



# Bristol Local Plan Urban Potential Assessment 2020-2040

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Photo: Kendall Kingscott Ltd.

## Summary

The urban potential assessment forms part of the evidence based used to establish a housing requirement for the new Bristol Local Plan. It supports and informs the strategic housing land availability assessment which will accompany the local plan. Its role as a source of evidence complements the aim in national planning policy for making as much use as possible of previously developed land.

This updated assessment builds on and replaces the previous, 2016-based Bristol Urban Potential Assessment (published February 2018). The updated assessment has established capacity for urban land in Bristol to deliver around 11,000 homes by 2040 on sites of ten or more dwellings, beyond those already allocated in the adopted local plan.

As well as a general citywide search for brownfield development potential, focused studies have been carried out of the potential from other sources of land, including underused industrial land, undeveloped land and higher density forms of development on existing Bristol Local Plan site allocations. The updated assessment was carried out over the first half of 2020.

Based on consistent density assumptions and considered constraints analysis, Bristol's estimated capacity to accommodate new homes over the period to 2040 on sites of ten or more dwellings, above and beyond those already allocated, is as follows:

Source	Approx. potential homes
Main citywide site search	5,900
Potential from underused industrial land	3,000
Potential from undeveloped land	350
Uplift of site allocations	1,700

These figures represent Bristol's 'baseline' urban potential, i.e. the number of new homes that could come forward without further intervention. Many of the areas of growth and regeneration identified in the emerging local plan offer additional urban potential that can be unlocked by partnership working through masterplans and spatial frameworks or direct investment in infrastructure or land assembly.

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# 1 Context

## 1.1 Purpose of the Urban Potential Assessment

The Bristol Urban Potential Assessment provides evidence of the amount and location of land within the city of Bristol with the potential for the development of new homes over the period from 2020-2040. It captures vacant or underused land from a wide range of existing uses, with the general exception of land that is currently in residential use.

The Urban Potential Assessment does not, itself, allocate land for development. It is part of an evidence base that helps to support decisions on the general distribution of development and allocation of sites in the emerging Bristol Local Plan, which will take account of a wider range of planning issues. It will contribute to Bristol's Strategic Housing Land Availability Assessment.

Land that the emerging Bristol Local Plan proposes to protect for open space or reserve exclusively for industry and distribution is not included in the assessment.

A site is considered to have 'urban potential' until such a time as it is formally allocated for development in an adopted local plan, or it is actually redeveloped for new homes or other uses. Consequently, the Urban Potential Assessment includes sites that already have planning permission or *emerging* allocations for development but where *actual* redevelopment has not yet taken place. When wider calculations are carried out on Bristol's potential housing land supply, account is taken of this overlap to avoid duplication and double counting.

The first sections of this report set out:

- The national and local planning policy context for urban potential;
- Background trends that support the continued development of new homes in Bristol for urban living; and
- The summary findings of Bristol's previous, 2016-based urban potential assessment and evidence of delivery over the intervening period.

Later sections of this report then set out the methodology of the updated urban potential assessment for 2020-2040 and its key findings by land source.

## 1.2 National and local planning policy

National planning policy and guidance have driven the approach to the urban potential assessment. The assessment has also taken account of the existing Bristol Local Plan, as explained below.

### 1.2.1 National Planning Policy Framework

Making effective use of land is a core principle of the National Planning Policy Framework (NPPF).<sup>1</sup> Local authorities should set out a clear strategy for accommodating objectively assessed needs in a manner which prioritises the reuse of previously developed (brownfield) land except where it would conflict with other NPPF policies, for example by causing harm to designated sites of importance for biodiversity.

In addition, the NPPF states that planning should contribute to conserving and enhancing the natural environment; actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling; and focus significant development in locations which are or can be made sustainable.<sup>2</sup> Promoting the reuse of previously developed land has the added benefit of lowering pressure on Green Belt land which the NPPF recognises as having great importance and a fundamental role in preventing urban sprawl.<sup>3</sup>

The NPPF notes that residential development can play an important role in ensuring the vitality of centres.<sup>4</sup> The NPPF also states that local planning authorities should review land allocated for all types of development, including employment uses. Where it is considered that there is no reasonable prospect of a site being used for that purpose, it may be appropriate to reallocate land or support applications for alternative uses in these areas.<sup>5</sup>

### 1.2.2 Permitted development rights

The Government has made efforts to facilitate the conversion of existing non-residential buildings to dwellings to increase the supply of housing, including changes to permitted development rights.

The most significant of these for Bristol was introduced in 2013 when the Government extended permitted development rights to include office to residential conversions. This right applied only to offices that fell within Class B1(a) on or before the 29 May 2013. This led to a significant increase in the supply of city centre dwellings in the years immediately following the change.

The change in use classes announced in July 2021 saw offices grouped into the new Class E. With this, a limit of 1,500m<sup>2</sup> has been applied to such conversions, reducing the potential

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<sup>1</sup> NPPF, Section 11, paras 119-125.

<sup>2</sup> NPPF, Sections 15, paras 174-188; Section 9, paras 104-113.

<sup>3</sup> NPPF, Section 13, paras 137-151.

<sup>4</sup> NPPF, Section 7, para 86.

<sup>5</sup> NPPF, Section 11, paras 121-123.

for conversions of larger office buildings to occur without a requirement for full planning permission.

### **1.2.3 Bristol Local Plan**

The adopted Bristol Local Plan, which covers the period to 2026, seeks to maximise the opportunities to use previously developed land.

The Bristol Core Strategy, adopted June 2011, proposed that 30,600 new homes (with a minimum target of 26,400 homes) would be delivered in Bristol between 2006 and 2026 and that these would be delivered primarily on previously developed land. At the time the Core Strategy was prepared, over 95% of residential completions in the previous ten years had taken place on previously developed land, and it was expected that previously developed land would continue to play a significant role in meeting housing and other development requirements across the city. A minimum indicative net density of 50 dwellings per hectare was sought from new residential development with an indication that higher densities would be sought in and around the city centre, in or close to other centres and along or close to main public transport routes.

Taking account of all the clear national and local policy drivers, the urban potential assessment has fully explored the potential for brownfield sites to accommodate future residential development in Bristol.

## **1.3 Background trends**

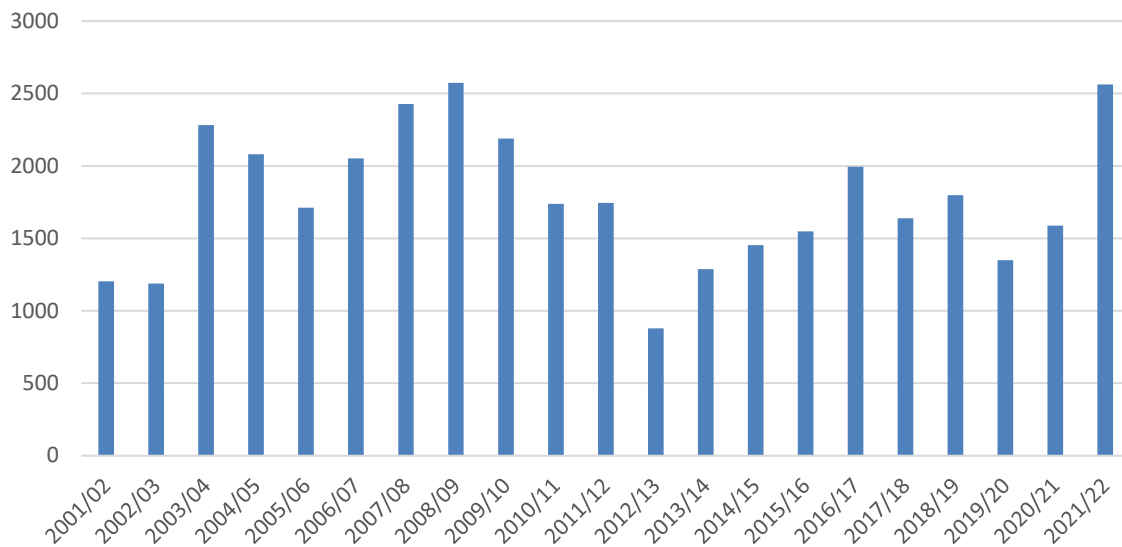
Bristol has seen high levels of residential development in recent years and has experienced continued population growth. Reflecting national and local planning policy and the nature of Bristol as a predominantly urban local authority area, the majority of this development has taken place on previously developed land.

### **1.3.1 Recent residential development**

During the early 2000s, Bristol experienced an increasing trend in the development of new homes which peaked at 2,574 net additional homes a year immediately following the financial crisis in 2008. Since 2010, Bristol has delivered an average of over 1,600 net additional homes each year. In 2021/22, Bristol's housing completions reached their highest level since 2008/09 with a net figure of 2,563 dwellings delivered.

The net additional homes provided for each year over the period 2001-2022, which include deductions for the loss of existing dwellings, are as follows:

Year	Net additional homes provided
2001/02	1,204
2002/03	1,189
2003/04	2,283
2004/05	2,082
2005/06	1,712
2006/07	2,052
2007/08	2,428
2008/09	2,574
2009/10	2,189
2010/11	1,739
2011/12	1,746
2012/13	878
2013/14	1,287
2014/15	1,454
2015/16	1,549
2016/17	1,994
2017/18	1,640
2018/19	1,799
2019/20	1,350
2020/21	1,589
2021/22	2,563



**Figure 1 Net additional homes delivered 2001-2022**

The figures show that, despite a dip in completions following the financial crisis, the completion of new homes in Bristol remains at a high level. The increasing trend since 2012, coupled with housing trajectory information, also suggests that yearly completions could yet return to their pre-2008 levels.



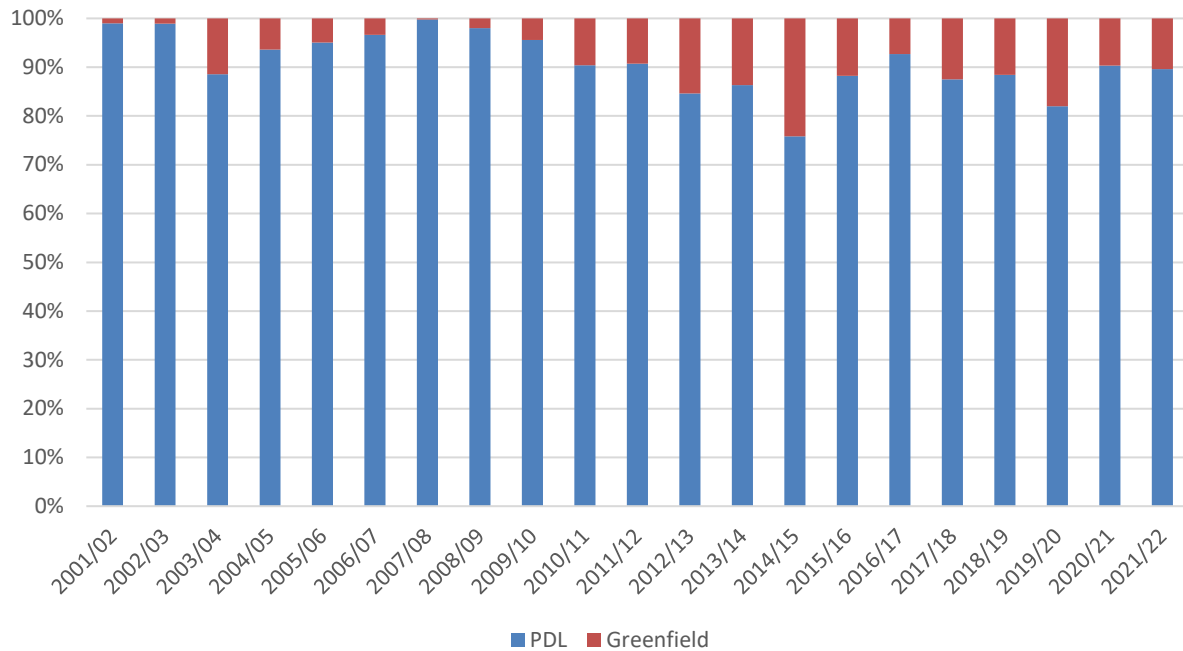
The table and graph below show the gross new dwellings completed<sup>6</sup> on previously developed or 'brownfield' land (PDL) and 'greenfield' land for the period 2001-2022:<sup>7</sup>

Year	Total Dwelling Completions	PDL		Greenfield	
		No.	%	No.	%
2001/02	1,392	1,378	99.0%	14	1.0%
2002/03	1,356	1,342	99.0%	14	1.0%
2003/04	2,689	2,381	88.6%	308	11.5%
2004/05	2,482	2,323	93.6%	159	6.4%
2005/06	2,122	2,017	95.1%	105	5.0%
2006/07	2,614	2,526	96.6%	88	3.4%
2007/08	2,914	2,908	99.8%	6	0.2%
2008/09	2,972	2,914	98.0%	58	2.0%
2009/10	2,455	2,346	95.6%	109	4.4%
2010/11	1,912	1,729	90.4%	183	9.6%
2011/12	1,962	1,779	90.7%	183	9.3%
2012/13	1,046	885	84.6%	161	15.4%
2013/14	1,355	1,169	86.3%	186	13.7%
2014/15	1,552	1,176	75.8%	376	24.2%
2015/16	1,650	1,456	88.2%	194	11.8%
2016/17	2,050	1,900	92.7%	150	7.3%
2017/18	1,687	1,476	87.5%	211	12.5%
2018/19	1,870	1,654	88.4%	216	11.6%
2019/20	1,396	1,145	82.0%	251	18.0%
2020/21	1,731	1,563	90.3%	168	9.7%
2021/22	2,652	2,377	89.6%	275	10.4%
<b>Total 2001-2012</b>	<b>24,870</b>	<b>23,643</b>	<b>95.1%</b>	<b>1,227</b>	<b>4.9%</b>
<b>Total 2012-2022</b>	<b>16,989</b>	<b>14,801</b>	<b>87.1%</b>	<b>2,188</b>	<b>12.9%</b>

<sup>6</sup> Note that this represents the total number of dwelling completions before losses are taken into account, e.g. through the conversion of existing houses into flats.

<sup>7</sup> Since June 2010, private residential gardens are no longer treated as brownfield land and are excluded from the definition of previously developed land in Annex 2 of the NPPF. This change has resulted in a slightly lower proportion of housing completions on previously developed land since 2010/11.





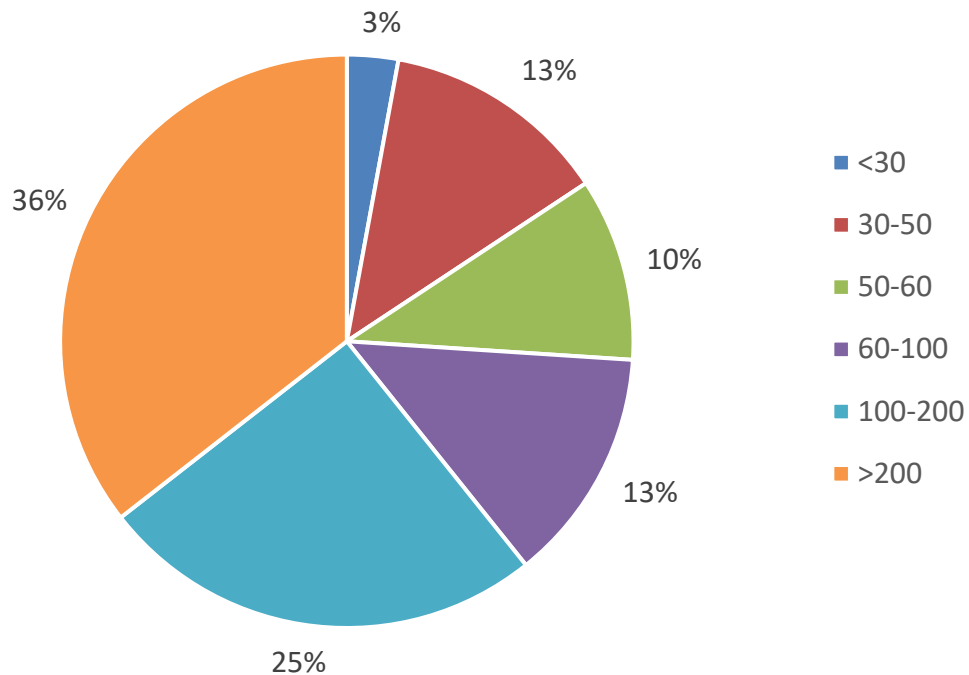
**Figure 2 Gross completions on previously developed and greenfield land**

The percentage of greenfield development has remained low throughout this period, with the exception of the year 2014/15, which saw 376 new homes developed on greenfield land. This was due to the residential development of three particularly large (for Bristol) greenfield sites, with garden land on small sites elsewhere in Bristol providing a more typical 100 homes.

The recent trends in residential development support a continued emphasis on previously developed land in the urban potential assessment. Based on recent completions it seems reasonable to expect that a high proportion of Bristol's delivery will continue to come from previously developed land, with a small percentage of greenfield land coming forward when circumstances arise.

### 1.3.2 Densities

In recent years development densities in Bristol have been urban in character. The median net density of housing completed on major sites (over 10 units) over the period 2011-2022 was around 130 dwellings per hectare (dph). As shown in the chart below, 84% of all major completions exceeded the minimum indicative net density of 50 dph which is sought by Bristol Core Strategy Policy BCS20. 61% of completions exceeded 100 dph, while 36% exceeded 200 dph.



**Figure 3 Density of development 2011-2022**

These trends in density reflect, to some extent, high delivery of new homes in central parts of Bristol where densities reflect the central city context. However, examples of higher density development can also be found in other urban and suburban locations, particularly around centres and main public transport corridors, and the relatively low delivery at densities below 60 dph since 2011 suggests that a range of different urban contexts within Bristol have proven able to sustain higher-density forms of development.

### 1.3.3 Population change in Bristol

The trends in the development of homes described above correspond to an underlying trend of population growth since the late 1990s/early 2000s.

The graphs below illustrate the annual population change in Bristol for the period 1955 to 2020. In common with other urban areas, the population of Bristol experienced a period of population decline in the post-war years. In 1955, Bristol's population is estimated to have stood at 442,332, but by 1989 it had dropped to 385,800. The city's population stabilised in the 1990s and then began to show sustained growth until, by 2014, it had risen to 442,474, exceeding its 1955 level for the first time. As of 2020, Bristol's population stood at 465,866.

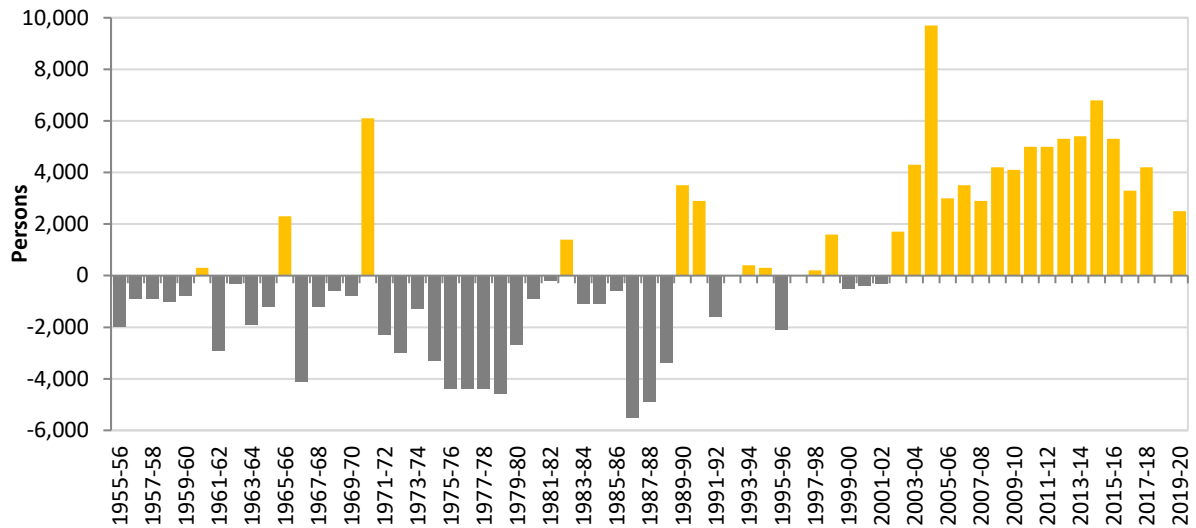


Figure 4 Bristol's population change 1955-2020

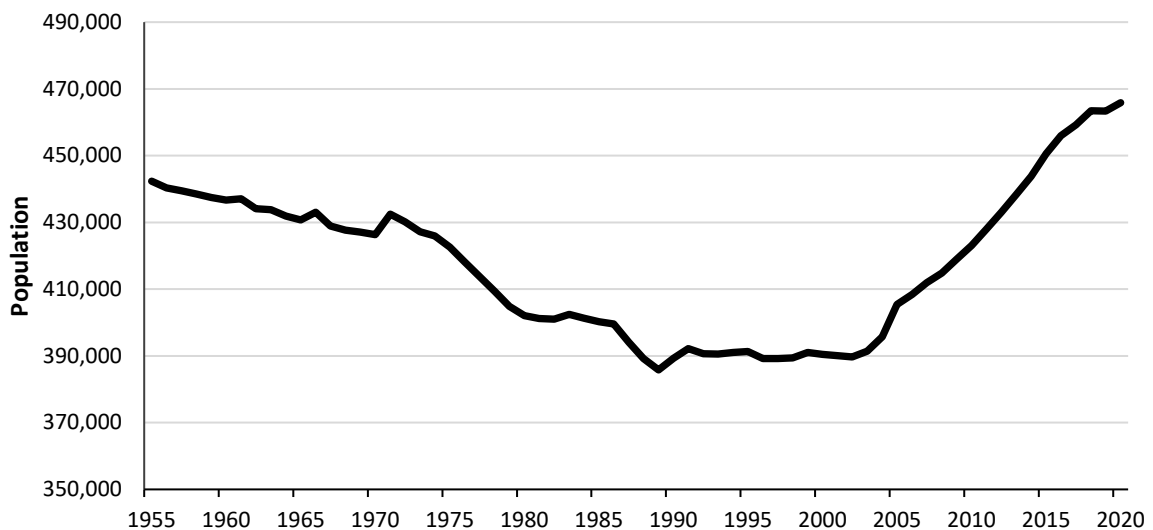


Figure 5 Bristol's population 1955-2020

### 1.3.4 Trends in sources of development land

#### 1.3.4.1 Development on underused industrial land

The adopted Bristol Local Plan designated Principal Industrial and Warehousing Areas (PIWAs) in areas of the city which contain industrial and warehousing uses (those uses falling within Use Classes B1(b) and B1(c) (now part of Class E), B2, B8 and sui generis).<sup>8</sup> This designation has been effective in retaining industrial and warehousing uses in these areas. However, even with this policy in place, there have been a few cases where the decision was made to allow some residential development in PIWA locations. From the period 2006-2022, a net total of 322 homes were completed on land designated as PIWA in the 2014 Site

<sup>8</sup> Site Allocations and Development Management Policies (July 2014) policy DM13

Allocations or 2015 Bristol Central Area Plan. As of the end of 2022, there were extant consents for a further 466 homes on these PIWAs.

Although it may be appropriate for many of Bristol's existing PIWAs to be retained for industrial use for which there remains a demand, some appear to have experienced a decline in their attractiveness to the market and show vacancy, while others have experienced a shift towards community, leisure or other non-industrial uses. Some of these areas demonstrably make somewhat inefficient use of land in areas of the city which could see higher densities of development through mixed-use development. Reflecting this, the emerging local plan replaces PIWA designations in a number of locations that are proposed to form new areas of growth and regeneration.

Given the above, it remains appropriate for the urban potential assessment to consider the proposed release of PIWA land through the local plan as one of the sources of residential development in Bristol in the period to 2040. The designation of areas of growth and regeneration provides an opportunity for further strategic thinking on the provision of workspace, including new separate or co-located industrial floorspace where appropriate.

#### **1.3.4.2 Development on undeveloped land**

The adopted Bristol Local Plan safeguarded around 2,570 hectares of undeveloped land variously as Important Open Space (IOS) and Avonmouth & Kingsweston Levels.<sup>9</sup> These designations have generally resulted in land remaining undeveloped. There have been a few cases where some residential development has been permitted on land previously designated as IOS. This is consistent with policy BCS9 of the Core Strategy (June 2011), which states:

*Some areas of open space may be released, through the development plan process, where:*

- *They are no longer important for recreation, leisure and community use, townscape and landscape quality and visual amenity;*
- *Development of all or part of an open space would result in an improved urban form or an enhancement to existing open space areas.*

The adoption of the Site Allocations and Development Management Policies in July 2014 reflected this by removing the IOS designation from some sites that had previously been designated as IOS in the 1997 Bristol Local Plan.

A further review of designated open spaces has since taken place, as set out in the Bristol Local Plan Review: New Protection for Open Space consultation (March 2019). Whilst the policy context remains that important open spaces will largely remain undeveloped, the urban potential assessment considers whether there is potential for some currently open

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<sup>9</sup> Site Allocations and Development Management Policies (July 2014) policies DM17-DM18

land to be developed for new homes, where it no longer needs to remain undeveloped and does not meet the criteria to be designated as Local Green Space or Reserved Open Space.

#### **1.3.4.3 City centre office sites**

Bristol has seen a number of developments in recent years involving conversion or redevelopment of office floorspace (especially in the city centre) as offices are changed to dwellings, a trend that has resulted in an overall loss of office floor space in Bristol during the current local plan period, albeit with signs of a recent slowdown.<sup>10</sup> The introduction of permitted development rights for the conversion of offices to residential uses in April 2013 accelerated that process, with, across the city as a whole, approximately 2,473 units (completions and approvals) from 126 applications coming forward by this mechanism between May 2013 and March 2022. The temporary permitted development rights were made permanent from 6<sup>th</sup> April 2016.

Analysis of Bristol's remaining stock of city centre office buildings, undertaken as part of the previous Bristol Urban Potential Assessment (February 2018), initially suggested that the trend for the change from older office floorspace to residential uses was likely to continue, either through permitted development mechanisms or through developments which require planning permission. However, a recent slowdown in this form of development suggests that the market may have rebalanced in favour of continued office use.

### **1.4 Findings and delivery from the 2016-based study**

The previous urban potential assessment comprised a thorough search for urban land that could potentially come forward for new homes by 2036. The assessment was carried out from a 2016 base.

The 2016 study examined potential capacity from a number of land sources, including:

- A citywide search for vacant or underused land and buildings, with a particular emphasis on sustainable locations such as town, district and local centres and around railway corridors;
- The potential from underused industrial land, taking account of emerging proposals to review the local plan's designated Principal Industrial and Warehousing Areas;
- The potential from undeveloped land around the city, taking account of emerging proposals to review the local plan's designated Important Open Spaces;
- The potential conversion of city centre office buildings to residential use under permitted development rights; and
- An uplifted capacity from existing local plan site allocations.

Account was taken of key constraints on capacity including:

- Access and infrastructure needs;

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<sup>10</sup> Bristol Business Survey Report 2021

- Flood risk;
- Heritage; and
- The need to retain or re-provide existing uses such as community facilities.

For each site considered, an assessment was made of the likelihood of the site coming forward for new homes by 2036. Summary figures were produced taking account of constraints and likelihood rankings.

The 2016 study fed into Bristol's contribution to the now withdrawn West of England Joint Spatial Plan and the 2019 consultation on the Bristol Local Plan Review.

#### 1.4.1 Urban potential 2016 summary figures

The 2016 study identified the following 'baseline' capacity for new homes:

Source	Approx. potential homes
Main citywide site search	6,150
Potential from underused industrial land	1,500
Potential from undeveloped land	1,000
Potential from city centre office sites	2,150
Uplift of site allocations	1,600

In a number of locations, additional capacity was found that could potentially come forward if the right interventions took place. Some of these locations were set out in the Bristol Local Plan Review consultation as areas of growth and regeneration.

#### 1.4.2 Urban potential delivery to date

The 2016 study examined over 600 sites, of which around 200 were considered to have potential to come forward for new homes by 2036 with no further intervention. A further 200 or so sites were considered to have potential to come forward on a comprehensive basis subject to interventions such as land assembly; around half of these could still see partial redevelopment without assistance. The remaining sites were considered unlikely to come forward at all within the study period.

As set out in **Appendix A**, by the end of 2019 over 100 urban potential sites had already been promoted (in whole or in part) for new homes through either:

- Pre-application enquiries;
- Applications for planning permission / prior approval;
- Other expressions of development intention such as public consultation; or
- Homes completed on the ground.

This comprised nearly 3,000 homes promoted on urban potential sites by that time: i.e. approximately one quarter of the 12,000+ capacity found by the 2016 study, over less than one quarter of the 2016-2036 study period.

The promotion of homes via the conversion of city centre offices was weaker compared to other sources of capacity during this period, suggesting that the city centre office assumption in the 2016 study may have been an overestimate in a now changed market for offices.

Ongoing monitoring of development proposals into 2020 showed continued development interest in urban potential sites, with over 70 planning applications and pre-application enquiries submitted on urban potential sites in 2020. A further 30 or so proposals were submitted on sites with similar characteristics that had not been included in the 2016 study.

A 2020 analysis of the development densities proposed on over 100 urban potential sites showed:

- Around a third of schemes were promoted at a density broadly similar to that assumed by the 2016 study;
- There was a broad balance between:
  - The number of schemes promoted at more than the assumed density; and
  - The number of schemes promoted at less than the assumed density.

A sample of this analysis is set out in **Appendix B**.

Altogether, this information shows a strong and continued trend towards urban potential sites being brought forward for the development of new homes. The promotion of additional sites not included in the study indicates further capacity that will offset any urban potential sites that are not brought forward.

The trend validates the method and findings of the 2016 study, including the density assumptions, and supports the application of a similar method for the production of an updated urban potential assessment covering the period 2020 onwards.



## 2 Updated urban potential 2020-2040

### 2.1 Updated approach

The updated urban potential assessment consisted of five main phases of work:

- A review of all sites contained in the 2016 study to identify any progress towards delivery and determine whether each site should:
  - Be retained;
  - Be deleted;
  - Be split into smaller sites; and/or
  - Have its boundary changed.
- The addition of new sites with known developer interest, and new types of site such as supermarkets and retail parks;
- For each site, an updated analysis of its potential capacity for new homes and the likelihood of it coming forward as a developable and deliverable site by 2040;
- Updated reviews of designated industrial land, undeveloped land and city centre office sites;
- Updated analysis of emerging development proposals in Bristol City Centre and key south Bristol sites to estimate an uplift on existing local plan site allocations.

These different strands of work are detailed in the sections below. The review of 2016 sites was carried out over the period November-December 2019 and the updated site analysis was carried out over the first half of 2020. The uplift to existing site allocations was calculated in 2021.

### 2.2 Capacity by source

#### 2.2.1 Main citywide site search

##### 2.2.1.1 Updated site database

As stated in section 2.1 above, the 2020 study was based on an update to the list of sites reviewed by the 2016 study.

The main citywide search, carried out in 2016, focused on designated town, district and local centres and rail corridors. Existing mapped and photographic information was used to find areas of underused land or buildings, with potential suitability for new homes, that were not already allocated for development by the Local Plan. Other known sources of sites were also considered, such as sites previously considered for site allocations.

For the 2020 study this was expanded to include supermarkets and retail parks and other sites with known developer interest. Sites from the 2016 study that had already been built out were removed from consideration.

The main site search did not include land designated by the adopted Local Plan as industrial and warehousing land or important open space as these areas were being reviewed separately (see sections 2.2.2 and 2.2.3 below).

An assessment was then made of each site's likely availability for development, ranking sites into four broad categories:

- 'Available': Sites that appear to be available for development now;
- 'Likely': Sites that could come forward for development by 2040;
- 'Requires intervention': Sites that could come forward for comprehensive development by 2040 with further intervention, such as partnership working or a process of land assembly;
- 'Unlikely': Sites that represented an inefficient use of land but had no obvious prospect of coming forward for development by 2040, such as most supermarkets and retail parks.

These rankings would be used at a later stage to determine which sites would contribute to Bristol's overall urban potential.

#### *2.2.1.2 Updated capacity analysis*

A slightly updated approach to capacity analysis was taken to simplify the outputs of the 2020 study. Flood risk was considered at an early stage to eliminate land in Flood Zone 3, rather than offering a range of outputs for different flood zones as in 2016.

In the first instance, site areas were discounted to take account of:

- The area of each site likely to be required for the provision or retention of infrastructure such as roads;
- Any part of the site falling within Flood Zone 3.

Based on the remaining effective site area, sites were then ascribed capacities having regard to certain density assumptions.

The density assumptions were based on three main areas:

- The city centre, as defined in the Bristol Local Plan;
- An 'inner' area, based on a 1,600 metre radius or 20-minute walk from the edge of the city centre;
- An 'outer' area, covering the rest of the city.

Within these main areas, 'priority' areas were defined for the most sustainable locations within a 400-metre radius or 5-minute walk of town, district and local centres or railway stations. The net densities assumed for these areas were as follows:

Area	Density (dph) <sup>11</sup>
City centre	200
Inner Priority	120
Inner	100
Outer Priority	85
Outer	65

The net densities assumed for each area are consistent with those used previously by the council for the Site Allocations and Development Management Policies (July 2014).

### **2.2.1.3 Constraints analysis**

The initial capacities identified for urban potential sites were then discounted to take account of heritage constraints and, where appropriate, the retention or re-provision of existing community facilities. Capacities were also discounted to take account of any existing dwellings within the site, in the rare circumstances where any existing homes would be lost through redevelopment.

### **2.2.1.4 Delivery allowances for more complex sites**

For sites ranked as 'Available' or 'Likely', 100% of their discounted capacity was included in Bristol's baseline urban potential. For sites ranked as 'Unlikely', this was reduced to 0%.

Sites ranked as 'Requires intervention', in some cases, offer potential for parts of the site to come forward on their own, independently of any intervention to enable more comprehensive forms of development. An allowance was made for this, with an appropriate percentage of their capacity included in Bristol's baseline urban potential (estimated to the nearest 10%). In some case this allowance was 100%, where all parts of the site could come forward independently but a comprehensive solution would be preferred.

An example of this process of site analysis is set out at Figure 2.1 below.

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<sup>11</sup> Dwellings per hectare

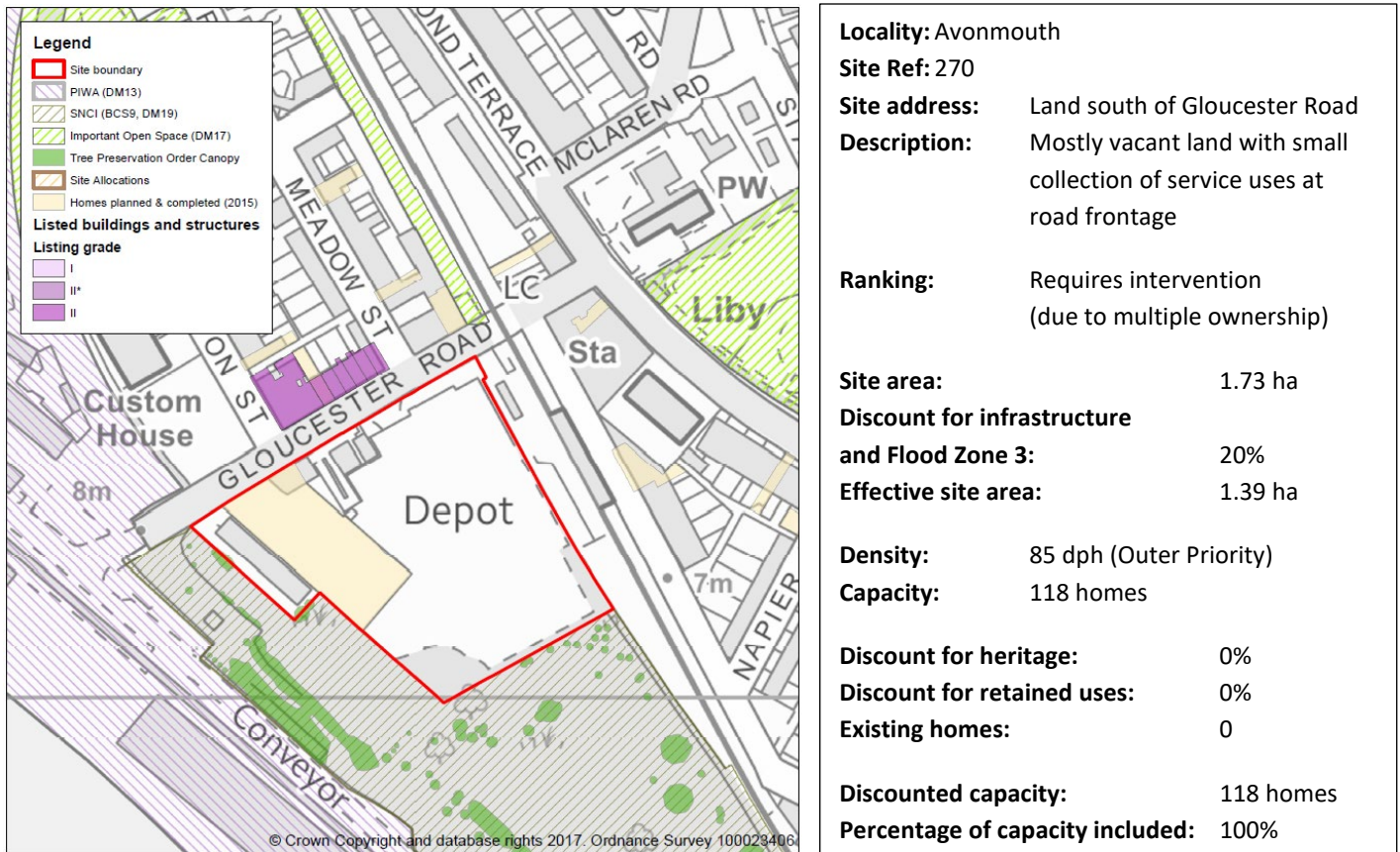


Fig. 2.1: Worked example of urban potential analysis

### 2.2.1.5 Areas of Growth and Regeneration

The Bristol Local Plan Review Draft Policies and Development Allocations consultation (March 2019) identified a number of areas of growth and regeneration where higher density or more comprehensive forms of development are being explored. This was based, in some cases, of the findings of the 2016 study.

The 2020 study embedded the proposed areas of growth and regeneration in the primary urban potential data in two principal ways:

- In some cases, a higher density option was included to explore the potential for those locations to uplift to more urban densities. This approach was applied to sites falling within Frome Gateway, Central Bedminster, Central Fishponds and Lawrence Hill.
- For sites whose full capacity had not been included in their baseline urban potential, the inclusion of a higher percentage of their capacity was also considered, allowing for the potential for more comprehensive forms of development to come forward through partnership working, changes to infrastructure and (potentially) land assembly.

Sites in Areas of Growth and Regeneration therefore have two capacities: a baseline capacity (included in Bristol's overall urban potential), which assumes no further

interventions; and a higher capacity, representing the potential for higher density and more comprehensive forms of development through additional interventions, such as partnership working through masterplans and spatial frameworks or direct investment in infrastructure or land assembly.

#### **2.2.1.6 Findings**

The main citywide site search identified a total of 435 sites with the potential capacity for ten or more new homes, of which 147 could potentially come forward on their own by 2040, providing a combined capacity of around 3,750 homes. A further 167 sites were considered to require further intervention to come forward as a whole, from which a partial capacity of around 2,150 homes was included in the baseline. A schedule of these sites is set out at **Appendix C**.

As per the search procedure, the sites tend to be clustered around town, district and local centres and public transport corridors. Although a high-level search was also carried out across the rest of the city, relatively few sites have been found in residential areas, which tend to present a more coherent townscape with lower vacancy and fewer obvious opportunities for major development.

The total capacity included from this source is **5,900 homes**.

### **2.2.2 Review of underused industrial land**

#### **2.2.2.1 Assessment method**

In preparing the emerging Local Plan, a separate study has been carried out as to whether sites previously designated as Principal Industrial and Warehousing Areas (PIWAs) should receive continued designation as Industry and Distribution Areas. This was reflected in the Bristol Local Plan Review Draft Policies and Development Allocations consultation (March 2019), which proposed to lift PIWA designations in a number of areas. Many of these areas now fall within proposed areas of growth and regeneration where more comprehensive forms of development are being explored, so the estimated capacity from this source will be higher than it was in the 2016 study.

A separate report will be published regarding the PIWA review.

Sites identified for potential removal from designation have been assessed for their suitability for residential development. Some sites offer potential suitability for residential development, while others do not due to their setting or likely continuation of existing uses. Informed by this general assessment an estimate has been made of the likely capacity to emerge from land currently designated as PIWAs over the period to 2040.

#### **2.2.2.2 Findings**

The review identified around 60 sites for possible removal from designation, of which a number are considered to have development potential for ten or more new homes.

It is estimated that around **3,000 homes** could come from this source by 2040, particularly in areas of growth and regeneration (see section 2.4 below).

Industrial and warehousing areas outside of PIWAs were reviewed as part of the main citywide site search described above.

## **2.2.3 Review of undeveloped land**

### **2.2.3.1 Assessment method**

In preparing the emerging Local Plan, a separate study was carried out as to whether sites currently designated as Important Open Space (IOS) should receive continued designation under one of the two new categories, i.e. Local Green Space or Reserved Open Space. The findings of that study were set out in the Bristol Local Plan Review: New Protection for Open Space consultation (March 2019).

Sites that did not meet the requirements for either designation have been assessed for their suitability for residential development. A small number of these sites are considered to have potential for residential development in the future. Informed by this general assessment an estimate has been made of the likely capacity to emerge from land currently designated as important open space over the period to 2036.

### **2.2.3.2 Findings**

Around 30 sites have been assessed in locations previously designated as IOS where no designation was proposed in the 2019 consultation. A small number of these sites are considered to offer development potential for ten or more new homes.

It is estimated that around **350 homes** could come from this source by 2040.

## **2.2.4 Review of city centre office buildings**

### **2.2.4.1 Assessment method**

As part of the 2016 study, work was undertaken looking at the potential opportunities for residential development through the conversion or redevelopment of office buildings within Bristol City Centre. Existing prior approvals for office conversions up to March 2015 were analysed to identify an average density of 100dph per floor. The city centre's remaining office stock was then analysed to identify office buildings that were considered likely to undergo conversion to residential uses under permitted development rights.

Offices that were considered less desirable for continued office use for a variety of reasons (including age, location, physical condition and present occupancy) were ascribed a residential capacity in line with the average density identified.

In the period between the 2016 and 2020 studies, the assumptions made about locations where changes of use might come forward were generally borne out by actual proposals,



although there was less uptake than expected in certain areas, such as the area around Queen Square, where buildings have instead been refurbished for continued office use.

The assessment was updated in 2020 to consider the potential for conversions by 2040, taking account of recent refurbishment trends, with the assumptions updated accordingly.

#### **2.2.4.2 Findings**

The review identified around 100 existing purpose-built, unlisted office buildings that had not already undergone a change of use and were eligible – at the time – for change of use under permitted development rights. Around 60% of these, focused mainly around Redcliffe and the Temple Quarter Enterprise Zone, were considered to be ‘prime’ offices that were not likely to come forward for residential conversion or redevelopment. The remainder were added to a revised estimate for Bristol’s residential capacity from this source, which came to 1,500 homes.

#### **2.2.4.3 Further changes to permitted development rights and market trends**

In more recent years, as set out in section 1.3.4.3 above, the trend for conversion to residential has slowed.

Furthermore, following changes to the Use Classes Order and permitted development rights in 2021, set out in section 1.2.3 of this report, the permitted development right for change of use from office to residential is now subject to a maximum floorspace of 1,500m<sup>2</sup>, which would eliminate most purpose-built office buildings.

In consequence, the potential capacity from office conversions due to permitted development, identified above, is now excluded from Bristol’s baseline urban potential as set out in this study.

Conversions of larger office buildings could still potentially proceed via a full application for planning permission but no estimate for that contribution has been made in this assessment.

#### **2.2.5 Uplift of existing site allocations**

Bristol’s existing local plan site allocations have been compared with actual development proposals that had been received or approved for those sites, with a particular emphasis on sites in the Bristol Central Area Plan and approved major regeneration projects in south Bristol. This was broadly consistent with the approach taken in the 2016 study.

Account was taken of:

- Homes completed since the 2020 start date of this study;
- Homes under construction;
- Homes with planning permission, not yet constructed; and
- Current planning applications or pre-application enquiries.



In many cases, an uplift was found on the number of homes allocated or assumed by the local plan. The individual site uplifts were aggregated, with deductions made for the few city centre sites where there had been a shortfall or where non-residential uses had been promoted instead.

The total additional capacity included from this source is **1,700 homes**.

### 2.3 Summary capacity

Across all sources, and assuming no additional intervention, Bristol's updated baseline capacity is as follows:

Source	Approx. potential homes
Main citywide site search	5,900
Potential from underused industrial land	3,000
Potential from undeveloped land	350
Potential from city centre office sites	N/A
Uplift of site allocations	1,700

### 2.4 Areas of growth and regeneration

The figures above represent Bristol's baseline urban potential, i.e. the number of new homes that could come forward without further intervention. Baseline urban potential can be found throughout the city, including within the areas of growth and regeneration identified in the emerging local plan.

However, many of the areas of growth and regeneration offer additional urban potential above the baseline figures if more comprehensive and/or higher density forms of development can be progressed. This additional potential can be unlocked by partnership working through masterplans and spatial frameworks or direct investment in infrastructure or land assembly. The numbers of homes set out for these areas of growth and regeneration in the emerging local plan reflect a combination of this baseline and additional potential.

The areas of growth and regeneration at Bristol Temple Quarter and St. Philip's Marsh are excluded from the urban potential assessment. Their potential future capacity is derived from separate studies for comprehensive regeneration.

### 3 Conclusions

Recent development proposals show a strong and continued trend towards development on urban potential sites, validating the method and findings of the 2016 study.

The updated urban potential assessment found that there are still considerable areas of land within Bristol that are presently underused and could provide additional housing if redeveloped. During the course of the updated assessment, across all potential sources, over 600 sites were considered that, if all fully developed for housing at standard density assumptions, could theoretically provide over 30,000 new homes.

However, while this capacity exists in theory, it does not take account of the actual availability of the land for redevelopment within the study period. This report sets out a more realistic urban capacity estimate of 11,000+ homes, which has been arrived at through a rational, site-based process. This capacity is reflected in the Strategic Housing Land Availability Assessment and the new Bristol Local Plan in a number of ways, including through the proposed site allocations for new homes and as a wider allowance for windfall development.

Sites were identified across the whole city, but fewer underused sites were found in the north Bristol area. Consequently the greatest urban potential tends to be clustered in parts of south and east Bristol. In Bristol City Centre, this 2020-based urban potential assessment identifies relatively few underused sites that are not already allocated for development in the adopted Local Plan. However, as of 2023, more significant development proposals are being explored as part of a proposed Bristol City Centre Development and Delivery Plan that will see significant additional numbers of new homes brought forward in central Bristol.

Wider opportunities, beyond the baseline capacity estimate, exist for higher densities and comprehensive redevelopment in some identified areas of growth and regeneration which could be brought forward with appropriate interventions.

## Appendix A: Analysis of delivery to 2019

The tables overleaf summarise the number of new homes promoted by the end of 2019 on sites included in the 2016 study.

By the end of 2019 over 100 urban potential sites had already been promoted (in whole or in part) for new homes through either:

- Pre-application enquiries;
- Applications for planning permission / prior approval;
- Other expressions of development intention such as public consultation; or
- Homes completed on the ground.

The 2016 Study contained information on 607 sites. As shown in the tables overleaf, 300 of these sites provided a baseline capacity of 10,865 homes (out of 12,400 total homes as reported in the study report, which also incorporated some non-site-based assumptions). The remaining 307 sites were assumed to make no contribution, generally due to their assumed lack of availability for development.

By the end of 2019, i.e. within the first three years of the study period, 79 (or 26%) of the first 300 sites had been promoted for development. The total capacity promoted on these sites was 2,632 homes (or 24% of the total baseline capacity of 10,865). Taking the promoted sites alone, the 2,632 homes represent 90% of their assumed capacity, indicating that the density assumptions used in the 2016 study were broadly correct.

Additionally, 22 of the 307 sites that had been assumed to make no contribution to capacity were promoted for a further 675 homes.

Potential delivery from 'city centre offices', which were counted separately to the main site database in the 2016 study, was noticeably weaker than potential delivery from other site sources. This suggests that the city centre office assumption in the 2016 study may have been an overestimate.

The promotion of new homes on a number of sites where it was not expected reflects the uncertainty inherent in predicting future development interest, and helps to address any shortfall in future delivery of new homes on sites where a contribution to capacity was assumed.

Table A1: Homes promoted on sites with an assumed contribution to capacity

Site ranking / type	Total No. sites	Total capacity assumed	Sites promoted for development					Sites not promoted	
			No. of sites	Capacity assumed	Capacity promoted	% assumed cap. (promoted sites)	% assumed cap. (all sites)	No. of sites	Capacity assumed
4: Available	58	2662	26 (45%)	1352	1520	112%	57%	32 (55%)	1310
3: Likely	100	3341	18 (18%)	651	401	62%	12%	82 (82%)	2690
2: Requires intervention	90	2734	29 (32%)	699	476	68%	17%	61 (68%)	2034
City centre offices	52	2128	6 (12%)	200	235	118%	11%	46 (88%)	1928
<b>Total</b>	<b>300</b>	<b>10,865</b>	<b>79 (26%)</b>	<b>2902</b>	<b>2632</b>	<b>90%</b>	<b>24%</b>	<b>221 (74%)</b>	<b>7962</b>

Table A2: Homes promoted on sites with NO assumed contribution to capacity

Site ranking / type	Total No. sites	Total capacity assumed	Sites promoted for development					Sites not promoted	
			No. of sites	Capacity assumed	Capacity promoted	% assumed cap. (promoted sites)	% assumed cap. (all sites)	No. of sites	Capacity assumed
2: Requires intervention	113	-	13 (12%)	-	404	-	-	100 (88%)	-
1: Unlikely	140	-	9 (6%)	-	271	-	-	131 (94%)	-
City centre offices	54	-	-	-	-	-	-	54 (100%)	-
<b>Total</b>	<b>307</b>	<b>-</b>	<b>22 (7%)</b>	<b>-</b>	<b>675</b>	<b>-</b>	<b>-</b>	<b>285 (93%)</b>	<b>-</b>

## Appendix B: Analysis of densities proposed on urban potential sites

The following table sets out a sample of a 2020 analysis of the residential densities of development proposed on over 100 urban potential sites. The analysis looked at planning applications and pre-application enquiries and compared the density of the proposed development to the density assumed by the 2016 study.

The table includes planning applications, planning permissions and planning refusals of public record. It does not include pre-application enquiries or planning applications that were ultimately withdrawn. The table is not intended to be definitive or comprehensive and is included for illustrative purposes only.

The following patterns can be observed:

- Around a third of schemes were promoted at a density broadly similar to that assumed by the 2016 study;
- There was a broad balance between:
  - The number of schemes promoted at more than the assumed density; and
  - The number of schemes promoted at less than the assumed density.
- Development was promoted on several sites where the 2016 study had taken a cautious approach and assumed no contribution to capacity.
- A large majority of applications were approved.
- Where planning permission was refused, there is no strong correlation with development densities, which remain broadly balanced.

Table B1: Development densities on urban potential sites

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
Fishponds	8	261 (85 dph)	partial	18/04683/F	1 Parnall Road Bristol BS16 3JF	8 (119 dph)	140%	above	refused

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
Broom Hill	15	85 (85 dph)	partial	18/03345/F	Heath Farm, Ironmould Lane Bristol BS4 5RS	2 (22 dph)	26%	below	granted
Hartcliffe	51	0 (65 dph)	partial + non UP site	19/05911/F	Car Park, Parkview Former Office Campus, Whitchurch Lane, Whitchurch Bristol BS14 0LA	94 (43 dph)	66%	below	granted
Ashton Gate	54	0 (100 dph)	partial	18/05253/COU	Units 3 To 4, Charnwood House, Marsh Road Bristol BS3 2NA	8 (123 dph)	123%	above	refused
Bedminster	73	0 (120 dph)	partial	18/05009/F	Ferodo House, Willway Street, Bedminster, Bristol BS3 4BG	15 (166 dph)	138%	above	granted
Shirehampton	145	49 (65 dph)	whole+ non UP site	16/01866/F	Land South East Of Ermine Way	36 (32 dph)	49%	below	refused
			whole+allocat ed site	17/03731/F		39 (34 dph)	53%	below	granted
Broom Hill	150	22 (85 dph)	whole	17/00821/F	Broomhill Elderly Persons Home, 92 Eastwood Road Bristol BS4 4RS	13 (50 dph)	59%	below	granted
Moorfields	187	38 (120 dph)	partial	19/05322/F	77 - 85 Church Road Redfield Bristol BS5 9JR	4 (73 dph)	61%	below	refused
St. George	189	0 (120 dph)	partial	19/02090/F	Chalks Road Public Car Park, Chalks Road Bristol BS5 9EP	11 (41 dph)	34%	below	granted

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
Bedminster	194	30 (120 dph)	partial	16/05074/F	Land And Buildings On The North East Side Of Philip Street, Bedminster	8 (267 dph)	222%	above	refused
			partial	18/00551/F	Bristol BS3 4HL	4 (133 dph)	111%	similar	pending
			partial	20/00803/F	86 Bedminster Parade, Bristol, BS3 4HL	8 (142 dph)	119%	similar	granted
Bedminster	195	89 (120 dph)	Partial	18/06722/F	Land At Little Paradise & Stafford Street Bristol BS3 4DE	329 (677 dph)	564%	above	granted
			Partial + non UP site	19/01639/F	1 - 2 Leicester Street Bristol BS3 4DE	30 (351 dph)	293%	above	granted
Bedminster	196	192 (120 dph)	partial	19/00267/F	Former Pring And St Hill Ltd Malago Road Bristol BS3 4JH	49 (80 dph)	67%	below	refused
			partial + non UP site	20/04934/P	St Catherines Place, East Street, Bedminster Bristol	180 (175 dph)	146%	above	pending
Bedminster	198	3 (120 dph)	partial	17/00305/F	Land on Corner Of Herbert Street and Catherine Mead Street Bristol	6 (120 dph)	100%	similar	granted
Southville	203	13 (120 dph)	whole + non UP site	19/02585/F	44-47 Coronation Road Bristol BS3 1AR	61 (432 dph)	360%	above	refused



Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
Fishponds	209	12 (120 dph)	whole	20/04059/P	Newton Motors, 598 - 600 Fishponds Road, Fishponds Bristol BS16 3DA	46 (288 dph)	240%	above	refused
Fishponds	217	14 (85 dph)	partial	18/02589/F	Workshop Channons Hill Bristol BS16 2DY	11 (147 dph)	173%	above	granted
Two Mile Hill	236	15 (85 dph)	partial	17/02850/F	Land To The Rear Of 286- 290 Two Mile Hill Road Bristol BS15 1AT	5 (63 dph)	74%	similar	granted
Two Mile Hill	238	12 (85 dph)	partial	20/03490/COU	Adjacent To 1 Lodge Road Bristol BS15 1LD	15 (169 dph)	199%	above	granted
Knowle	239	24 (120 dph)	partial + non UP site	18/05184/P	Broadwalk Shopping Centre Broad Walk Bristol BS4 2QU	420 (191 dph)	159%	above	granted
Westbury-on- Trym	244	21 (85 dph)	partial	16/06563/F	Land To The Rear 57-59 High Street Westbury Bristol BS9 3ED	1 (35 dph)	41%	below	granted
Cotham	250	26 (120 dph)	partial	20/01032/F	85 Whiteladies Road Bristol, BS8 2NT	1 (31 dph)	25%	below	refused
Bower Ashton	263	146 (100 dph)	whole + non UP site	20/01655/F	Former Railway Depot, Clanage Road Bristol	118 (42 dph)	42%	below	pending
Old Market	280	78 (200 dph)	whole	15/06483/F	Land On West Side Of 95 Jacob Street Bristol	48 (123 dph)	61%	below	granted
Old Market	281	82 (200 dph)	whole	19/01690/F	Kingsown House & 1 - 3 Units Unity Street St Philips Bristol BS2 0HN	107 (259 dph)	130%	above	granted

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
St. Philip's	282 & 283	0 (200 dph)	whole+ non UP site	20/01150/F	(Soapworks) Former Gardiner Haskins Straight Street Bristol BS2 0FQ	166 (182 dph)	91%	similar	pending
Avonmouth	286	0 (85 dph)	partial	20/00359/F	The Glebe House, 1 McLaren Road Bristol BS11 9FE	8 (60 dph)	71%	similar	refused
Bedminster	293	0 (120 dph)	partial	18/03530/F	Lynwood House Lynwood Road Bristol BS3 3HH	5 (162 dph)	135%	above	granted
Bedminster	297	18 (120 dph)	whole	18/05869/F	PX Centre Bedminster Road Bristol BS3 5NR	29 (190 dph)	158%	above	granted
Bedminster	300	16 (120 dph)	partial	16/05399/F	54 West Street Bedminster Bristol BS3 3LH	16 (257 dph)	214%	above	granted
			partial	17/04305/F	53-55 British Road Bristol BS3 3BT	6 (77 dph)	64%	below	granted
Ashton Gate	305	0 (120 dph)	partial	18/05289/COU	Unit 5, The Old Dairy Durnford Street Bristol BS3 2AW	4 (286 dph)	238%	above	granted
			partial	18/05293/COU	Unit 4, The Old Dairy Durnford Street Bristol BS3 2AW	1 (67 dph)	56%	below	granted
			partial	18/05294/COU	Unit 1, The Old Dairy Durnford Street	6	263%	above	granted

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
			partial	18/05295/COU	Bristol BS3 2AW Unit 2, The Old Dairy Durnford Street	(316 dph) 3	147%	above	granted
			partial	18/05296/COU	Bristol BS3 2AW Unit 3, The Old Dairy Durnford Street	(176 dph) 2	99%	similar	granted
			partial	20/04125/F	Bristol BS3 2AW The Old Dairy, Durnford Street,	(118 dph) 40	128%	similar	pending
Easton	314	52 (120 dph)	partial	20/02803/F	All Hallows Hall, All Hallows Road Bristol BS5 0HH	(154 dph) 4	65%	below	refuse
Easton	315	30 (120 dph)	partial	20/01652/F	Easton Colliery Yard, St Gabriels Road Bristol BS5 0RT	(78 dph) 3	121%	similar	granted
Easton	318	0 (120 dph)	whole	16/01073/X	Land opposite 24-27 Fox Road	(145 dph) 3	83%	similar	granted
Cotham	328	16 (120 dph)	partial	15/05462/F	20 Sydenham Lane Bristol BS6 5SQ	(100 dph) 1	77%	similar	granted
			partial	16/01647/F	6 Sydenham Road Cotham Bristol BS6 5SH	(93 dph) 2	103%	similar	granted
			partial	17/04609/F	6 Sydenham Road Cotham Bristol BS6 5SH	(123 dph) 4	206%	above	granted

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
Cotham	330	12 (120 dph)	partial	20/02891/F	Garages Adjacent To 76 Sydenham Road, Cotham Bristol BS6 5SH	2 (100 dph)	83%	similar	refuse
Clifton	336	5 (120 dph)	partial	15/05845/P	98A Kings Parade Avenue Bristol BS8 2RE	1 (111 dph)	93%	similar	granted
			partial	19/01674/P	98A Kings Parade Avenue Bristol BS8 2RE	1 (111 dph)	93%	similar	granted
			partial	20/05184/M	98A Kings Parade Avenue Bristol BS8 2RE	1 (120 dph)	100%	similar	granted
Avonmouth	346	94 (85 dph)	Partial	18/03221/P	Transport Hall Gloucester Road Avonmouth Bristol BS11 9AQ	8 (263 dph)	310%	above	refuse
			partial	20/06176/F	Site For Former Harbour Centre, 100 Gloucester Road, Avonmouth Bristol BS11 9AQ	28 (93 dph)	110%	similar	pending
Lockleaze	354	109 (85 dph)	whole	19/04918/M	Land West Of Crome Road Bristol	74 (57 dph)	68%	below	granted
Lockleaze	356	36 (85 dph)	whole+ non UP site	20/02155/FB	Land At Branwhite Close Bristol BS7 9XJ	48 (70 dph)	82%	similar	pending
Henbury	361	0 (85 dph)	partial	17/02718/P	Henbury Social Club Ltd Tormarton Crescent Bristol BS10 7LN	8 (29 dph)	34%	below	granted

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
St. Philip's	366	38 (200 dph)	partial	19/01525/F	16 Midland Street & 32-34 Midland Road Bristol BS2 0JW	32 (326 dph)	272%	above	granted
			partial	19/02785/F	The Christadelphian Hall Midland Road Bristol BS2 0JY	6 (245 dph)	122%	similar	granted
St. Werburgh's	374	37 (120 dph)	partial	17/01898/F	YardArts 17 - 29 Lower Ashley Road St Pauls Bristol BS2 9QA	37 (270 dph)	225%	above	refused
St. Agnes'	376	18 (120 dph)	partial	17/04905/F	Site At Junction Of Lower Ashley Road/Tudor Road, St Agnes Bristol	5 (71 dph)	60%	below	granted
Bishopsworth	382	23 (85 dph)	partial	16/02702/F	United Reformed Church Church Road Bishopsworth Bristol	11 (65 dph)	76%	similar	granted
			partial	16/02734/F	United Reformed Church Church Road Bishopsworth Bristol	11 (65 dph)	76%	similar	granted
			partial	18/06329/F	United Reformed Church Church Road Bishopsworth Bristol	1 (59 dph)	69%	below	refused

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
Brislington	385	0 (85 dph)	partial	16/03650/F	56 Bristol Hill Bristol BS4 5AB	1 (286 dph)	336%	above	granted
St. Philip's	401	20 (200 dph)	whole + non UP site	18/02913/F	40-48 Midland Road Bristol BS2 0JY	50 (386 dph)	193%	above	granted
Montpelier	411	20 (120 dph)	partial	18/05932/F	26 Picton Lane Bristol BS6 5PX	7 (173 dph)	144%	above	refused
			partial	19/01898/F	26 Picton Lane Bristol BS6 5PX	6 (149 dph)	124%	similar	granted
Montpelier	412	0 (120 dph)	partial + non UP site	17/04316/F	Land To The Rear Of 121 & 123 Cromwell Road Montpelier Bristol BS6 5EX	3 (73 dph)	61%	similar	granted
Southmead	423	15 (85 dph)	Partial	16/00366/F	Rear Of 339 To 343 Southmead Road	6 (120 dph)	141%	above	Granted
			partial	20/03131/F	327 Southmead Road Bristol BS10 5LW	1 (40 dph)	47%	below	pending
Old Market	449	30 (200 dph)	partial + non UP site	18/06186/F	90 West Street, St Philips Bristol BS2 0BW	12 (316 dph)	158%	above	granted
Lawrence Weston	457	30 (85 dph)	partial	15/03308/F	Site Of 3-8 Deans Mead	6 (34 dph)	40%	below	granted
Lawrence Weston	458	53 (85 dph)	whole	19/03660/F	Land At Astry Close Bristol BS11 ORB	36 (57 dph)	67%	below	pending
Lawrence Weston	459	39 (85 dph)	whole + non UP site	20/02189/FB, 20/02196/FB, 20/02197/FB	Land Between 20 To 34, Capel Road Bristol, BS11 ORE	33 (59 dph)	69%	below	granted
Lawrence Weston	460	32 (85 dph)	whole	20/02163/FB	Land Adjacent To 16, Oakhanger Drive Bristol BS11 ORJ	10 (24 dph)	28%	below	granted

Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
Lawrence Weston	461	27 (85 dph)	whole	20/02162/FB	Land Adjacent To 14, Commonfield Road Bristol BS11 0RF	14 (41 dph)	48%	below	granted
St. Paul's	476	11 (200 dph)	whole	17/04806/F	28-36 Wilder Street Bristol BS2 8QS	9 (164 dph)	82%	similar	granted
Hotwells	483	4 (200 dph)	partial + non UP site	19/05327/F	173 - 175 Hotwell Road Bristol BS8 4RY	8 (267 dph)	133%	above	granted
			whole	20/01613/F	173 - 175 Hotwell Road Bristol BS8 4RY	8 (99 dph)	50%	below	refused
Old City	CCO 12	114 (400 dph)	partial	18/04776/COU	National Westminster Court Broad Street Bristol BS1 2EQ	24 (478 dph)	120%	similar	granted
St. Paul's	CCO 15	18 (200 dph)	Whole + non UP site	20/05805/F	Backfields House, Upper York Street Bristol BS2 8QJ	15 (94 dph)	47%	below	granted
St. Paul's	CCO 18	20 (600 dph)	whole	20/02736/F	Kenham House, Wilder Street Bristol BS2 8PD	4 (117 dph)	19%	below	granted
St. Paul's	CCO 22	42 (400 dph)	partial	20/00561/COU	Lower Ground To Third Floor, Norfolk House, Norfolk Avenue, St Pauls Bristol BS2 8RQ	9 (491 dph)	123%	similar	granted
St. Paul's	CCO 23	39 (400 dph)	partial	19/00555/COU	Building No. 1, Newfoundland Court,	23	141%	above	granted



Locality	id 2016	Assumed capacity / density	Extent of site promoted	Ref	Address	Proposed homes / density	% assumed density	Density comparison	Decision
					31 - 49 Newfoundland Circus Bristol BS2 9AP	(563 dph)			
			partial	19/00632/COU			147%	above	granted
			whole	19/00730/COU	Building No. 2 Newfoundland Court	34 (588 dph)	244%	above	granted
			partial	19/03999/COU	Buildings 1 & 2 Newfoundland Court	96 (977 dph)	137%	above	granted
			partial	19/05007/COU	Building 2 Newfoundland Court	31 (548 dph)	22%	below	granted
			partial	20/01534/COU	4th Floor Building 2, Newfoundland Court	5 (88 dph)	189%	above	granted
			partial	20/01534/COU	Building One, Newfoundland Court	28 (754 dph)	130%	above	granted
					Building One, Newfoundland Court	26 (520 dph)			
West End	CCO 41	50 (550 dph)	whole+ non UP site	20/05642/F	Amelia Court, Pipe Lane, City Centre Bristol BS1 5AJ	5 (38 dph)	7%	below	granted

## Appendix C: Main citywide site search: Schedule of sites

The following tables set out the land identified through the main citywide site search that has contributed to Bristol's urban potential. They do not include land that was assessed and then eliminated as having no obvious prospect of coming forward for development by 2040. They also do not include any land currently safeguarded as industrial land or open space.

The urban potential assessment is an analysis of potential capacity only, and does not purport to allocate sites for development. Site addresses are therefore not included at this stage. Specific site allocations will be set out in the Bristol Local Plan review.

Site densities and capacities reflect two scenarios: **Baseline**, representing the amount of development that could come forward at standard density assumptions and with no further intervention; and **High**, representing the amount of development that could come forward with additional interventions and higher density assumptions on sites in identified Areas of Growth and Regeneration.

Table C1: Land that could come forward for development

Locality	Id	Area (hectares)	Assumed density (dph)		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	
Ashton Gate	233	0.08	120	120	10	10	
Ashton Gate	368	0.14	120	120	17	17	BDA3002
Avonmouth	271	0.24	85	85	19	19	BDA0207
Barton Hill	318	0.16	100	100	16	16	BDA2302
Barton Hill	599	0.05	100	100	5	5	
Bedminster	108	0.55	120	120	13	13	
Bedminster	139	0.49	120	200	59	98	
Bedminster	140	0.48	120	200	46	77	
Bedminster	143	0.17	120	200	16	27	
Bedminster	200	0.27	85	85	23	23	
Bedminster	221	0.09	120	120	5	5	
Bedminster	222	0.22	120	120	22	22	BDA0305

Locality	Id	Area (hectares)	Assumed density (dph)		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	
Bedminster	224	0.45	120	120	37	37	
Bedminster	226	0.10	120	120	11	11	
Bedminster	227	0.15	120	120	18	18	BDA1403
Bedminster	228	0.09	120	120	9	9	BDA0307
Bedminster	229	0.30	120	200	29	49	
Bedminster	230	0.13	120	200	16	27	
Bedminster	552	0.08	120	200	8	13	
Bedminster	554	0.74	120	200	80	133	
Bedminster	555	0.03	120	200	4	6	
Bedminster	584	0.02	120	120	3	3	
Bedminster	585	0.19	120	200	13	21	
Bedminster	586	0.04	120	120	5	5	
Bedminster	601	0.91	120	200	41	79	
Bedminster	604	0.17	100	100	17	17	
Bishopston	165	0.09	120	120	11	11	BDA0402
Bishopsworth	304	0.84	85	85	50	50	
Bower Ashton	201	1.84	100	100	138	138	BDA0303
Brentry	286	0.26	85	85	17	17	BDA1702
Brentry	595	0.75	85	85	54	54	BDA1701
Broadmead	621	2.07	200	200	41	41	
Broom Hill	9	1.17	65	65	52	52	
Broom Hill	97	0.26	85	85	22	22	
Chester Park	362	0.20	85	85	17	17	BDA1901
Clifton	146	0.10	120	120	12	12	BDA0901
Clifton	568	0.13	120	120	15	15	BDA1003
Clifton	589	0.03	120	120	3	3	
Clifton	607	0.12	120	120	15	15	BDA1004

Locality	Id	Area (hectares)	Assumed density (dph)		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	
Cotham	187	0.19	120	120	14	14	BDA1002
Cotham	255	0.34	120	120	12	12	BDA1102
Cotham	256	0.59	120	120	36	36	BDA1101
Easton	241	0.09	120	120	11	11	
Easton	242	0.16	120	120	14	14	
Easton	244	0.31	120	200	34	56	
Easton	245	0.09	120	120	11	11	
Easton	322	0.13	120	120	15	15	
Eastville	27	0.33	100	100	28	28	
Eastville	196	0.51	100	100	44	44	
Eastville	197	0.30	100	100	27	27	
Eastville	248	0.13	120	120	16	16	
Eastville	250	0.16	120	120	19	19	BDA1305
Eastville	590	0.22	120	120	21	21	
Eastville	613	0.30	120	120	36	36	
Filwood Park	596	0.11	85	85	9	9	
Fishponds	149	0.34	85	120	25	35	
Fishponds	150	0.15	85	120	13	18	
Fishponds	151	0.29	85	120	20	28	
Fishponds	152	0.37	85	120	24	34	
Fishponds	161	0.31	85	85	23	23	BDA1303
Fishponds	162	0.20	85	85	14	14	
Fishponds	560	0.07	85	120	6	9	
Fishponds	594	0.16	85	85	14	14	
Fishponds	616	0.09	85	120	7	10	
Fishponds	617	0.10	85	120	8	12	
Hartcliffe	40	4.30	65	65	176	176	

Locality	Id	Area (hectares)	Assumed density (dph)		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	
Hartcliffe	71	0.20	65	65	10	10	
Henbury	283	0.30	85	85	15	15	
Hengrove	41	1.82	65	65	47	47	
Highridge	72	0.13	85	85	5	5	
Horfield	73	0.29	85	85	6	6	
Inn's Court	542	0.11	65	65	6	6	
Kingswood	602	0.19	65	65	10	10	
Knowle	179	2.00	120	120	168	168	BDA2201
Knowle Park	291	0.21	85	85	11	11	
Lawrence Weston	15	1.00	65	65	32	32	
Lawrence Weston	373	0.38	85	85	30	30	
Lawrence Weston	374	0.63	85	85	54	54	
Lawrence Weston	375	0.49	85	85	40	40	
Lawrence Weston	376	0.42	85	85	32	32	
Lawrence Weston	377	0.35	85	85	28	28	
Lockleaze	112	0.36	65	65	12	12	
Lockleaze	211	0.71	85	85	39	39	
Lockleaze	277	0.31	85	85	24	24	
Lockleaze	278	1.36	85	85	109	109	
Lockleaze	279	0.86	85	85	59	59	
Lockleaze	280	0.65	85	85	47	47	
Lockleaze	609	0.12	85	85	10	10	BDA2402
Montpelier	328	0.17	120	120	15	15	
Montpelier	329	0.10	120	120	12	12	
Montpelier	561	0.14	120	120	17	17	BDA0103
Montpelier	562	0.05	120	120	5	5	
Moorfields	131	0.14	120	200	17	28	

Locality	Id	Area (hectares)	Assumed density (dph)		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	
Old Market	379	0.10	200	200	20	20	
Old Market	380	0.10	200	200	12	12	
Old Market	393	0.06	200	200	11	11	
Old Market	597	0.09	200	200	9	9	
Old Market	598	0.30	200	200	22	22	
Redfield	591	0.08	120	200	10	16	
Redland	254	0.17	120	120	21	21	BDA2501
Rose Green	212	0.87	65	65	45	45	BDA1302
Rose Green	213	0.20	65	65	13	13	BDA1304
Russell Town	239	0.12	120	200	13	22	
Sea Mills	30	0.44	85	85	26	26	
Sea Mills	262	0.76	85	85	48	48	
Sea Mills	605	0.26	65	65	10	10	BDA0206
Shirehampton	171	0.27	85	85	23	23	
Shirehampton	172	0.15	85	85	13	13	
Sneyd Park	264	0.55	65	65	29	29	BDA3201
Southmead	21	0.32	65	65	14	14	BDA2902
Southmead	339	0.47	85	85	32	32	BDA2001
Southmead	341	0.82	85	85	60	60	
Southmead	342	0.17	85	85	13	13	
Southmead	573	0.14	85	85	12	12	
Southville	145	0.17	120	200	16	27	
Speedwell	592	0.13	85	85	11	11	
Spike Island	401	0.85	200	200	68	68	
Spike Island	403	0.18	200	200	32	32	BDA2101
Spike Island	575	0.09	200	200	18	18	
St. George	191	0.06	120	120	7	7	BDA2803

Locality	Id	Area (hectares)	Assumed density (dph)		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	
St. George	219	0.27	120	120	23	23	BDA2802
St. George	289	0.25	65	65	15	15	BDA2702
St. George	292	0.21	65	65	11	11	BDA2604
St. George	321	0.15	120	120	18	18	
St. George	610	0.23	65	65	11	11	BDA2602
St. George	611	0.10	65	65	6	6	BDA2703
St. James'	588	0.63	200	200	88	88	
St. Jude's	383	0.14	120	200	17	28	
St. Jude's	524	0.23	120	200	28	46	
St. Paul's	96	0.40	200	200	64	64	
St. Paul's	391	0.04	200	200	8	8	BDA0105
St. Paul's	392	0.06	200	200	11	11	
St. Paul's	394	0.27	200	200	52	52	
St. Paul's	582	0.31	200	200	28	28	
St. Philip's	216	0.36	200	200	62	62	
St. Philip's	319	0.15	200	200	30	30	
St. Werburgh's	294	0.17	100	100	5	5	
St. Werburgh's	296	0.22	120	120	25	25	BDA0102
Stockwood	612	0.69	85	85	47	47	BDA3101
Stoke Bishop	548	1.19	65	65	-12	-12	
Totterdown	356	0.13	120	120	16	16	BDA3401
Totterdown	357	0.13	120	120	15	15	
Two Mile Hill	565	0.13	85	85	11	11	
Westbury-on-Trym	566	0.04	85	85	3	3	
Whitchurch	220	0.45	85	85	18	18	
Whitehall	603	0.10	120	120	9	9	
Withywood	316	0.17	85	85	13	13	

**Table C2: Land that could come forward for development with further intervention**

In some cases, residential development is not expected to take place by 2040 without further intervention and there can be no assumed contribution to capacity. In other cases, it is considered that all or part of the site could come forward for residential development without assistance, but intervention would be required for the site to be used to its full potential or for comprehensive development to take place. These distinctions are reflected in the percentage of capacity included for each site.

Locality	Id	Area (hectares)	Assumed density (dph)		% capacity included		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	BASELINE:	HIGH:	
Ashton Gate	100	1.45	120	120	0	0	0	0	
Ashton Gate	102	0.79	120	120	0	0	0	0	
Ashton Gate	232	1.07	100	100	0	0	0	0	BDA0302
Ashton Gate	234	1.39	120	120	100	100	134	134	BDA3001
Ashton Vale	407	0.34	65	65	0	0	0	0	
Avonmouth	218	0.15	85	85	100	100	3	3	
Avonmouth	269	0.17	85	85	100	100	7	7	
Avonmouth	270	1.73	85	85	100	100	118	118	BDA0205
Avonmouth	272	2.33	85	85	0	0	0	0	
Barton Hill	240	0.25	120	120	30	30	4	4	
Bedminster	26	0.51	100	100	50	50	20	20	
Bedminster	98	0.15	120	200	0	100	0	25	
Bedminster	138	0.27	120	200	100	100	32	53	
Bedminster	142	0.17	120	200	0	100	0	34	
Bedminster	199	0.24	85	85	100	100	20	20	BDA0304
Bedminster	223	0.15	85	85	100	100	13	13	BDA0306
Bedminster	225	0.31	120	120	0	0	0	0	
Bedminster	408	0.14	120	120	100	100	13	13	



Locality	Id	Area (hectares)	Assumed density (dph)		% capacity included		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	BASELINE:	HIGH:	
Bedminster	413	0.27	85	85	100	100	23	23	
Bedminster	553	0.26	120	200	0	100	0	42	
Bedminster	559	0.23	120	200	50	100	14	46	
Bedminster	567	0.37	120	120	100	100	36	36	
Bedminster	600	0.07	120	200	100	100	8	14	
Bedminster	614	0.08	120	200	100	100	7	12	
Bedminster	615	0.06	120	200	100	100	7	12	
Bedminster Down	70	0.41	65	65	100	100	9	9	
Bedminster Down	198	0.24	85	85	0	0	0	0	
Bedminster Down	411	2.03	65	65	0	0	0	0	
Bishopston	167	1.24	120	120	100	100	127	127	BDA0401
Bishopsworth	300	0.43	85	85	100	100	27	27	BDA1601
Bishopsworth	301	0.65	85	85	0	0	0	0	
Bishopsworth	302	0.33	85	85	0	0	0	0	
Bishopsworth	569	0.12	85	85	100	100	10	10	
Brislington	10	1.98	65	65	100	100	93	93	
Brislington	305	0.69	85	85	0	100	0	43	
Brislington	306	0.96	85	85	0	0	0	0	
Brislington	307	0.83	85	85	0	100	0	67	
Brislington	310	0.13	85	85	0	100	0	11	
Brislington	334	0.14	85	85	0	0	0	0	
Brislington	336	0.64	85	85	20	20	9	9	
Broom Hill	312	0.34	85	85	0	0	0	0	
Chester Park	364	0.14	85	85	0	0	0	0	
Clifton	188	0.77	120	120	0	0	0	0	
Clifton	189	1.49	200	200	0	0	0	0	
Clifton	259	0.19	120	120	0	0	0	0	

Locality	Id	Area (hectares)	Assumed density (dph)		% capacity included		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	BASELINE:	HIGH:	
Clifton	260	0.17	120	120	0	0	0	0	
Clifton	261	0.15	120	120	50	50	6	6	
Cotham	190	0.27	120	120	100	100	26	26	BDA1001
Cotham	253	0.21	120	120	100	100	21	21	
Easton	103	0.87	120	120	0	0	0	0	
Easton	104	2.45	120	200	0	100	0	147	
Easton	105	2.01	120	200	0	100	0	80	
Easton	106	1.13	120	120	0	0	0	0	
Easton	243	0.55	120	200	100	100	53	88	
Easton	246	0.22	120	120	100	100	25	25	BDA2301
Easton	619	0.07	120	200	0	100	0	9	
Eastville	214	0.37	120	120	0	0	0	0	
Eastville	249	0.25	120	120	100	100	27	27	BDA1201
Filwood Park	323	0.14	85	85	0	0	0	0	
Filwood Park	324	0.57	85	85	0	0	0	0	
Fishponds	147	0.14	85	120	0	100	0	17	
Fishponds	148	0.17	85	120	100	100	14	20	
Fishponds	153	0.80	85	120	0	100	0	82	
Fishponds	158	0.09	85	120	0	100	0	11	
Fishponds	160	0.37	85	85	0	0	0	0	
Fishponds	618	0.12	85	120	100	100	10	14	
Hartcliffe	107	1.39	85	85	0	0	0	0	
Hartcliffe	117	0.89	85	85	0	0	0	0	
Hartcliffe	390	0.25	65	65	0	0	0	0	
Henbury	19	0.54	85	85	0	0	0	0	
Henbury	109	0.26	65	65	0	0	0	0	
Henbury	110	1.49	85	85	0	0	0	0	

Locality	Id	Area (hectares)	Assumed density (dph)		% capacity included		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	BASELINE:	HIGH:	
Henbury	284	0.28	85	85	50	50	7	7	
Henbury	320	0.14	85	85	0	0	0	0	
Henbury	360	0.27	85	85	0	0	0	0	
Henbury	361	0.22	85	85	0	0	0	0	
Hengrove	38	7.66	65	65	30	30	75	75	BDA1801
Hengrove	388	0.24	85	85	0	0	0	0	
Highridge	293	0.20	65	65	0	0	0	0	
Hillfields	363	0.19	85	85	100	100	15	15	
Horfield	23	1.42	85	85	0	0	0	0	
Horfield	168	1.99	85	85	100	100	144	144	
Horfield	274	1.26	65	65	100	100	70	70	
Horfield	275	0.26	65	65	0	0	0	0	
Horfield	276	0.52	65	65	100	100	27	27	
Horfield	290	0.24	85	85	0	0	0	0	
Horfield	406	3.25	120	120	0	0	0	0	
Hotwells	399	0.08	200	200	100	100	3	3	
Hotwells	538	0.94	200	200	0	100	0	57	
Inn's Court	36	0.47	65	65	100	100	26	26	
Lawrence Hill	193	5.19	120	200	0	100	0	623	
Lawrence Hill	236	0.25	120	200	0	100	0	43	
Lawrence Hill	237	0.37	120	200	100	100	36	60	
Lawrence Weston	370	0.23	85	85	0	0	0	0	
Lawrence Weston	371	0.27	85	85	0	0	0	0	
Lawrence Weston	372	0.44	85	85	0	0	0	0	
Lawrence Weston	397	0.38	85	85	100	100	24	24	
Lockleaze	273	0.54	100	100	80	80	35	35	
Lockleaze	281	0.23	85	85	100	100	14	14	

Locality	Id	Area (hectares)	Assumed density (dph)		% capacity included		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	BASELINE:	HIGH:	
Lockleaze	282	0.12	85	85	100	100	7	7	
Montpelier	163	0.37	120	120	0	0	0	0	
Montpelier	330	0.13	120	120	0	0	0	0	
Montpelier	563	0.14	120	120	100	100	9	9	
Moorfields	130	0.36	120	200	100	100	21	34	
Moorfields	132	0.52	120	200	40	40	20	35	
Moorfields	551	0.11	120	200	100	100	13	22	
Old Market	215	0.43	200	200	100	100	82	82	
Old Market	317	0.17	200	200	100	100	33	33	
Old Market	365	0.17	200	200	100	100	34	34	
Redcliffe	366	0.10	200	200	0	0	0	0	
Redcliffe	550	0.47	200	200	100	100	19	19	
Redfield	133	0.10	120	120	100	100	6	6	
Redfield	134	0.23	120	120	0	0	0	0	
Redland	313	0.12	120	120	0	0	0	0	
Redland	314	0.11	120	120	100	100	13	13	BDA2502
Sea Mills	210	0.90	85	85	100	100	65	65	
Sea Mills	217	0.57	65	65	50	50	15	15	
Shirehampton	22	0.63	65	65	0	0	0	0	
Shirehampton	99	0.38	85	85	0	0	0	0	
Shirehampton	111	0.94	85	85	0	0	0	0	
Shirehampton	265	0.81	85	85	0	0	0	0	
Shirehampton	266	0.16	85	85	100	100	11	11	
Southmead	195	0.68	85	85	100	100	46	46	
Southmead	337	0.31	85	85	100	100	24	24	
Southmead	338	0.51	85	85	100	100	36	36	
Southmead	340	0.19	85	85	100	100	10	10	

Locality	Id	Area (hectares)	Assumed density (dph)		% capacity included		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	BASELINE:	HIGH:	
Southmead	343	0.21	85	85	0	0	0	0	
Southmead	358	0.44	85	85	75	75	19	19	
Southmead	359	0.19	85	85	0	0	0	0	
Southmead	570	0.14	85	85	100	100	12	12	BDA2002
Southmead	571	0.18	85	85	50	50	8	8	
Southville	137	0.09	120	200	100	100	11	19	
Southville	530	0.73	200	200	0	100	0	102	
Spike Island	402	0.70	200	200	0	0	0	0	
Spike Island	534	0.87	200	200	0	100	0	26	
Spike Island	535	1.04	200	200	0	100	0	62	
Spike Island	536	0.98	200	200	0	100	0	117	
Spike Island	537	1.20	200	200	0	100	0	48	
St. Agnes'	298	0.16	120	120	30	30	6	6	
St. Anne's	333	0.17	120	120	0	0	0	0	
St. George	33	0.50	65	65	0	0	0	0	
St. Michael's	398	0.11	200	200	0	0	0	0	
St. Paul's	74	0.10	200	200	100	100	10	10	
St. Paul's	395	0.04	200	200	100	100	4	4	
St. Philip's	209	1.87	200	200	0	0	0	0	
St. Philip's	288	0.18	200	200	100	100	36	36	
St. Philip's	405	0.06	200	200	100	100	13	13	
St. Werburgh's	297	0.39	120	120	0	0	0	0	
St. Werburgh's	327	0.35	120	120	100	100	25	25	BDA0101
Stockwood	42	0.64	85	85	0	0	0	0	
Stockwood	347	0.78	85	85	0	0	0	0	
Stockwood	348	0.41	85	85	0	0	0	0	
Stockwood	350	0.26	85	85	0	0	0	0	

Locality	Id	Area (hectares)	Assumed density (dph)		% capacity included		Capacity included		Draft development allocation
			BASELINE:	HIGH:	BASELINE:	HIGH:	BASELINE:	HIGH:	
Stockwood	351	0.23	85	85	0	0	0	0	
Two Mile Hill	175	0.33	85	85	0	0	0	0	
Two Mile Hill	176	0.22	85	85	80	80	15	15	
Two Mile Hill	177	0.61	85	85	100	100	44	44	BDA2601
Two Mile Hill	178	0.20	85	85	100	100	17	17	BDA2605
Two Mile Hill	564	0.22	85	85	100	100	18	18	BDA2603
Tyndall's Park	345	0.10	200	200	100	100	20	20	
Tyndall's Park	346	0.10	200	200	0	0	0	0	
West End	400	0.05	200	200	0	0	0	0	
Westbury-on-Trym	181	0.24	85	85	0	0	0	0	
Westbury-on-Trym	182	0.23	85	85	100	100	15	15	
Westbury-on-Trym	184	0.18	85	85	100	100	13	13	
Withywood	303	0.48	85	85	0	0	0	0	
Withywood	331	0.18	85	85	100	100	16	16	