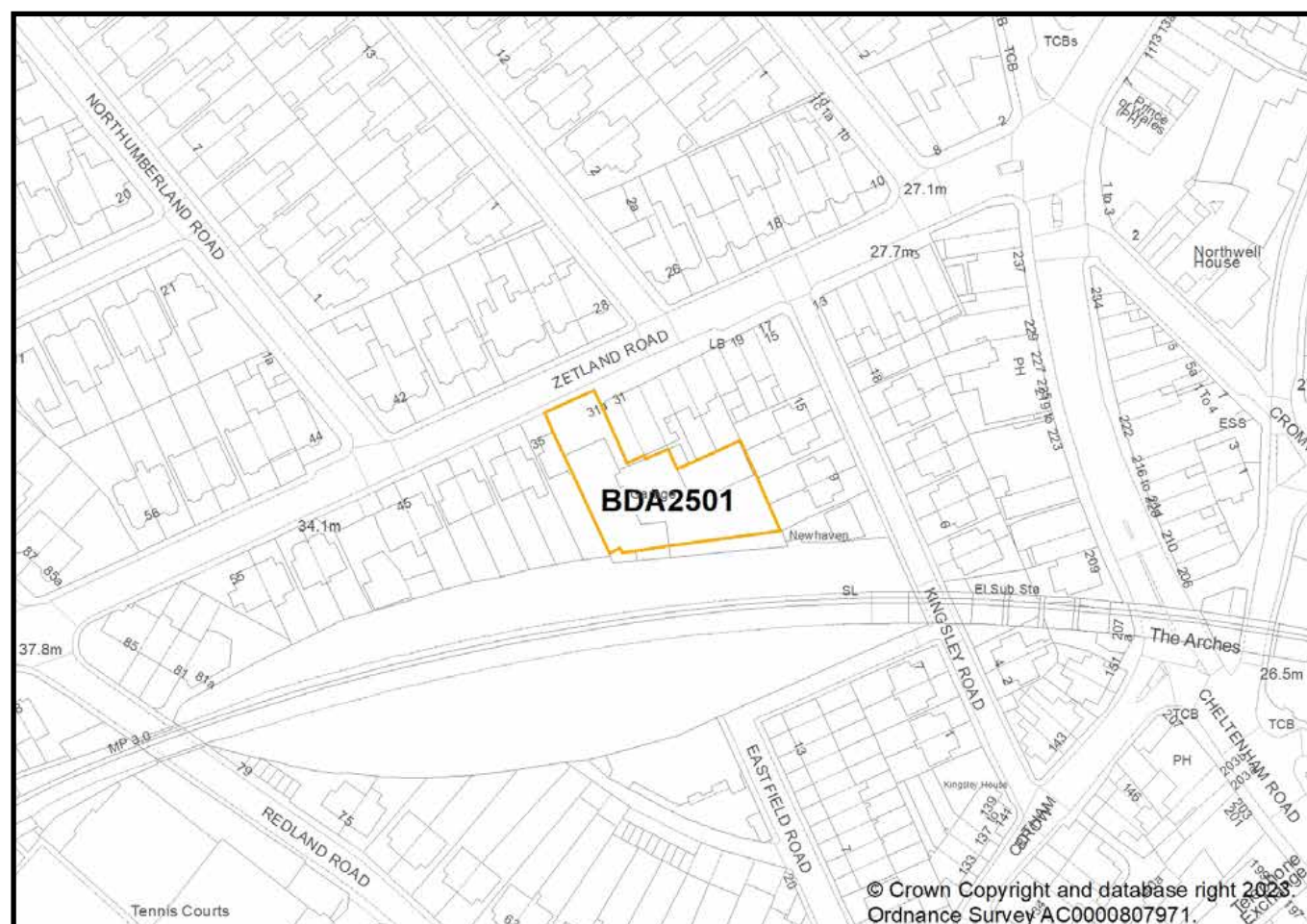
Land south of Zetland Road, Redland

Site description:

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

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access to the site with appropriate off-street servicing, which prevents obstruction to public transport, cyclists 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;
- Provide a noise assessment including appropriate mitigation, to 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;
- Consider potential air quality impacts from Zetland Road; and
- Take account of the Cotham and Redland Conservation Area.

Estimated capacity

Estimated capacity of 10 homes.

Site reference:

BDA2502

Ward:

Redland

Site address/location:

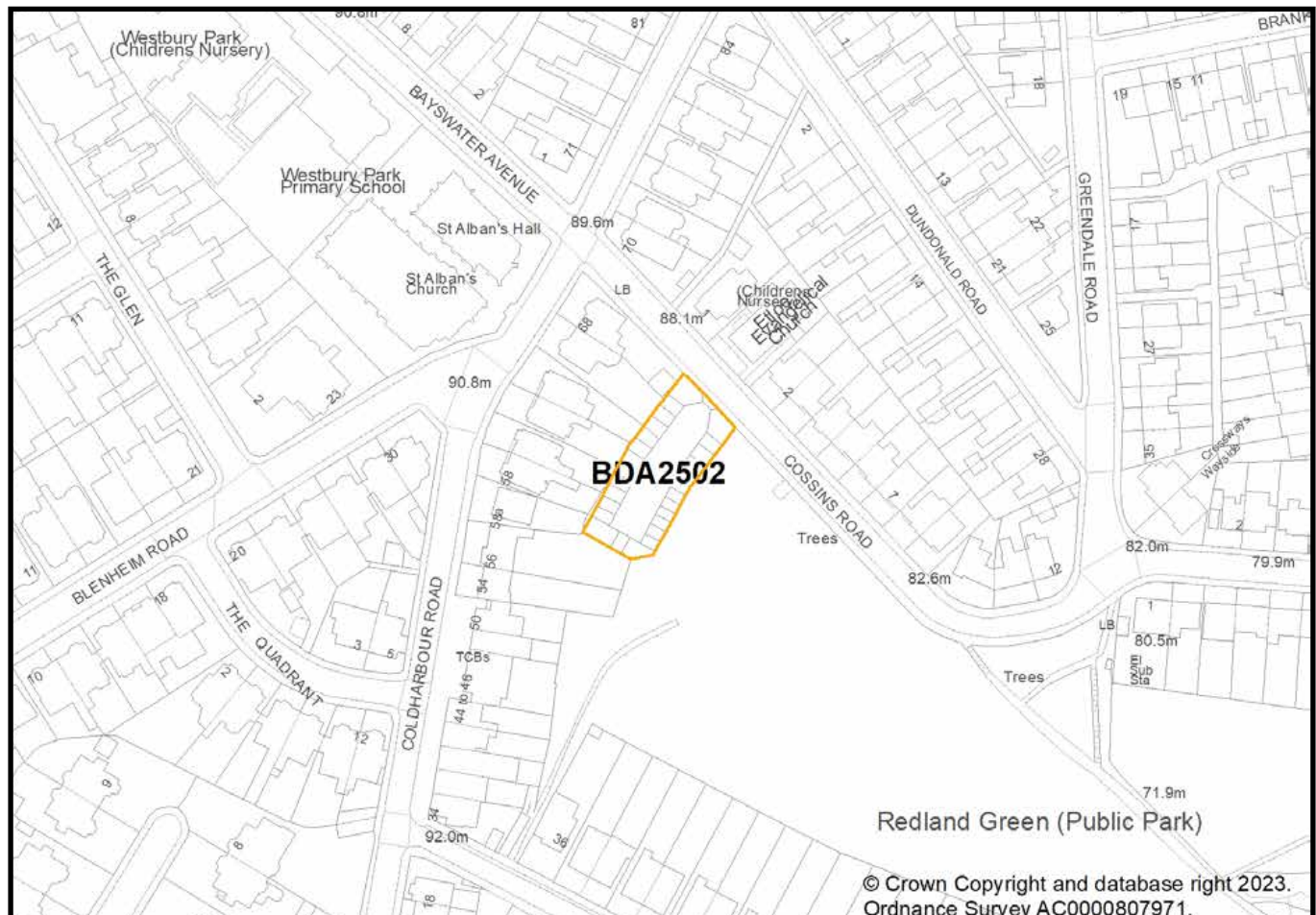
Land at Cossins Road, Redland

Site description:

Land is currently in use as garaging and car-parking

Site area:

0.1 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

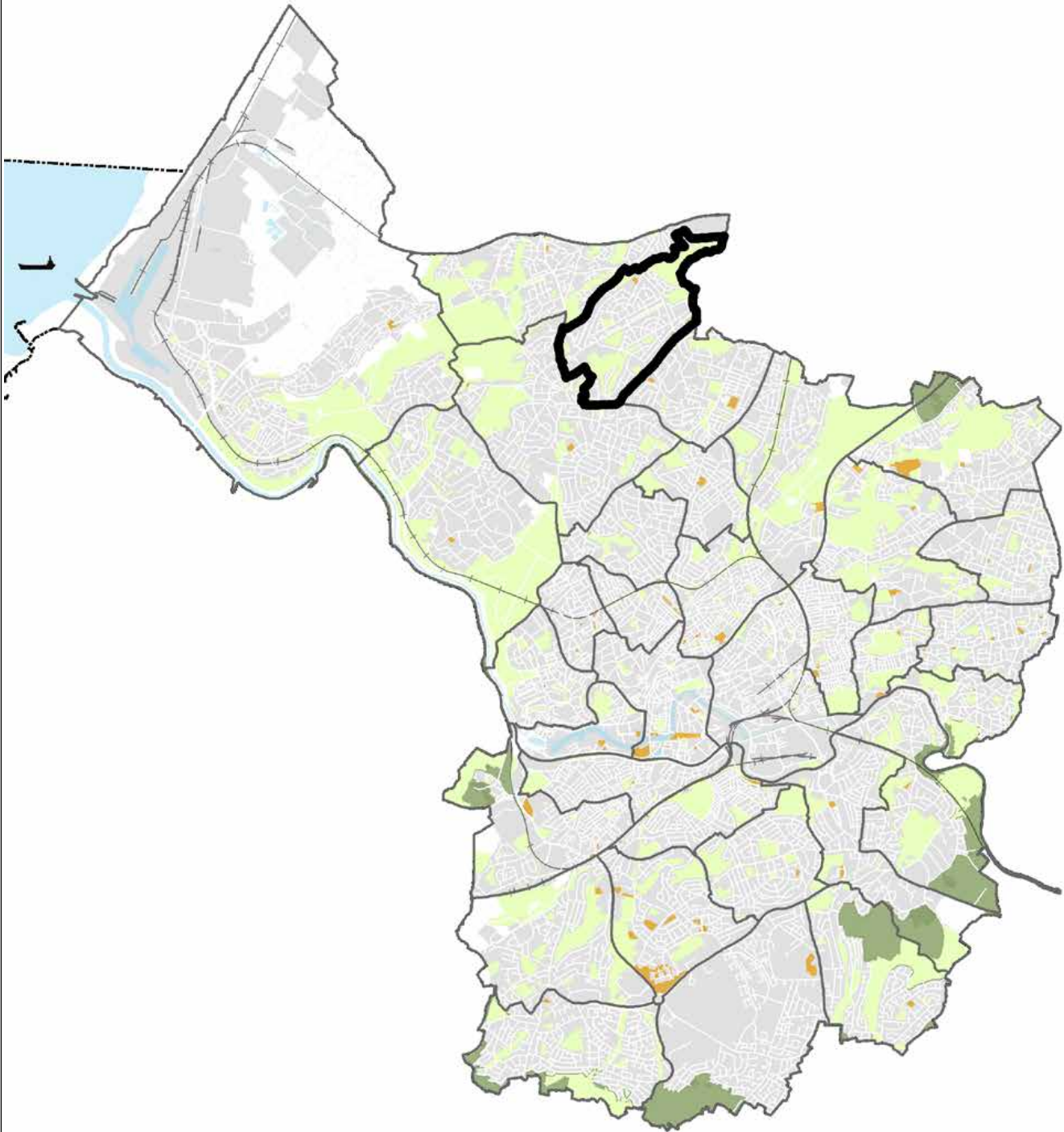
- Provide suitable access, with sufficient visibility;
- Ensure that development would not cause harm to trees on adjacent land;
- Not prejudice the amenity of existing and future neighbouring residents, taking into account potential overshadowing impacts; and,
- Take account of the adjacent Cotham and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

Estimated capacity

Estimated capacity of 10-12 homes.

Southmead Ward

This section sets out development allocations in the Southmead ward.



Site reference:

BDA2901

Ward:

Southmead

Site address/location:

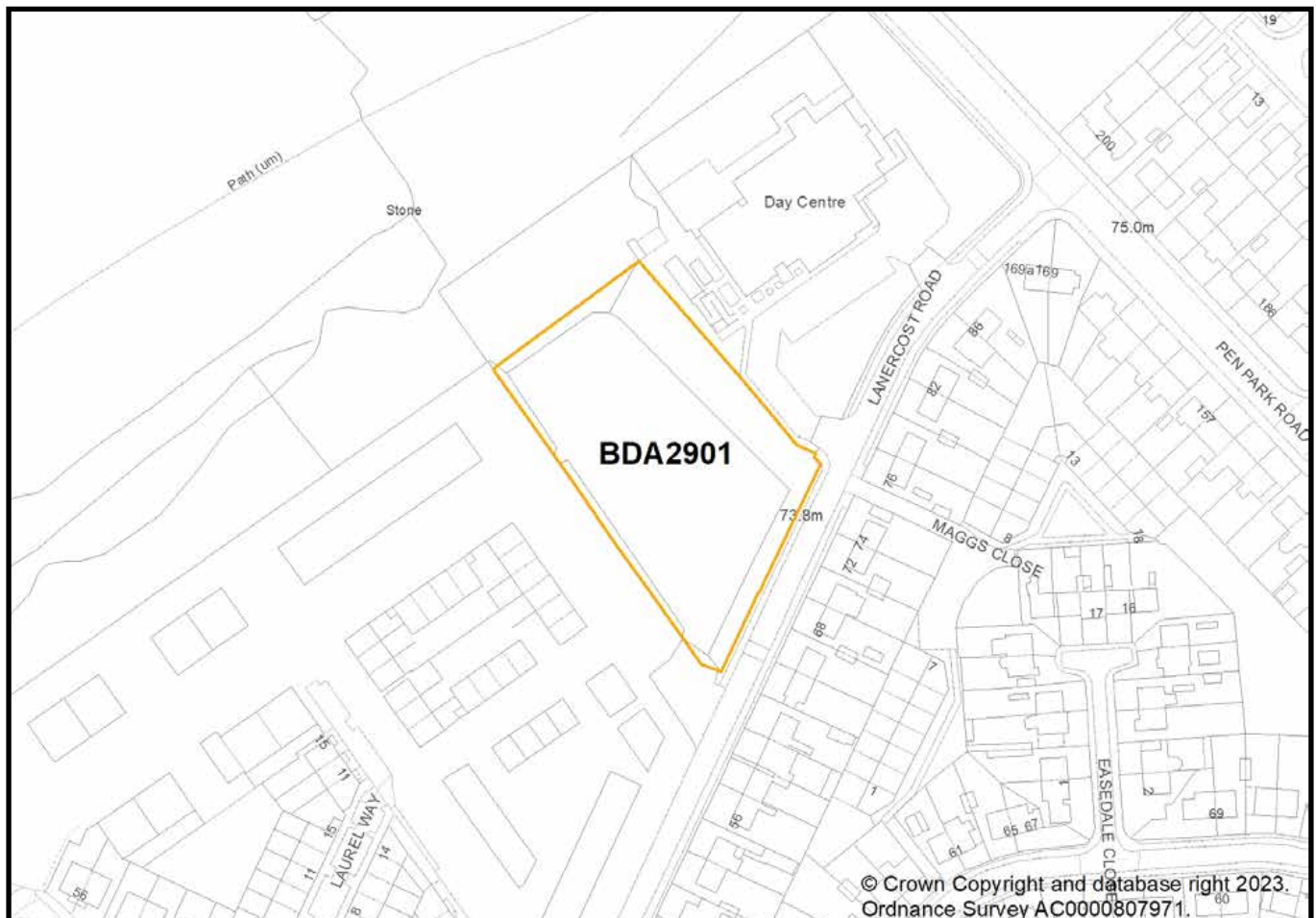
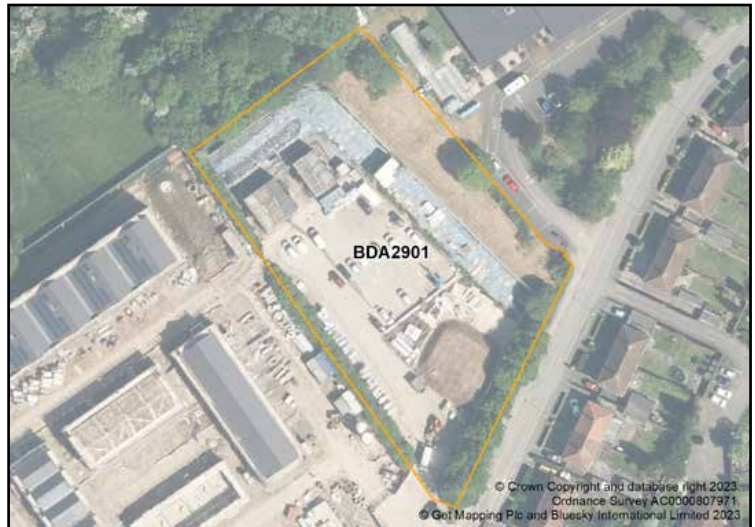
Land at Lanercost Road, Southmead

Site description:

The land is currently undeveloped and adjacent to a new development of homes

Site area:

0.5 hectares



Proposed allocation:

Housing and/or housing for older people.

Reasons for allocation:

The site is undeveloped and the land is not required for open space or other purposes.

Development considerations:

Development should:

- Provide suitable access and 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

Ward:

Southmead

Site address/location:

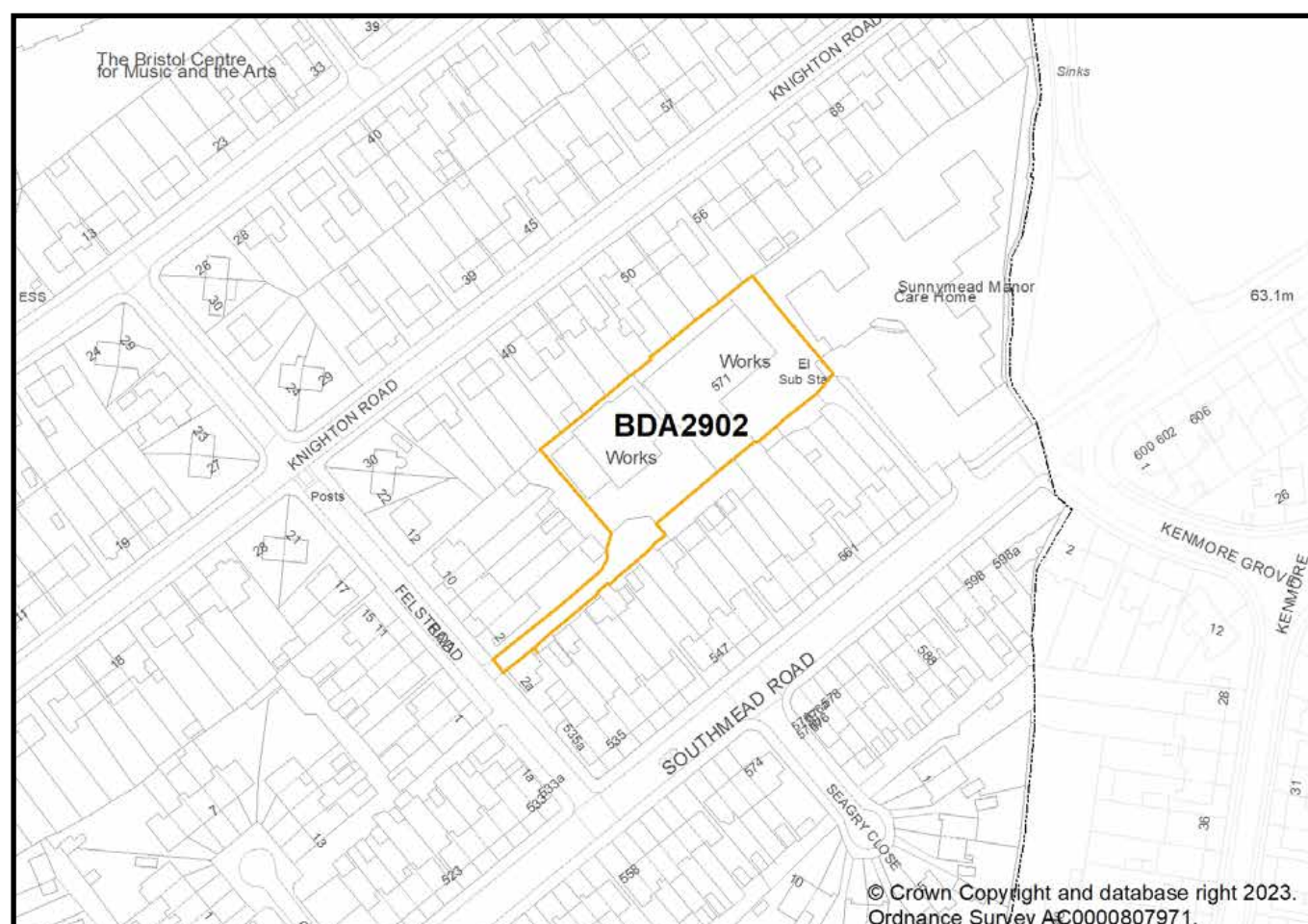
Works at Felstead Road, Southmead

Site description:

The site is currently in commercial use

Site area:

0.3 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

- Provide suitable access, which may require third party land;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents; 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 10 homes.

Site reference:

BSA0212

Ward:

Southmead

Site address/location:

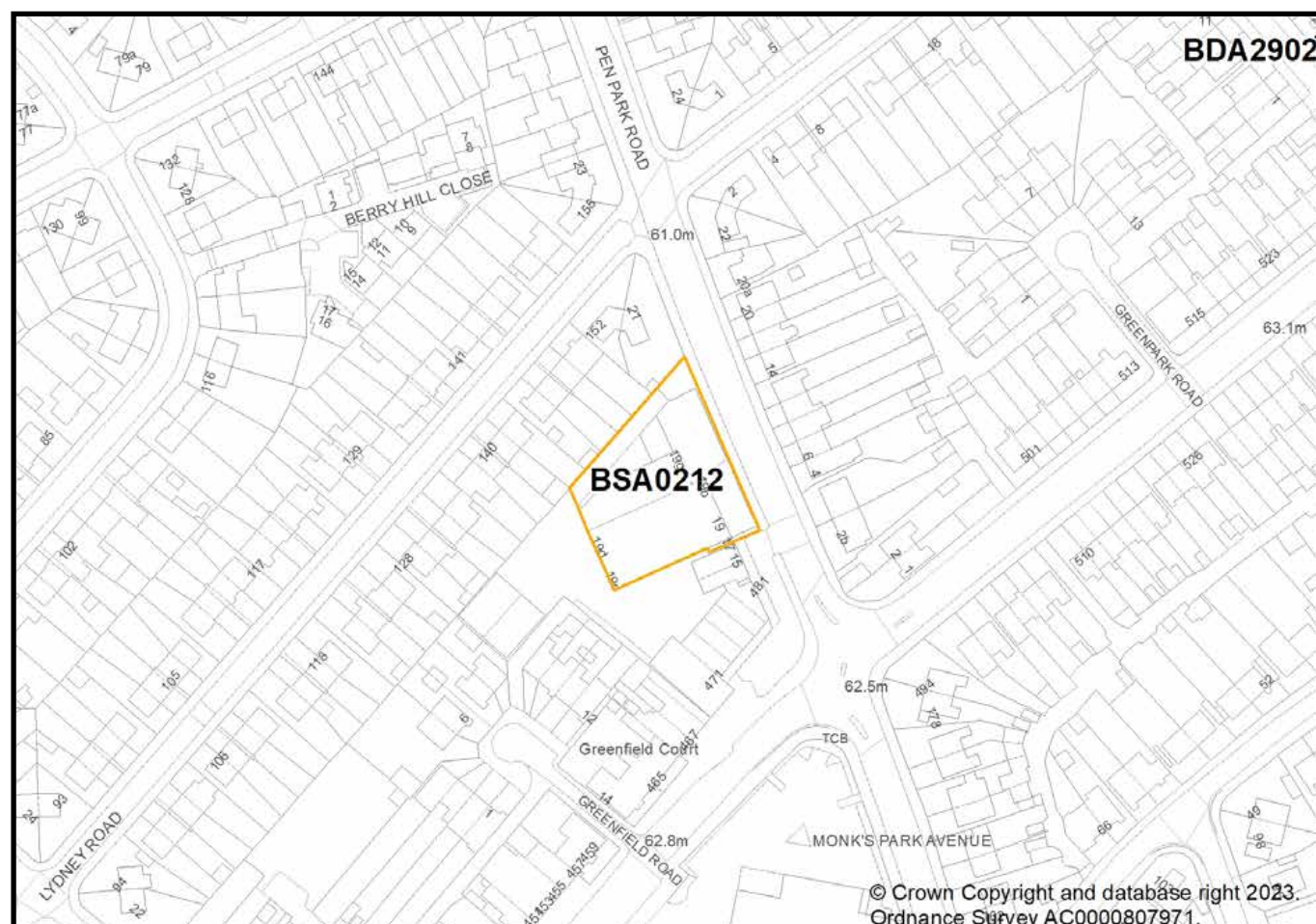
19 – 21 Pen Park Road, Southmead

Site description:

The site is currently in commercial use

Site area:

0.2 hectares



Proposed allocation:

Housing/Business

Reasons for allocation:

A housing and business allocation is appropriate as:

- The site has a largely residential context.
- It is in a relatively sustainable location close to local shops and a supermarket on Southmead Road and approximately 500m from the shops and services of Southmead Road Local Centre and Arnside Road (Southmead) District Centre. It is also close to bus stops / routes on Pen Park Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

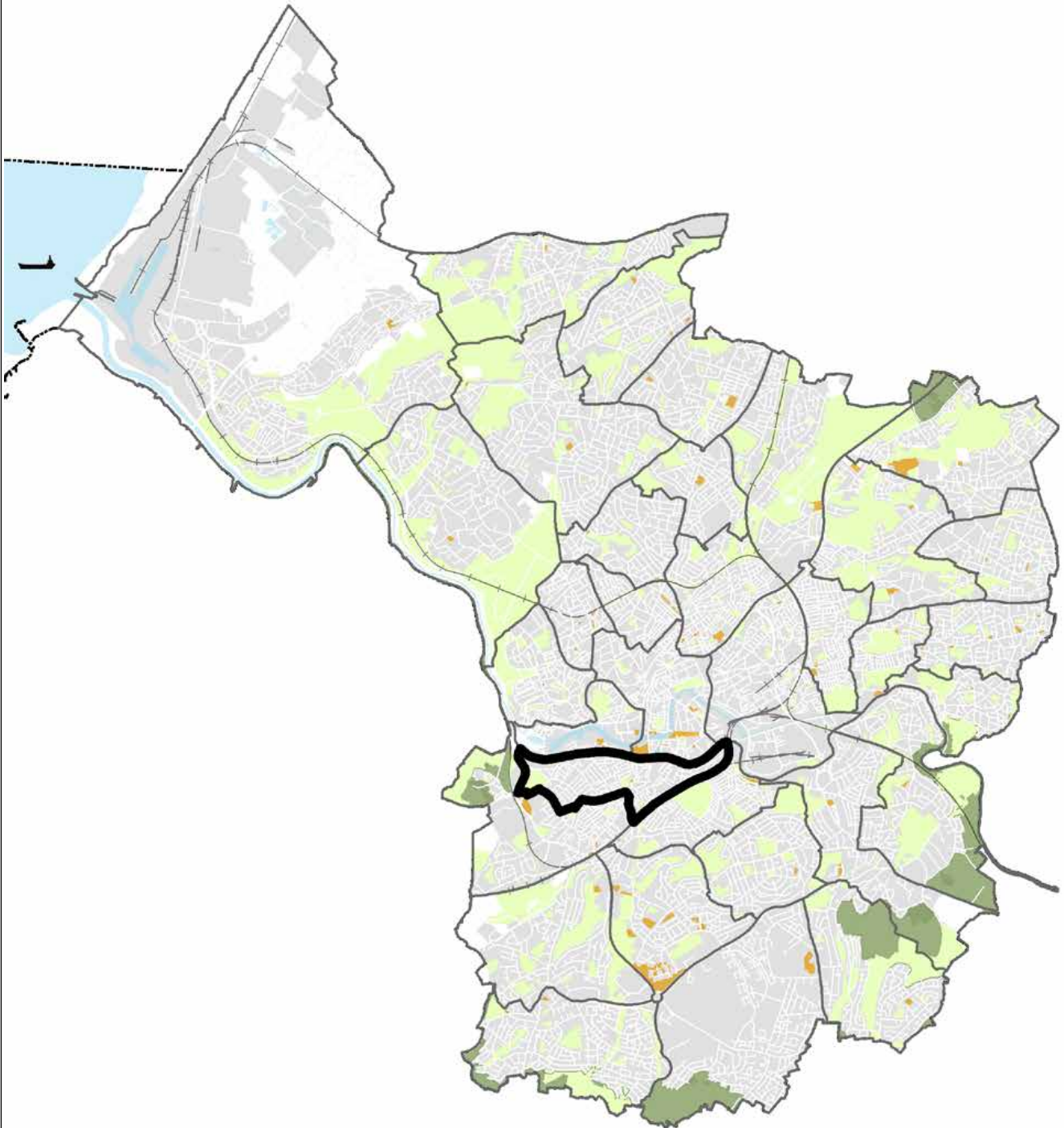
- provide a suitable frontage to Pen Park Road.

Estimated capacity

Estimated capacity of 15 homes.

Southville Ward

This section sets out development allocations in the Southville ward.



Site reference:

BDA3002

Ward:

Southville

Site address/location:

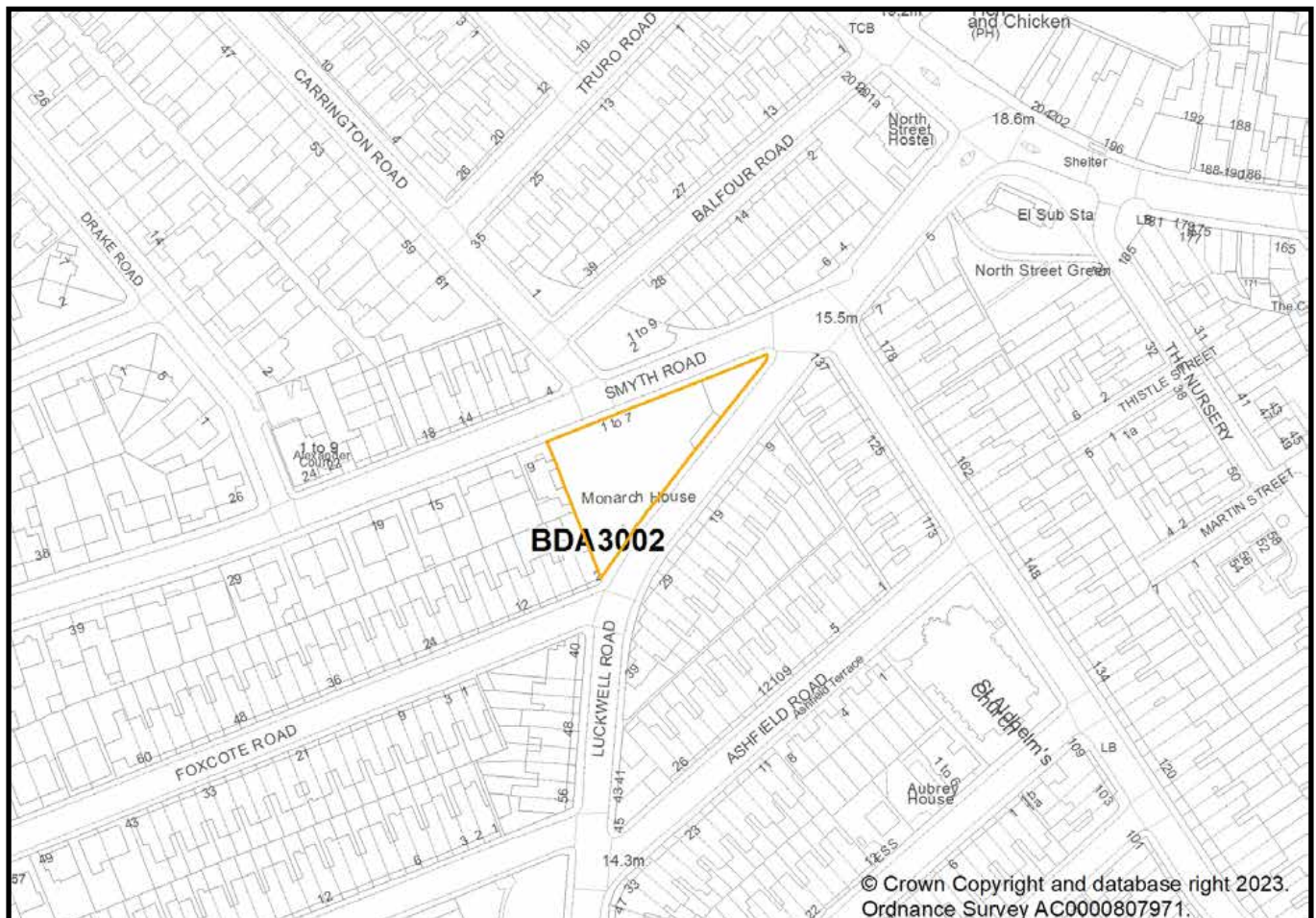
1 – 7 Symth Road, Ashton Gate

Site description:

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

Site area:

0.1 hectares



Proposed allocation:

Redevelopment for housing-led mixed uses with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominantly residential context.

Development considerations:

Development should:

- Provide suitable access and appropriate pedestrian crossing improvements at Luckwell Road / Smyth Road;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- 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:

BSA1011

Ward:

Southville

Site address/location:

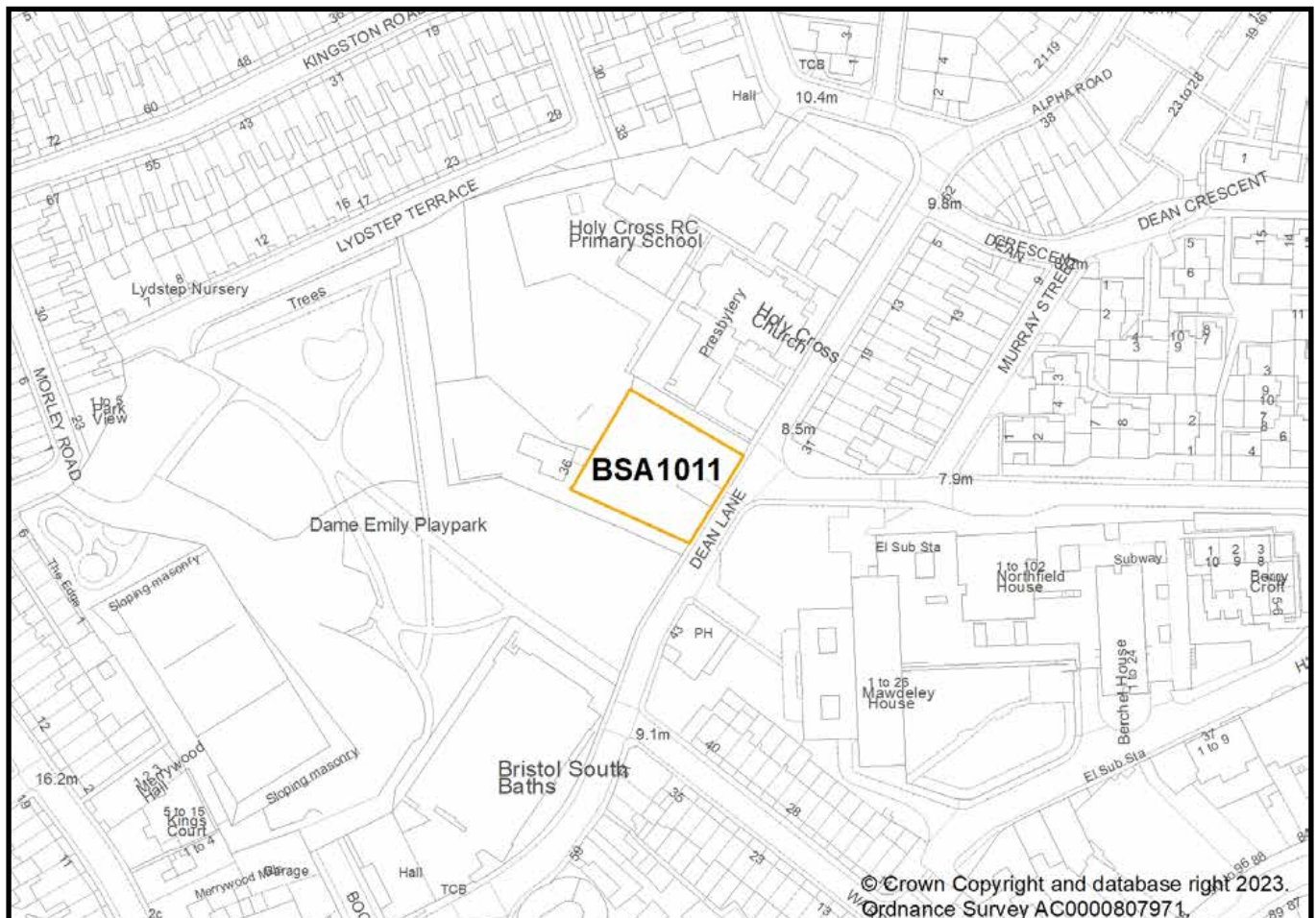
Site adjacent to Holy Cross Church, Dean Lane, Bedminster

Site description:

The site comprises cleared land

Site area:

0.1 hectares



Proposed allocation:

Housing.

Reasons for allocation:

A housing allocation is appropriate as:

- The site is in a sustainable location close to Bedminster Town Centre and its shops, community facilities, employment opportunities and public transport infrastructure. It also has a residential context and so is considered suitable for higher density residential development in line with Policy UL1 Effective and Efficient Use of Land. This policy directs higher density housing to locations in and close to Bristol's network of centres.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

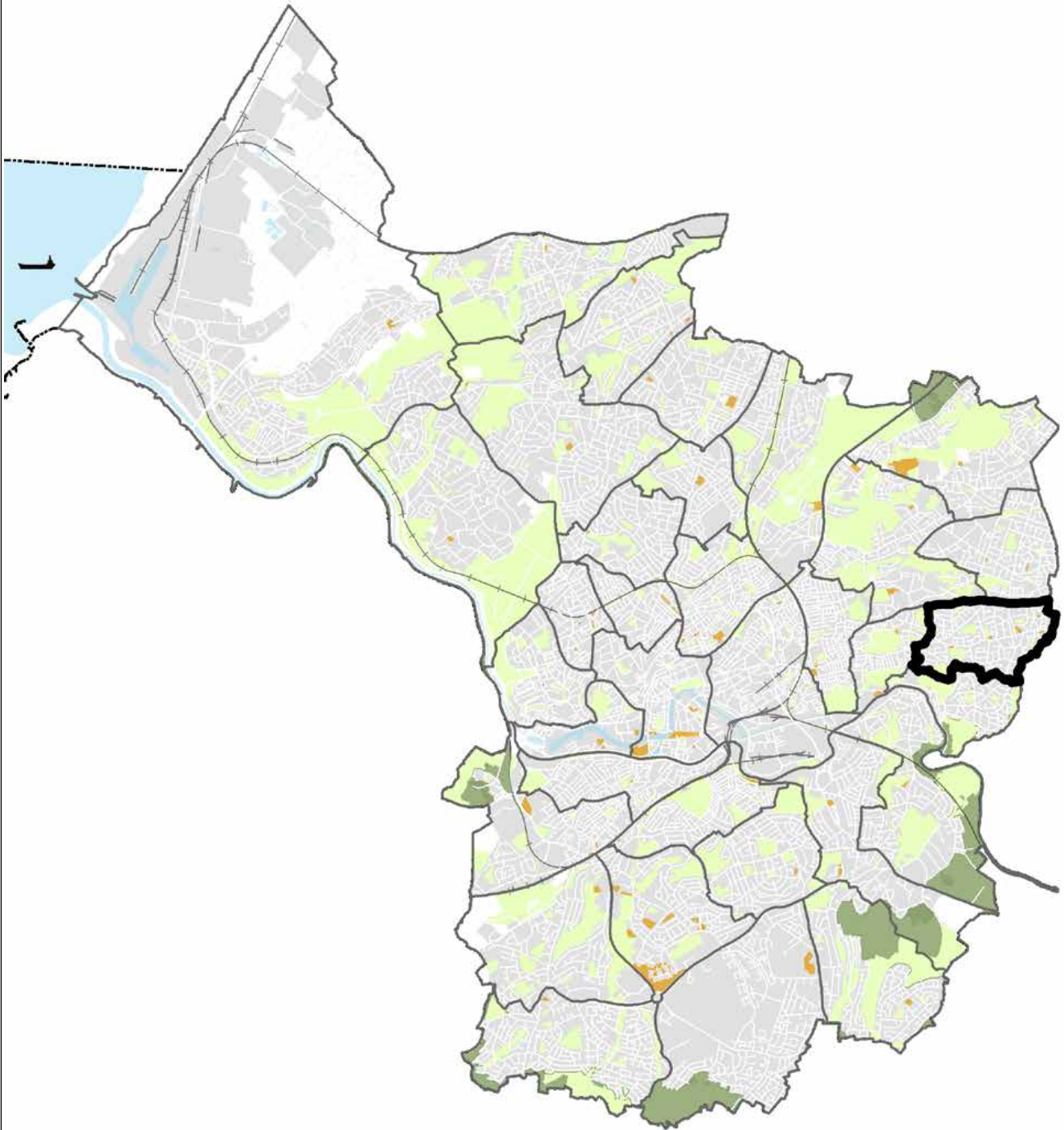
- be designed to provide natural surveillance over the park;
- not harm trees on the adjacent park;
- be informed by investigations as to whether sewerage infrastructure would constrain development of the site.

Estimated capacity

Estimated capacity of 10 homes.

St George Central Ward

This section sets out development allocations in the St George Central ward.



Site reference:

BDA2601

Ward:

St George Central

Site address/location:

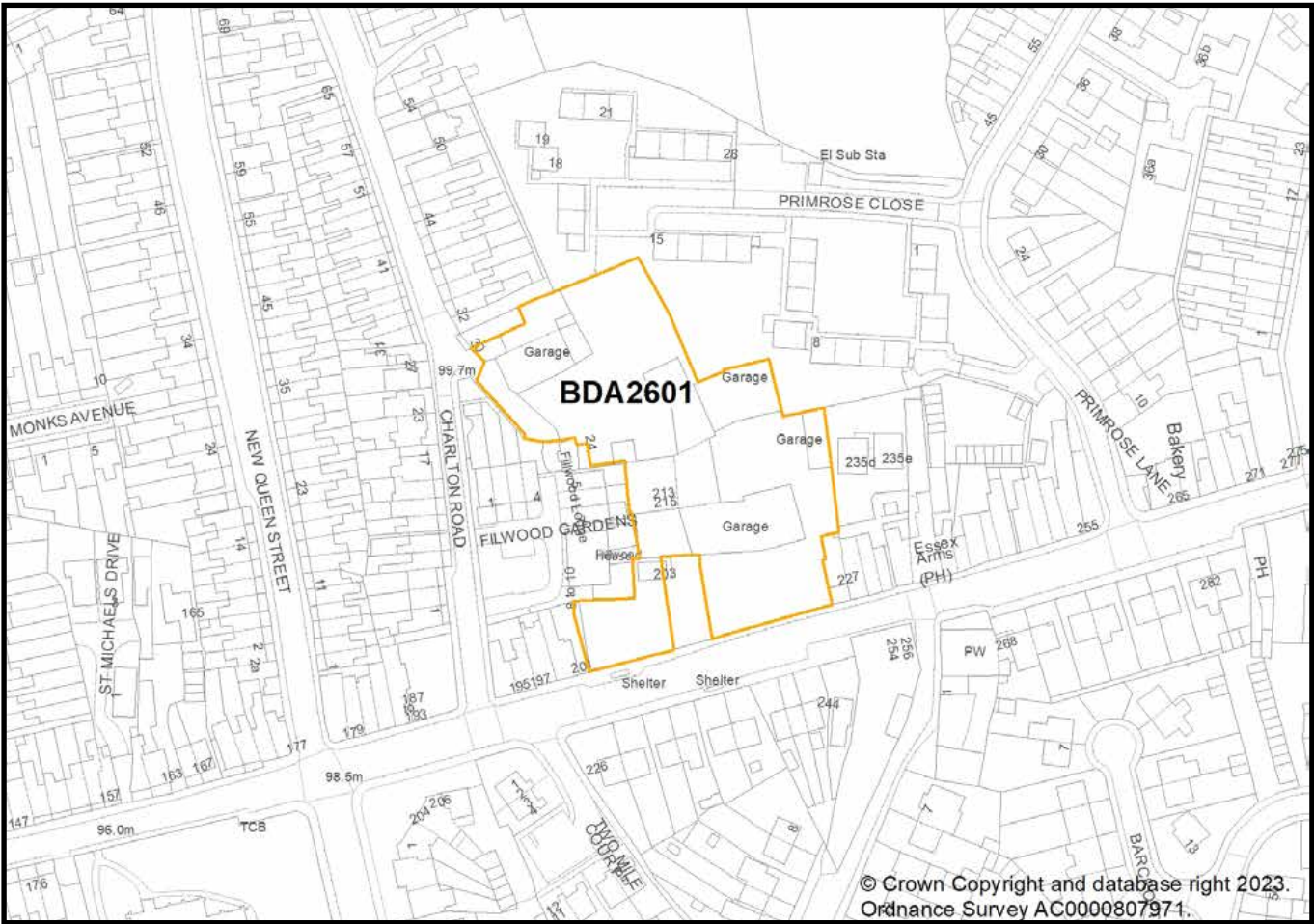
Land at Two Mile Hill Road / Charlton Road,
St George

Site description:

The site is in mixed commercial uses

Site area:

0.6 hectares



Proposed allocation:

Comprehensive development of housing, with flexible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

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;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- 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 air quality assessment as appropriate, and consider cumulative impact of development on adjacent areas of poor air quality; and
- Ensure that development would not cause harm to trees on adjacent land to the north.

Estimated capacity

Estimated capacity of 40 homes.

Site reference:

BDA2602

Ward:

St George Central

Site address/location:

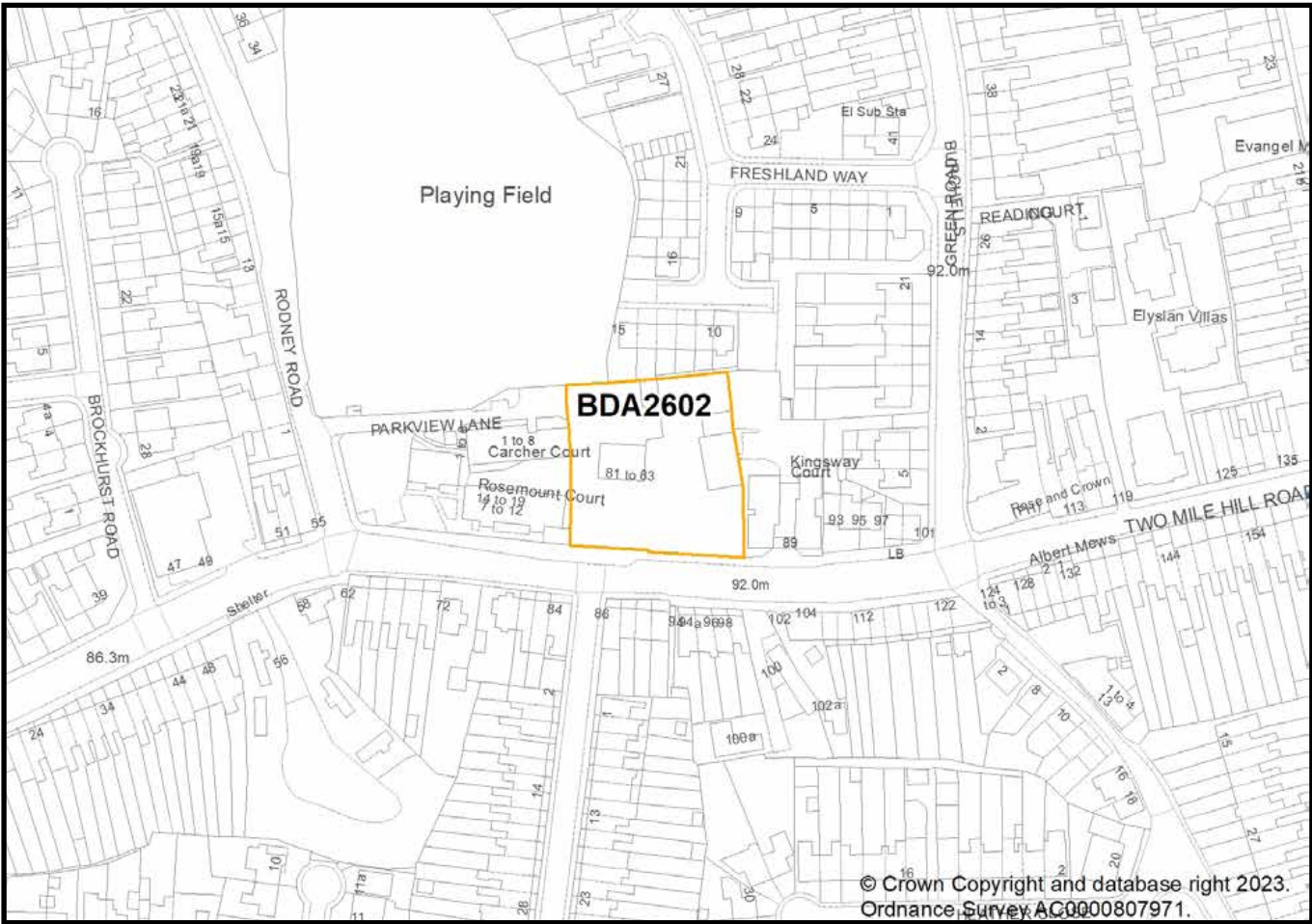
81 – 83 Two Mile Hill Road, St George

Site description:

The site is currently in use for used-car sales

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

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

Ward:

St George Central

Site address/location:

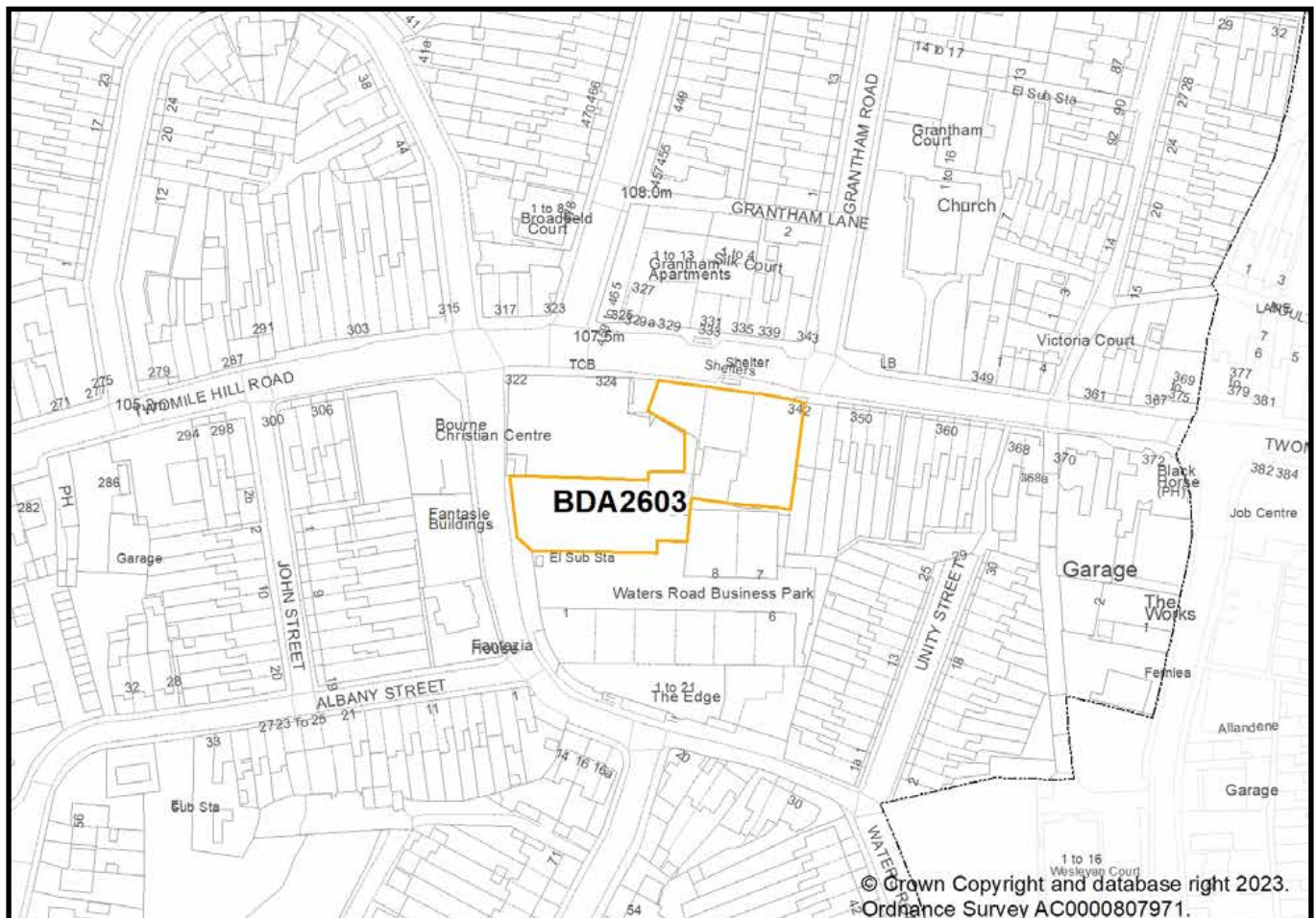
Land at Two Mile Hill Road / Waters Road,
St George

Site description:

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

Site area:

0.2 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace, if no longer required 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.

Development considerations:

Development should:

- Provide suitable access, exploring opportunities from Waters Road;
- Provide high quality, compatible and flexible workspace, which respects the amenity of existing and future occupants and neighbouring residents;
- 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:

BDA2605

Ward:

St George Central

Site address/location:

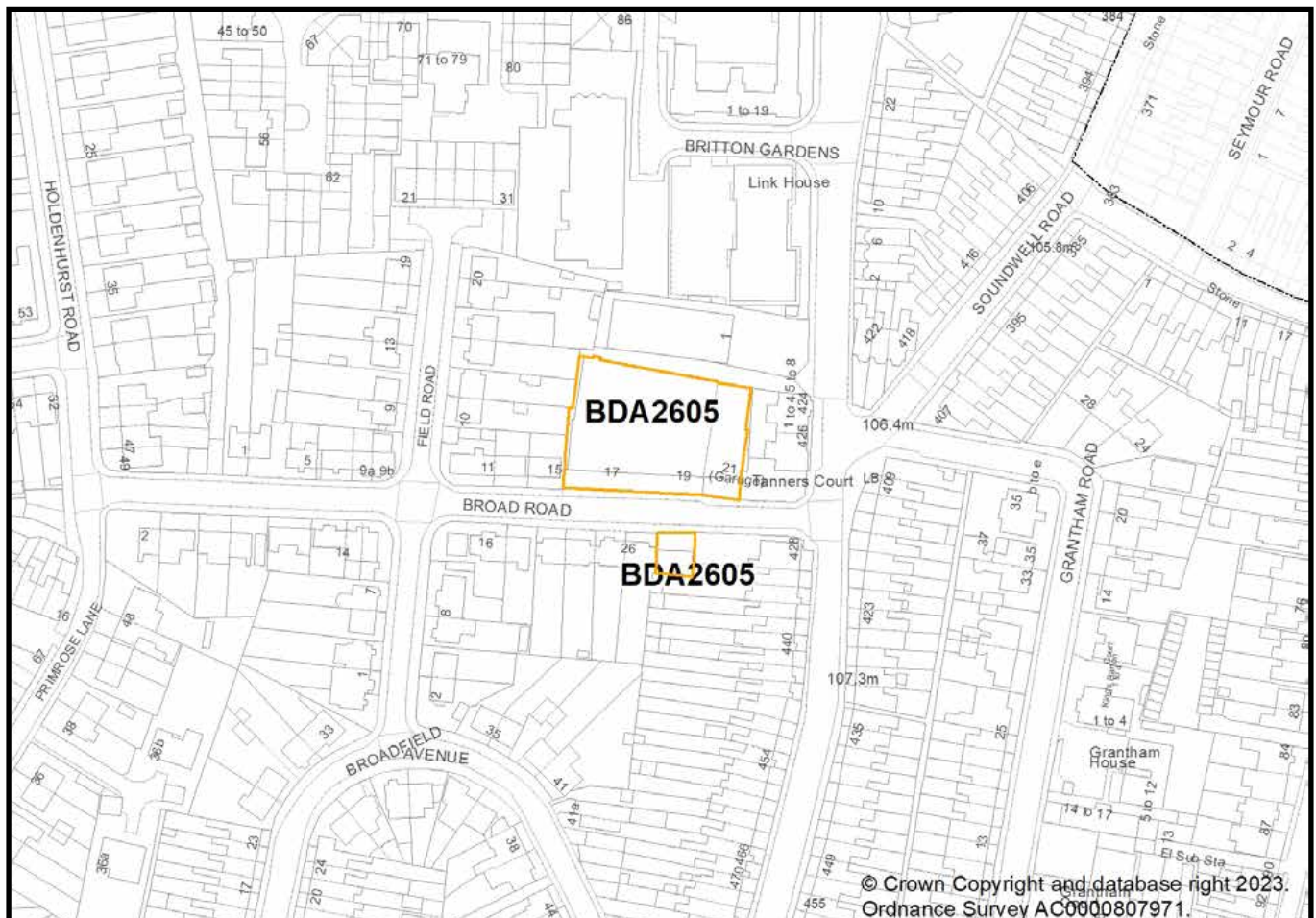
Land at Broad Road / Lodge Road, St George

Site description:

The site is currently in commercial / retail use

Site area:

0.2 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

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;
- 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
- 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:

BSA0906

Ward:

St George Central

Site address/location:

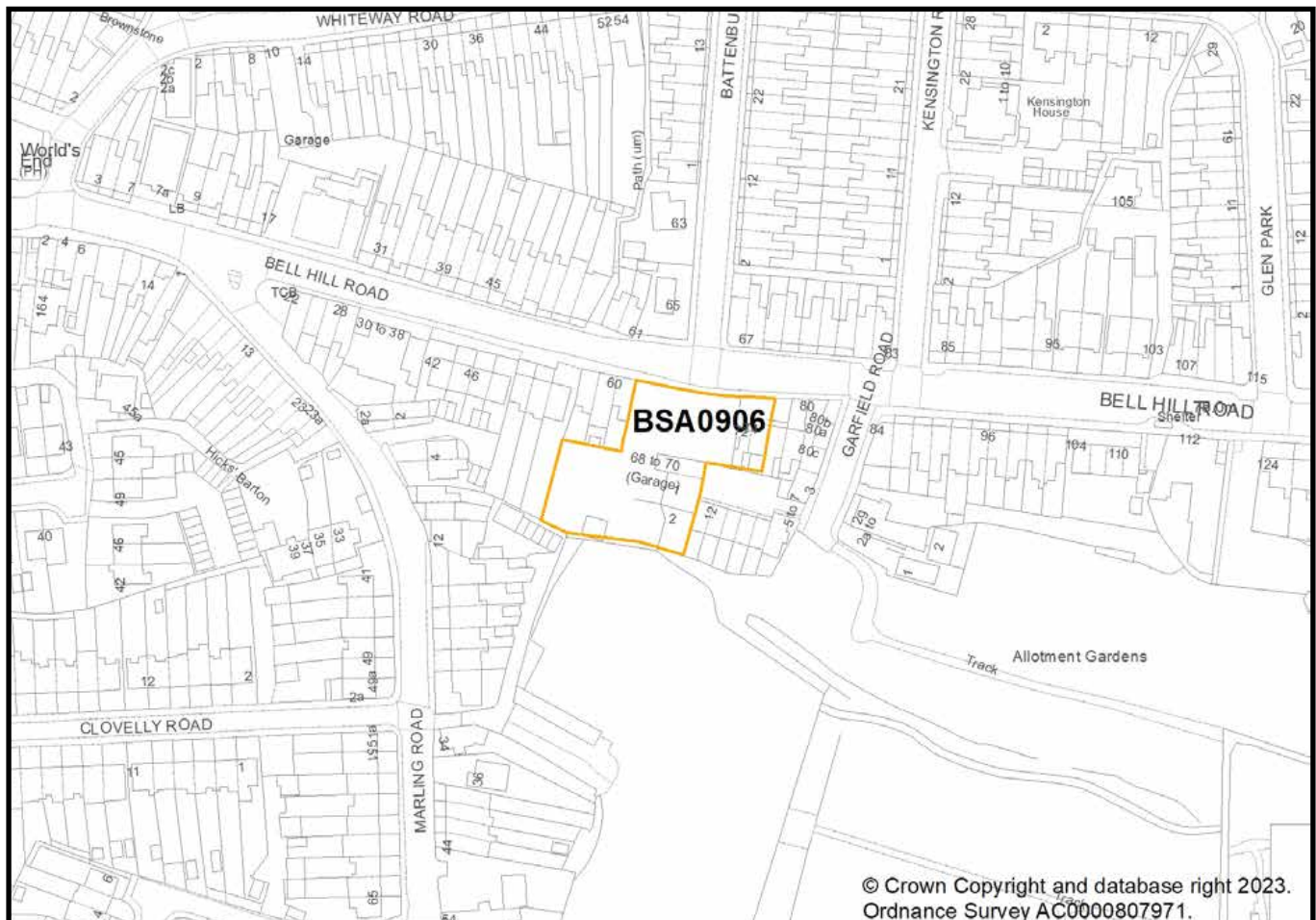
Car sales site at 62 – 74 Bell Hill Road,
St George

Site description:

The site is used for car sales

Site area:

0.2 hectares



Proposed allocation:

Housing.

Reasons for allocation:

A housing allocation is appropriate as:

- It has a largely residential context.
- It is in a relatively sustainable location close to local shops and bus stops on Bell Hill Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

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

Estimated capacity

Estimated capacity of 10 homes.

Site reference:

BSA0907

Ward:

St George Central

Site address/location:

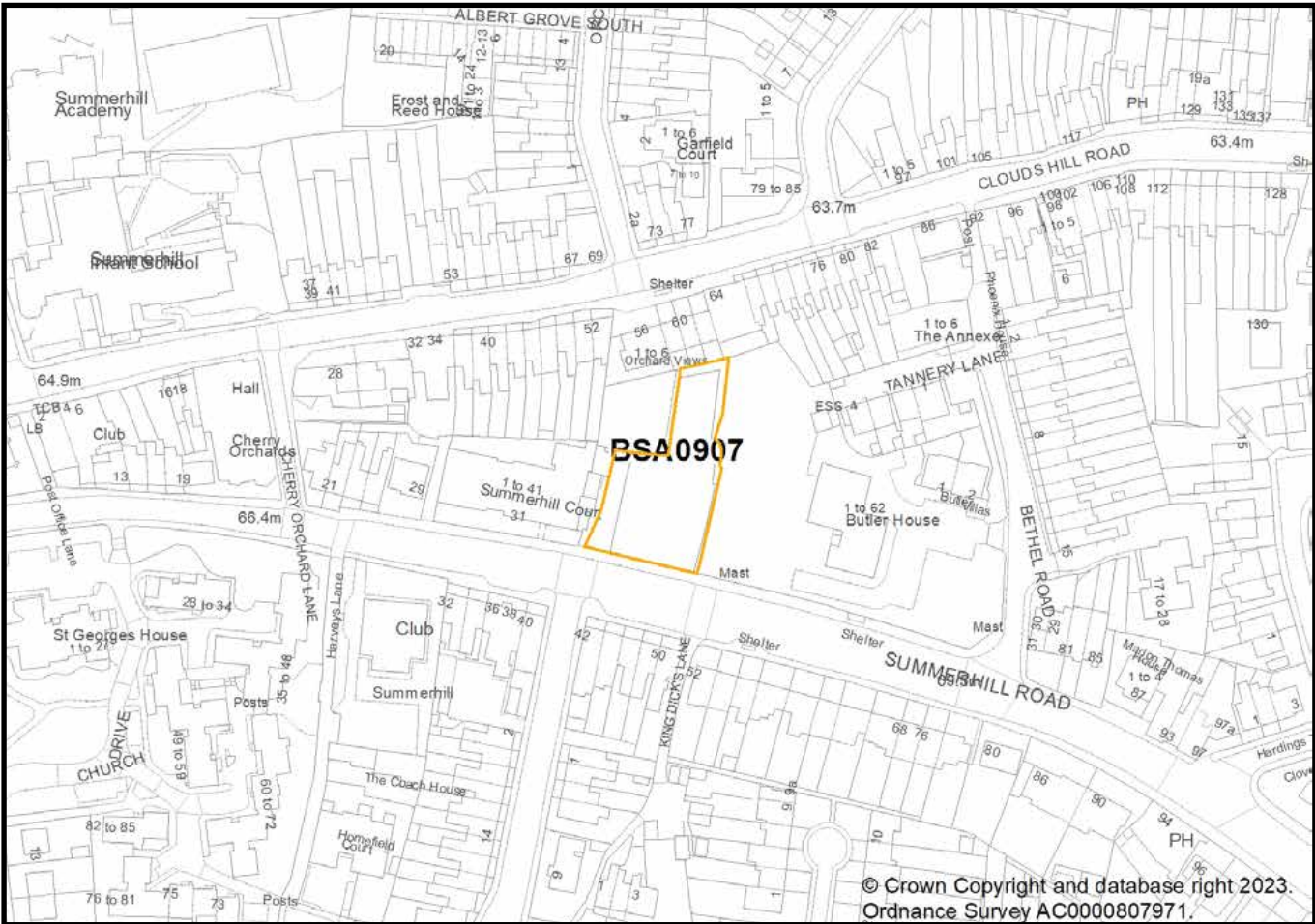
47 – 49 Summerhill Road, St George

Site description:

The site comprises cleared land

Site area:

0.1 hectares



Proposed allocation:

Housing.

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a largely residential context.
- It is in a relatively sustainable location close to local shops, services and bus stops on Clouds Hill Road and Summerhill Road.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

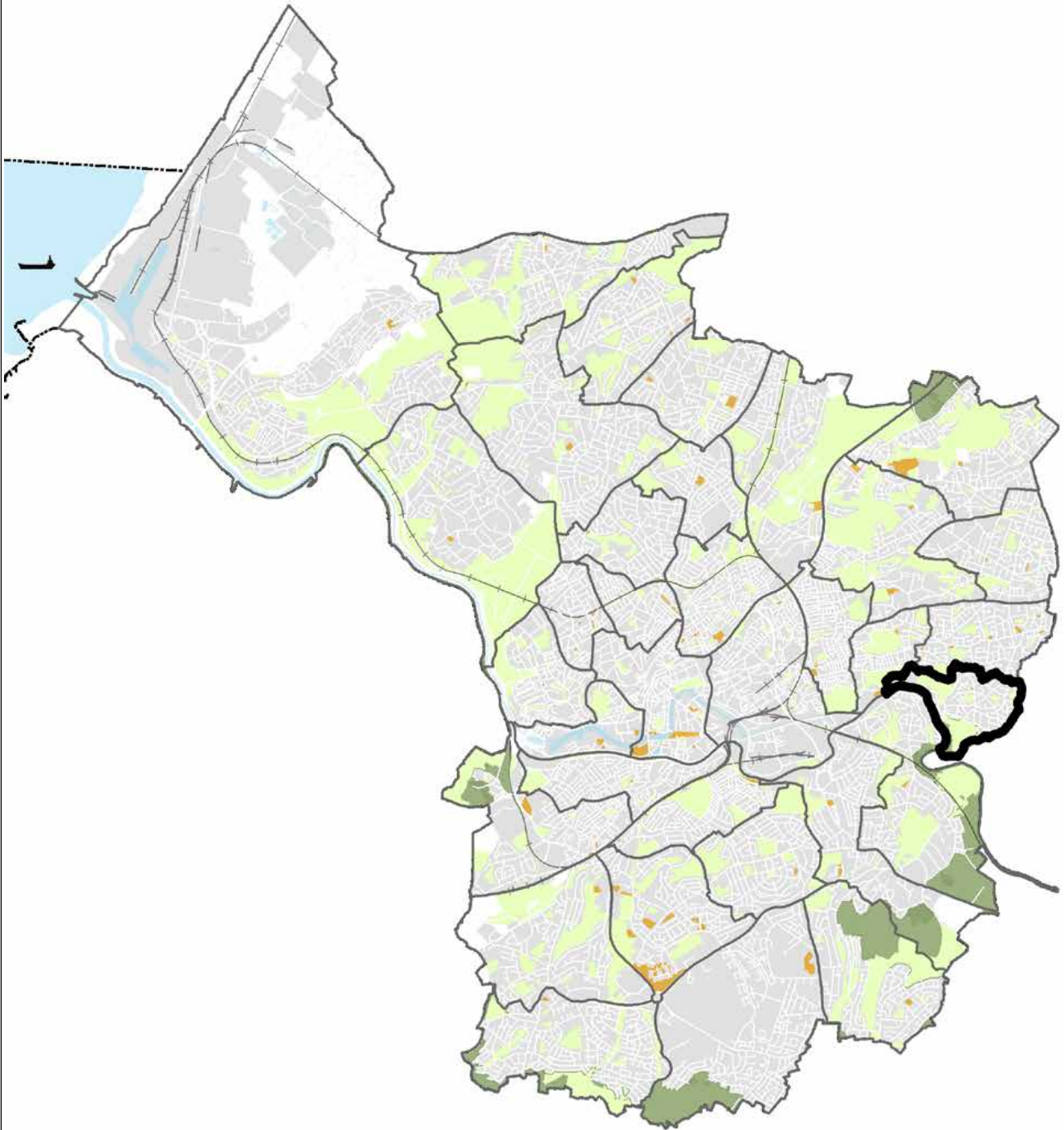
- create a frontage to Bell Hill Road;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining.

Estimated capacity

Estimated capacity of 10 homes.

St George Troopers Hill Ward

This section sets out development allocations in the St George Troopers Hill ward.



Site reference:

BDA2702

Ward:

St George Troopers Hill

Site address/location:

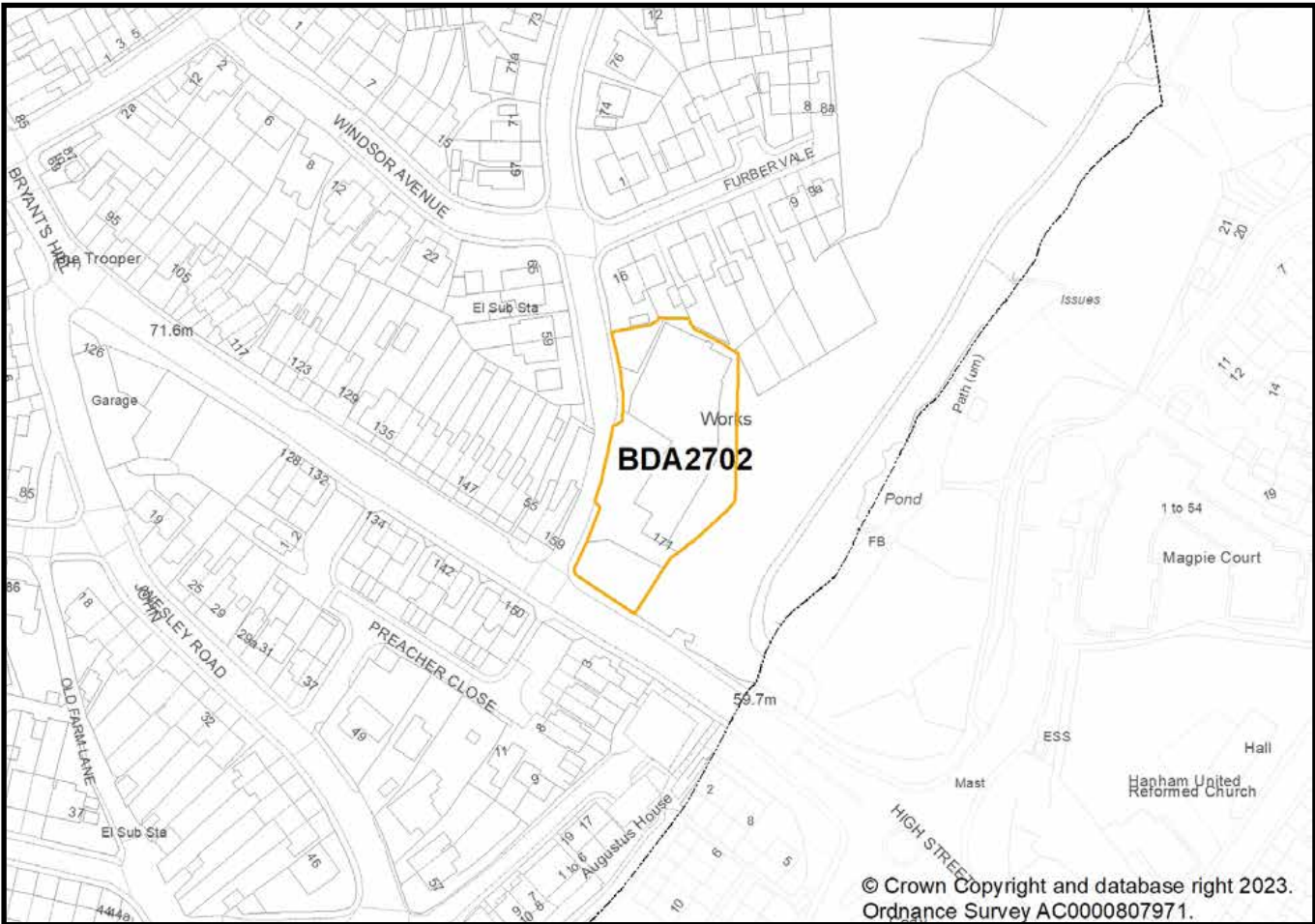
Land at the corner of Bryants Hill and Furber Road, St George

Site description:

The site is in commercial use

Site area:

0.2 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes with workspace would represent a more efficient use of land in a predominately residential context.

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;
- 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; and
- Retain tree subject to a Tree Preservation Order (TPO) along the eastern boundary of the site.

Estimated capacity

Estimated capacity of 16 homes.

Site reference:

BDA2703

Ward:

St George Troopers Hill

Site address/location:

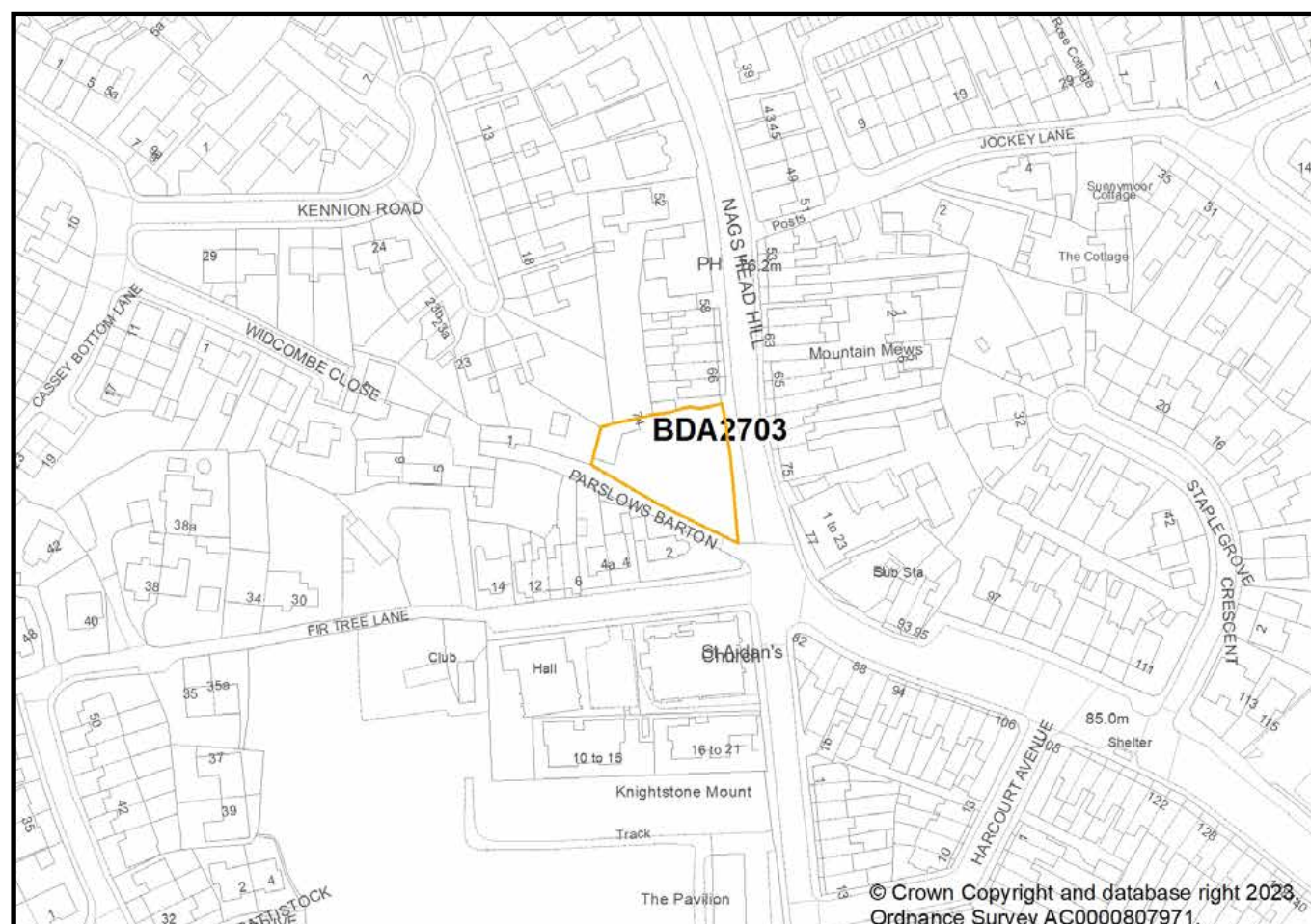
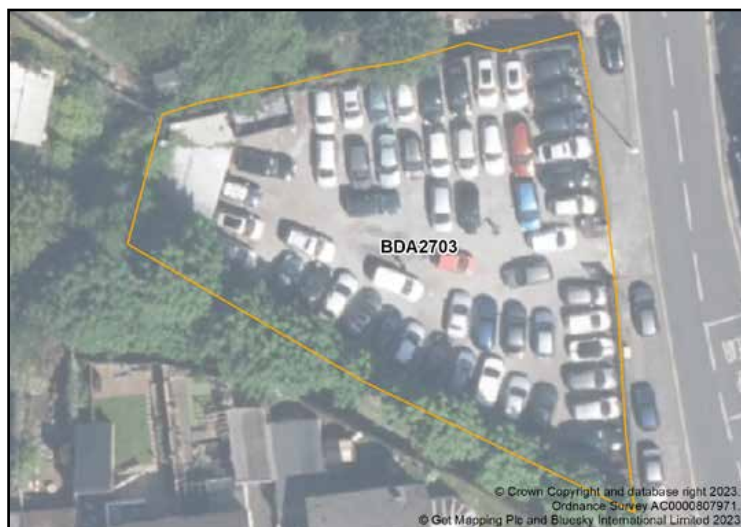
Land at Nags Head Hill, St George

Site description:

The site is in use as a car sale garage

Site area:

0.1 hectares



Proposed allocation:

Housing, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

Development considerations:

Development should:

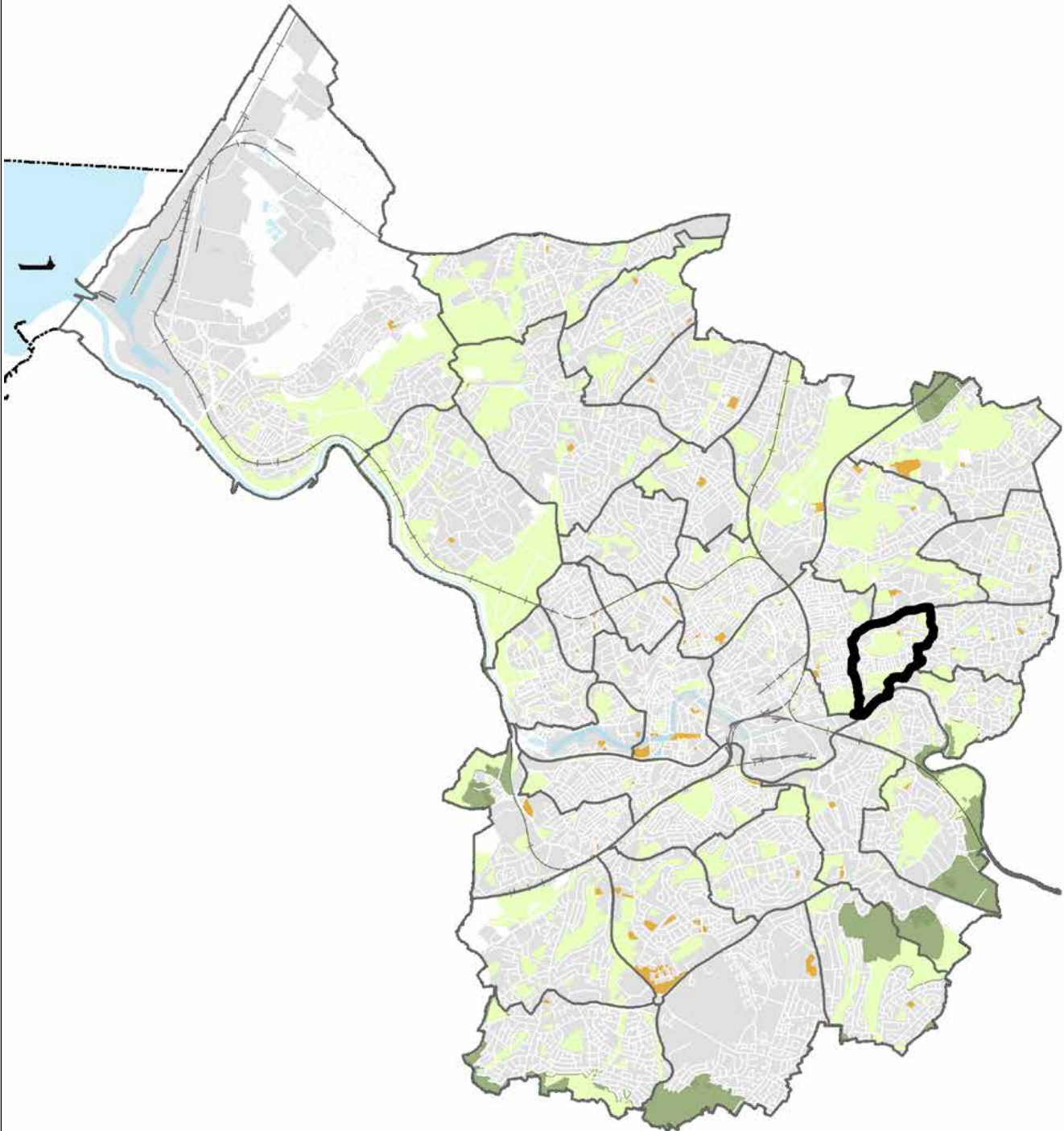
- Provide suitable access, with no servicing to be permitted from A431 Nags Head Hill; and
- Be informed by a land contamination risk assessment and a Coal Mining Risk Assessment, making recommendations for remedial measures where required, as the site falls within a Coal Authority High Risk Area.

Estimated capacity

Estimated capacity of 10 homes.

St George West Ward

This section sets out development allocations in the St George West ward.



Site reference:

BDA2801

Ward:

St George West

Site address/location:

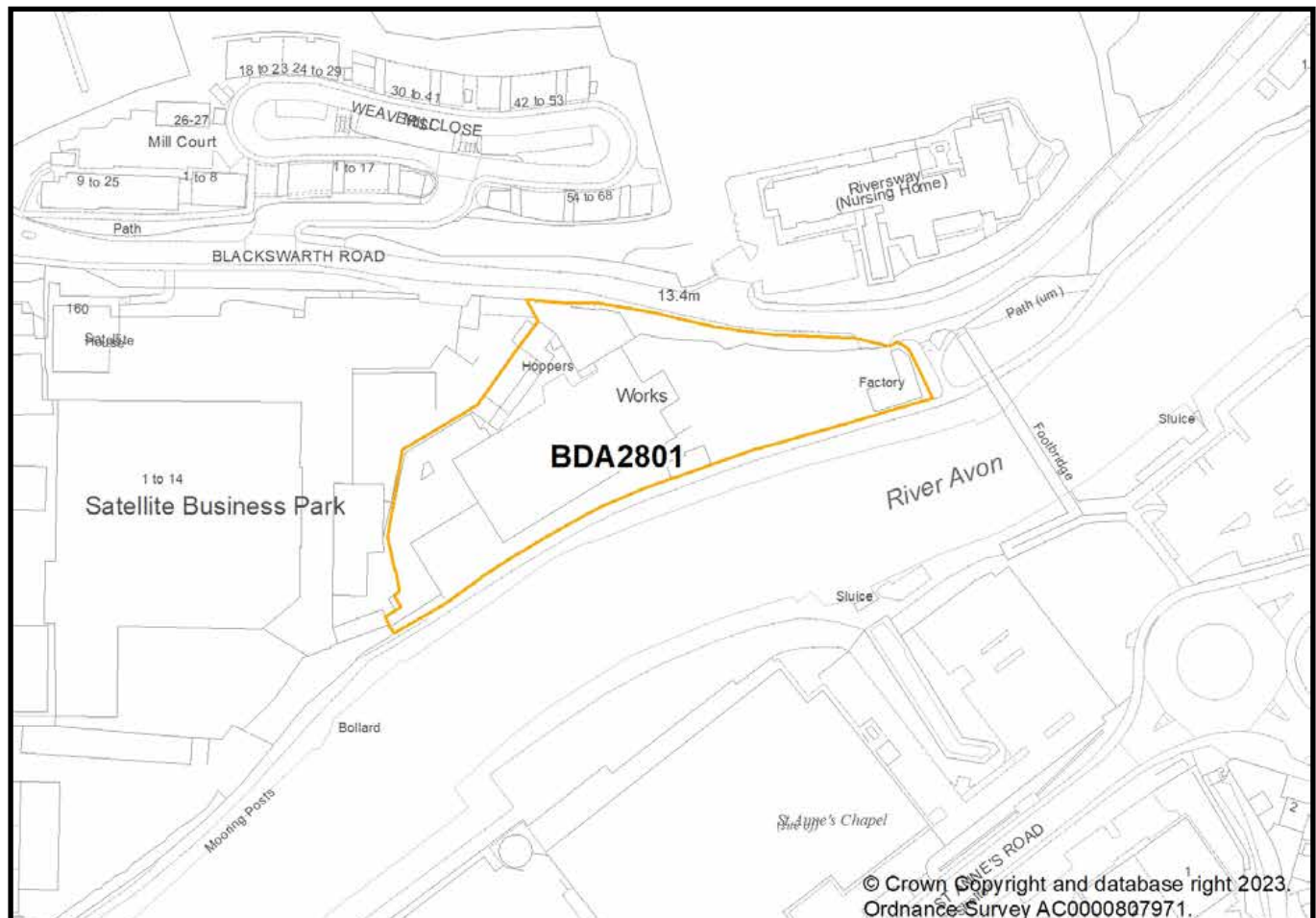
Land to the south of Blackswarth Road,
St George

Site description:

The site is in industrial use as
manufacturing premises

Site area:

0.6 hectares



Proposed allocation:

Housing-led mixed uses with flexible workspace.

Reasons for allocation:

Should the site become available or no longer be required 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.

Development considerations:

Development should:

- Provide suitable access, with appropriate visibility and safety improvements, including widening 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 and cyclepath 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;
- Be supported by a site-specific flood risk assessment, flood risk management strategy and a drainage strategy for the lifetime of the development, which will be expected to prioritise sustainable drainage systems and ensure no increased flood risk to third parties as the site is subject to tidal river flood risk which could also cause potential surface water drainage constraints; and
- Maintain an 8m buffer adjacent to the River Avon, to ensure maintenance access to the river.

Estimated capacity

Estimated capacity of 75 homes.

Site reference:

BDA2802

Ward:

St George West

Site address/location:

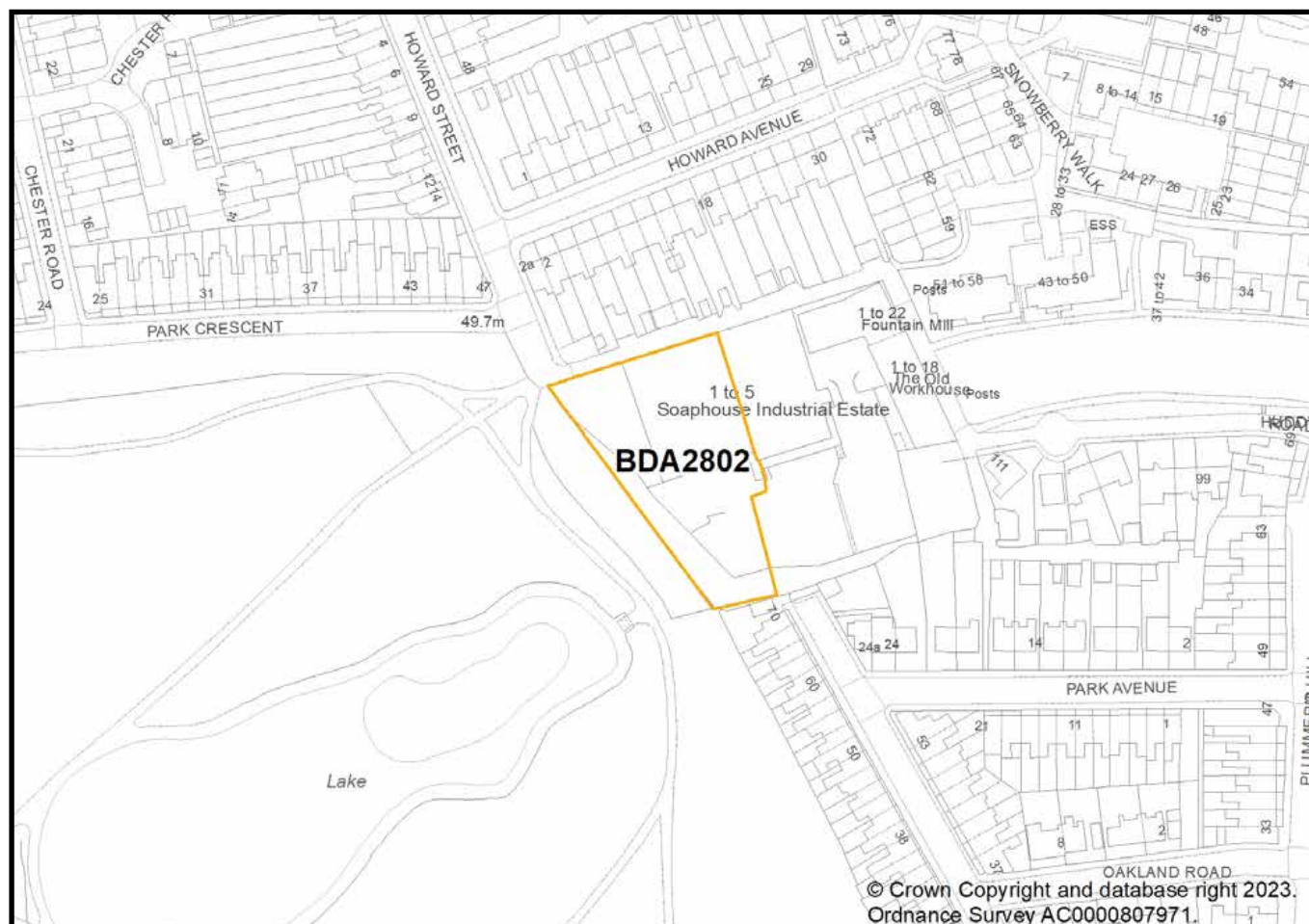
Part of Soaphouse Industrial Estate,
Howard Street, Whitehall

Site description:

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

Site area:

0.3 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required in its current layout or use, redevelopment for homes would represent a more efficient use of land in a predominately residential context.

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; 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

Ward:

St George West

Site address/location:

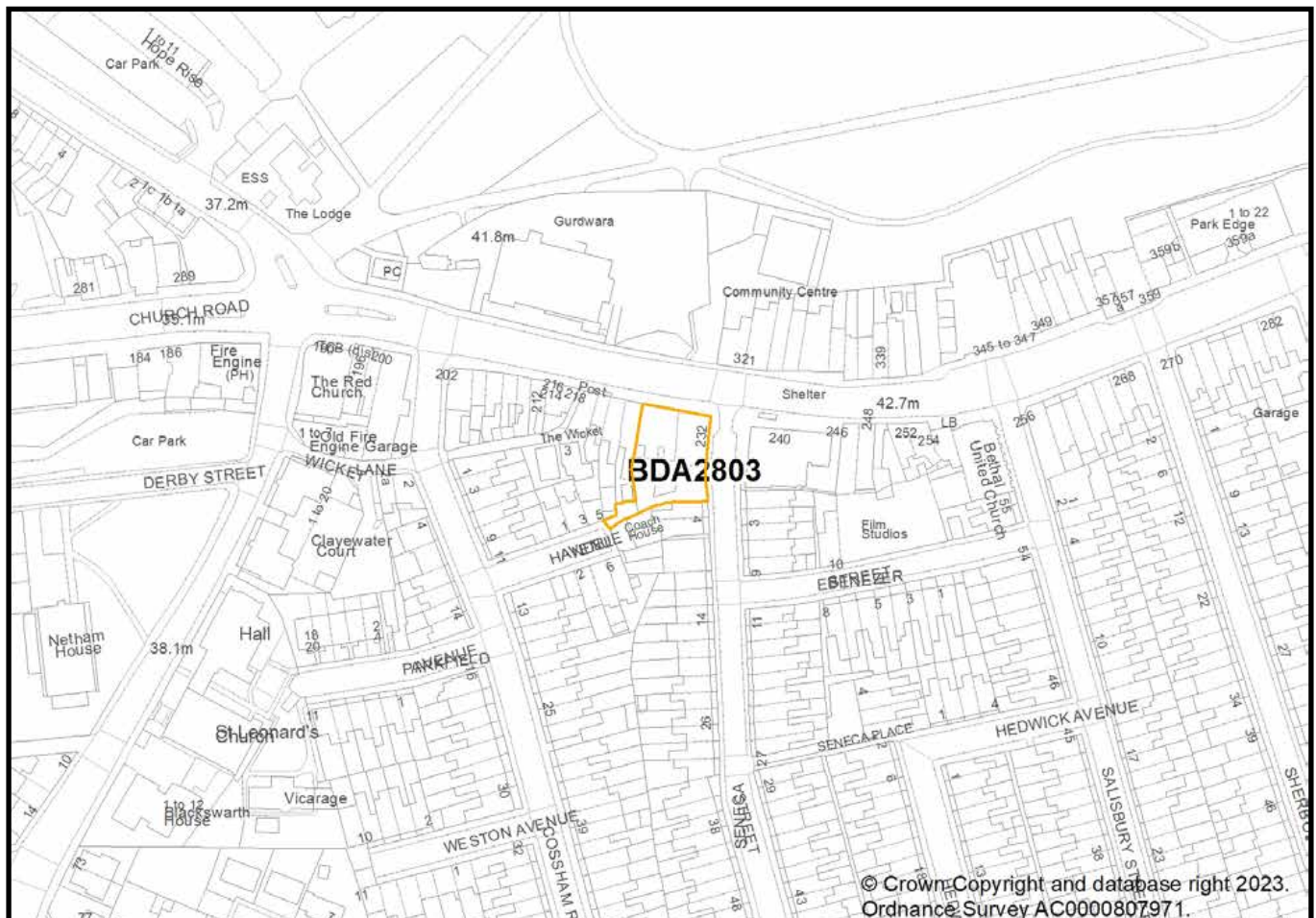
222 – 232 Church Road, St George

Site description:

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

Site area:

0.1 hectares



Proposed allocation:

Housing-led mixed use, with active ground floor uses, if no longer required in its current use.

Reasons for allocation:

Should the site become available or no longer be required 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.

Development considerations:

Development should:

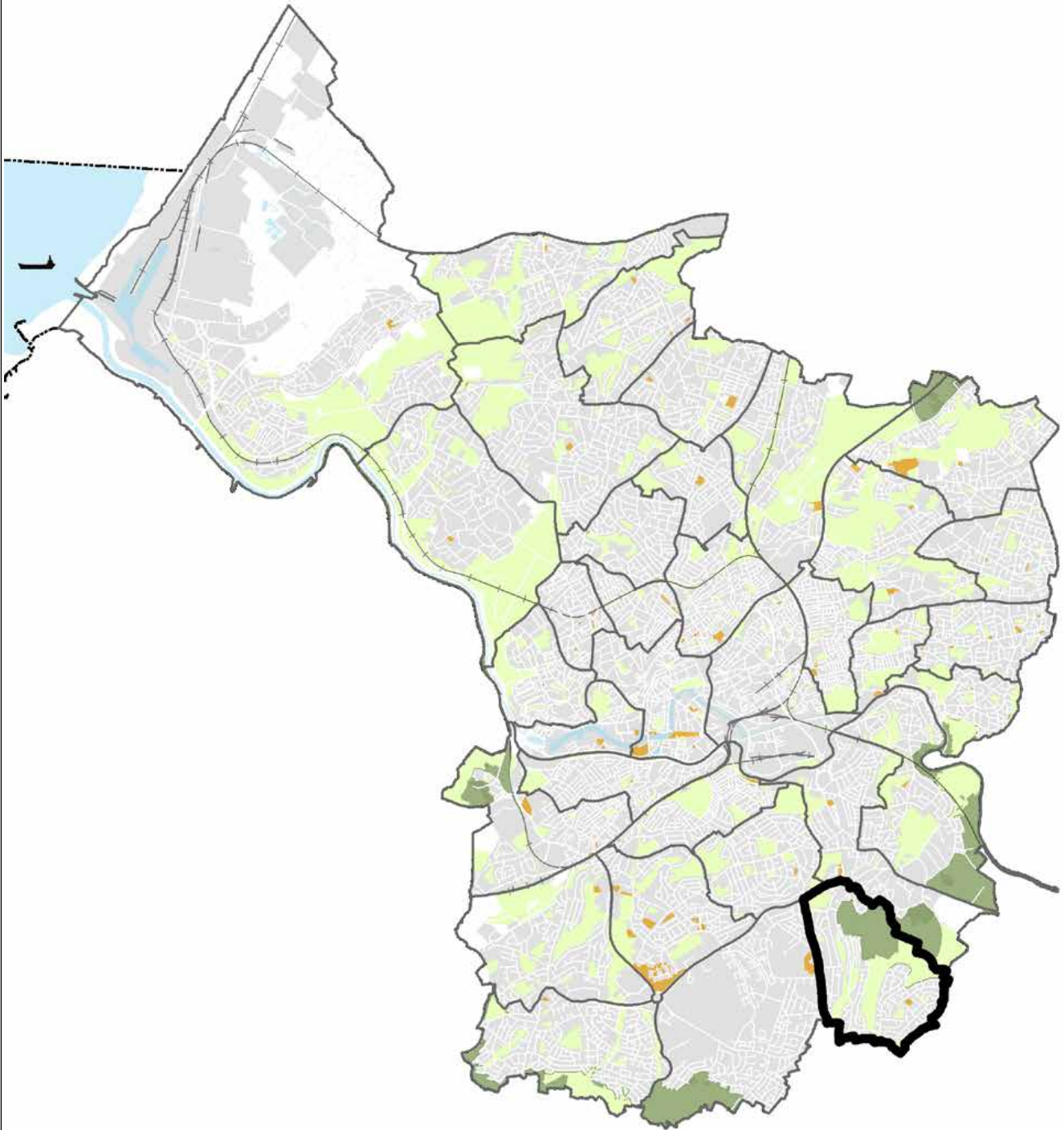
- Provide suitable access with appropriate improvements to footways along Seneca Street;
- Incorporate a mixed-use active ground floor, to maintain and enhance the function of St George (Church Road) Town Centre;
- Consider surface water mitigation and drainage strategies which prioritise sustainable 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;
- 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
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area.

Estimated capacity

Estimated capacity of 10 homes.

Stockwood Ward

This section sets out development allocations in the Stockwood ward.



Site reference:

BDA3101

Ward:

Stockwood

Site address/location:

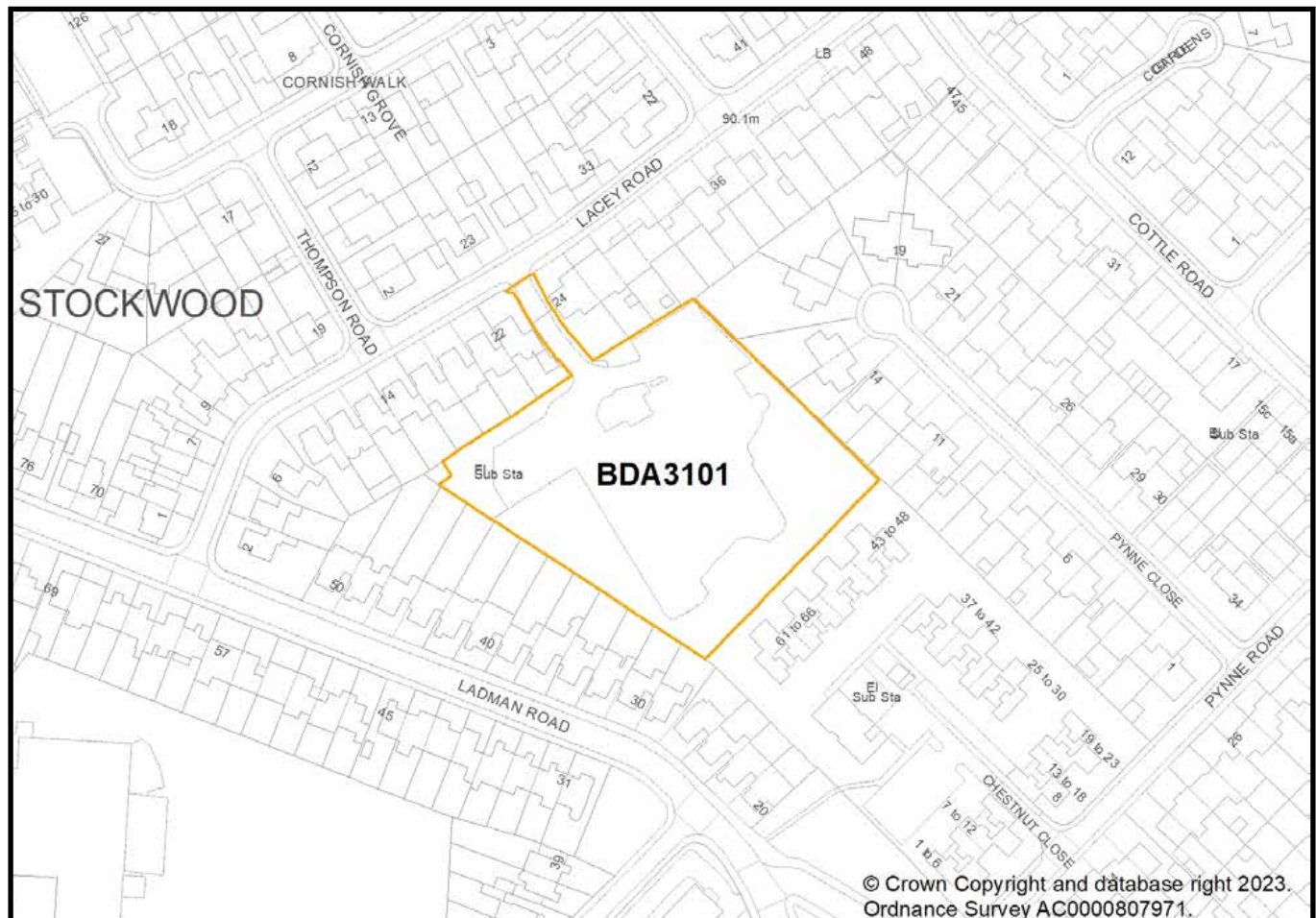
Greville building, Lacey Road, Stockwood

Site description:

The site is currently vacant

Site area:

0.7 hectares



Proposed allocation:

Housing

Reasons for allocation:

Redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

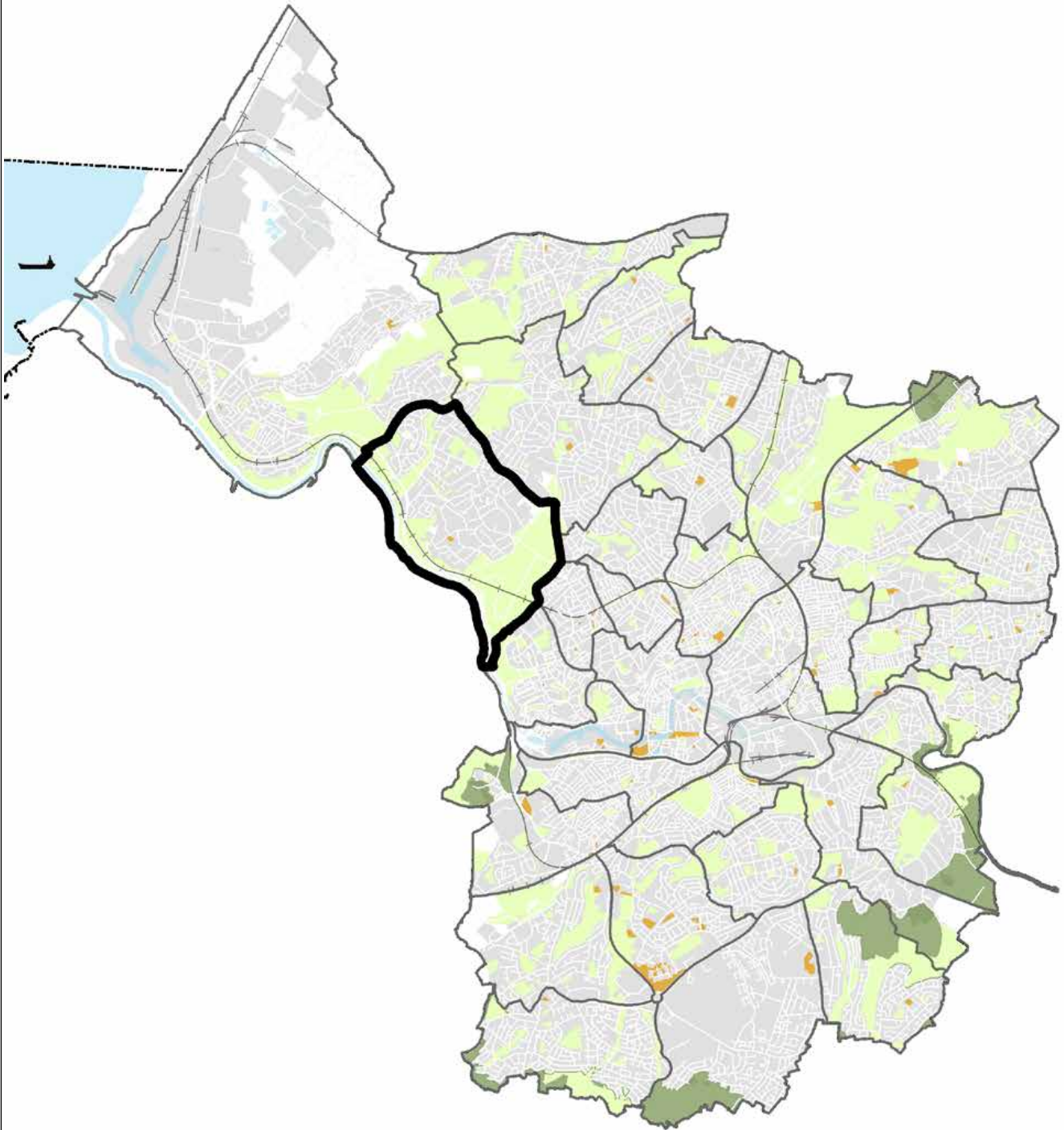
- Provide suitable access;
- Be designed to limit any impact upon neighbouring residential properties;
- Be informed by an up-to-date preliminary ecological appraisal of the site and, where appropriate, make provision for mitigation measures for habitats;
- Be informed by a tree survey and impact assessment, seeking to retain and integrate trees 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 25 homes.

Stoke Bishop Ward

This section sets out development allocations in the Stoke Bishop ward.



Site reference:

BDA3201

Ward:

Stoke Bishop

Site address/location:

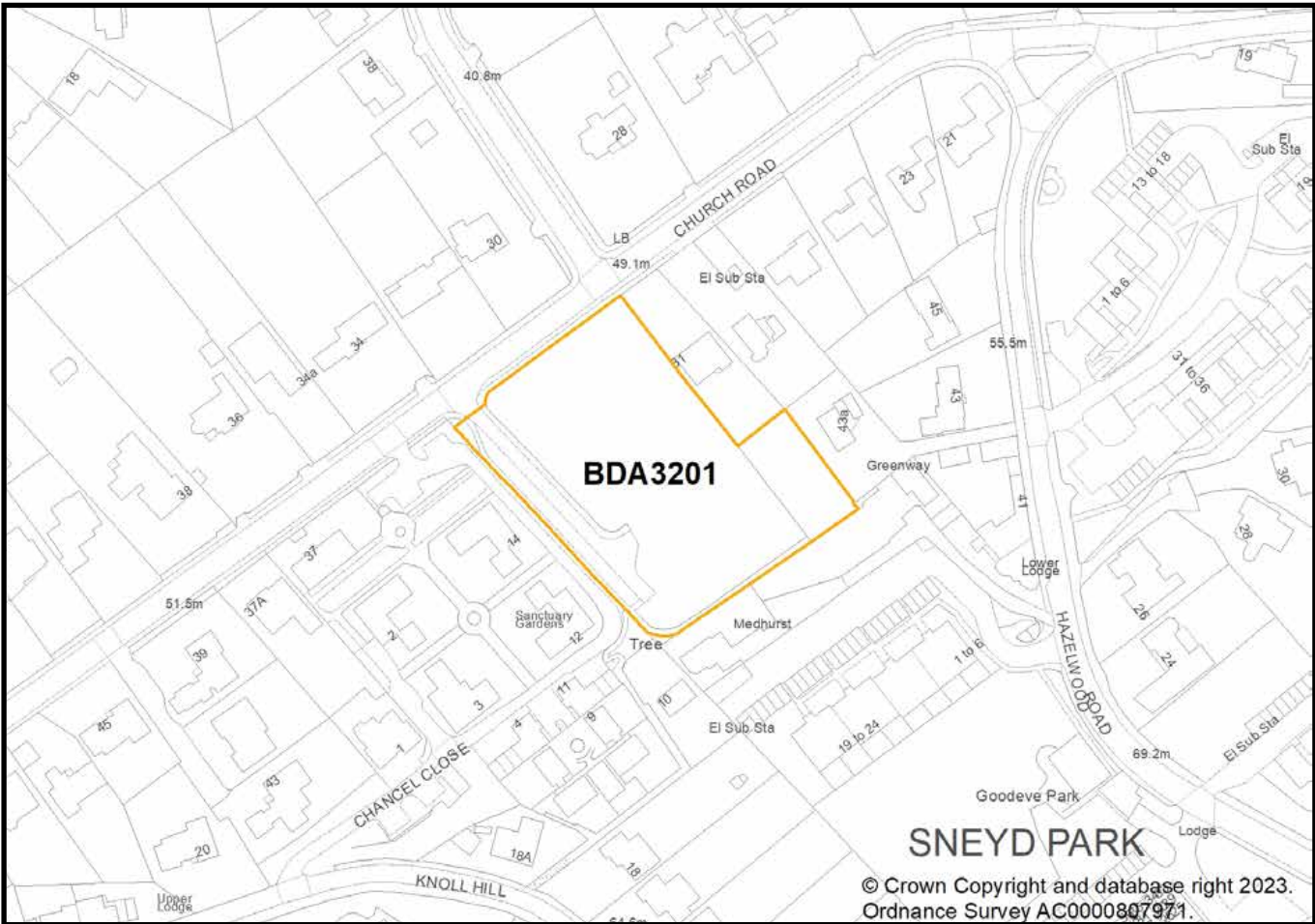
Land at Sanctuary Gardens, Sneyd Park

Site description:

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

Site area:

0.5 hectares



Proposed allocation:

Housing.

Reasons for allocation:

Should the site become available, redevelopment for homes would represent a more efficient use of land in a residential context.

Development considerations:

Development should:

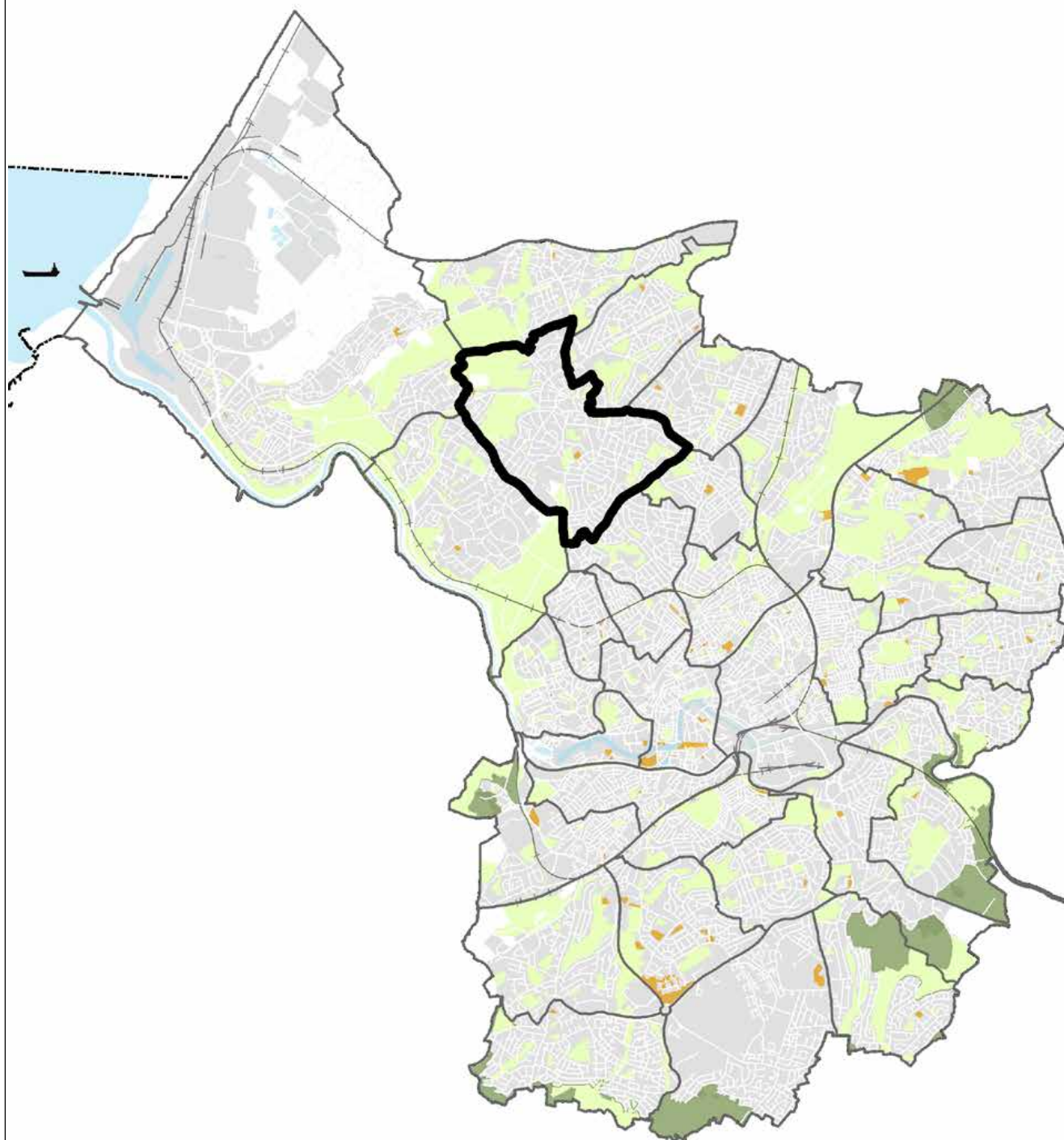
- Provide suitable access and consider opportunities for pedestrian connections to Chancel Close;
- Take account of the Sneyd Park Conservation Area;
- Retain green infrastructure, including the trees subject to Tree Preservation Orders (TPO) adjacent to former access to the site; and,
- Be informed 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.

Westbury-on-Trym and Henleaze Ward

This section sets out development allocations in the Westbury-on-Trym and Henleaze ward.



Site reference:

BDA3301

Ward:

Westbury-on-Trym and Henleaze

Site address/location:

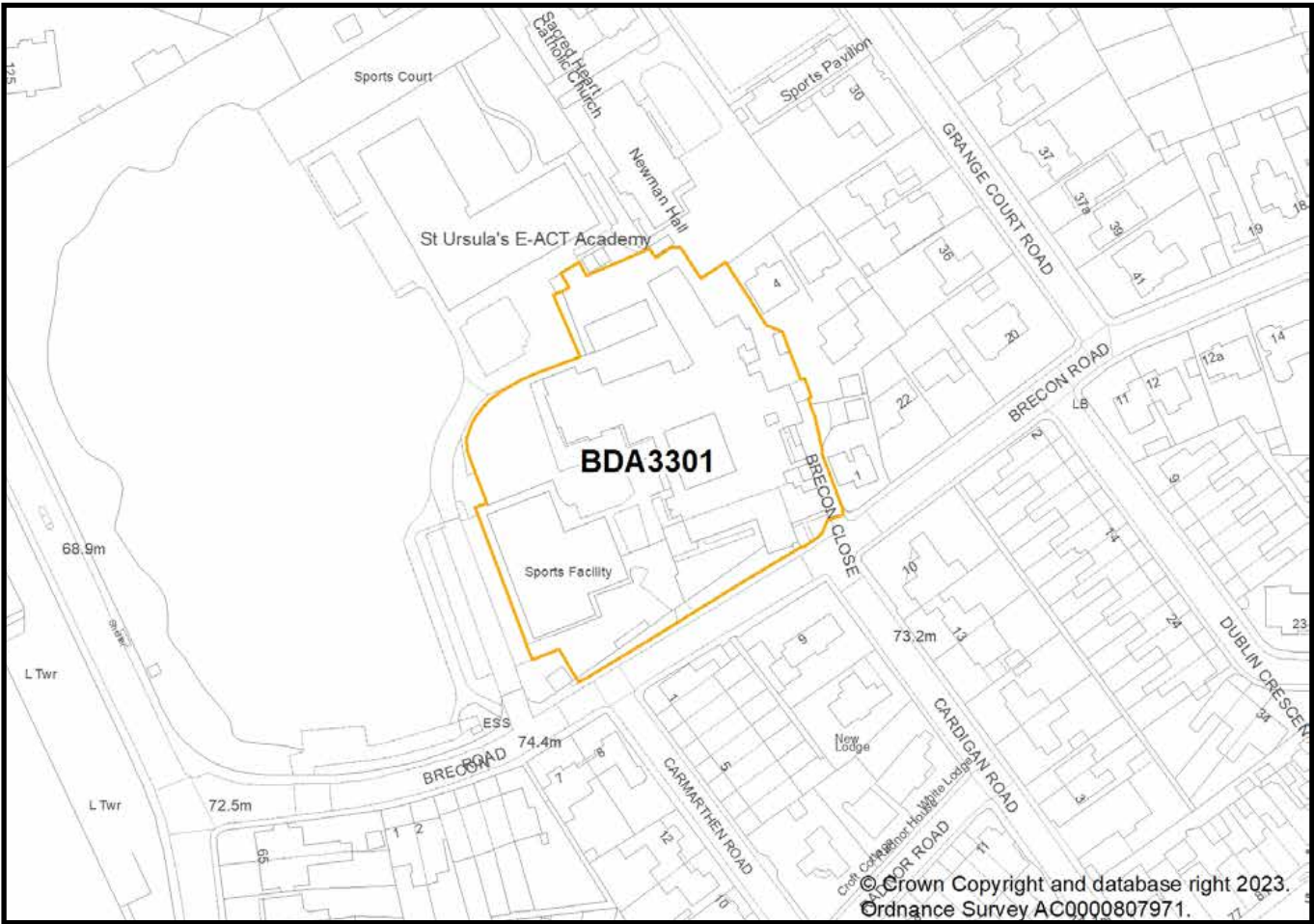
Former St Ursula’s High School, Brecon Road

Site description:

The site is currently vacant

Site area:

0.8 hectares



Proposed allocation:

The site would be appropriate for residential uses.

Reasons for allocation:

The site could contribute towards meeting the need for homes.

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, and improve its setting;
- Take account of the Downs Conservation Area;
- Retain or reprovide existing trees as required by Policy BG4: Green Infrastructure Provision;
- Consider the relationship with adjacent open space / parking area to west;
- Provide suitable access to the site, which may require the relocation of existing parking on adjacent land.

Estimated capacity

Estimated capacity of 35 homes, subject to the suitability of converting the Listed building.

Site reference:

BSA0302

Ward:

Westbury-on-Trym and Henleaze

Site address/location:

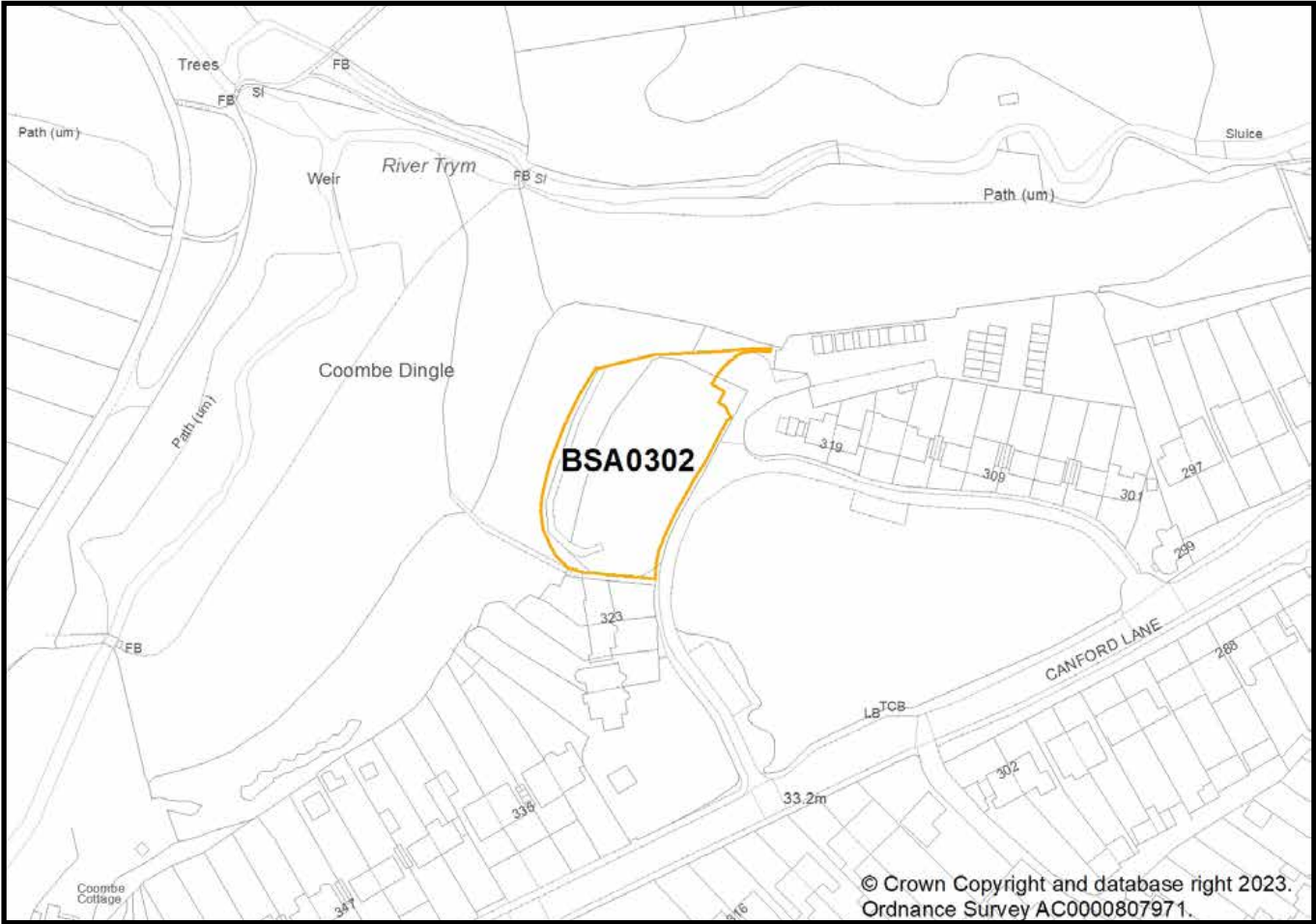
Coombe House Elderly Persons' Home,
Westbury-on-Trym

Site description:

The site comprises cleared land last used as
an elderly persons' home

Site area:

0.3 hectares



Proposed allocation:

Housing

Reasons for allocation:

A housing allocation is appropriate as:

- The site has a residential context.
- It is in a relatively sustainable location, close to the bus stops on Canford Lane.
- It will contribute to meeting the Policy H1 annual average minimum target of 1925 new homes to be delivered between 2023 and 2040.
- It reflects the Bristol Local Plan approach to the location of new housing by developing new homes on previously developed sites.

Development considerations:

Development should:

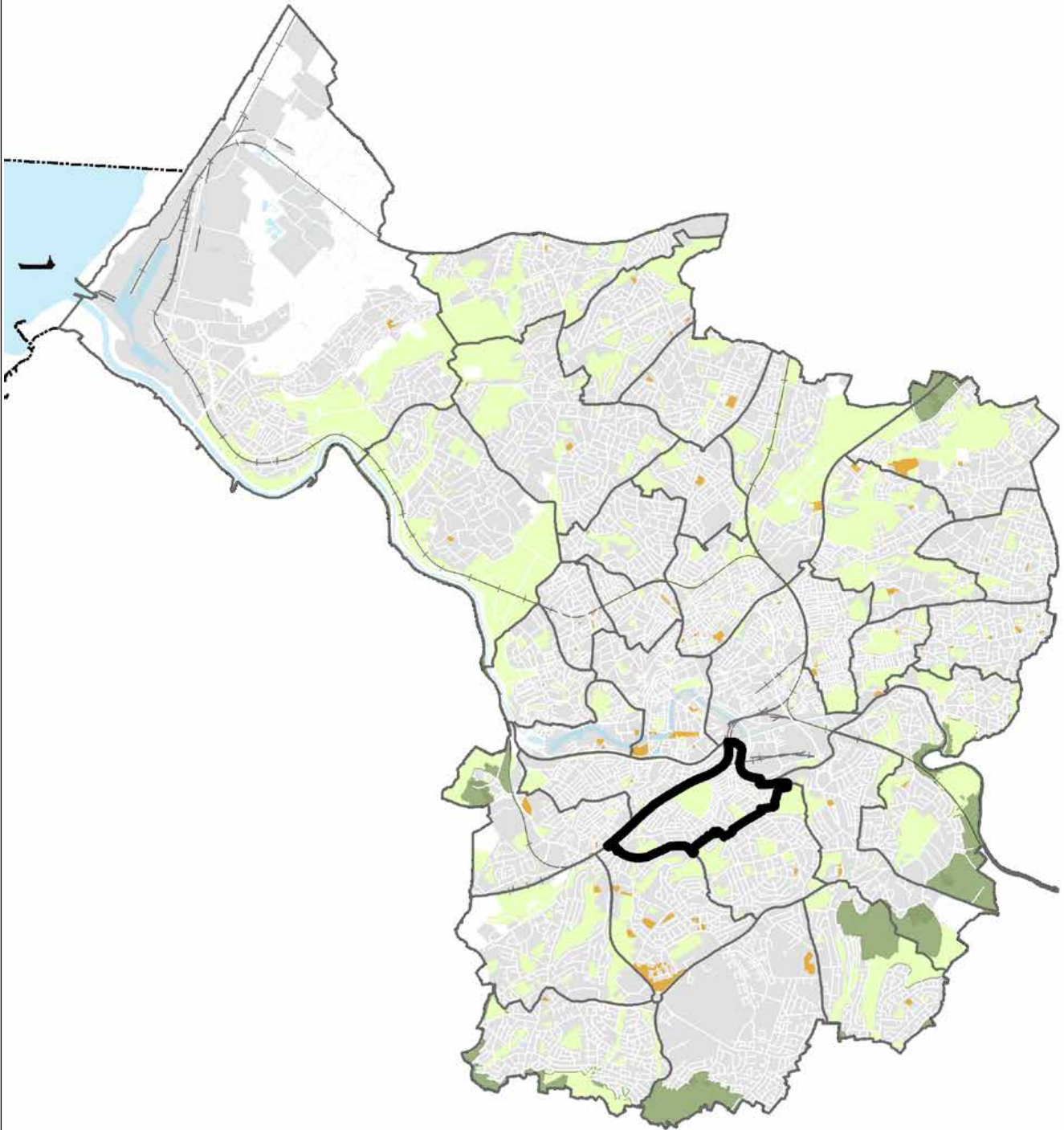
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures which may include a buffer to the adjacent Blaise Castle Estate Site of Nature Conservation Interest.

Estimated capacity

Estimated capacity of 15 homes.

Windmill Hill Ward

This section sets out development allocations in the Windmill Hill ward.



Site reference:

BDA3401

Ward:

Windmill Hill

Site address/location:

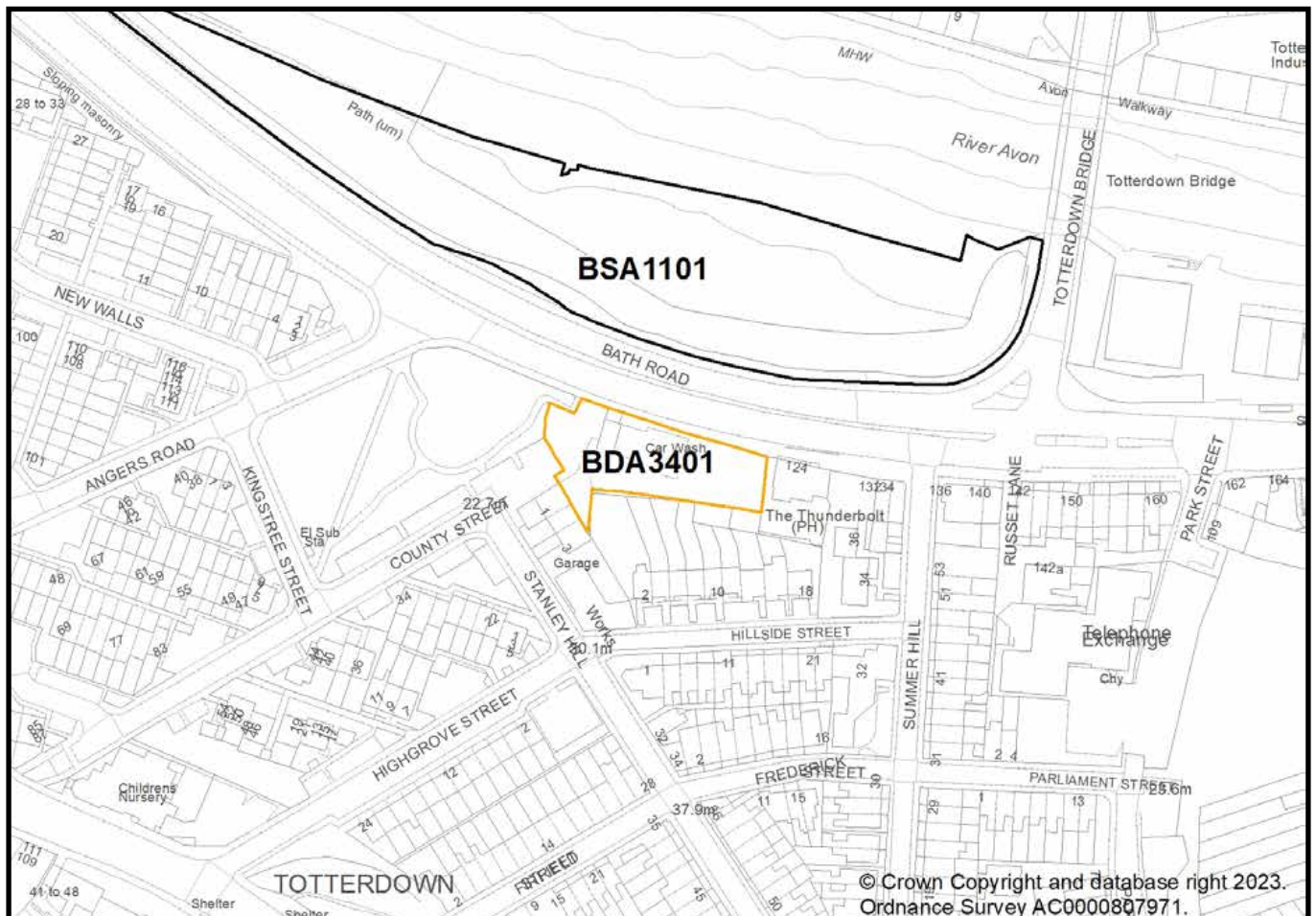
122 Bath Road, Totterdown

Site description:

The site is currently used for car sales and repair

Site area:

0.1 hectares



Proposed allocation:

Housing, which may incorporate compatible workspace, if no longer required in its current use.

Reasons for allocation:

Redevelopment for homes would represent a more efficient use of land in a residential context.

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;
- Be informed by an air quality assessment, as the site falls within an Air Quality Management Area and is adjacent to Bath Road;
- Provide a noise assessment including appropriate mitigation, to address noise issues from the adjacent Bath Road (A4) on future occupiers of the site;
- 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.

Site reference:

BSA1101

Ward:

Windmill Hill

Site address/location:

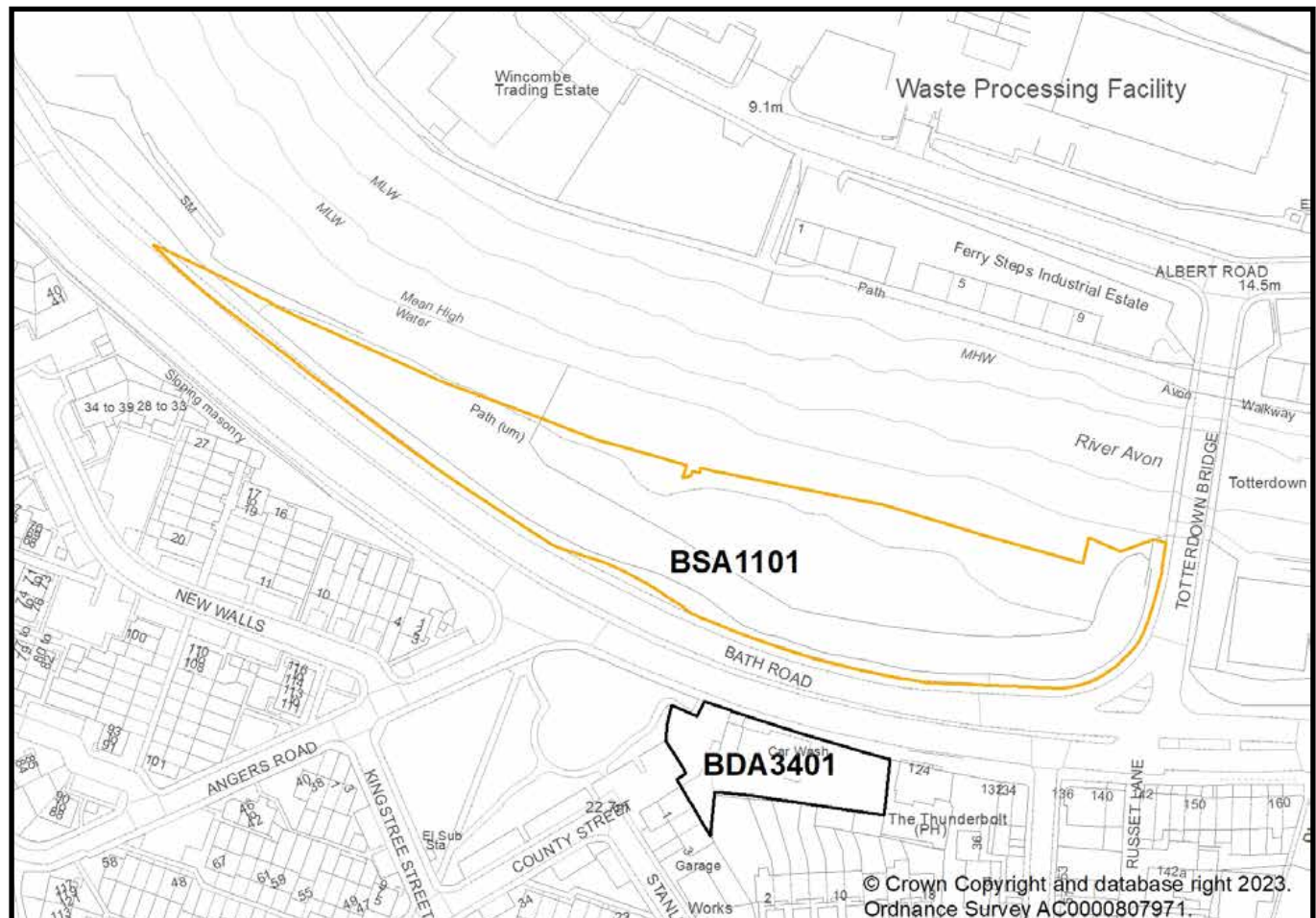
Bath Road Open Space (west of Totterdown Bridge), Totterdown

Site description:

The site comprises long-term vacant land between Bath Road and the River Avon

Site area:

0.9 hectares



Proposed allocation:

Temple Quarter Enterprise Zone Opportunity Site

Reasons for allocation:

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

Development considerations:

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

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

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

Development should:

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

Estimated capacity

Estimated capacity of 40 homes.

