



Bristol Local Plan

Strategic Housing Land Availability Assessment (SHLAA)

Main report (April 2024)

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Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) identifies a future supply of land which is suitable, available and achievable for the delivery of new homes over the lifetime of the Bristol Local Plan (2022-2040).

1.2 The SHLAA captures all known sources of land supply in Bristol to arrive at an overall deliverable capacity for new homes in the city. It also sets out an indication of the housing trajectory, or when this capacity might come forward.

1.3 The SHLAA has been prepared having regard to the Government's national Planning Practice Guidance on Housing and Economic Land Availability Assessment¹.

SHLAA methodology

2.1 The national Planning Practice Guidance sets out a detailed, site-based process in which a local authority area is surveyed for potential development land and each potential site or broad location is assessed for its suitability, availability and achievability. Sites or broad locations that are deemed to be suitable, available and achievable can then be allocated for development by the local plan. It is implied that the majority of development capacity will arise from sites identified in this way, although an additional allowance for unallocated 'windfall' sites is allowed where this can be justified.

2.2 Bristol is a complex urban local authority area in which the vast majority of development occurs on brownfield land and site-specific allocations for development form less than half of the city's total development capacity. In any given year, a significant proportion of new development arises from windfall sites both minor and major within the existing urban area.

2.3 In this context, the Bristol SHLAA assesses the city's development capacity through a combination of site or area-based assessments and more generalised citywide assessments.

Broad location assessments:

- Areas of growth and regeneration.

Site-based assessments:

- Sites with planning permission;
- Existing local plan site allocations;
- Proposed new development allocations; and
- Proposed developments in the Green Belt.

¹ [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101444/planning-practice-guidance-on-housing-and-economic-land-availability-assessment.pdf)

Citywide assessments:

- Urban potential (effectively large site windfalls);
- Small site windfalls; and
- Emerging local plan allowance for student housing.

2.4 The assessment of suitability, availability and achievability is set out at an appropriate level for each of these sources, from an assumed starting point that most sites within the existing urban area are suitable for development unless specific constraints dictate otherwise, and that conditions within the city for availability and achievability on individual sites are generally favourable.

2.5 Different sources of housing land supply are assigned an appropriate trajectory having regard to national Planning Practice Guidance.

2.6 The method and findings of the site-based, area-based and citywide assessments are set out under the headings below.

2.7 During the development of the local plan, prospective developers, landowners and community groups have made submissions promoting particular sites for development, either through the Call for Sites process or through representations on the local plan itself. Not all of these have been identified as development allocations or areas of growth and regeneration the local plan. The SHLAA provides an initial assessment of these additional sites and their potential future contribution to Bristol's capacity.

Stage 1: Identification of sites and broad locations

3.1 The council has identified potential development land from several sources. In accordance with national Planning Practice Guidance this includes a combination of sites **promoted** for development and land **proactively** identified by the council.

Sites are **promoted** for development through:

- Planning applications;
- Pre-application enquiries;
- Local plan consultation responses; and
- Call for Sites opportunities offered periodically by the council.

Land has been identified **proactively** through:

- The preparation of masterplans or frameworks for specific regeneration areas; and
- A detailed urban potential assessment carried out in 2016 and updated in 2020.

3.2 The **urban potential assessment** was carried out on a citywide basis, but with a particular focus on land in sustainable locations in and around town, district and local centres and close to suburban railway stations. It identified underused land and buildings with the potential to be used more efficiently that could deliver 10 or more homes, subject to availability. In general, this was land with no specific planning designation for other uses, but it also included focused studies of land previously designated for industry or open space and previously developed sites in the Green Belt. The land identified by the urban potential assessment is reflected in this SHLAA through a combination of emerging development allocations, areas of growth and regeneration and an additional citywide urban potential figure which is effectively a large site windfall allowance (see Stage 3: Citywide Assessments).

Broad locations for development

3.3 The emerging local plan development strategy includes several areas of growth and regeneration which, collectively, make up around half of the city's capacity for new homes. For the purposes of the SHLAA these have been assessed as broad locations for development.

3.4 The areas of growth and regeneration generally correspond to regeneration projects being progressed by the council or clusters of potential development land that have been identified by the urban potential assessment. They include:

Area of growth and regeneration	Source
Castle Park and the Old City	City Centre Development and Delivery Plan
Bristol Temple Quarter	Regeneration framework / masterplan
St. Philip's Marsh	Regeneration framework / masterplan

Western Harbour	Regeneration framework / masterplan
Frome Gateway	Regeneration framework / masterplan
Lawrence Hill	Urban potential assessment
Central Fishponds	Urban potential assessment
Central Bedminster	Regeneration frameworks / masterplans; and Urban potential assessment
Brislington	Urban potential assessment
Lockleaze	Existing focus for the development of new homes
Central Southmead	Community-led regeneration

Specific development sites

3.5 Specific development sites have been identified by the SHLAA for land **outside** the broad locations set out above.

3.6 These include a considerable number of **planning permissions**, whose contribution to capacity is dealt with collectively in the following sections.

3.7 Elsewhere, a number of specific sites have been taken forward by the emerging local plan as **development allocations**, including three proposed development locations in the Green Belt. These have been identified by reviewing a number of sources including:

- Existing site allocations from the Site Allocations and Development Management Policies local plan (July 2014) and Bristol Central Area Plan (March 2015);
- Sites with known developer interest such as those submitted through the Call for Sites; and
- Sites identified by the Bristol Urban Potential Assessment, where their characteristics particularly lent themselves to allocation.

3.8 The capacity of the development allocations is set out individually in the following sections.

Stage 2: Site/broad location assessment

Broad locations for development

4.1 The 11 broad locations for development identified by the SHLAA are assessed in detail at **Appendix A**. The nature of the assessment and the estimated trajectory varies in each case, depending on how advanced each location is in terms of planning permissions and/or specific regeneration projects.

4.2 In summary, the assessed capacity (including an appropriate allowance, where relevant, for student housing) of the broad locations for development is as follows:

Area of growth and regeneration	Capacity	Estimated trajectory			
		Years 1-5 (2023-28)	Years 6-10 (2028-33)	Years 11-15 (2033-38)	Years 16+ (2038+)
Broadmead, Castle Park and the Old City	2,800	-	1,166	1,166	468
Bristol Temple Quarter	3,674	1,271	2,403	-	-
St. Philip's Marsh	4,627	238	2,055	1,666	668
Western Harbour	320*	154	166	-	-
Frome Gateway	1,200	-	499	499	202
Lawrence Hill	514**	64	187	187	76
Central Fishponds	1,277	211	449	440	177
Central Bedminster	4,067	1,186	1,527	965	389
Brislington	552	160	188	144	60
Lockleaze	1,055	825	130	70	30
Central Southmead	300	120	75	75	30
TOTAL	20,386	4,229	8,845	5,212	2,100

* The estimate for Western Harbour is currently limited to planning applications and permissions, reflecting the need for further masterplanning work to identify the true development potential of the wider area.

** The estimate for Lawrence Hill is limited to planning permissions and the baseline urban potential capacity until such a time as a focused regeneration project explores the potential to release more development land, for instance through the reconfiguration of existing road infrastructure.

Specific development sites

Planning permissions

4.3 The Bristol Residential Development Survey identifies all sites in Bristol with planning permission as of April 2023. In accordance with national Planning Practice Guidance, sites with planning permission have been assessed as suitable, available and achievable.

4.4 In Bristol, outside the areas of growth and regeneration, there are **9,087** homes with planning permission (including an appropriate allowance, where relevant, for student housing), of which 7,953 have full planning permission and 1,134 have outline planning permission.

4.5 Sites with full planning permission are considered to be deliverable within the first five years unless specific evidence indicates otherwise. Sites with outline planning permission only have been assumed as deliverable within years 6-10.

Existing development allocations

4.6 Outside the areas of growth and regeneration, the emerging local plan proposes to continue a number of existing development allocations that have not yet come forward for development. Where there is evidence that existing allocations will no longer come forward for new homes, they have been deleted. Otherwise, in the absence of any specific evidence to the contrary, they are still assumed to be suitable, available and achievable.

4.7 After planning permissions are taken into account, there is a capacity for **1,381** homes from this source. They are assumed to come forward at a steady pace from year 6 of the plan period onwards.

Proposed development allocations

4.8 Outside the areas of growth and regeneration, a number of new sites have been identified and assessed as suitable, available and achievable. They are set out in detail at **Appendix B** and are included in the emerging local plan as development allocations.

4.9 After planning permissions are taken into account, there is a capacity for **1,145** homes from this source. They are assumed to come forward at a steady pace from year 6 of the plan period onwards.

Green Belt locations

4.10 The emerging local plan development strategy includes three potential development locations on land currently designated as Green Belt which are considered to be suitable, available and achievable. They include:

Green Belt location	Capacity	Source
Land at Ashton Vale ('Longmoor Village')	500	Planning permission
Land adjacent to Elsbert Drive, Bishopsworth	150	Potential cross-boundary development location
New neighbourhood – Bath Road, Brislington	750	Potential cross-boundary development location

4.11 The total capacity from this source is **1,400** homes. The planning permission is assumed to come forward within the first five years, while the remainder are assumed to come forward at a steady pace from year 6 of the plan period onwards.

Summary

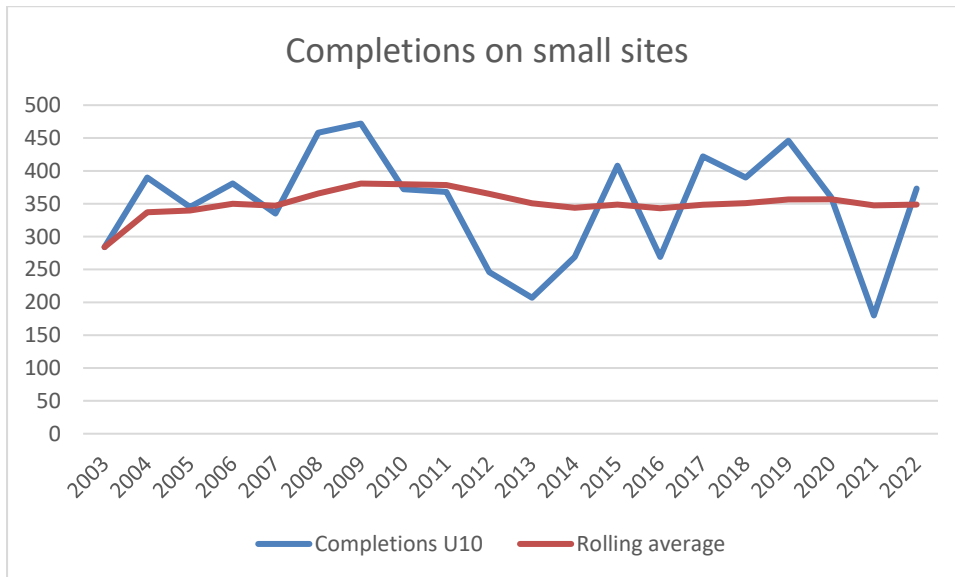
4.12 Outside the areas of growth and regeneration, the total capacity from specific development sites is as follows:

Source	Capacity	Estimated trajectory			
		Years 1-5 (2023-28)	Years 6-10 (2028-33)	Years 11-15 (2033-38)	Years 16+ (2038+)
Planning permissions	9,087	7,953	1,134	-	-
Existing development allocations	1,381	-	575	575	231
Proposed development allocations	1,125	-	469	469	187
Green Belt locations	1,400	500	375	375	150
TOTAL	12,993	8,453	2,553	1,419	568

Stage 3: Citywide assessments

Small sites windfall allowance

5.1 For the last 20 years, Bristol has delivered hundreds of homes each year through small developments of fewer than ten homes, including through small-scale new builds and the conversion of existing buildings. Although the annual completion rate has fluctuated with the state of the wider economy, it has maintained a steady average of around 350 homes per year.



5.2 The 20-year trend supports a continued reliance on small scale windfall sites as a component of Bristol’s housing land supply. To allow for potential fluctuations in delivery, 300 homes per year will be assumed, slightly below the overall average.

5.3 The small sites windfall assumption is only applicable from year 6 of the plan period onwards, as the first five years are already captured by the supply of existing planning permissions. As such, over the plan period, the total supply assumed from this source is **3,600** homes.

Urban potential (large sites windfall allowance)

5.4 The urban potential assessment identifies a large supply of land in Bristol that could potentially accommodate new homes. The theoretical capacity is then refined via an initial assessment of key constraints and the overall likelihood of development coming forward. Land is discounted from the overall capacity identified where it is considered unlikely to come forward within the plan period or where further intervention may be required for the development potential of land to be realised in full.

5.5 The initial 2016-based urban potential assessment (published February 2018) identified a potential supply of 12,400 homes from land around the city. The 2020-based update to the urban potential assessment (published November 2023) identified a slightly lower capacity of 10,950 homes, largely due to a slowdown in the previous trend for the conversion of city centre offices to new homes under permitted development rights.

5.6 An analysis set out at Appendix A of the 2023 urban potential report showed that at least 2,632 homes (24% of the overall capacity identified by the 2016-based study) had been promoted for development on urban potential land by the end of the first four years. On a site-by-site basis, this amounted to 90% of the capacity assumed by the study. A further 675 homes were promoted for development on urban potential land that had been discounted from the overall capacity. The analysis supports the overall credibility of the urban potential assessment in relation to the identification of land and the development densities assumed by the study.

5.7 As set out in the earlier sections of this SHLAA report, many areas of land identified by the urban potential assessment have been proposed as areas of growth and regeneration or site-specific development allocations in the emerging local plan. However, the urban potential assessment identifies further sites that also have the potential to come forward within the plan period.

5.8 After any planning permissions are deducted, the total capacity remaining from this source is **2,219** homes. Since these homes do not currently have planning permission, they are assumed to come forward at a steady pace from year 6 of the plan period onwards.

5.9 Although the urban potential assessment is a site-based study, this additional capacity it provides is best seen as a large site windfall allowance for the city as a whole. While delivery on individual urban potential sites is not certain, the study also includes a significant 'latent' supply of land that was discounted from the overall assessment of capacity but has the potential to offset any under-delivery.

Student accommodation

5.10 Purpose-built student accommodation has been a strong development sector in Bristol in recent years and this is reflected in policy H7 of the emerging local plan, which sets out limits for the number of new student bed spaces that will be acceptable in different parts of Bristol. In general these are directed towards the University of Bristol's existing campuses and specified areas of growth and regeneration.

5.11 The development of new student bedspaces at the University of Bristol's existing campuses represents an additional source of housing supply separate to those already set out in this SHLAA report. Under policy H7, a total of 1,500 bedspaces are proposed.

5.12 Consistent with the method used for the Government's Housing Delivery Test, student bedspaces can make a contribution to overall housing delivery at a rate of 0.4 homes per bedspace. As a result the effective capacity from this source is **600** homes, assumed to come forward at a steady pace from year 6 of the plan period onwards.

Summary

Source	Capacity	Estimated trajectory			
		Years 1-5 (2023-28)	Years 6-10 (2028-33)	Years 11-15 (2033-38)	Years 16+ (2038+)
Small sites windfall	3,600	-	1,500	1,500	600
Urban potential	2,219	-	925	925	369
Student accommodation	600	-	250	250	100
TOTAL	6,419	-	2,675	2,675	1,069

Stage 4: Assessment review

Summary capacity and trajectory

6.1 The following table combines the estimated capacity from all sources across the whole plan period and in five-year tranches.

Source	Capacity	Estimated trajectory			
		Years 1-5 (2023-28)	Years 6-10 (2028-33)	Years 11-15 (2033-38)	Years 16+ (2038+)
Areas of growth and regeneration	20,386	4,229	8,845	5,212	2,100
Planning permissions	9,087	7,953	1,134	-	-
Existing development allocations	1,381	-	575	575	231
Proposed development allocations	1,125	-	469	469	187
Green Belt locations	1,400	500	375	375	150
Small sites windfall	3,600	-	1,500	1,500	600
Urban potential	2,219	-	925	925	369
Student accommodation	600	-	250	250	100
TOTAL	39,798	12,682	14,073	9,306	3,737

Local plan housing requirement

6.2 Taken over the whole 18-year plan period the total capacity amounts to an average of **2,211** homes per year. This supports the emerging local plan housing requirement of **1,925** homes per year with an additional buffer of approximately 15% against non-delivery.

6.3 Expressed over the whole plan period this is a total capacity of **39,798** homes compared to a housing requirement of **34,650** homes.

6.4 It is difficult to forecast the take-up of windfall opportunities or the build-out rates for permissions, development allocations and areas of growth and regeneration with absolute certainty. This is particularly the case for the 'urban potential' or large site windfall allowance, which often relies on land and sites that are currently in use becoming vacant or otherwise promoted for higher-value development within the plan period. There is a risk of some land not coming forward at all, or coming forward later than was anticipated. Land that was expected to come forward for new homes can also sometimes be required for other uses, for example the development of new schools to support the city's growing population.

6.5 Consequently, it is helpful for the SHLAA to provide an element of headroom over and above the local plan housing requirement.

6.6 The overall scale of the buffer between the SHLAA capacity and the local plan housing requirement is 5,148 homes. This is sufficient, for example, to cover the full citywide allowance for urban potential, which is one of the least certain of the capacity assumptions, while still allowing for a shortfall of over 2,500 homes from other sources.

6.7 Conversely, the emerging local plan proposes to meet or exceed the housing requirement where possible. The capacity set out in this SHLAA provides evidence that the potential does exist for the housing requirement to be exceeded.

Five-year housing land supply

6.8 This SHLAA identifies **12,682** homes with the potential to come forward within the first five years.

6.9 Set against the emerging local plan housing requirement, this SHLAA identifies more than a five-year supply of new homes:

Emerging annual housing requirement	Five-year housing requirement	Five-year supply 2023-2028	Number of years' supply (supply / requirement × 5)
1,925 homes	9,625	12,682	6.59 (132%)

Additional promoted sites

6.10 During the development of the local plan, prospective developers, landowners and community groups have made submissions promoting particular sites for development, either through the Call for Sites process or through representations on the local plan itself. Not all of these have been identified as development allocations in the local plan. Typical reasons for promoted sites not being progressed include, among others:

- The site is not allocated as it is required / designated for other uses; or
- An allocation is not necessary as the site is within an area of growth and regeneration.

6.11 Although there has not been the opportunity to take sites submitted at the publication stage of the local plan forward as development allocations, they have been given an initial assessment by the SHLAA as set out at **Appendix C**. Where they emerge as suitable development, they make a potential contribution to future local plans and/or windfall development.

6.12 A list of Call for Sites submissions received since 2019 and a summary outcome for each one is set out at **Appendix D**.






























Appendix A: Broad location assessments

As set out under *Stage 2: Site/broad location assessment* above, this appendix sets out SHLAA assessment templates for each of the areas of growth and regeneration set out in policies DS1A-DS9 and DS13-14 of the emerging local plan.

Each broad locations is assessed for its constraints and development potential, with reference to the best available information as to its likely capacity for new homes including any existing or emerging regeneration frameworks.





For each location, a breakdown is also offered of the likely housing trajectory.

Legend

-  Development Locations
-  Conservation Areas
-  Registered Parks and Gardens (CHE1)*
-  Local Historic Parks and Gardens (CHE1)
-  Scheduled Ancient Monuments (CHE1)*
-  Tree Preservation Order Canopy
-  Industry and Distribution Area (E5)
-  Maritime Industry Area (E5)
-  Safeguarded Transport Links (T2A)
-  Rail Infrastructure (T2A)
-  Safeguarded Park and Ride Sites (T2A)
-  Safeguarded Transport Links (T2A)
-  Ramsar Sites (BG2)*
-  Special Protection Areas (BG2)*
-  Special Areas of Conservation (BG2)*
-  Sites of Special Scientific Interest (BG2)*
-  National Nature Reserves (BG2)*
-  Local Nature Reserves (BG2)*
-  Sites of Nature Conservation Interest (BG2)
-  Regionally Important Geological Sites (BG2)
-  Common Land and Village Greens
-  Local Green Space (GI1)
-  Reserved Open Green Space (GI2)
-  Green Belt
-  Areas at risk of surface water flooding
-  Flood Defence Policy Area (FR2)
-  Flood Risk Areas - Zone 3
-  Flood Risk Areas - Zone 2
-  Explosive consultation distances HSE




Control of Major Accident Hazards - HSE (COMAH)

Zone

-  Inner
-  Middle
-  Outer
-  HSE interest

Listed buildings and structures

Listing grade

-  I
-  II*
-  II

DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City

Wards: Central; Ashley

Summary of Potential

The City Centre Development and Delivery Plan (DDP) proposes major change across a large area of the city centre with a particular focus on Broadmead and Castle Park.

The DDP proposes major public realm improvements across the whole area and sets the parameters for several known development opportunities in and around Bristol Shopping Quarter, such as the proposed redevelopment of the Galleries shopping centre and the former Debenham's store. The boundary also includes much of the Old City, although less redevelopment is proposed in that area.

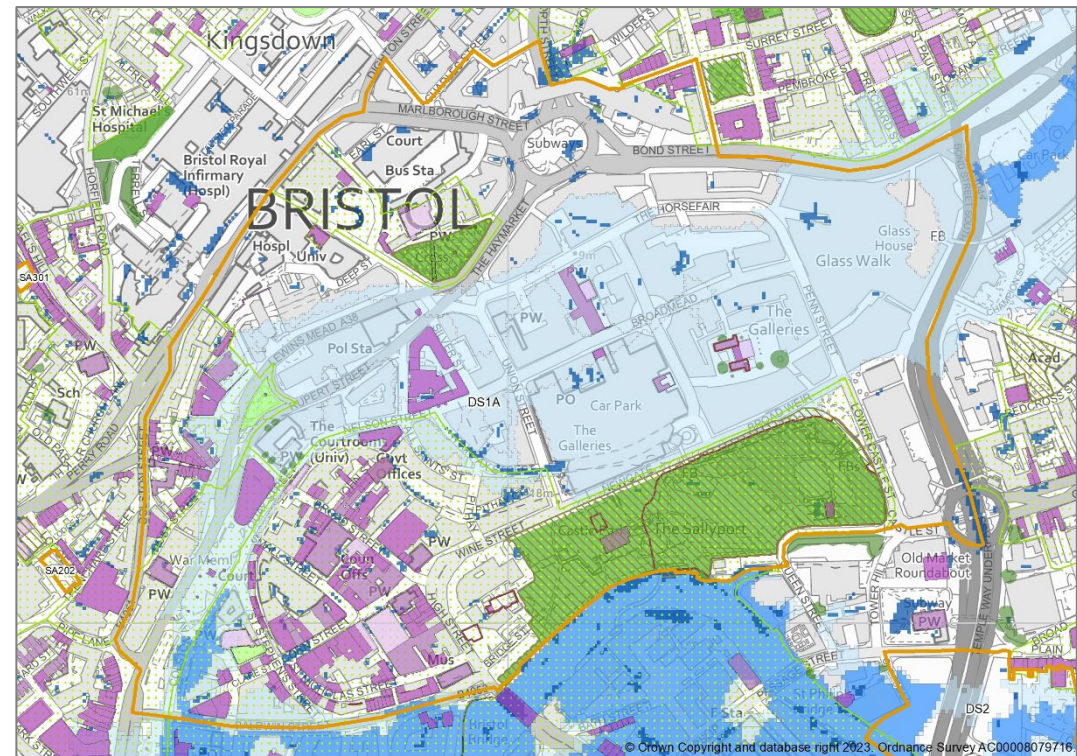
Key Constraints

There are listed buildings throughout the area, although most of these are clustered in the Old City. The area is also home to a handful of Scheduled Ancient Monuments. The DDP generally assumes that these will be retained or enhanced. Conservation areas cross the boundary including City and Queen Square; St. Michael's Hill and Christmas Steps; and St. James' Parade, but these generally avoid the areas where major redevelopment is assumed.

There are significant areas in Flood Zone 2 associated with the culverted River Frome.

Site Information

Site area: 54.2 ha
Assessed capacity: 2,800 homes



The assessed capacity comprises **2,800 homes** (including an allowance for student housing) based on the current assumptions supporting the emerging City Centre DDP and the emerging local plan proposal to permit up to 750 student beds in the area.

Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Framework proposals	0	1,041	1,041	418	2,500
Student beds					
Local plan proposal	0	312 (125 homes)	312 (125 homes)	126 (50 homes)	300
TOTAL	0	1,166	1,166	468	2,800

Notes on trajectory

None of the capacity currently has planning permission, therefore there is no assumption for years 1-5.

For the DDP proposals, an even split has been assumed between years 6-17. There is evidence of developer interest, with a number of specific proposals already at various stages of the planning process.

DS2: Bristol Temple Quarter

Wards: Lawrence Hill; Central; Southville; Windmill Hill

Summary of Potential

Centred around Bristol Temple Meads station, this area is a focus for major city centre regeneration. The Temple Quarter Development Framework proposes major mixed-use regeneration in Bristol Temple Quarter and the adjoining area of St. Philip's Marsh and will be supported by a detailed masterplan in due course. Proposals for the area include thousands of new homes, new jobs and a major new campus for the University of Bristol.

Most of the sites within the area have already progressed to planning permission or full planning applications. A major mixed-use proposal continues to emerge for the Temple Island site, while a separate development brief has been prepared for the Mead Street area.

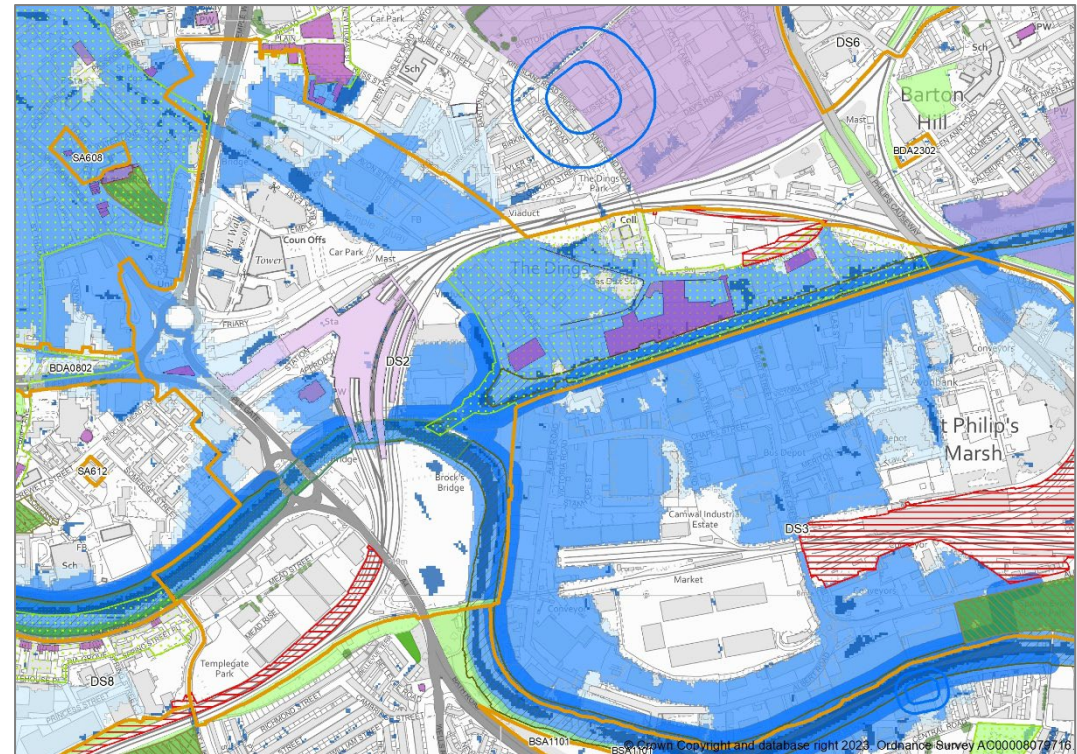
Key Constraints

Bristol Temple Meads station is a complex of Grade I listed buildings at the heart of the area. The recently designated Silverthorne Lane Conservation Area covers the area to the north of Feeder Road.

There are very significant areas in Flood Zones 2 and 3 associated with the River Avon, Feeder Canal and Floating Harbour. Development proposals in the area have addressed this risk on a site-by-site basis, although there are also proposals emerging for tidal flood defences along the River Avon which will provide benefits for Bristol Temple Quarter and particularly the adjoining area of St. Philip's Marsh.

Site Information

Site area: 68.2 ha
Assessed capacity: 3,674 homes



The assessed capacity comprises **3,674 homes** (including an allowance for student housing), of which **1,271** have full planning permission and **2,403** have outline planning permission or are subject to site-specific proposals that have yet to obtain planning permission. Since site-specific proposals have emerged for most of the potentially developable area, no further capacity assumption is made for proposals in the regeneration framework.

Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Planning permissions	221	367	0	0	588
Unconsented proposals	0	1,787	0	0	1,787
Student beds					
Planning permissions	2,625 (1,050 homes)	0	0	0	1,050
Unconsented proposals	0	622 (249 homes)	0	0	249
TOTAL	1,271	2,403	0	0	3,674

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For sites with outline permission only or that have yet to obtain planning permission a later assumption is made for years 6-10.

DS3: St. Philip's Marsh

Ward: Lawrence Hill

Summary of Potential

Comprising mainly industrial and distribution uses with elements of transport, energy and waste infrastructure, the St. Philip's Marsh area has significant potential for the more efficient use of land in a central location.

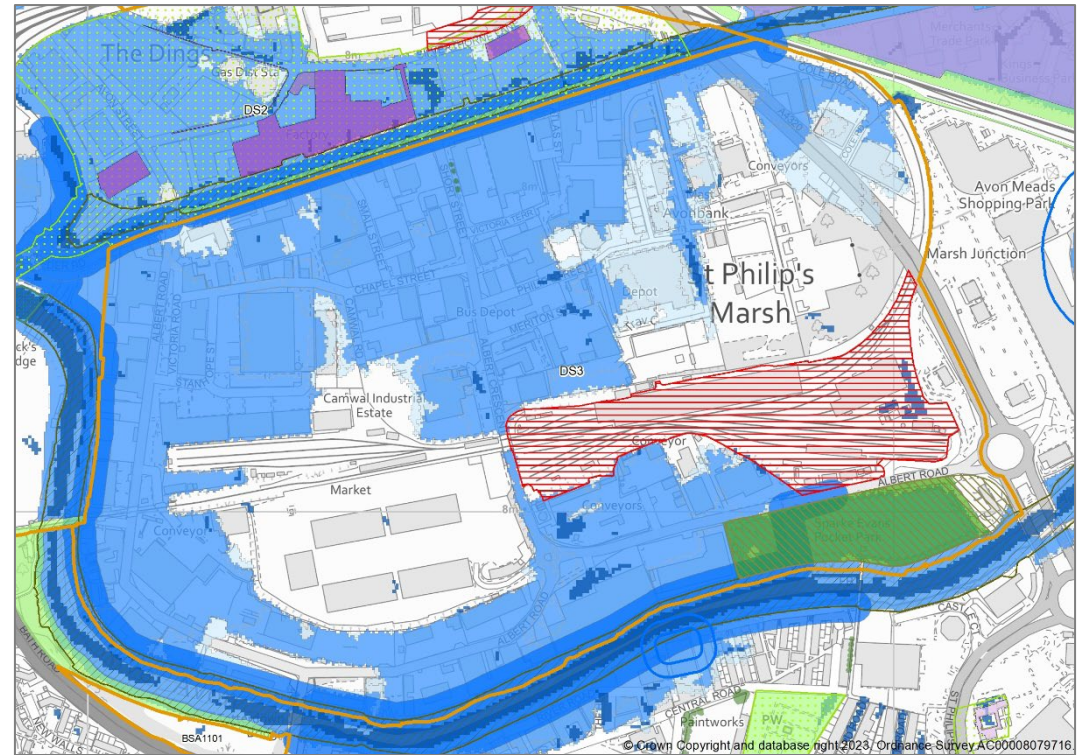
The Temple Quarter Development Framework proposes major mixed-use regeneration in St. Philip's Marsh and the adjoining Bristol Temple Quarter and will be supported by a detailed masterplan in due course. Proposals for the area include thousands of new homes, new jobs and a major new campus for the University of Bristol.

St. Philip's Marsh has major frontages to the River Avon and Feeder Canal and is within the scope of the Bristol Avon Flood Strategy which proposes major defences against tidal flooding.

Key Constraints

The rail and energy infrastructure at the centre of the AGR are fixed features of the area that are unlikely to change. In the southeast corner of the area, Sparke Evans Park has emerging designations as a Local Green Space and a Local Historic Park and Garden. The River Avon and Feeder Canal bordering the area are designated as Sites of Nature Conservation Interest.

There are very significant areas in Flood Zones 2 and 3 associated with the River Avon and Feeder Canal. Development at scale in St. Philip's Marsh is dependent on the delivery of the proposed tidal flood defences. The sites fronting the waterways fall within the emerging Flood Defence Policy Area and will need to provide a component of said flood defences.



Site Information

Site area: 69.0 ha

Assessed capacity: 4,627 homes

The assessed capacity comprises **4,627 homes** (including an allowance for student housing), of which **4,000** is a broad estimate of the capacity likely to arise from the masterplan and the remainder arise from site-specific proposals, of which **238** have full planning permission and **389** are subject to site-specific proposals that have yet to obtain planning permission.

Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Framework proposals	0	1,666	1,666	668	4,000
Student beds					
Planning permissions	595 (238 homes)	0	0	0	238
Unconsented proposals	0	972 (389 homes)	0	0	389
TOTAL	238	2,055	1,666	668	4,627

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For sites that have yet to obtain planning permission a later assumption is made for years 6-10.

For the framework proposals, an even split has been assumed between years 6-17.

DS4: Western Harbour

Wards: Hotwells & Harbourside, Southville, Bedminster

Summary of Potential

The Western Harbour area lies in a prominent location around the Cumberland Basin and is a key entry point into Bristol for a variety of modes of transport.

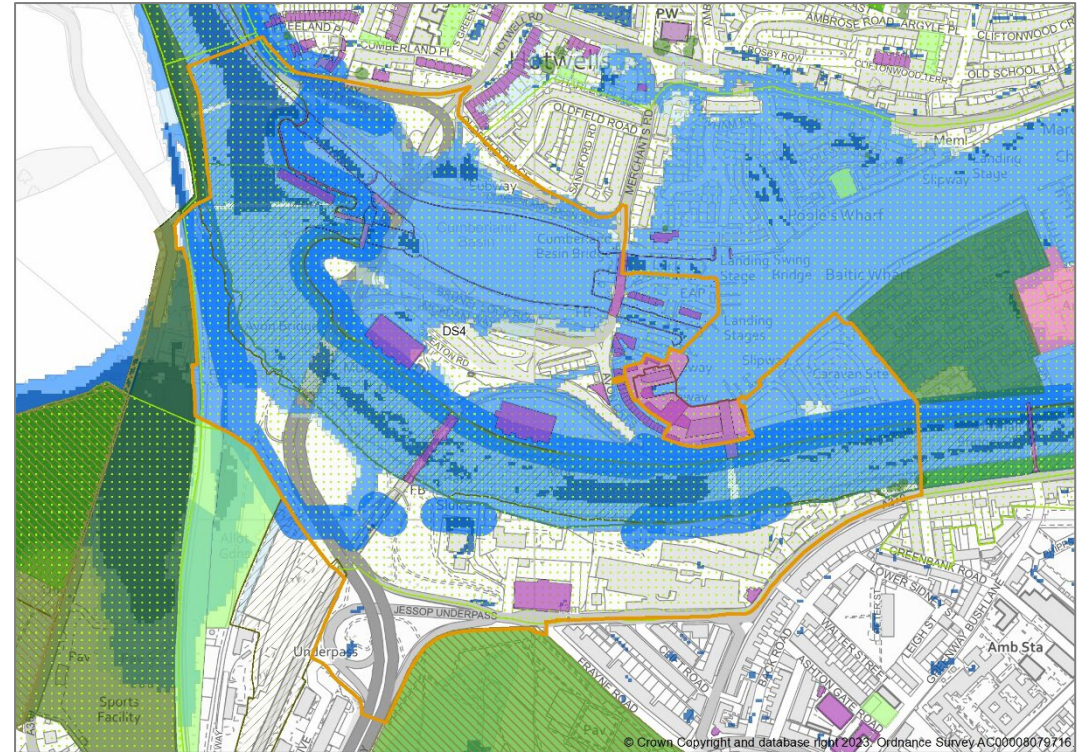
Development potential in the area is dependent on the reconfiguration of the present network of aging and outdated roads and bridges to create a simpler system, and the capacity of the area for SHLAA purposes is limited until the future shape of the road system is determined. A masterplan is proposed for Western Harbour that will clarify the development potential of the area.

The area is within the scope of the Bristol Avon Flood Strategy which proposes major defences against tidal flooding.

Key Constraints

The area contains heritage assets, with most of the area falling within the City Docks conservation area and several listed structures present, including the three bonded warehouses and a number of smaller buildings and structures associated with the docks. Further listed buildings border the area in Hotwells and at Underfall Yard, which is also a Scheduled Ancient Monument. The waterways within the area are of value for nature, with the River Avon as a whole being designated as a Site of Nature Conservation Interest and the New Cut having a further designation as a Local Nature Reserve.

There are very significant areas in Flood Zones 2 and 3 associated with the River Avon and City Docks. Development at scale in Western Harbour is dependent on the delivery of the proposed tidal flood defences. The sites fronting the River Avon fall within the emerging Flood Defence Policy Area and will need to provide a component of said flood defences.



Site Information

Site area: 36.4 ha
Assessed capacity: 320 homes

Until the masterplan for the area has been further developed, the assessed capacity is limited to the site-specific proposals received to date, comprising **320 homes**, of which **154** have full planning permission and **166** are subject to site-specific proposals that have yet to obtain planning permission.

Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Framework proposals	0	tbc	tbc	tbc	tbc
Planning permissions	154	0	0	0	154
Unconsented proposals	0	166	0	0	166
TOTAL	154	166	0	0	320

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For sites that have yet to obtain planning permission a later assumption is made for years 6-10.

DS5: Frome Gateway

Ward: Lawrence Hill

Summary of Potential

Centred around the River Frome between Newfoundland Way and Pennywell Road, the Frome Gateway area contains large areas of underused land, typically in industrial or warehousing use. Redevelopment for mixed uses including new homes at city centre style densities would make efficient use of land and support the continued viability of the city centre.

The Frome Gateway Spatial Regeneration Framework sets out the potential for the area to be redeveloped to provide new homes and a variety of non-residential uses.

Key Constraints

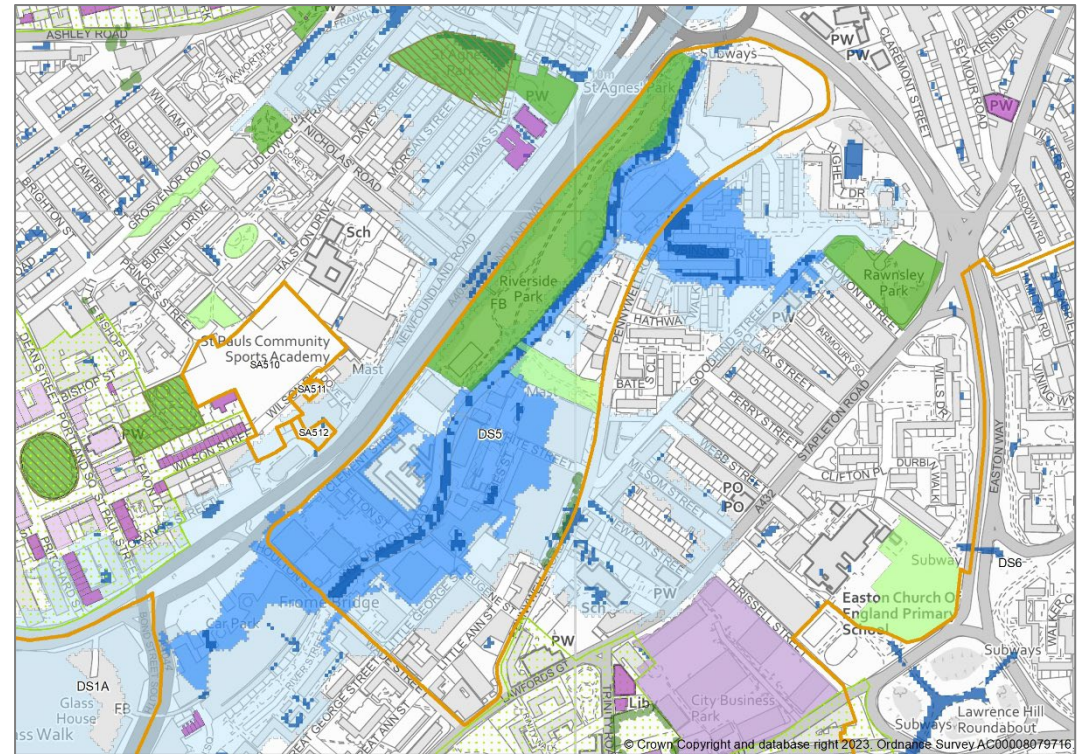
Riverside Park has an emerging designation as Local Green Space. Peel Street open space has an emerging designation as Reserved Open Green Space.

There are significant areas in Flood Zones 2 and 3 associated with the River Frome. The regeneration framework contains proposals for river restoration and flood evacuation routes but there will remain a need for development to address flood risk on a site-by-site basis.

Site Information

Site area: 14.7 ha
Assessed capacity: 1,200 homes

The assessed capacity comprises **1,200 homes** (including an allowance for student housing) based on the assumptions supporting the regeneration framework and the emerging local plan proposal to permit up to 500 student beds in the area.



Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Framework proposals	0	416	416	168	1,000
Student beds					
Local plan proposal	0	208 (83 homes)	208 (83 homes)	84 (34 homes)	200
TOTAL	0	499	499	202	1,200

Notes on trajectory

No significant amount of the capacity currently has planning permission, therefore there is no assumption for years 1-5.

For the framework proposals, an even split has been assumed between years 6-17.

DS6: Lawrence Hill

Wards: Lawrence Hill, Easton

Summary of Potential

Focused around Lawrence Hill local centre and railway station, this area contains large areas of underused land, much of it devoted to highway infrastructure or in industrial or warehousing use. Redevelopment for mixed uses including new homes at higher densities would make efficient use of land and support the continued viability of the local centre and other nearby centres including Bristol City Centre.

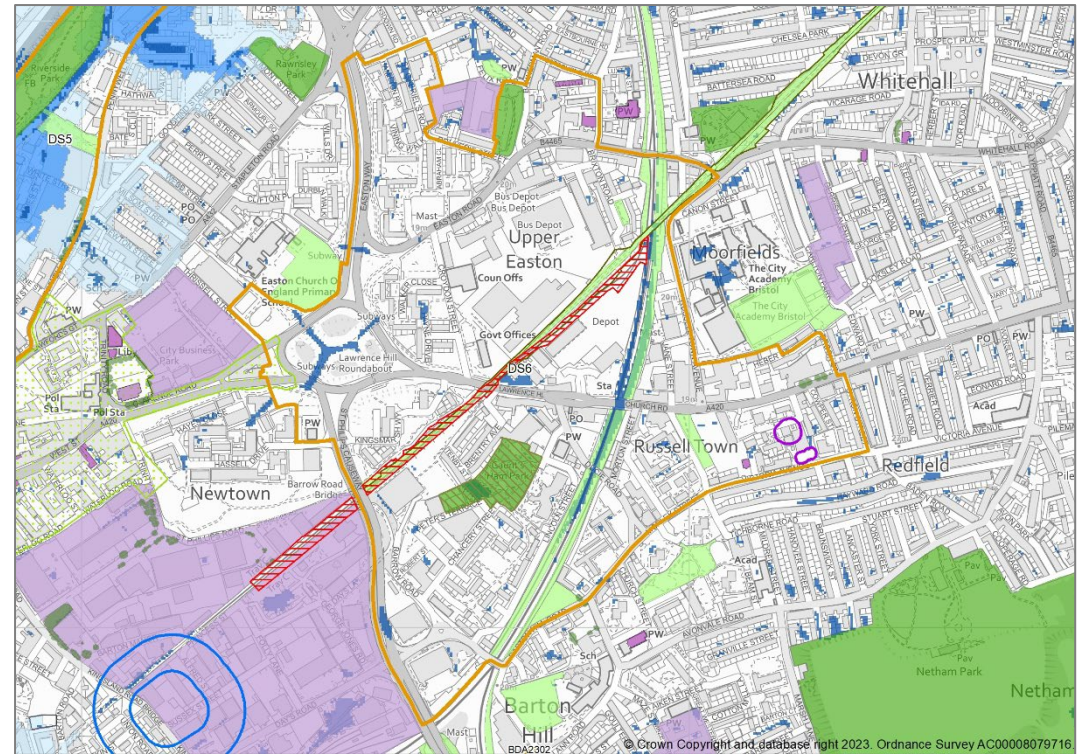
The potential is concentrated principally around the station and the bottom end of Church Road, with further opportunities dependent on the reconfiguration of highway infrastructure, principally Lawrence Hill Roundabout and its approaches.

There is no regeneration project in place to deliver major change at this time.

Key Constraints

The area is relatively unaffected by major constraints.

There are a number of areas with emerging designations as Local Green Space or Reserved Open Space, but these do not coincide with the areas of development potential.



Site Information

Site area: 55.7 ha
Assessed capacity: 514 homes

In the present absence of a major regeneration project, the assessed capacity comprises **514 homes**, of which **64** have full planning permission and the remaining **450** are derived from urban potential across the area. As explored in the urban potential assessment, a major regeneration project would have the potential to unlock a much larger capacity of 1,500-2,500 homes through more comprehensive and co-ordinated forms of development including the potential reconfiguration of the Lawrence Hill Roundabout.

Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Planning permissions	64	0	0	0	64
Urban potential	0	187	187	76	450
TOTAL	64	187	187	76	514

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For the urban potential element, an even split has been assumed between years 6-17.

DS7: Central Fishponds

Wards: Hillfields, Frome Vale, Eastville

Summary of Potential

Focused around Fishponds town centre and former industrial land to the south, this area contains large areas of underused land, much of it vacant. Redevelopment for mixed uses including new homes at higher densities would make efficient use of land and support the continued viability of the town centre.

The greatest potential exists in the current or former industrial land around Goodneston Road and Filwood Road, where several developers are currently working together on a development concept called 'Atlas Place'. However, there is also scattered potential throughout the town centre itself.

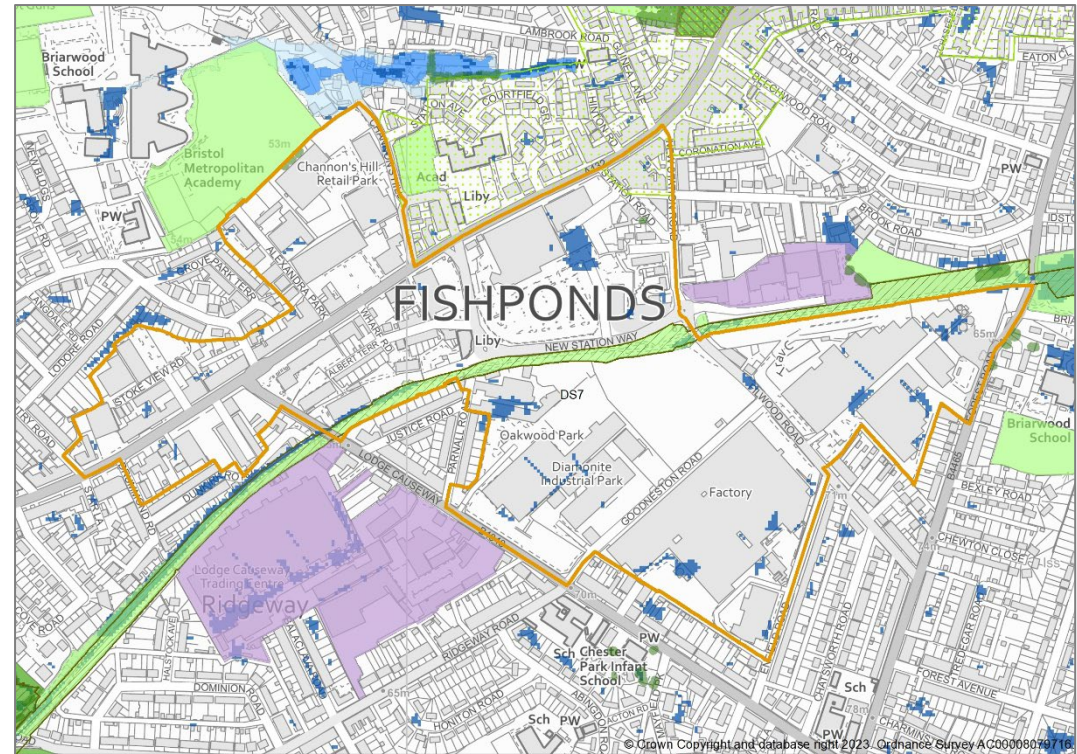
Key Constraints

The area is relatively unaffected by major constraints.

The Stapleton and Frome Valley conservation area borders and marginally encroaches on the area from the north, but avoids the areas of greatest potential. The Bristol & Bath Railway Path runs through the centre of the site; it is a Site of Nature Conservation Interest and is has an emerging designation as Reserved Open Space.

Site Information

Site area: 34.2 ha
Assessed capacity: 1,277 homes



The assessed capacity comprises **1,277 homes**, of which **211** have full planning permission, **9** have outline planning permission, **188** arise from current unconsented site allocations BSA0516 & 0517 (with a revised density consistent with urban potential assumptions), and a further **869** derived from urban potential across the wider area.

Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Planning permissions	211	9	0	0	220
Unconsented allocations	0	78	78	32	188
Urban potential	0	362	362	145	869
TOTAL	211	449	440	177	1,277

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For the unconsented allocations and the urban potential element, an even split has been assumed between years 6-17.

A co-ordinated regeneration project in this area would have the potential to bring more of the capacity forward to years 6-10.

DS8: Central Bedminster

Wards: Southville, Bedminster

Summary of Potential

Focused around Bedminster town centre and railway station, this area contains large areas of underused land, typically in industrial, warehousing or retail use. Redevelopment for mixed uses including new homes at city centre style densities would make efficient use of land and support the continued viability of the town centre.

The greatest potential exists in the areas covered by the Bedminster Green and Whitehouse Street regeneration frameworks, with further scattered potential across the rest of the area particularly around Sheene Road and Malago Road.

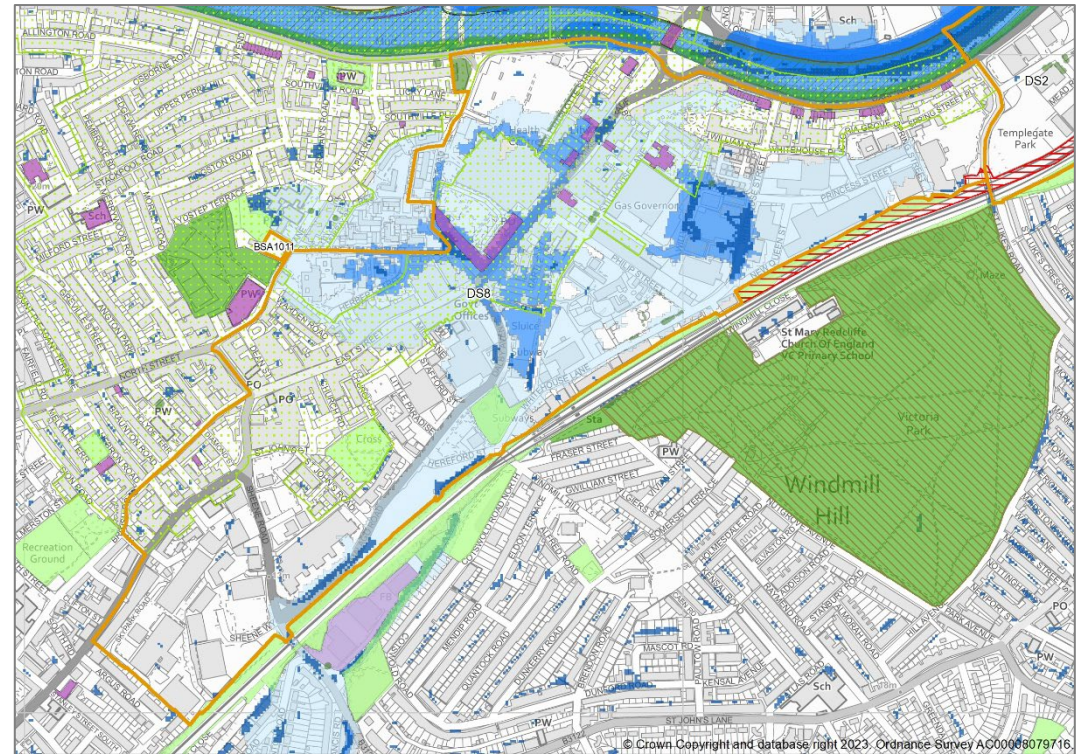
Key Constraints

The Bedminster Conservation Area covers the area around Bedminster Town Centre and York Road. It largely avoids the areas of greatest potential within the area. There are a few areas with emerging designations as Reserved Open Green Space, but these do not coincide with the areas of development potential.

There are areas in Flood Zones 2 and 3 associated with the River Avon New Cut and the Malago. In the Bedminster Green area this is managed on a site-by-site basis by the proposals already submitted or approved. The Whitehouse Street Regeneration Framework references and follows a sequential approach to the location of development, with the most at-risk site proposed for non-residential uses.

Site Information

Site area: 52.6 ha
Assessed capacity: 4,067 homes



The assessed capacity comprises **4,067 homes** (including an allowance for student housing), of which **2,000** arise from proposals in the Whitehouse Street regeneration framework. Elsewhere, **1,186** have full planning permission, **562** have outline planning permission or are subject to site-specific proposals that have yet to obtain planning permission, and a further **319** are derived from urban potential outside both framework areas.

Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Whitehouse Street: framework proposals	0	833	833	334	2,000
Bedminster Green: Planning permissions	500	34	0	0	534
Bedminster Green: Unconsented proposals	0	339	0	0	339
Outside framework areas: Planning permissions	358	0	0	0	358
Outside framework areas: Urban potential	0	132	132	55	319
Student beds					
Bedminster Green: Planning permissions	819 (328 homes)	0	0	0	328
Bedminster Green: Unconsented proposals	0	474 (189 homes)	0	0	189
TOTAL	1,186	1,527	965	389	4,067

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For sites with outline permission only or that have yet to obtain planning permission a later assumption is made for years 6-10.

For the framework proposals and the urban potential element, an even split has been assumed between years 6-17.

DS9: Brislington

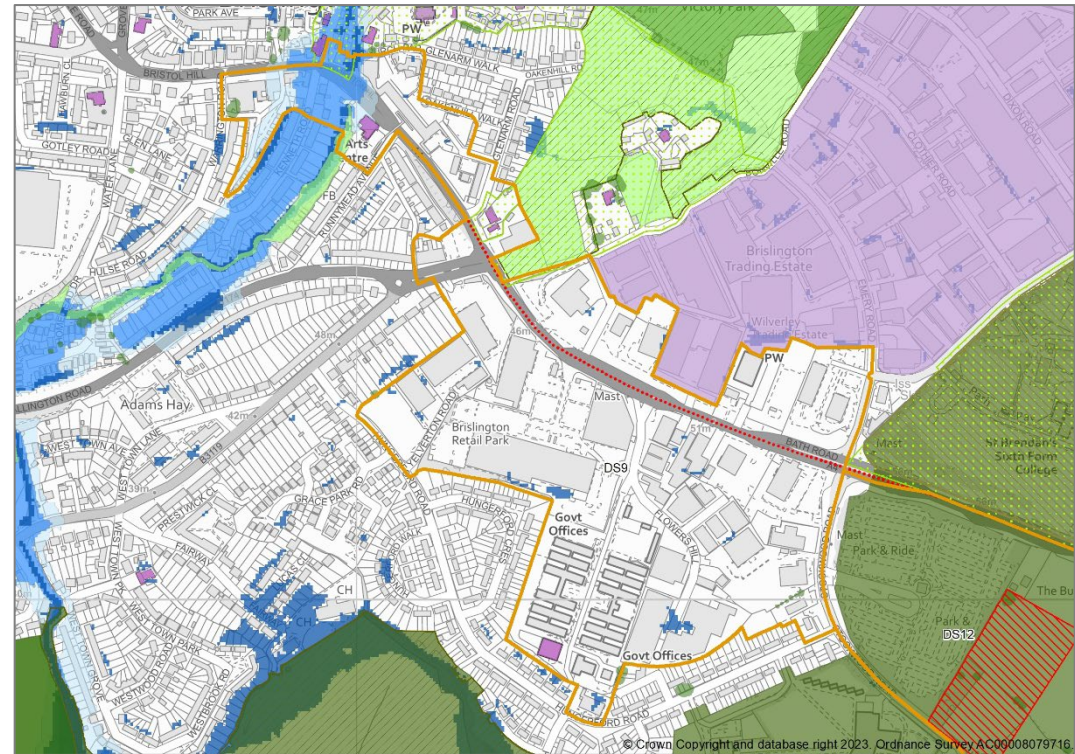
Wards: Brislington West, Brislington East

Summary of Potential

Focused around Brislington local centre and Brislington Retail Park, this area contains large areas of underused land, typically in industrial, warehousing or retail use. Redevelopment for mixed uses including new homes would make efficient use of land and support the continued viability of the local centre.

The greatest potential exists in the Flowers Hill area, which is no longer proposed to be designated for industrial and warehousing uses and where an existing site allocation already has planning permission for new homes, with further scattered potential around the local centre.

The area is bounded to the north by Brislington Trading Estate, which is proposed to remain in industrial and warehousing use.



Key Constraints

The area is relatively free of major constraints, with the exception of an area in Flood Zones 2 and 3 where Brislington Brook passes through its boundary. Capacity derived from urban potential in this area does not depend on land in Flood Zone 3.

Site Information

Site area: 27.9 ha
Assessed capacity: 552 homes

The assessed capacity comprises **552 homes**, of which **160** have full planning permission, **44** have outline planning permission, **15** arise from a current unconsented site allocation BSA1213, and a further **333** are derived from urban potential across the wider AGR.

Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Planning permissions	160	44	0	0	204
Unconsented allocations	0	6	6	3	15
Urban potential	0	138	138	57	333
TOTAL	160	188	144	60	552

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For sites with outline permission only a later assumption is made for years 6-10.

For the unconsented allocation and the urban potential element, an even split has been assumed between years 6-17.

A co-ordinated regeneration project in this area would have the potential to bring more of the capacity forward to years 6-10.

DS13: Lockleaze

Ward: Lockleaze

Summary of Potential

This area covers almost the entire Lockleaze neighbourhood, as well as an adjacent area bordered by Dovercourt Road and Muller Road to the west.

The potential in the area comprises a number of residential development sites scattered throughout the Lockleaze estate and a few larger underused sites in the western part of the area.

Key Constraints

The area is relatively unaffected by major constraints.

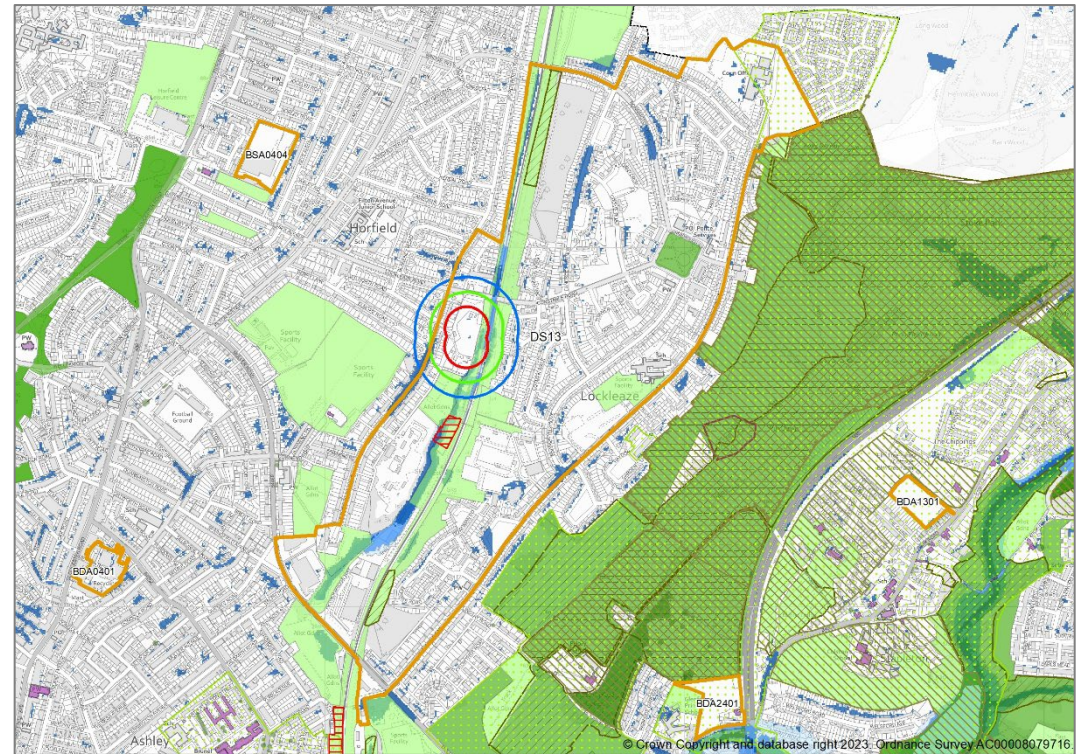
A small area falls within the COMAH consultation zone for an installation at Dovercourt Road, indicating a need to consult with the Health and Safety Executive before planning permission can be granted.

There are small areas in Flood Zones 2 and 3 and a number of areas with emerging designations as Local Green Space or Reserved Open Green Space, but these do not coincide with the areas of development potential.

Site Information

Site area: 107.1 ha
Assessed capacity: 1,055 homes

The assessed capacity comprises **1,055 homes**, of which **825** have full planning permission, **60** have outline planning permission and a further **170** are derived from urban potential across the wider area.



Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Planning permissions	825	60	0	0	885
Urban potential	0	70	70	30	170
TOTAL	825	130	70	30	1,055

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For sites with outline permission only a later assumption is made for years 6-10.

For the urban potential element, an even split has been assumed between years 6-17.

DS14: Central Southmead

Ward: Southmead

Summary of Potential

Focused around Arnside Road (Southmead) district centre, the area contains open land at Glencoyne Square and Greystoke Avenue. With the support of the local community, redevelopment of some of this space for mixed uses including new homes at higher densities would make efficient use of land and support the continued viability of the town centre.

Local plan assumptions for this area stem from community-led redevelopment proposals for some of the open spaces and existing buildings within the area.

Key Constraints

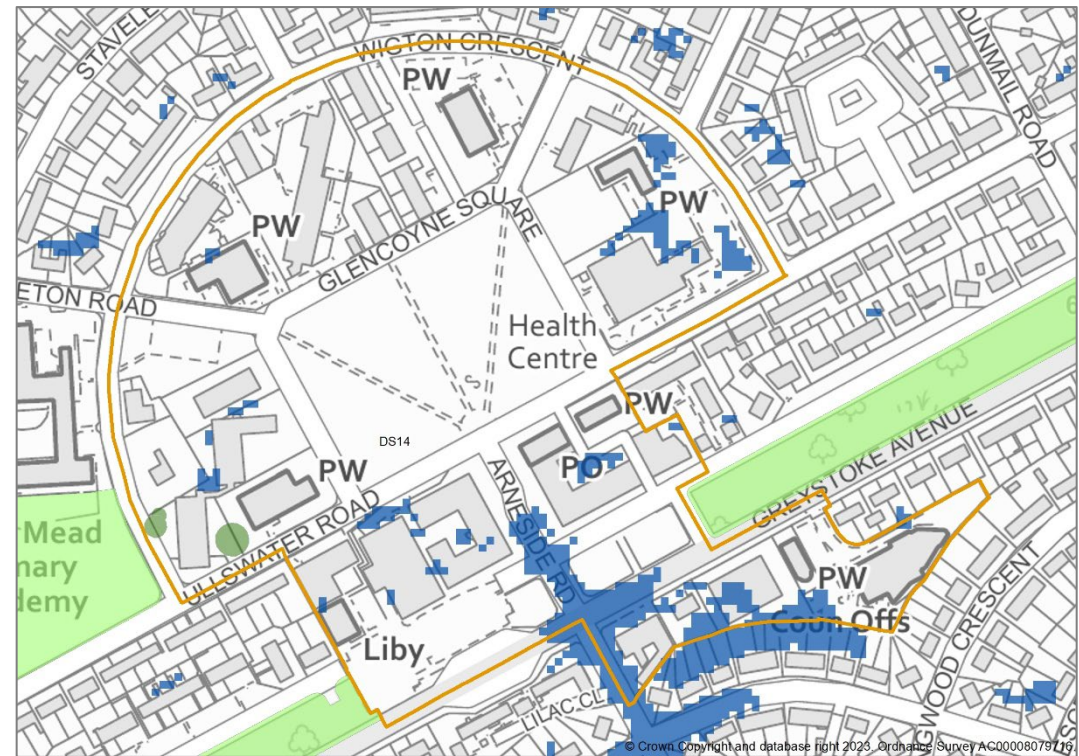
The area is largely unaffected by major constraints.

Site Information

Site area: 9.5 ha

Assessed capacity: 300 homes

The assessed capacity comprises **300 homes**, of which **120** have full planning permission and **180** are derived from the remaining community-led regeneration proposals.



Trajectory

	2023-28 (Y1-5)	2028-33 (Y6-10)	2033-38 (Y11-15)	2038+ (Y16+)	Total homes
Homes					
Planning permissions	120	0	0	0	120
Other known proposals	0	75	75	30	180
TOTAL	120	75	75	30	300

Notes on trajectory

The trajectory assumes that sites with full planning permission are available now and will be constructed during years 1-5.

For the other known proposals that have yet to obtain planning permission, an even split has been assumed between years 6-1






























Appendix B: Site assessments

As set out under *Stage 2: Site/broad location assessment* above, this appendix sets out SHLAA assessment templates for specific development sites identified by policies DA1 and DS11-12 of the emerging local plan.

The sites are assessed for their constraints and development potential, with reference to standard density assumptions and any other known information about their potential capacity.





For each site, a breakdown is also offered of its contribution to the housing trajectory.

Legend

-  Development Locations
-  Conservation Areas
-  Registered Parks and Gardens (CHE1)*
-  Local Historic Parks and Gardens (CHE1)
-  Scheduled Ancient Monuments (CHE1)*
-  Tree Preservation Order Canopy
-  Industry and Distribution Area (E5)
-  Maritime Industry Area (E5)
-  Safeguarded Transport Links (T2A)
-  Rail Infrastructure (T2A)
-  Safeguarded Park and Ride Sites (T2A)
-  Safeguarded Transport Links (T2A)
-  Ramsar Sites (BG2)*
-  Special Protection Areas (BG2)*
-  Special Areas of Conservation (BG2)*
-  Sites of Special Scientific Interest (BG2)*
-  National Nature Reserves (BG2)*
-  Local Nature Reserves (BG2)*
-  Sites of Nature Conservation Interest (BG2)
-  Regionally Important Geological Sites (BG2)
-  Common Land and Village Greens
-  Local Green Space (GI1)
-  Reserved Open Green Space (GI2)
-  Green Belt
-  Areas at risk of surface water flooding
-  Flood Defence Policy Area (FR2)
-  Flood Risk Areas - Zone 3
-  Flood Risk Areas - Zone 2
-  Explosive consultation distances HSE




Control of Major Accident Hazards - HSE (COMAH)

Zone

-  Inner
-  Middle
-  Outer
-  HSE interest

Listed buildings and structures

Listing grade

-  I
-  II*
-  II

BDA0103: Land at Cheltenham Road / Bath Buildings, Montpelier

Ward: Ashley

Site Description

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

The site has direct access from Cheltenham Road and Bath Buildings.

Key Constraints

- The site falls within the Montpelier conservation area.
- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.1 ha

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

Density area: Inner priority (120 dph)

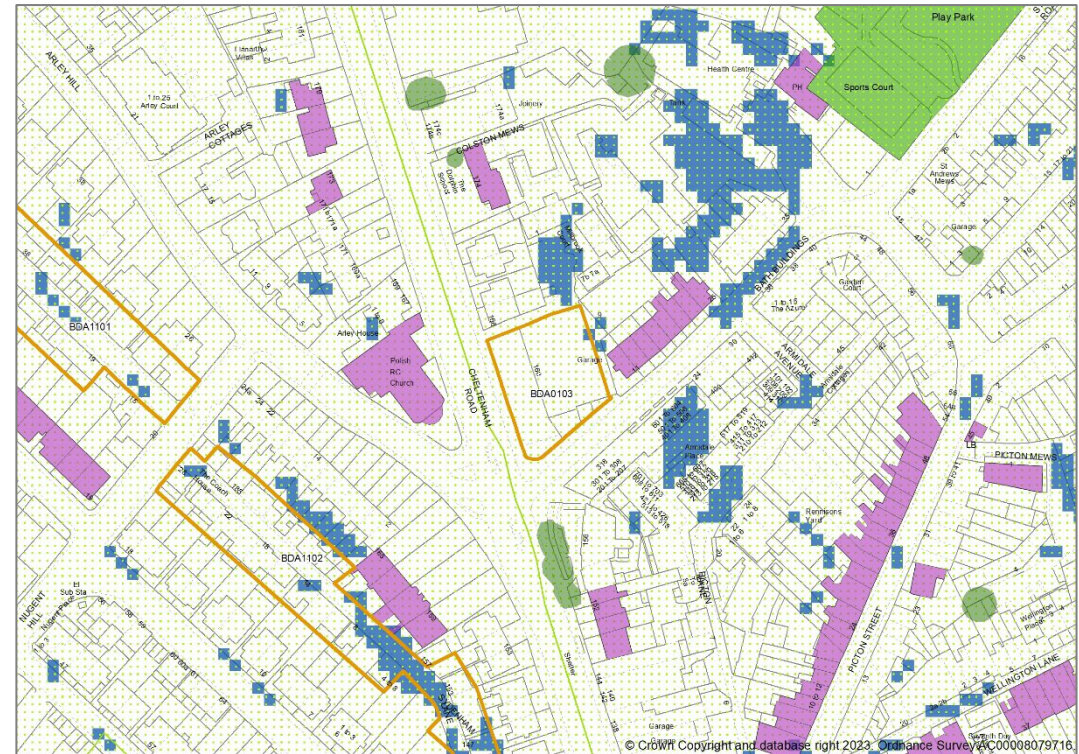
Theoretical capacity: 12 homes

Assessed capacity: 20 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA0105: Land to the rear of 64-68 Stokes Croft

Ward: Ashley

Site Description

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

The site has direct access from City Road.

Key Constraints

- The site falls within the Stokes Croft conservation area.
- A tree protected by a Tree Preservation Order adjoins and marginally encroaches on the site from the east.

Site Information

Site area: 0.04 ha

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

Density area: Central (200 dph)

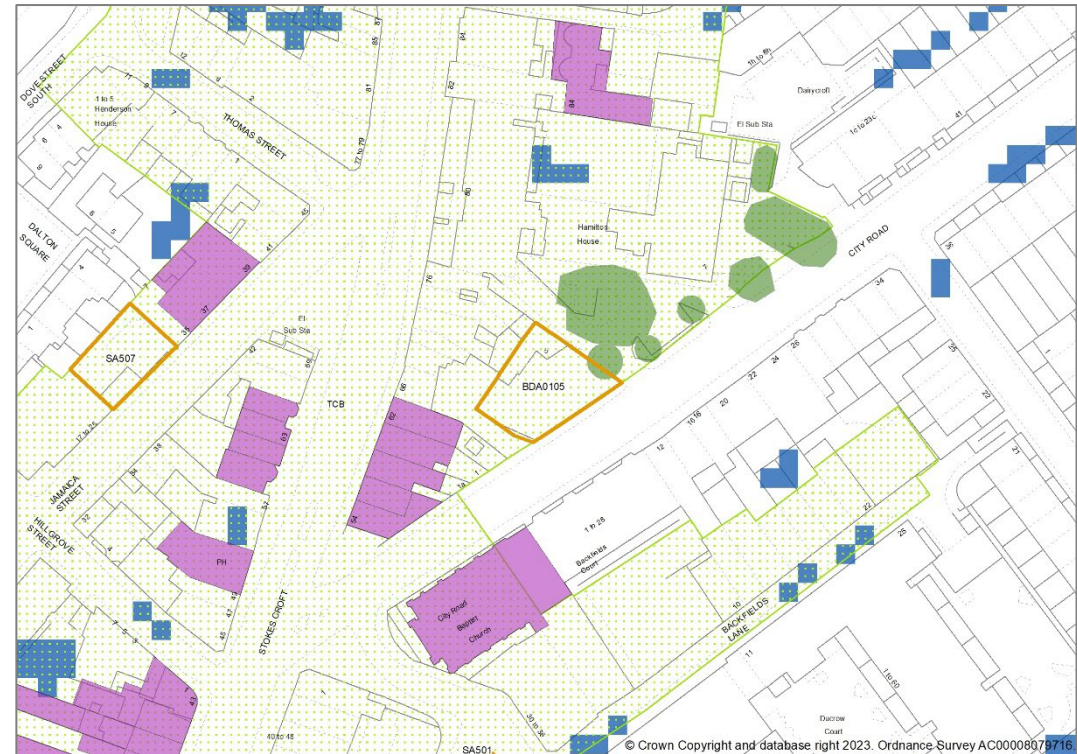
Theoretical capacity: 8 homes

Assessed capacity: 8-10 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA0302: Land to the west of Ashton Gate Stadium, Marsh Road / Winterstoke Road, Ashton Gate

Ward: Bedminster

Site Description

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

The site has direct access from Winterstoke Road, Marsh Road and Wedlock Way.

Key Constraints

- The site falls within Flood Zone 2.
- The site is marginally affected by Flood Zone 3 and areas at risk of surface water flooding.

Site Information

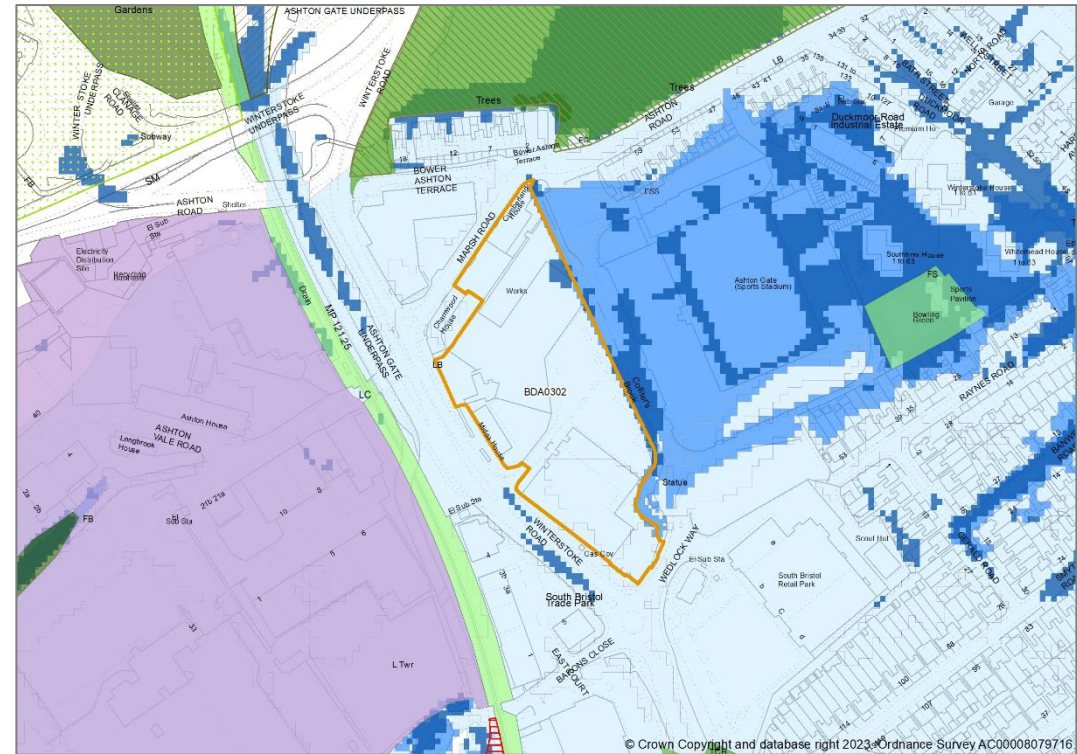
Site area: 2.2 ha
Suitable for: Mixed-use, which could include: offices, hotel, sports, leisure and housing.
Density area: Inner (100dph)
Theoretical capacity: 220 homes
Assessed capacity: 125 homes

The lower assessed capacity reflects the mixed-use 'Ashton Gate Sporting Quarter' proposals emerging for the site.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA0304: 1-25 Bedminster Down Road, Bedminster

Ward: Bedminster

Site Description

The land is currently in use as business and leisure uses.
The site has direct access from Bedminster Down Road.

Key Constraints

- The site has no known constraints.

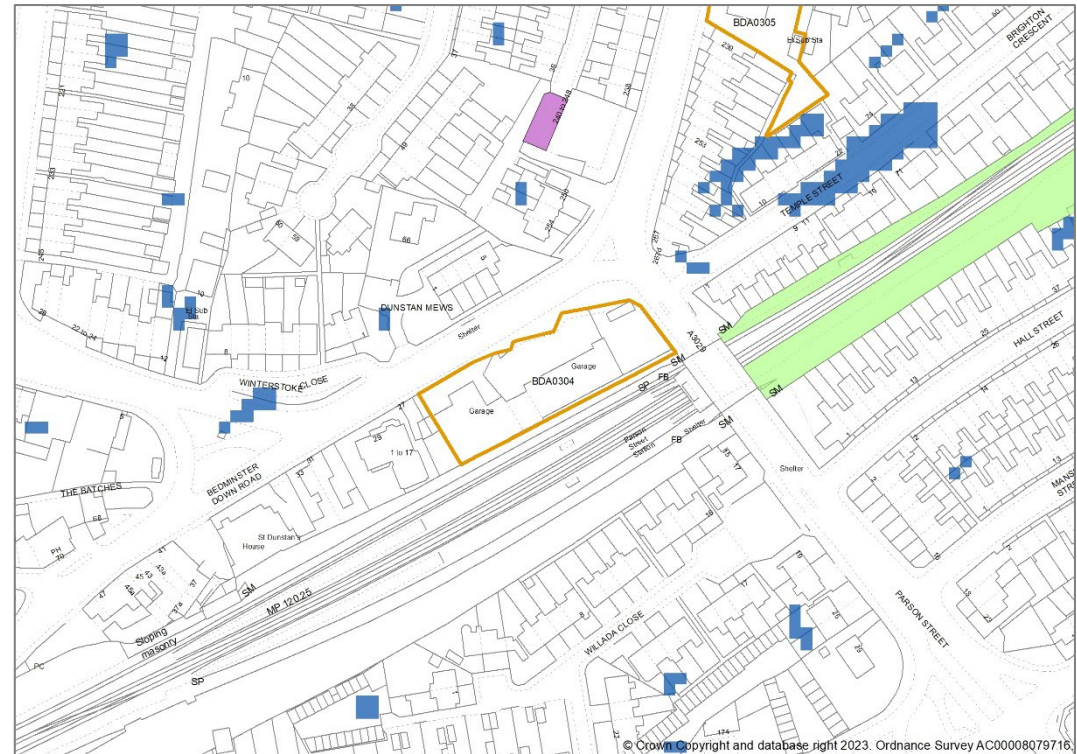
Site Information

Site area: 0.2 ha
Suitable for: Housing-led mixed uses with flexible workspace, if no longer required in its current use.
Density area: Suburban priority (85 dph)
Theoretical capacity: 17 homes
Assessed capacity: 20 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA0305: 233-237 West Street, Bedminster

Ward: Bedminster

Site Description

The site is currently in vehicle repair use.

The site has direct access from West Street and Harptree Grove

Key Constraints

- The site has no known constraints.

Site Information

Site area: 0.2 ha

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

Density area: Inner priority (120 dph)

Theoretical capacity: 24 homes

Assessed capacity: 20 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA0401: Land at Gloucester Road / Merton Road, Horfield

Ward: Bishopston and Ashley Down

Site Description

The site is currently a mix of leisure uses and workspace.
The site has direct access from Merton Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

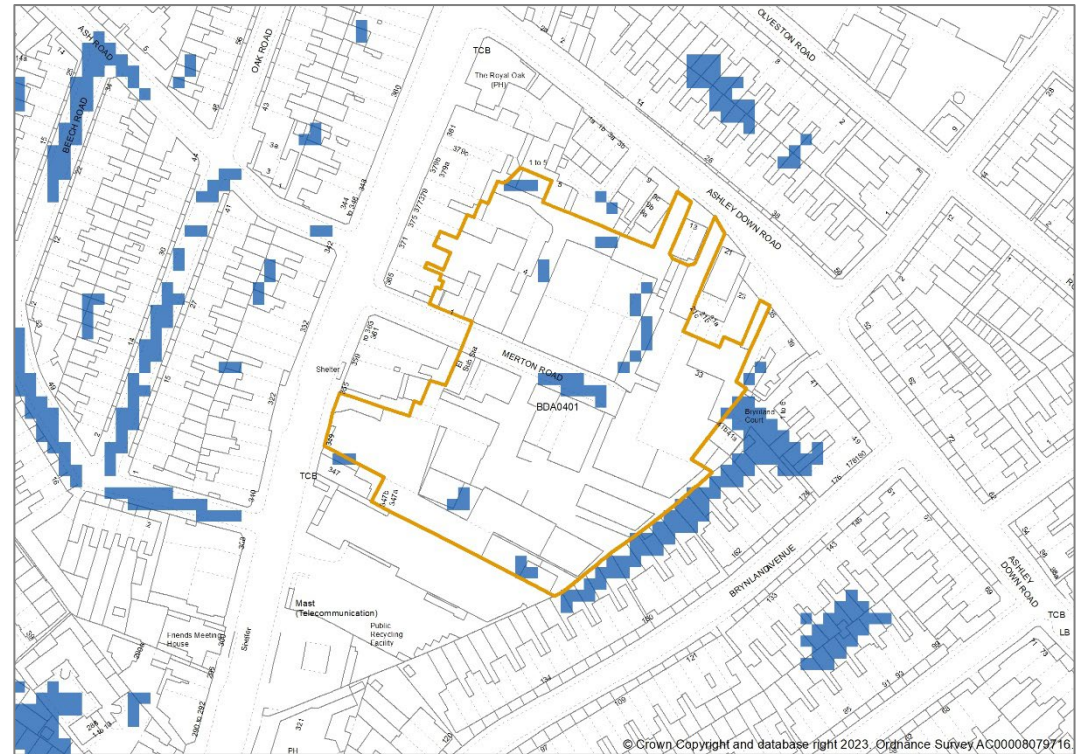
Site area: 1.2 ha
Suitable for: Comprehensive development for residential-led mixed uses, which incorporates flexible workspace and community uses, if no longer required in its current use.
Density area: Inner priority (120 dph)
Theoretical capacity: 144 homes
Assessed capacity: 100 homes

The lower assessed capacity reflects the mix of uses proposed on the site.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA0601: Land at Latimer Close, Brislington

Ward: Brislington East

Site Description

The land is currently undeveloped.

Access to the site is dependent on third party land on Sark Close.

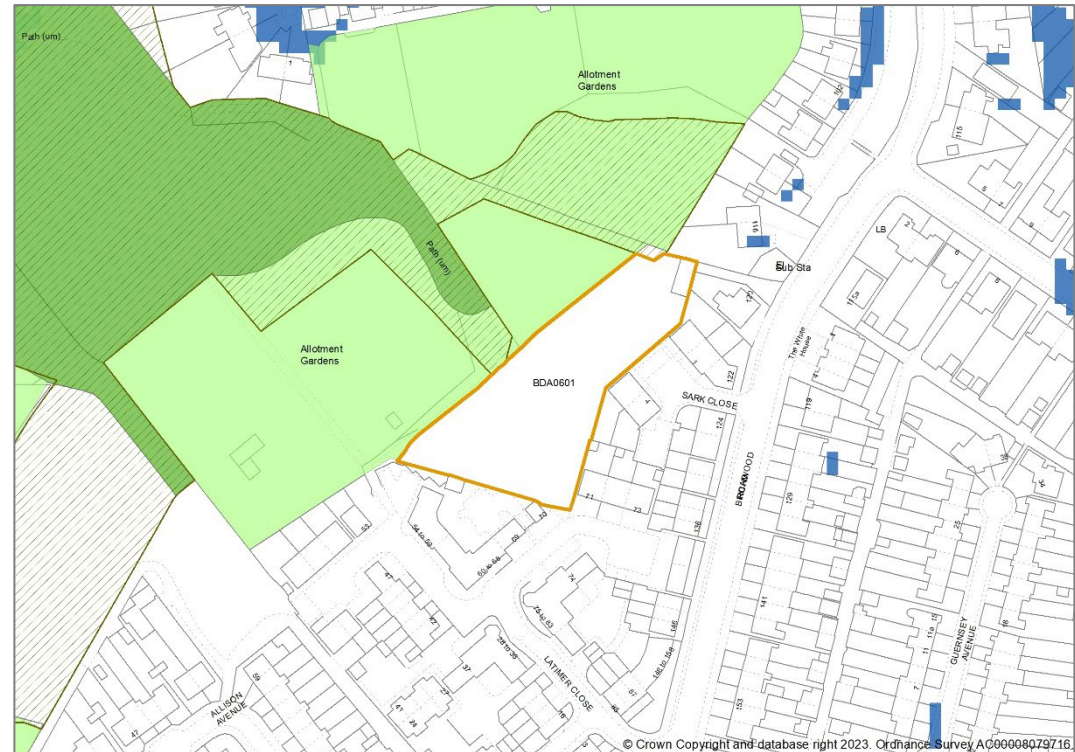
Key Constraints

- The site has no known constraints.
- The adjoining land to the northwest has an emerging designation as Reserved Open Green Space and part is a Site of Nature Conservation Interest.

Site Information

Site area: 0.4 ha
Suitable for: Housing
Density area: Suburban priority (85 dph)
Theoretical capacity: 34 homes
Assessed capacity: 19 homes

The lower assessed capacity reflects the particular complexities of the site including its shape, access requirements and close relationship with existing dwellings.



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA0702: Land at Marmalade Lane (south), Brislington

Ward: Brislington West

Site Description

The land is currently undeveloped.

The site has direct access from Callington Road/Marmalade Lane.

Key Constraints

- The southern end of the site falls within Flood Zone 2 and areas at risk of surface water flooding.
- The adjoining land to the east has an emerging designation as Safeguarded Transport Links, Callington Road Link.

Site Information

Site area: 0.6 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 39 homes
Assessed capacity: 40 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA0703: Land at Marmalade Lane (north), Brislington

Ward: Brislington West

Site Description

The land is currently vacant hardstanding.

The site has direct access from Marmalade Lane.

Key Constraints

- The site has no known constraints.
- The adjoining land to the east has an emerging designation as Safeguarded Transport Links, Callington Road Link.

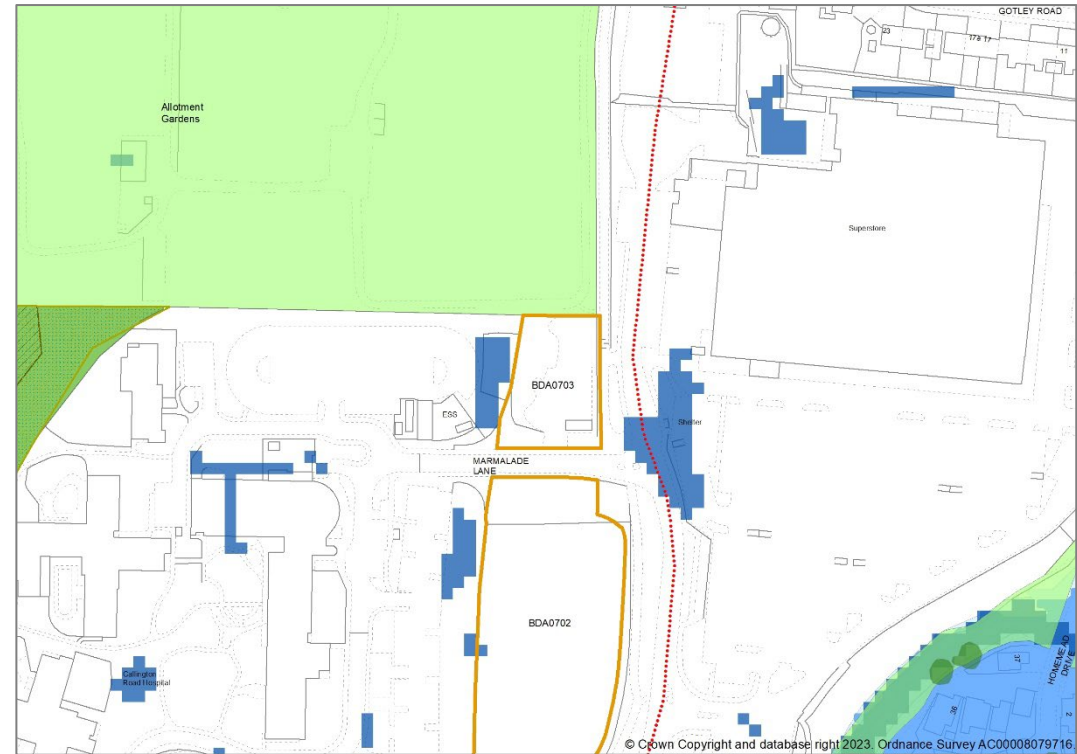
Site Information

Site area: 0.1 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 7 homes
Assessed capacity: 15 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA0801: The Grove Car Park, The Grove and Prince Street, Harbourside

Ward: Central

Site Description

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

The site has direct access from The Grove.

Key Constraints

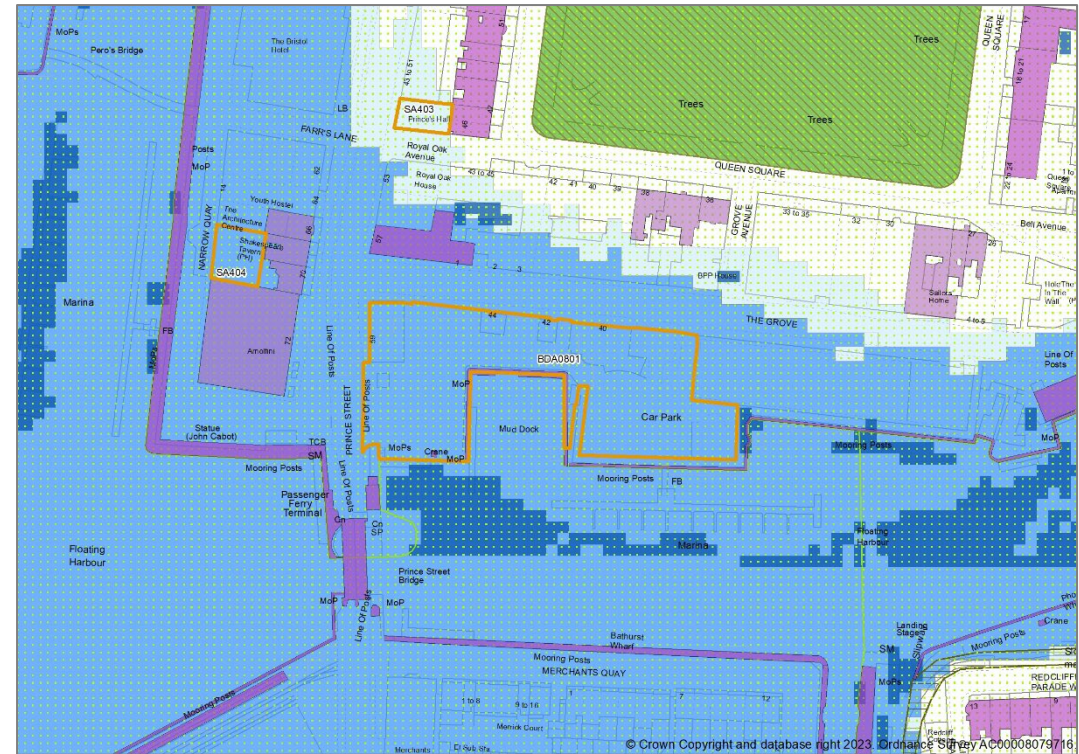
- The site falls within the City and Queen Square conservation area.
- The site incorporates several Grade II listed structures associated with the Floating Harbour.
- The site falls within Flood Zone 3.

Site Information

Site area: 0.5 ha
Suitable for: Appropriate for a number of city centre uses, including housing.
Density area: Central (200dph)
Theoretical capacity: 100 homes
Assessed capacity: None specified.

Due to the complex heritage and flood risk constraints affecting the site, further design work will be required to determine its capacity.

The site consequently makes no specific contribution to the housing trajectory.



BDA0802: Redcliffe Way

Ward: Central

Site Description

The site was previously allocated as a Key Site by the Bristol Central Area Plan (2015).

The site covers a central area of the city accommodating a variety of locations and uses including Redcliffe Wharf, road infrastructure and the Portwall Lane car park.

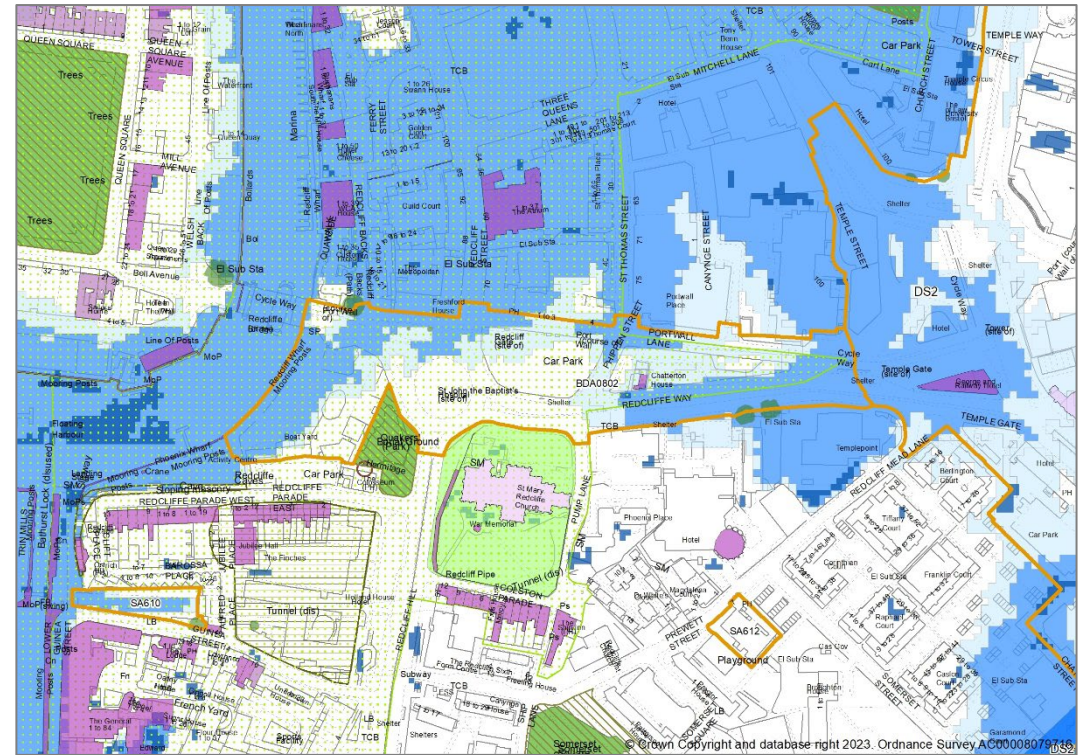
The site has direct access from the surrounding road network and incorporates the key intersection of Redcliffe Way, Redcliff Hill and Redcliff Street.

Key Constraints

- The site falls within the Redcliffe conservation area.
- The site includes the Grade II listed Thomas Chatterton's House.
- The site falls partially within Flood Zones 2 and 3.
- There are Tree Preservation Orders bordering the site and adjoining land with emerging designations as Local Green Space and Reserved Open Green Space.

Site Information

Site area: 3.15 ha
Suitable for: Residential led mixed uses
Density area: Central (200 dph)
Theoretical capacity: 630 homes
Assessed capacity: None specified.



Due to the complex nature of the site and the range of different options available, including the potential to release additional land by rationalising highway infrastructure, a masterplan or development framework is required to determine its potential capacity.

The site consequently makes no specific contribution to the housing trajectory.

BDA0901: 2-16 Clifton Down Road, Clifton

Ward: Clifton

Site Description

The site is a cleared, previously vacant retail parade.

The site has direct access from Clifton Down Road and King's Road.

Key Constraints

- The site falls within the Clifton conservation area.
- The site contains two trees which are protected by a Tree Preservation Order.
- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.1 ha

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

Density area: Inner priority (120 dph)

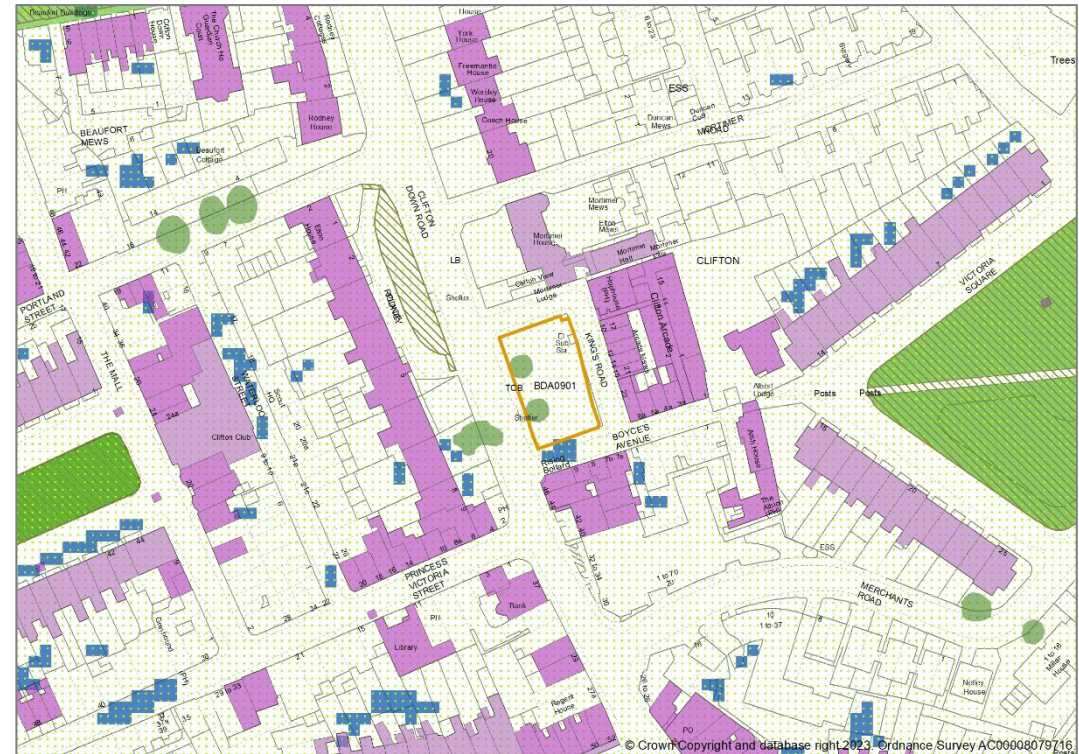
Theoretical capacity: 12 homes

Assessed capacity: 10 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1001: Land west of Hampton Lane, Cotham

Ward: Clifton Down

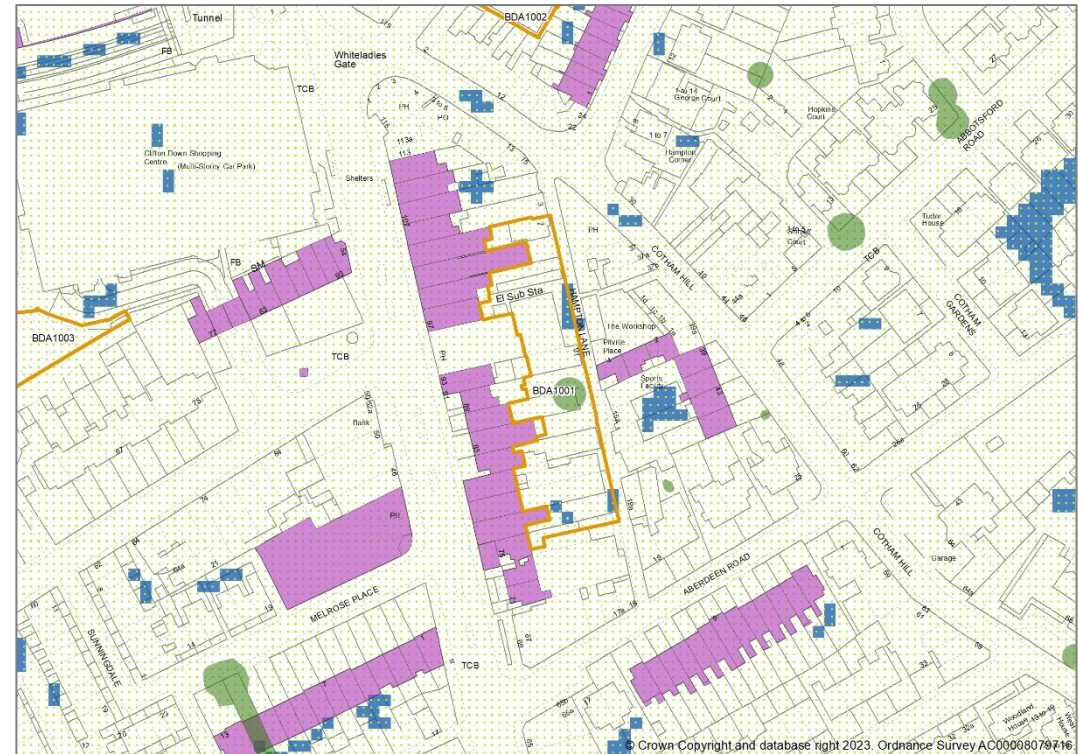
Site Description

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

The site has direct access from Hampton Lane.

Key Constraints

- The site falls within the Whiteladies Road conservation area.
- The site contains a tree which is protected by a Tree Preservation Order.
- Several Grade II listed buildings adjoin the site to the west.
- The site is marginally affected by areas at risk of surface water flooding.



Site Information

Site area: 0.3 ha

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

Density area: Inner Priority (120 dph)

Theoretical capacity: 36 homes

Assessed capacity: 10 homes

The lower assessed capacity reflects the particular complexities of the site, which limit its potential to mews development of a subservient scale to the Grade II listed buildings fronting Whiteladies Road.

Trajectory

As at April 2023, 33% the site had already been developed or had planning permission.

67% of the site capacity, comprising 7 homes, remains available and is expected to come forward from Year 6 onward.

BDA1002: Land at Whiteladies Gate, Cotham

Ward: Clifton Down

Site Description

Land is currently in use as a builders merchants yard.
The site has direct access from Whiteladies Gate.

Key Constraints

- The site falls within the Whiteladies Road conservation area.
- The site is marginally affected by areas at risk of surface water flooding.
- Several Grade II listed buildings adjoin the site to the southeast.

Site Information

Site area: 0.2 ha

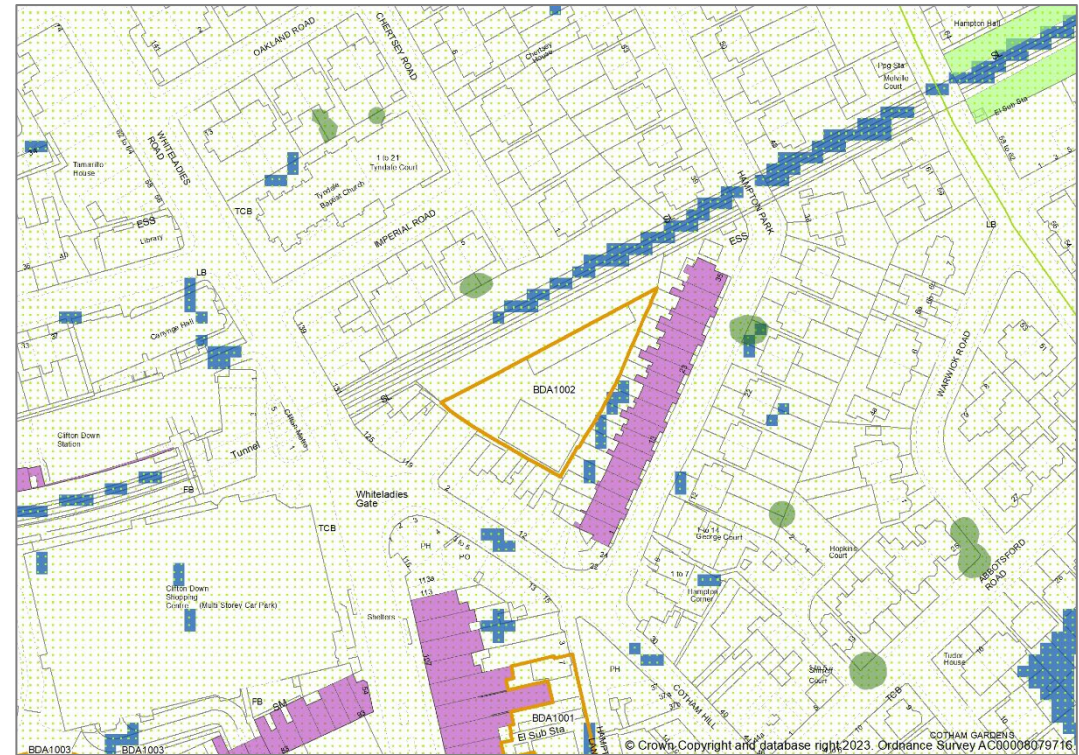
Suitable for: Housing, which may incorporate compatible workspace, if no longer required in its current use.

Density area: Inner priority (120 dph)

Theoretical capacity: 24 homes

Assessed capacity: 10 homes

The lower assessed capacity reflects the particular complexities of the site, including its backland location and its close relationship with the adjoining Grade II listed buildings and the wildlife corridor along the railway line.



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA1003: Land adjacent to Alma Vale Road and Alma Court, Clifton

Ward: Clifton Down

Site Description

Land is currently in use for car parking.

The site has direct access from Alma Vale Road.

Key Constraints

- The site falls within the Whiteladies Road conservation area.

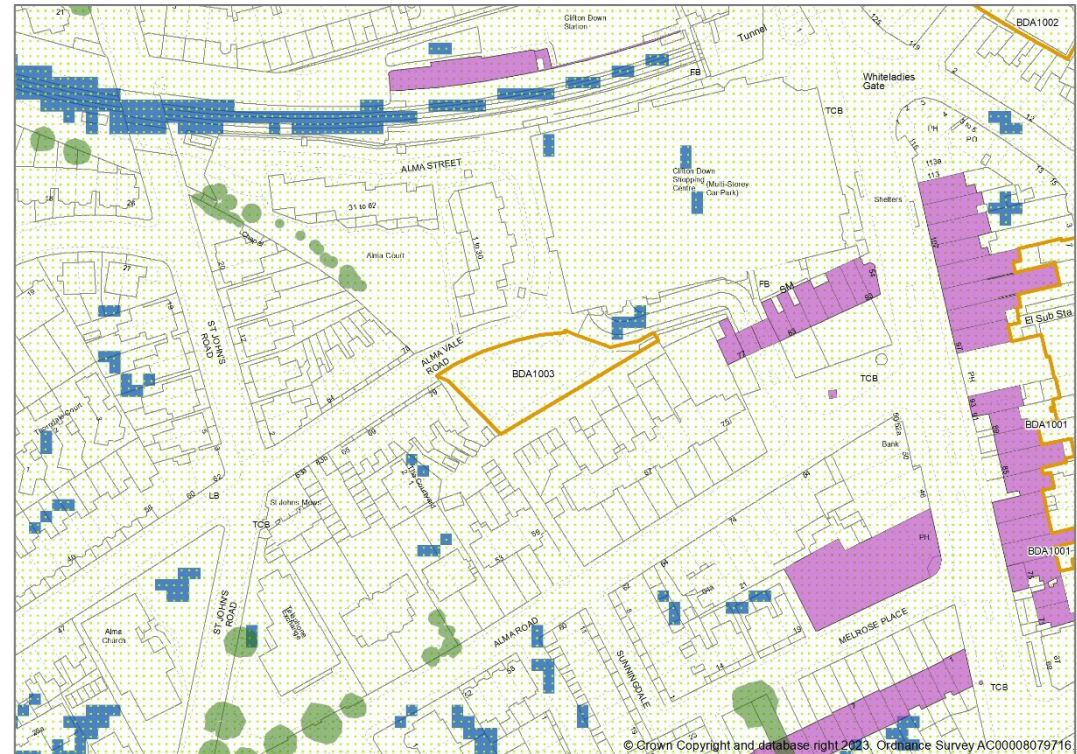
Site Information

Site area: 0.1 ha
Suitable for: Housing, if no longer required in its current use.
Density area: Inner priority (120 dph)
Theoretical capacity: 12 homes
Assessed capacity: 10 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1004: Barley House, Oakfield Grove, Clifton

Ward: Clifton Down

Site Description

The site is in industrial use as manufacturing premises.
The site has direct access from Oakfield Grove.

Key Constraints

- The site falls within the Whiteladies Road conservation area.
- The site is marginally affected by areas at risk of surface water flooding.
- Several Grade II listed buildings adjoin the site to the north and east.

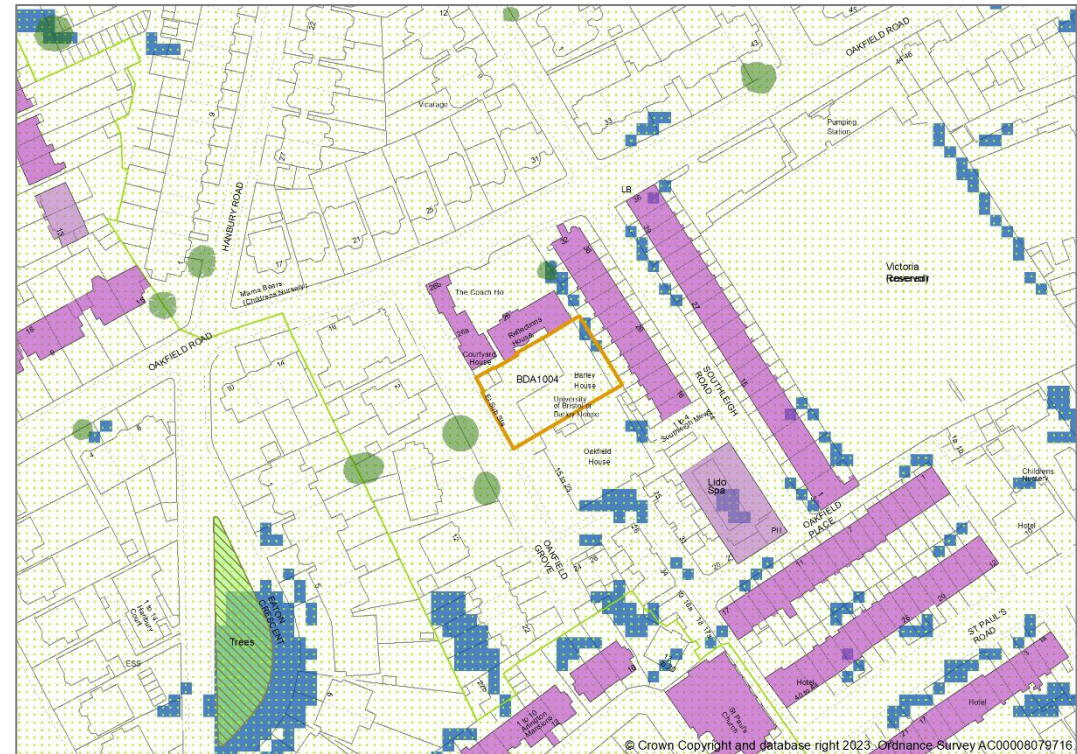
Site Information

Site area: 0.1 ha
Suitable for: Housing, which may incorporate compatible workspace.
Density area: Inner priority (120 dph)
Theoretical capacity: 12 homes
Assessed capacity: 20 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1101: Land at Gibson Road, Cotham

Ward: Cotham

Site Description

The land is currently in use as garages and former out buildings.

The site has direct access from Gibson Road.

Key Constraints

- The site falls within the Cotham and Redland Conservation Area.
- The site is marginally affected by areas at risk of surface water flooding

Site Information

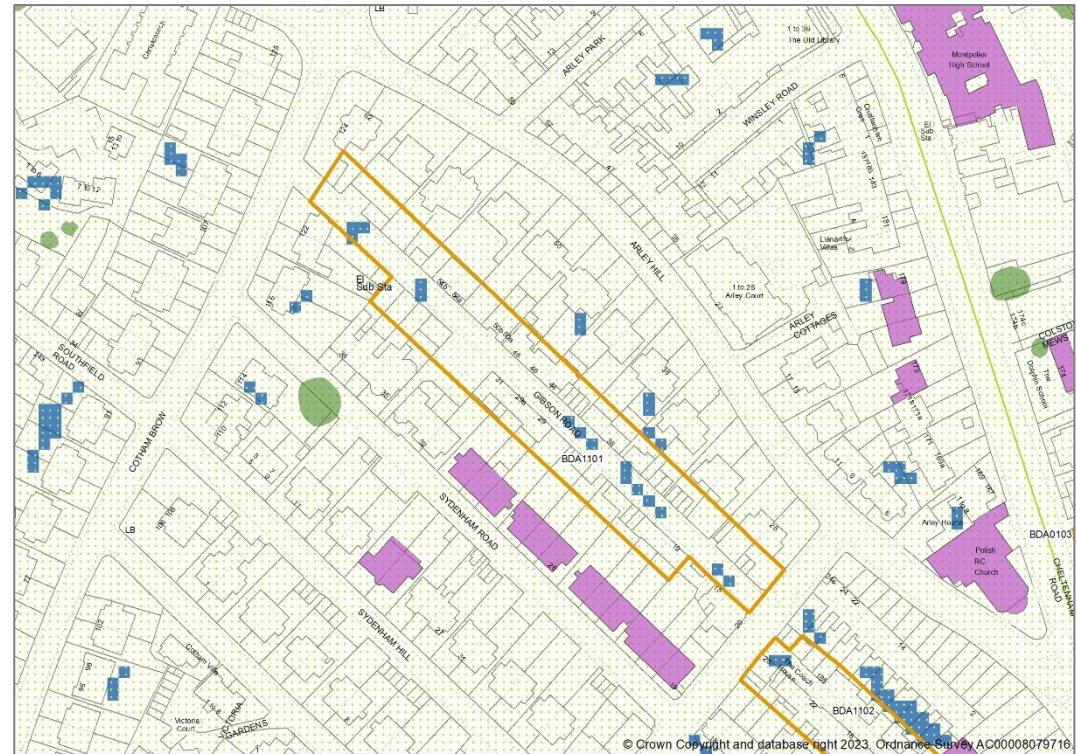
Site area: 0.6 ha
Suitable for: Housing, if no longer required in its current use
Density area: Inner priority
Theoretical capacity: 72 homes
Assessed capacity: 10 homes

The lower assessed capacity reflects the site's character as an ongoing mews development where several properties have already been built and where much of the site area is occupied by the carriageway.

Trajectory

As at April 2023, 15% the site had already been developed or had planning permission.

85% of the site capacity, comprising 9 homes, remains available and is expected to come forward from Year 6 onward.



BDA1102: Land at Sydenham Lane, Cotham

Ward: Cotham

Site Description

Land is currently in use as garages and former outbuildings.

The site has direct access from Sydenham Lane.

Key Constraints

- The site falls within the Cotham and Redland Conservation Area.
- The site is partially affected by areas at risk of surface water flooding.

Site Information

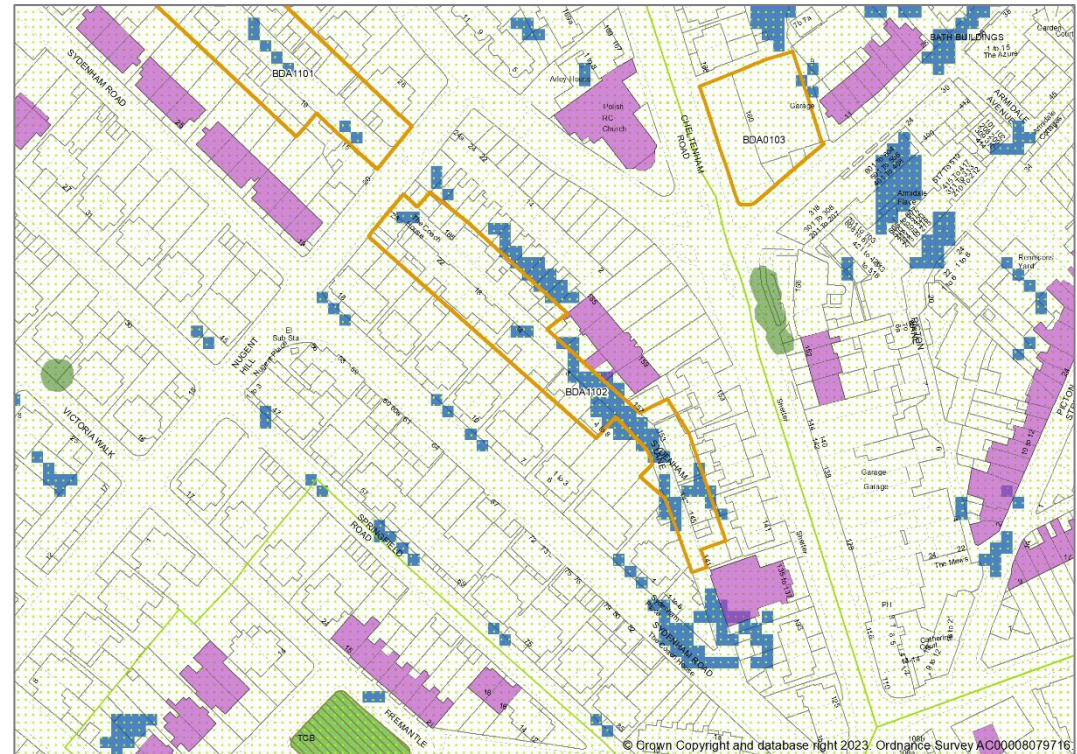
Site area: 0.3 ha
Suitable for: Housing, if no longer required in its current use.
Density area: Inner priority (120 dph)
Theoretical capacity: 36 homes
Assessed capacity: 10 homes

The lower assessed capacity reflects the site's character as an ongoing mews development where several properties have already been built and where much of the site area is occupied by the carriageway.

Trajectory

As at April 2023, 36% the site had already been developed or had planning permission.

64% of the site capacity, comprising 6 homes, remains available and is expected to come forward from Year 6 onward.



BDA1201: 16-20 Fishponds Road, Easton

Ward: Easton

Site Description

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

The site has direct access from Stapleton Road.

Key Constraints

- The site is partially affected by Flood Zones 2 and 3 and areas at risk of surface water flooding.
- The site falls partially within the outer tier of a COMAH consultation zone for an installation at Eastgate Road, indicating a need to consult with the Health and Safety Executive before planning permission can be granted.

Site Information

Site area: 0.2 ha

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

Density area: Inner priority (120 dph)

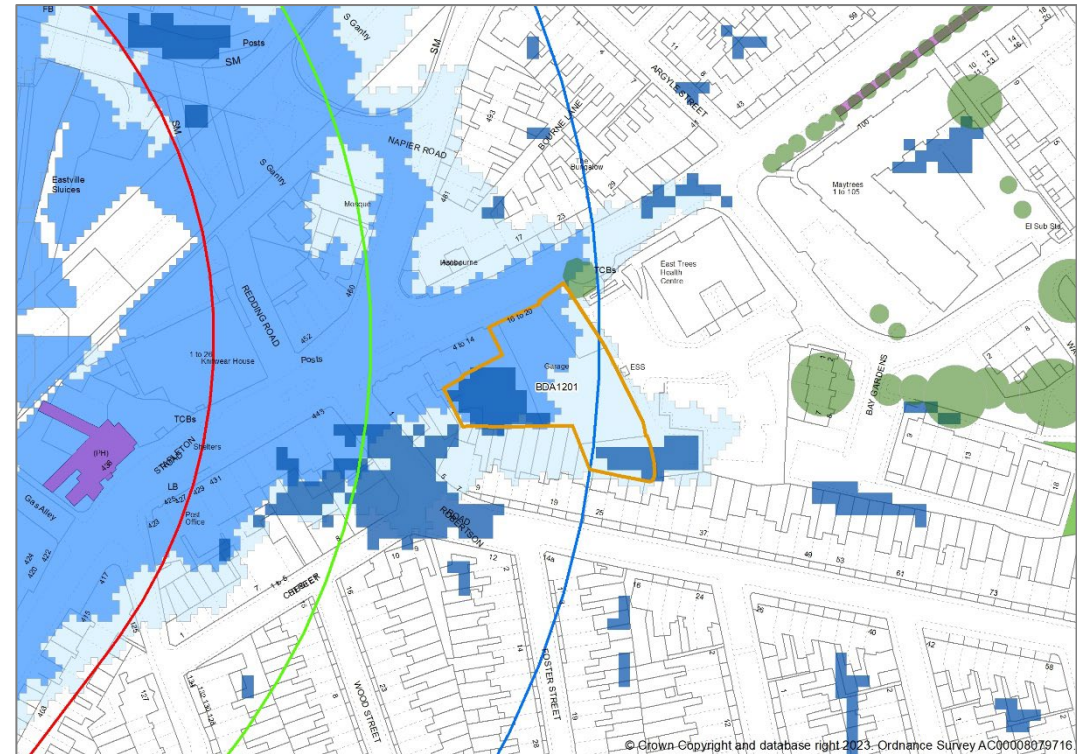
Theoretical capacity: 24 homes

Assessed capacity: 20 homes

Trajectory

As at April 2023, 25% the site had already been developed or had planning permission.

75% of the site capacity, comprising 15 homes, remains available and is expected to come forward from Year 6 onward.



BDA1301: Stapleton Cricket Club, Park Road, Stapleton

Ward: Eastville

Site Description

The site is currently in use as a cricket club.
The site has direct access from Park Road.

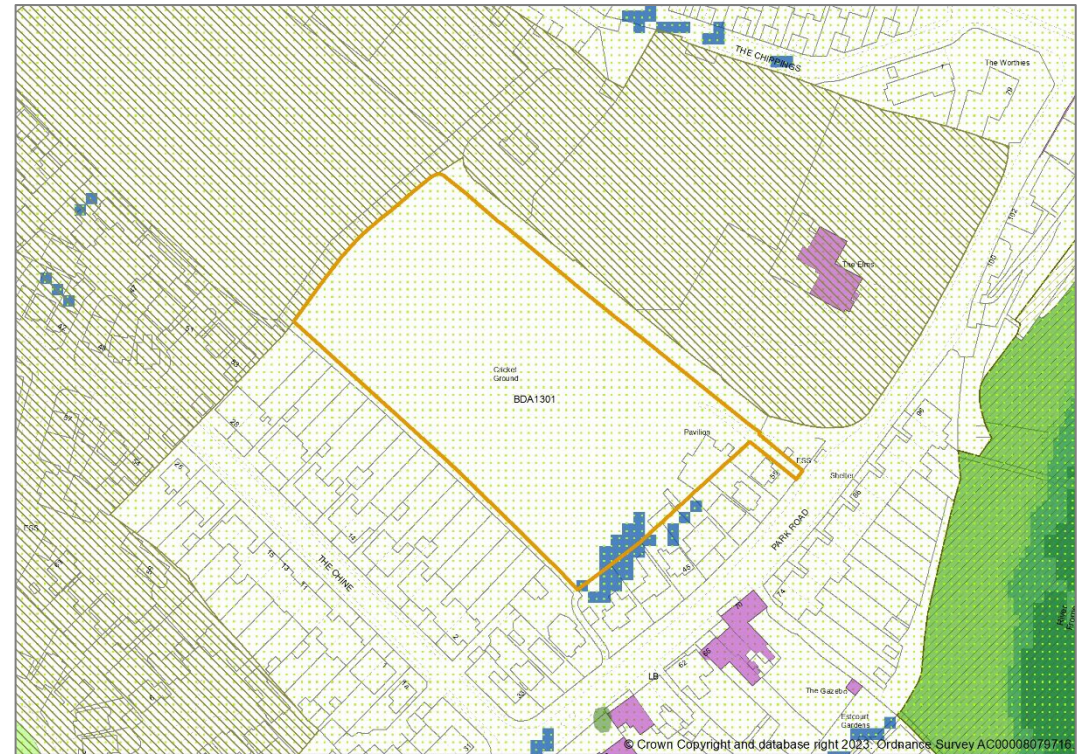
Key Constraints

- The site falls within the Stapleton and Frome Valley Conservation Area.
- The site is marginally affected by areas at risk of surface water flooding.
- The land to the northeast and northwest is designated as Local Historic Parks and Gardens.

Site Information

Site area:	1.1 ha
Suitable for:	Self-build, custom housebuilding or community-led housing, subject to providing a suitable alternative playing pitch for recreational uses.
Density area:	Suburban (65 dph)
Theoretical capacity:	72 homes
Assessed capacity:	50 homes

The lower assessed capacity reflects the particular complexities of the site including access issues and heritage sensitivity.



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA1302: Land south of Rose Green Close, Clay Hill

Ward: Eastville

Site Description

The site is undeveloped and adjoins a cricket club.

Access to the site is dependent on the adjoining SHLAA site BDA1304 or other third-party land.

Key Constraints

- The site has no known constraints.
- The adjoining land to the west has an emerging designation as Reserved Open Green Space.

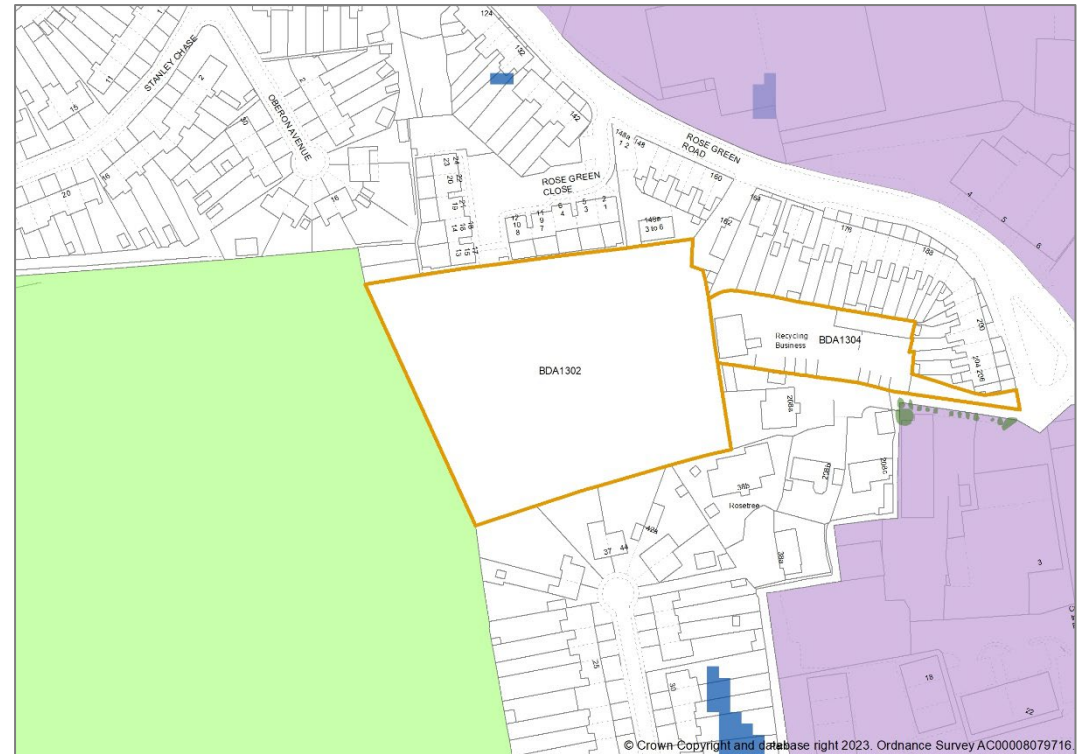
Site Information

Site area: 0.9 ha
Suitable for: Housing, if not required for sport or recreation.
Density area: Suburban (65 dph)
Theoretical capacity: 59 homes
Assessed capacity: 50 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1303: Land at Hendys Yard, Lower Grove Road, Fishponds

Ward: Eastville

Site Description

The site is used as a scrap yard.

The site has direct access from Lower Grove Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.6 ha
Suitable for: Housing, if no longer required in its current use.
Density area: Suburban (65 dph)
Theoretical capacity: 20 homes
Assessed capacity: 15 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1304: Land to the rear of Rose Green Road, Clay Hill

Ward: Eastville

Site Description

The site is currently in industrial use as a salvage yard.
The site has direct access from Rose Green Road.

Key Constraints

- The site has no known constraints.

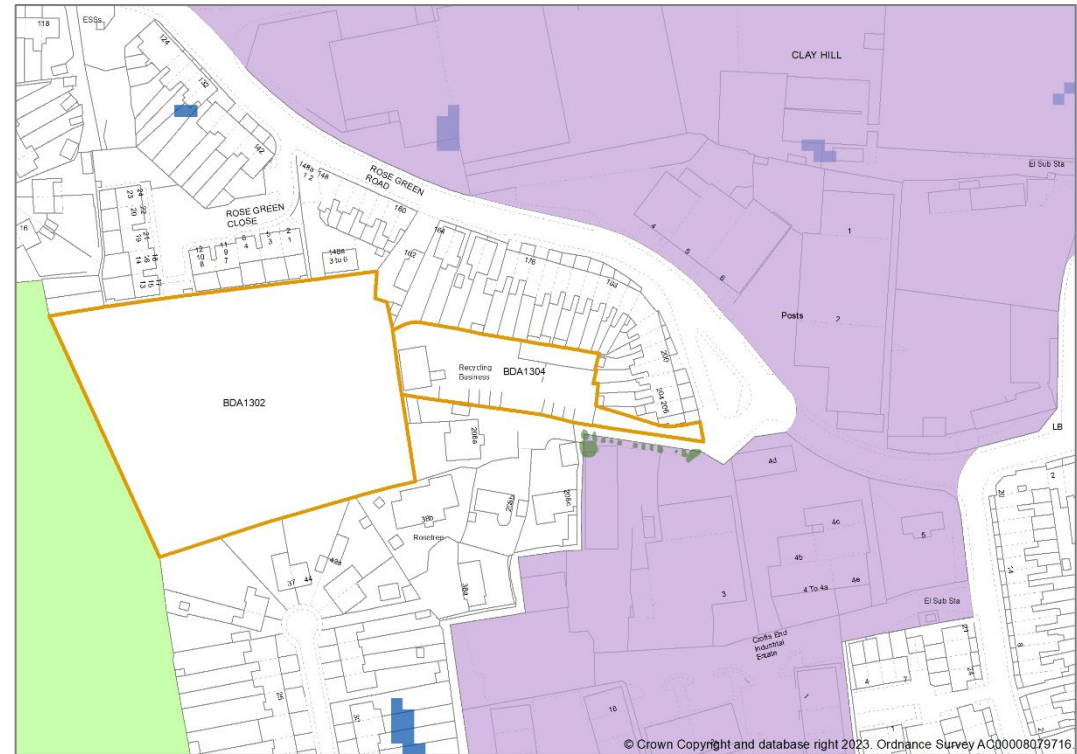
Site Information

Site area: 0.2 ha
Suitable for: Housing, which may incorporate compatible workspace, if no longer required in its current use.
Density area: Suburban (65 dph)
Theoretical capacity: 13 homes
Assessed capacity: 10 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1305: 525 Stapleton Road, Eastville

Ward: Eastville

Site Description

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

The site has direct access from Stapleton Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

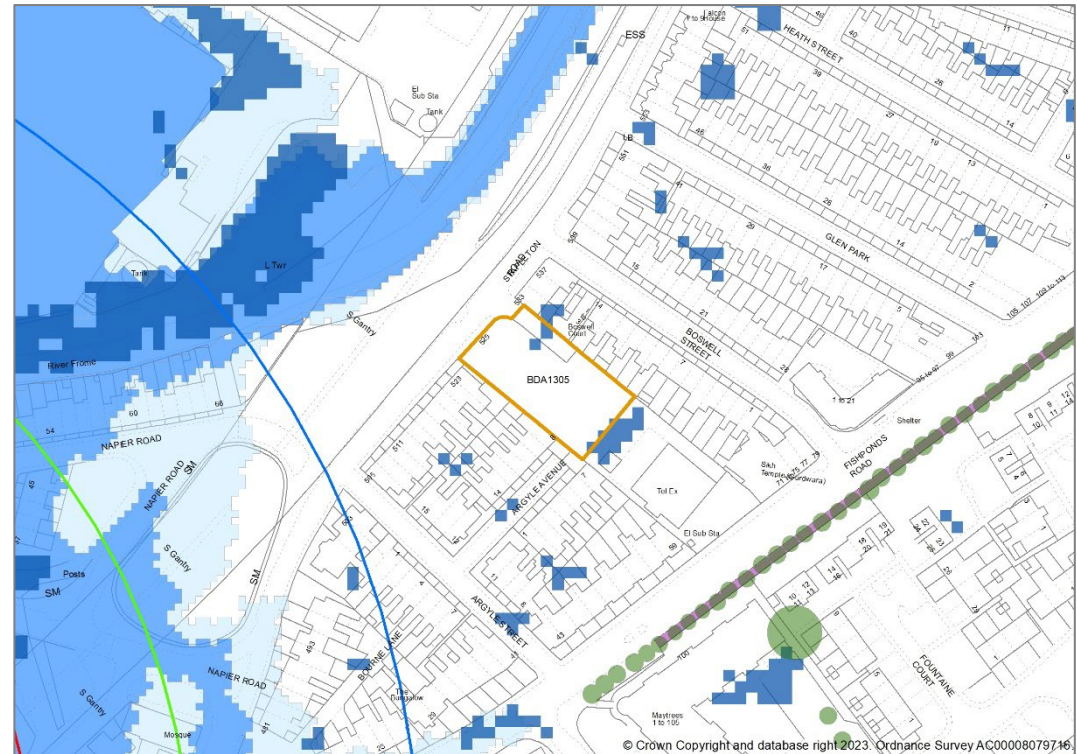
Site Information

Site area: 0.2 ha
Suitable for: Housing, if no longer required in its current use.
Density area: Inner priority (120 dph)
Theoretical capacity: 24 homes
Assessed capacity: 18 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1401: Previously developed land at Hartcliffe Way, Bedminster

Ward: Filwood

Site Description

The site is in use for vehicle sales.

The site has direct access from Hartcliffe Way.

Key Constraints

- The site falls within Flood Zone 2 and is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the southeast and southwest has an emerging designation as an Industry and Distribution Area.

Site Information

Site area: 0.9 ha

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

Density area: Suburban (65 dph)

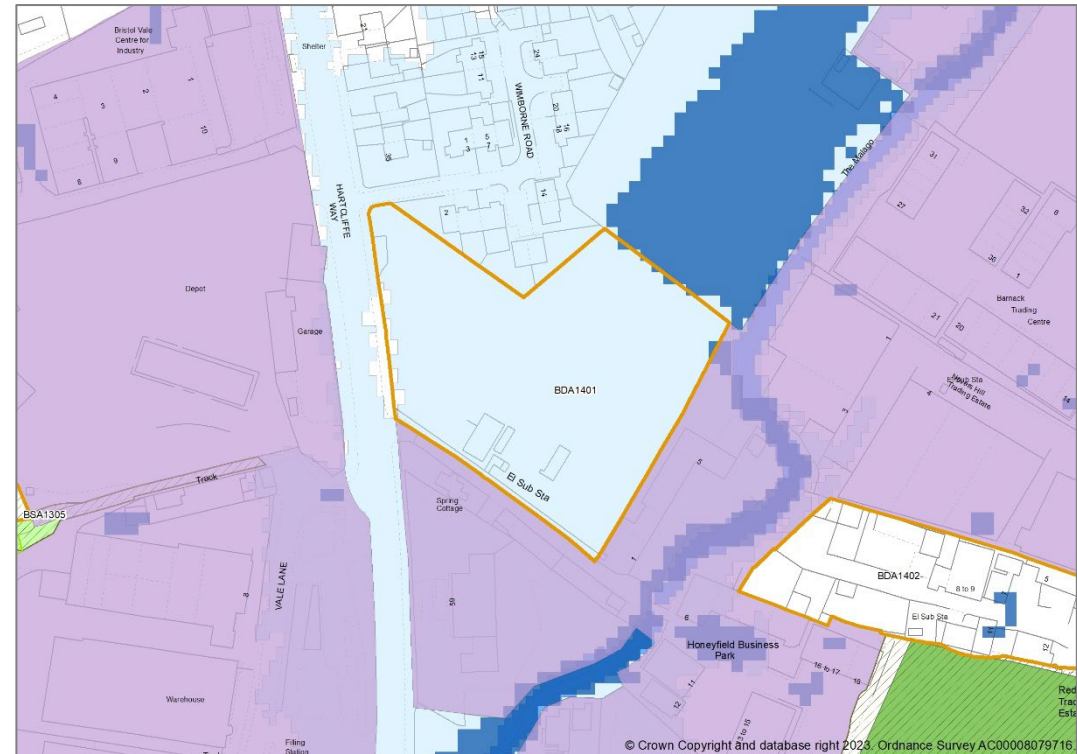
Theoretical capacity: 59 homes

Assessed capacity: 55 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1402: Previously developed land to the west of Redford House, Nover's Hill

Ward: Filwood

Site Description

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

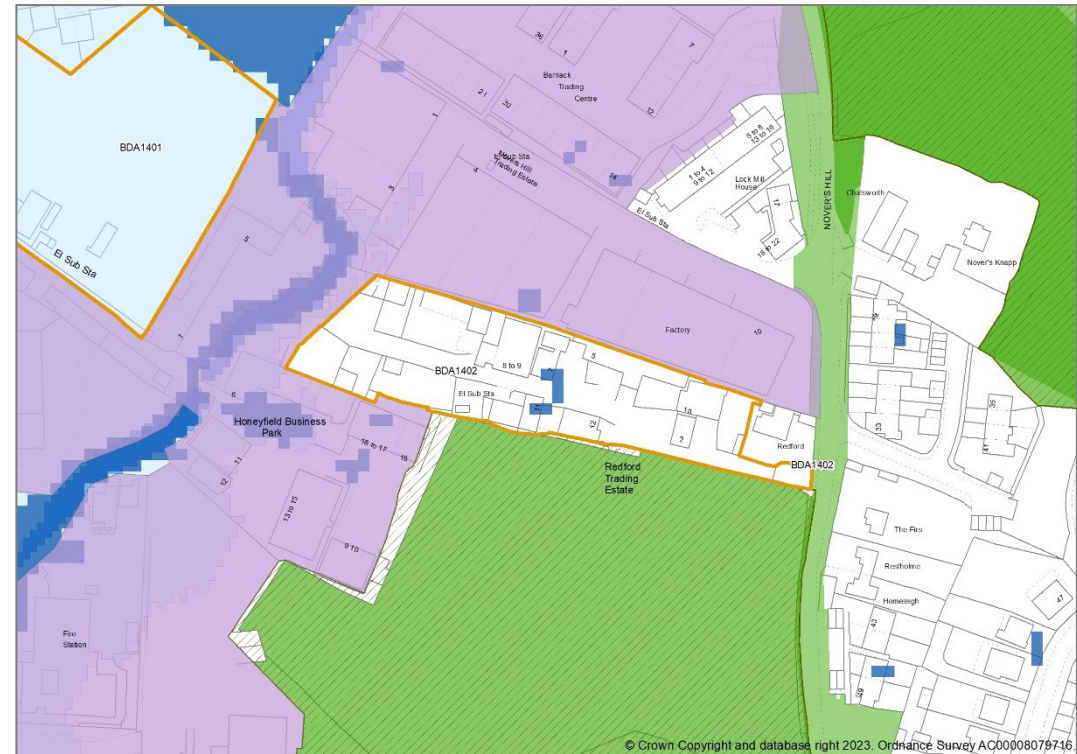
The site has direct access from Nover's Hill.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the north and west has an emerging designation as an Industry and Distribution Area.
- The adjoining land to the south has an emerging designation as Local Green Space and is a Site of Nature Conservation Interest.

Site Information

Site area: 0.6 ha
Suitable for: Housing-led mixed uses with flexible workspace, if no longer required in its current use.
Density area: Suburban (65 dph)
Theoretical capacity: 39 homes
Assessed capacity: 35 homes



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA1501: Land at College Road, Fishponds

Ward: Frome Vale

Site Description

The site is currently grazing land.

The site has direct access from College Road.

Key Constraints

- The site falls within the Stapleton and Frome Valley conservation area.

Site Information

Site area: 0.5 ha

Suitable for: Self-build, custom housebuilding or community-led housing.

Density area: Suburban (65 dph)

Theoretical capacity: 33 homes

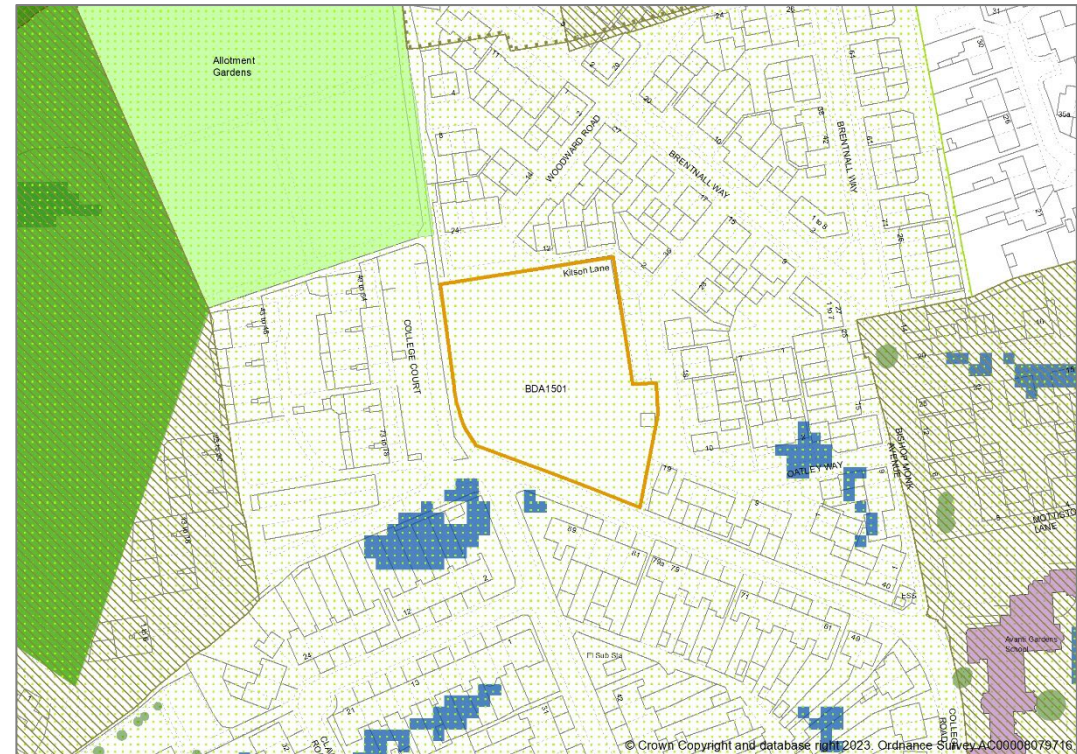
Assessed capacity: 20 homes

The lower assessed capacity reflects the particular complexities of the site including its presently open character and its relationship with adjoining dwellings.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1601: Land to the rear of 96 Church Road/Orchard Drive, Bishopsworth

Ward: Hartcliffe and Withywood

Site Description

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

The site has direct access from Church Road.

Key Constraints

- The site falls within the Bishopsworth and Malago conservation area.

Site Information

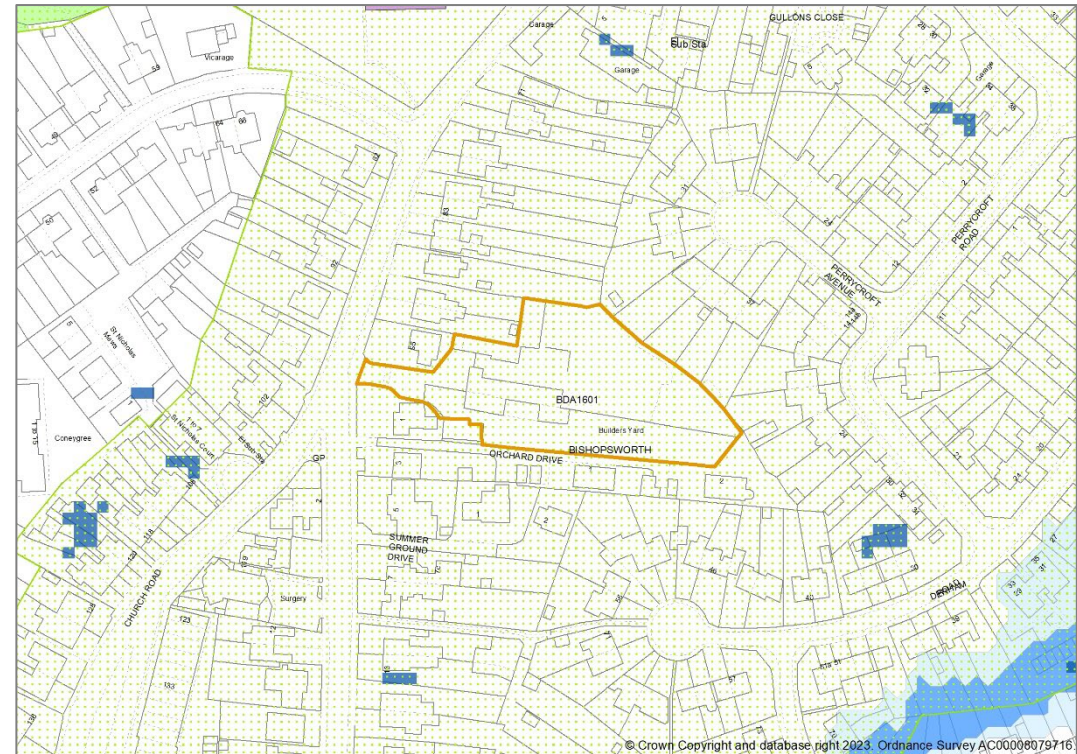
Site area: 0.4 ha
Suitable for: Housing-led mixed uses with flexible workspace, if no longer required in its current use.
Density area: Suburban priority (85 dph)
Theoretical capacity: 34 homes
Assessed capacity: 25 homes

The lower assessed capacity reflects the particular complexities of the site including its shape, backland location and close relationship with adjoining dwellings.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1702: 14 Wyck Beck Road, Brentry

Ward: Henbury and Brentry

Site Description

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

The site has direct access from Wyck Beck Road.

Key Constraints

- The site contains several trees that are protected by Tree Preservation Orders.

Site Information

Site area: 0.3 ha

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

Density area: Suburban priority (85 dph)

Theoretical capacity: 26 homes

Assessed capacity: 15 homes

The lower assessed capacity reflects the particular complexities of the site, notably the presence of several Tree Preservation Orders and the potential for noise impact from Wyck Beck Road.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA1901: Land at the corner of Lodge Causeway / Berkeley Road, Fishponds

Ward: Hillfields

Site Description

The site is currently used as a garage.

The site has direct access from Lodge Causeway and Berkeley Road.

Key Constraints

- The site has no known constraints.

Site Information

Site area: 0.2 ha

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

Density area: Suburban priority (85 dph)

Theoretical capacity: 17 homes

Assessed capacity: 17 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2001: 3 Kelston Road, Horfield

Ward: Horfield

Site Description

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

The site has direct access from Kelston Mews.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

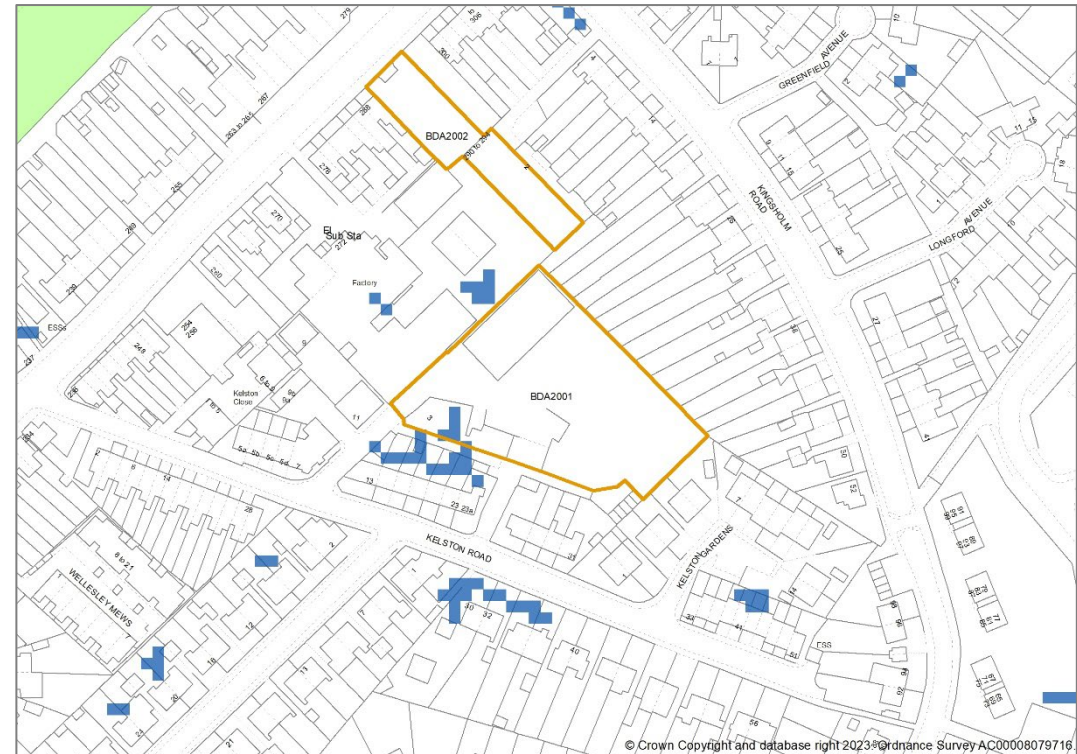
Site area: 0.5 ha
Suitable for: Housing, which may incorporate compatible workspace, if no longer needed in its current use.
Density area: Suburban priority (85 dph)
Theoretical capacity: 43 homes
Assessed capacity: 25 homes

The lower assessed capacity reflects the particular complexities of the site including its narrow access, backland location and relationship with existing buildings and manufacturing uses.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2002: 272-276 and 290-298 Southmead Road

Ward: Horfield

Site Description

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

The site has direct access from Southmead Road.

Key Constraints

- The site has no known constraints.

Site Information

Site area: 0.1 ha

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

Density area: Suburban priority (85 dph)

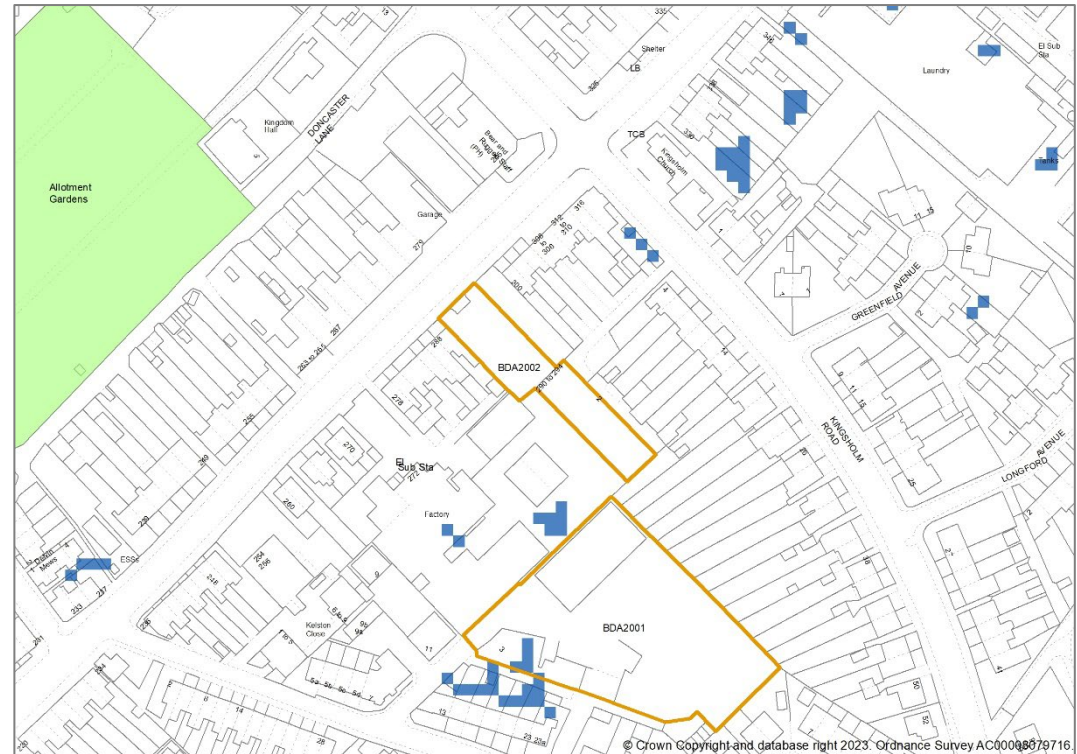
Theoretical capacity: 9 homes

Assessed capacity: 10 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2101: 94-96 and 199 Cumberland Road, Spike Island

Ward: Hotwells and Harbourside

Site Description

The site is in use as a temporary private car park.
The site has direct access from Cumberland Road.

Key Constraints

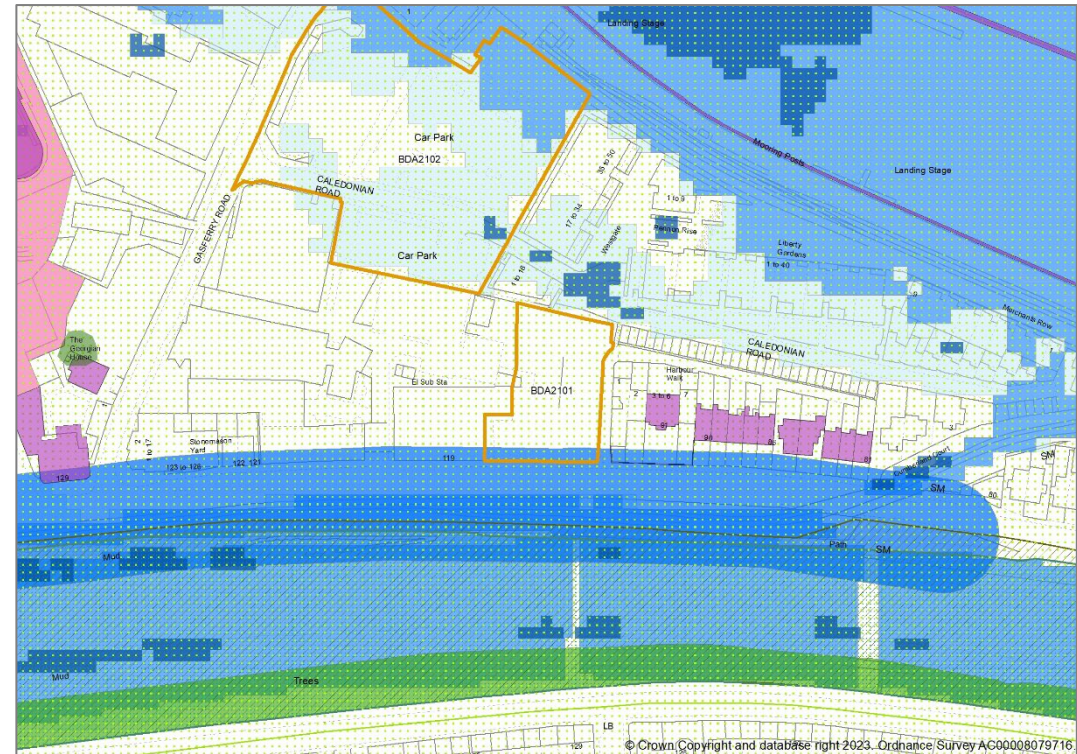
- The site falls within the City Docks conservation area.
- The site falls within the emerging Flood Defence Policy Area.

Site Information

Site area: 0.2 ha
Suitable for: Housing, if no longer required in its current use.
Density area: Central (200 dph)
Theoretical capacity: 40 homes
Assessed capacity: 35 homes

Trajectory

As at April 2023, the site did not have planning permission.
The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2102: Maritime Heritage Centre Public Car Park, Gas Ferry Road

Ward: Hotwells and Harbourside

Site Description

The site is currently in use as car parking.

The site has direct access from Gas Ferry Road and Caledonian Road.

Key Constraints

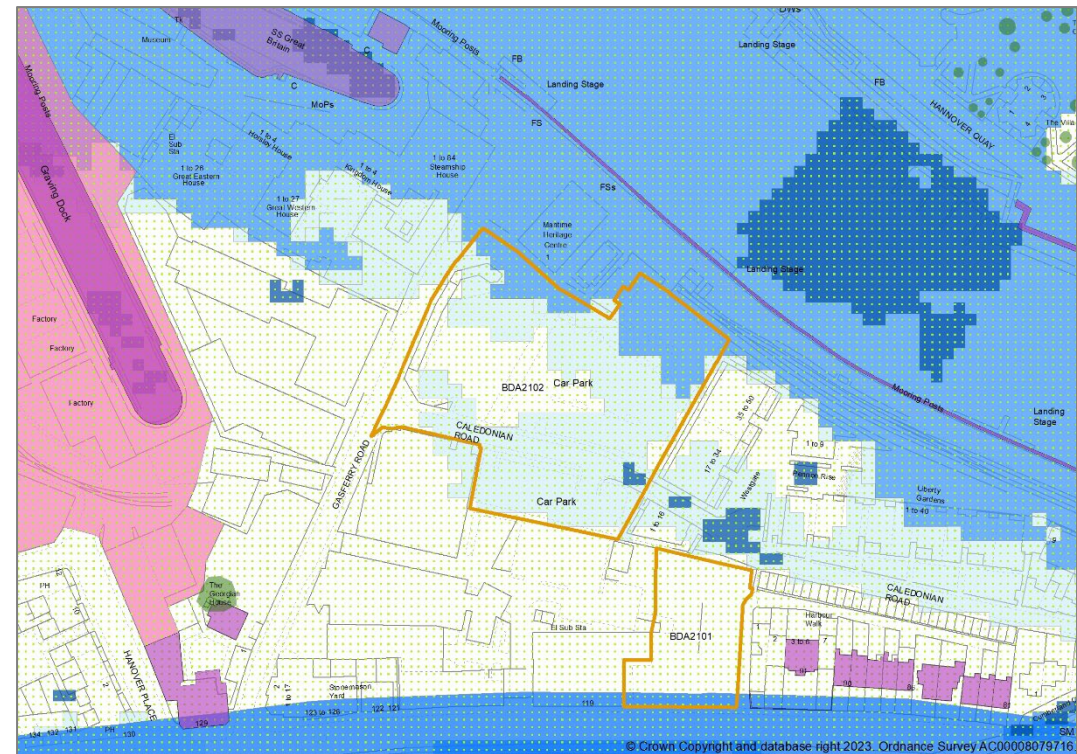
- The site falls within the City Docks conservation area.
- The site falls partially within Flood Zone 2 and the northern section falls within Flood Zone 3.
- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.8 ha
Suitable for: Residential-led mixed use
Density area: Central (200dph)
Theoretical capacity: 160 homes
Assessed capacity: None specified.

Due to the complex heritage and flood risk constraints affecting the site, further design work will be required to determine its capacity.

The site consequently makes no specific contribution to the housing trajectory.



BDA2301: Land to the South of Warwick Road / Oxford Place, Easton

Ward: Lawrence Hill

Site Description

The site contains commercial garages and yard areas.

The site has direct access from Warwick Road/Oxford Place.

Key Constraints

- The site has no known constraints.
- The Grade II listed 268 Stapleton Road adjoins the site to the south.

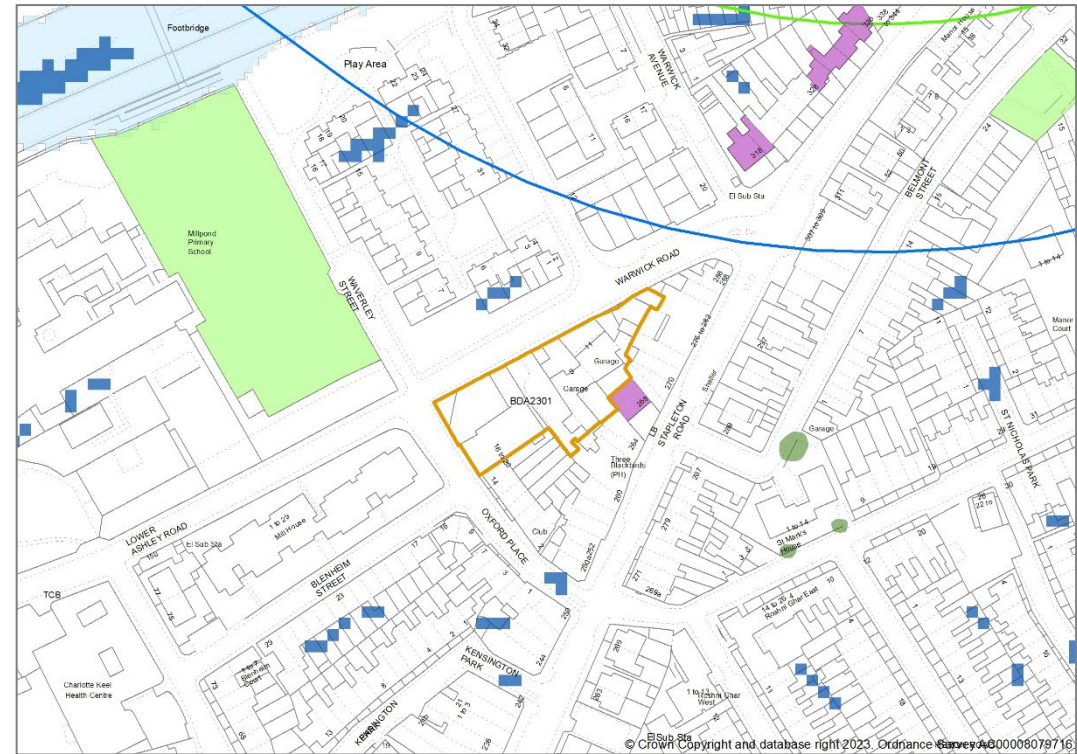
Site Information

Site area: 0.2 ha
Suitable for: Housing-led mixed uses with flexible workspace, if no longer required in its current use.
Density area: Inner Priority (120 dph)
Theoretical capacity: 24 homes
Assessed capacity: 25 homes

Trajectory

As at April 2023, 19% the site had already been developed or had planning permission.

81% of the site capacity, comprising 20 homes, remains available and is expected to come forward from Year 6 onward.



BDA2302: Former Barton Hill Nursery School, Queen Ann Road, Barton Hill

Ward: Lawrence Hill

Site Description

A currently vacant, locally listed building and surrounding grounds.

The site has direct access from Queen Ann Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the west has an emerging designation as Reserved Open Green Space.

Site Information

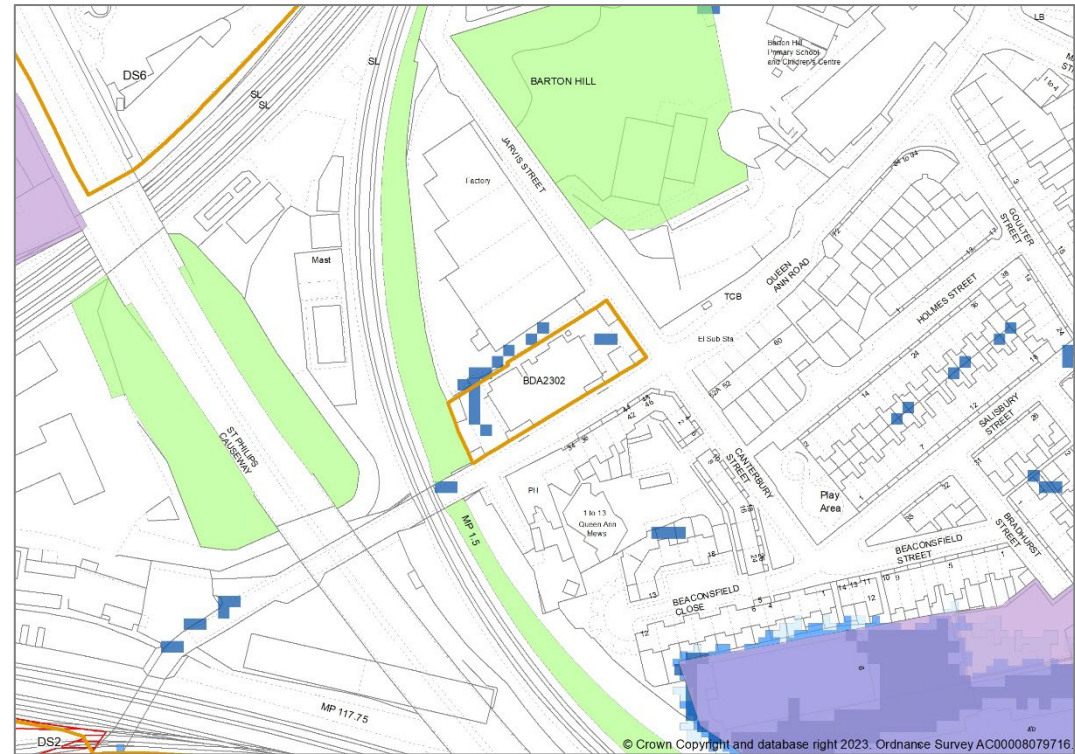
Site area: 0.2 ha
Suitable for: Housing, through retention and redevelopment of existing building.
Density area: Inner (100 dph)
Theoretical capacity: 20 homes
Assessed capacity: 12 homes

The lower assessed capacity reflects the preference for the retention of the existing locally listed building.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2401: Bridge Farm, Land at South Hayes, Eastville

Ward: Lockleaze

Site Description

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

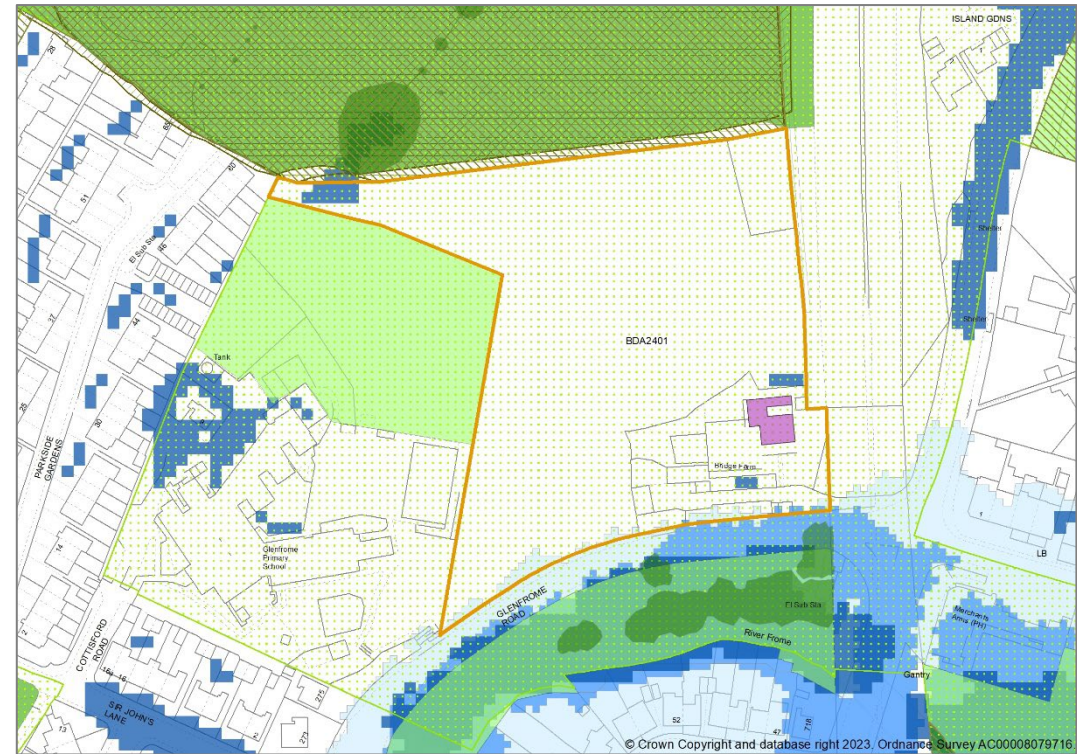
The site has direct access from Glenfrome Road.

Key Constraints

- The site falls within the Stapleton and Frome Valley conservation area.
- The site incorporates the Grade II listed Bridge Farm.
- The edges of the site are marginally affected by Flood Zones 2 and 3 and areas at risk of surface water flooding.
- The adjoining land to the north has an emerging designation as Local Green Space.
- The adjoining land to the west has an emerging designation as Reserved Open Green Space.

Site Information

Site area: 1.7 ha
Suitable for: Self-build, custom house building or community-led housing, with open space.
Density area: Suburban (65 dph)
Theoretical capacity: 111 homes
Assessed capacity: Estimated capacity of 15 homes (including adaptive re-use of the buildings).



As set out in the emerging development allocation, 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.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA2501: Land south of Zetland Road, Redland

Ward: Redland

Site Description

Land is currently in use as a garage and car-parking.
The site has direct access from Zetland Road.

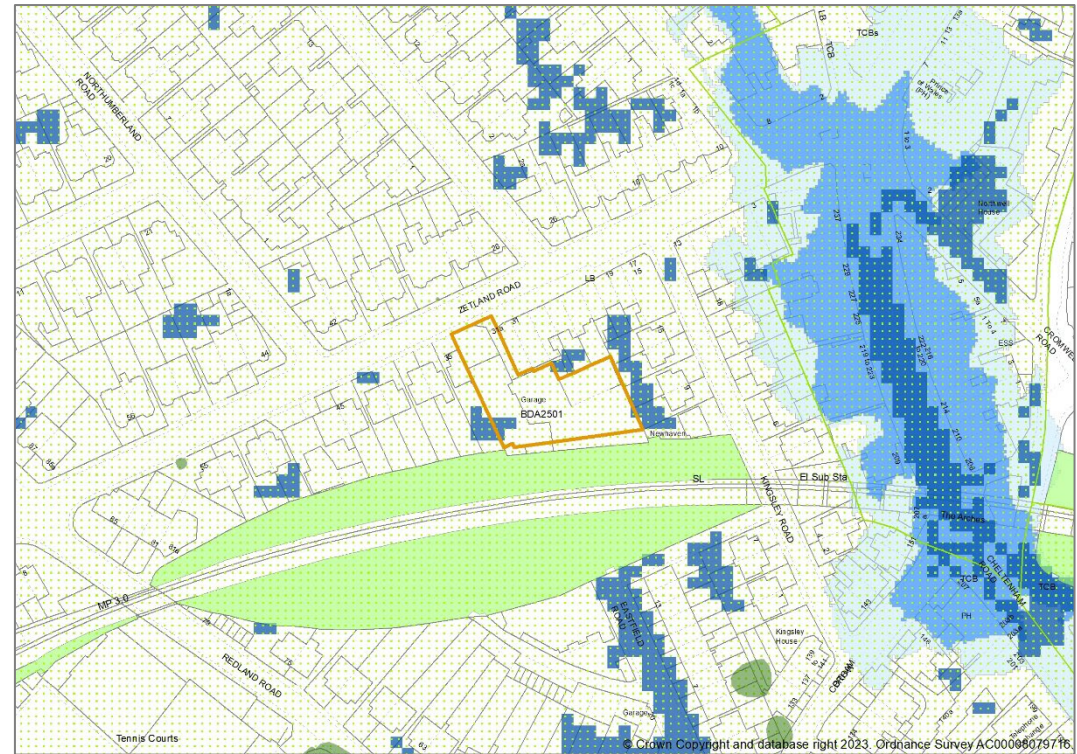
Key Constraints

- The site falls within the Cotham and Redland conservation area.
- The site is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the south has an emerging designation as Reserved Open Green Space.

Site Information

Site area: 0.2 ha
Suitable for: Housing, which may incorporate compatible workspace, if no longer required in its current use.
Density area: Inner priority (120 dph)
Theoretical capacity: 24 homes
Assessed capacity: 10 homes

The lower assessed capacity reflects the mixed-use nature of the allocation and the particular complexities of the site, including its close relationship with existing buildings.



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA2502: Land at Cossins Road, Redland

Ward: Redland

Site Description

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

The site has direct access from Cossins Road.

Key Constraints

- The site has no known constraints.
- The adjoining land to the east has emerging designations as Local Green Space and is designated as Local Historic Parks and Gardens.

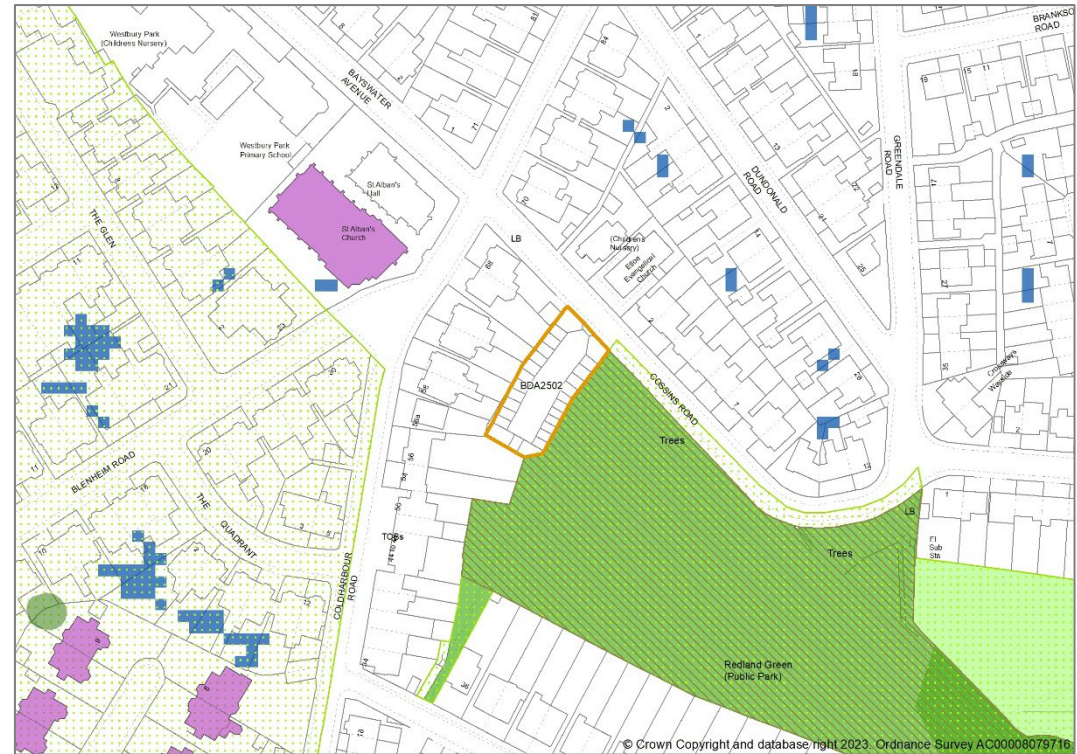
Site Information

Site area: 0.1 ha
Suitable for: Housing, if no longer required in its current use.
Density area: Inner priority (120 dph)
Theoretical capacity: 12 homes
Assessed capacity: 10-12 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2601: Land at Two Mile Hill Road / Charlton Road, St George

Ward: St George Central

Site Description

The site is in mixed commercial uses.

The site has direct access from Two Mile Hill Road/Charlton Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The Grade II listed 217-227 Two Mile Hill Road adjoins the site to the east.

Site Information

Site area: 0.6 ha

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

Density area: Suburban priority (85 dph)

Theoretical capacity: 51 homes

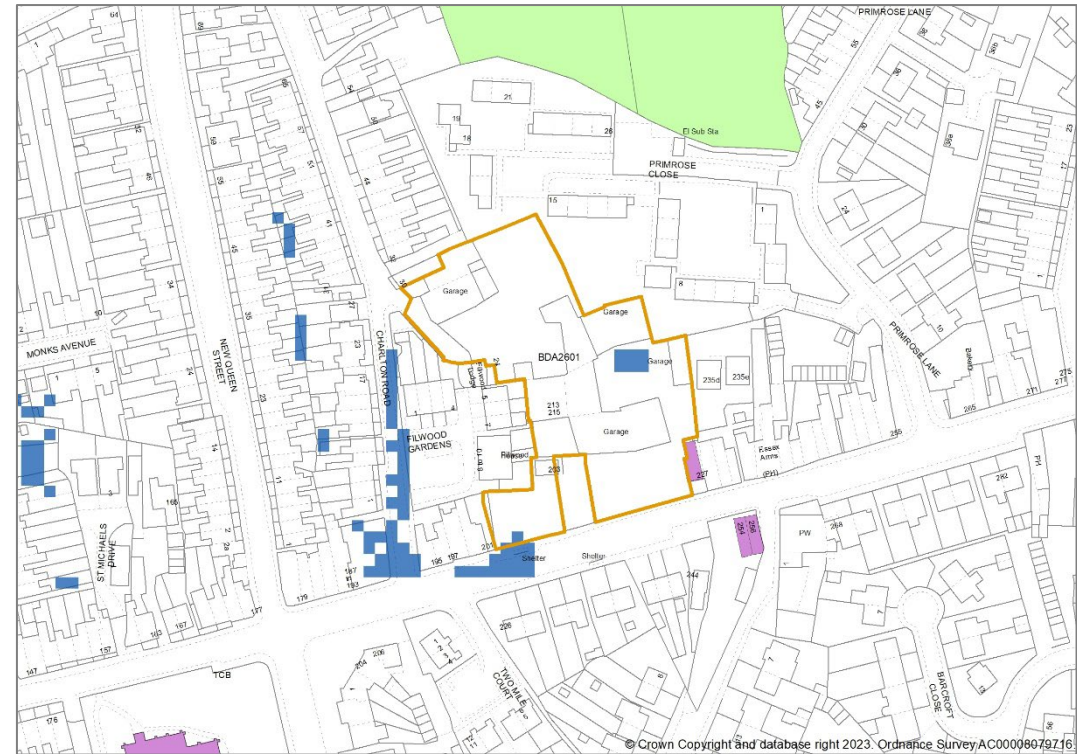
Assessed capacity: 40 homes

The lower assessed capacity reflects the particular complexities of the site including its shape and configuration.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2602: 81-83 Two Mile Hill Road, St George

Ward: St George Central

Site Description

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

The site has direct access from Two Mile Hill Road.

Key Constraints

- The site has no known constraints.
- The adjoining land to the north has an emerging designation as Reserved Open Green Space.

Site Information

Site area: 0.2 ha
Suitable for: Housing, which may incorporate compatible workspace, if no longer required in its current use.
Density area: Suburban (65 dph)
Theoretical capacity: 13 homes
Assessed capacity: 25 homes

Trajectory

As at April 2023, 55% the site had already been developed or had planning permission.

45% of the site capacity, comprising 11 homes, remains available and is expected to come forward from Year 6 onward.



BDA2603: Land at Two Mile Hill Road / Waters Road, St George

Ward: St George Central

Site Description

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

The site has direct access from Waters Road/Two Mile Hill Road.

Key Constraints

- The site has no known constraints.

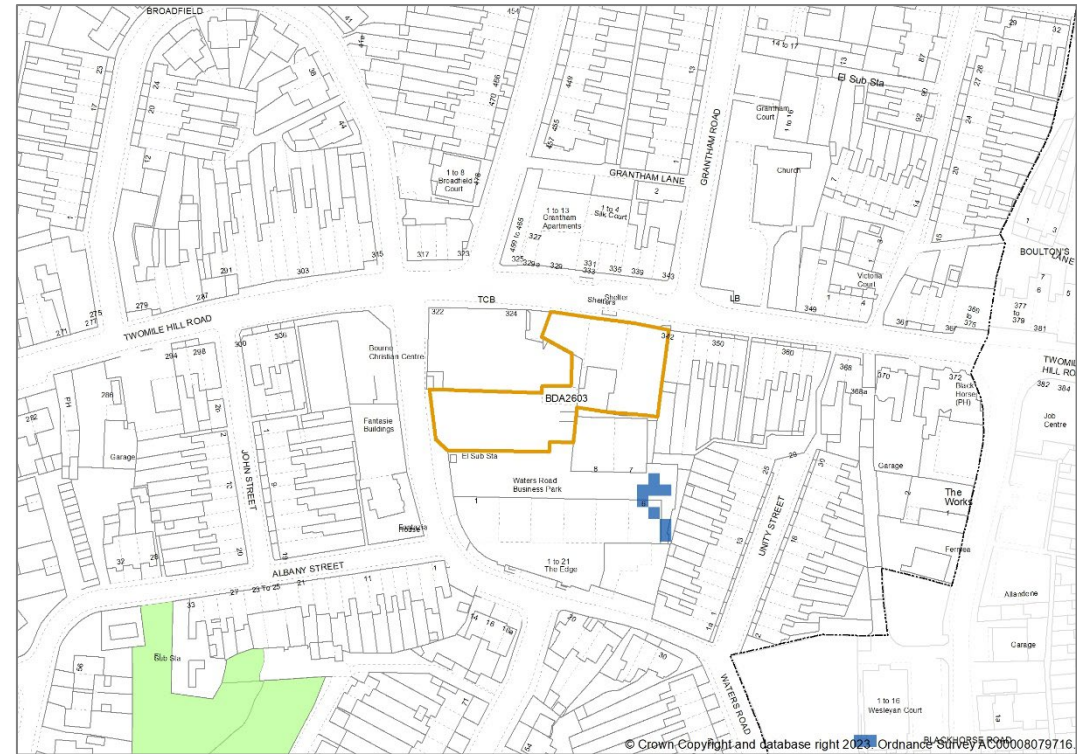
Site Information

Site area: 0.2 ha
Suitable for: Housing-led mixed uses with flexible workspace, if no longer required in its current use.
Density area: Suburban priority (85 dph)
Theoretical capacity: 17 homes
Assessed capacity: 28 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2605: Land at Broad Road / Lodge Road, St George

Ward: St George Central

Site Description

The site is currently in commercial / retail use.

The site has direct access from Broad Road.

Key Constraints

- The site has no known constraints.

Site Information

Site area: 0.2 ha

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

Density area: Suburban priority (85 dph)

Theoretical capacity: 17 homes

Assessed capacity: 15 homes

Trajectory

As at April 2023, 32% the site had already been developed or had planning permission.

68% of the site capacity, comprising 10 homes, remains available and is expected to come forward from Year 6 onward.



BDA2702: Land at the corner of Bryants Hill and Furber Road, St George

Ward: St George Troopers Hill

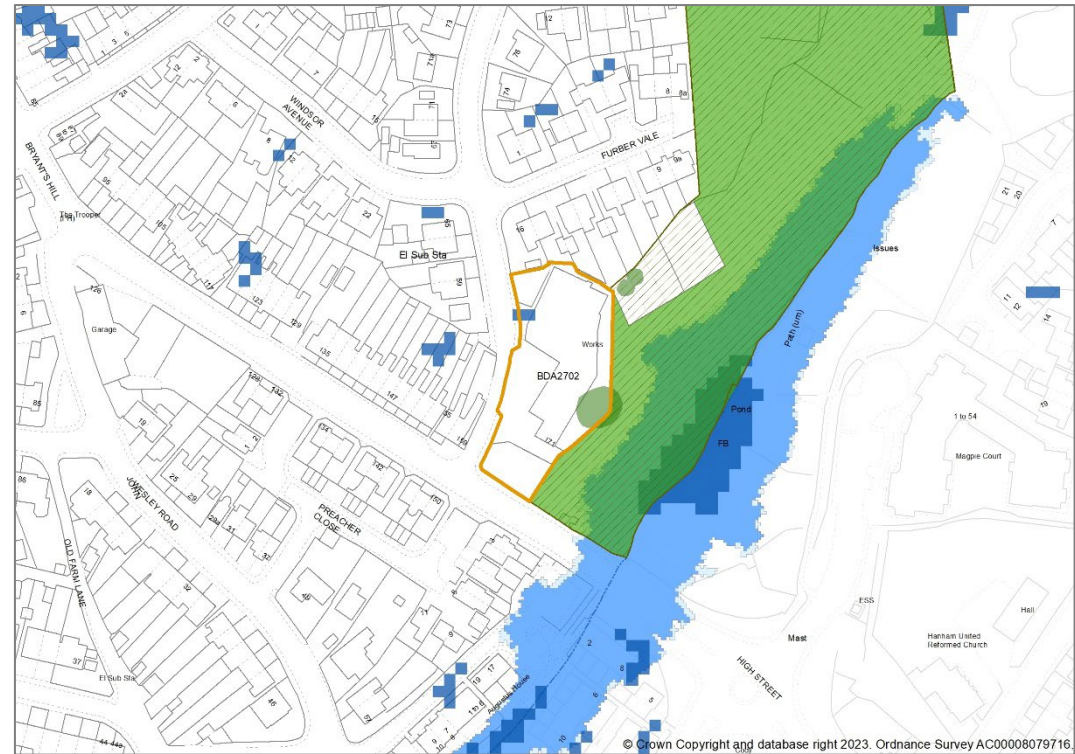
Site Description

The site is in commercial use.

The site has direct access from Furber Road.

Key Constraints

- The site includes trees protected by a Tree Preservation Order at its eastern edge.
- The site is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the east has an emerging designation as Local Green Space and is a Site of Nature Conservation Interest.



Site Information

Site area: 0.2 ha

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

Density area: Suburban (65 dph)

Theoretical capacity: 13 homes

Assessed capacity: 16 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA2703: Land at Nags Head Hill, St George

Ward: St George Troopers Hill

Site Description

The site is in use as a car sale garage.

The site has direct access from Nags Head Hill.

Key Constraints

- The site has no known constraints.

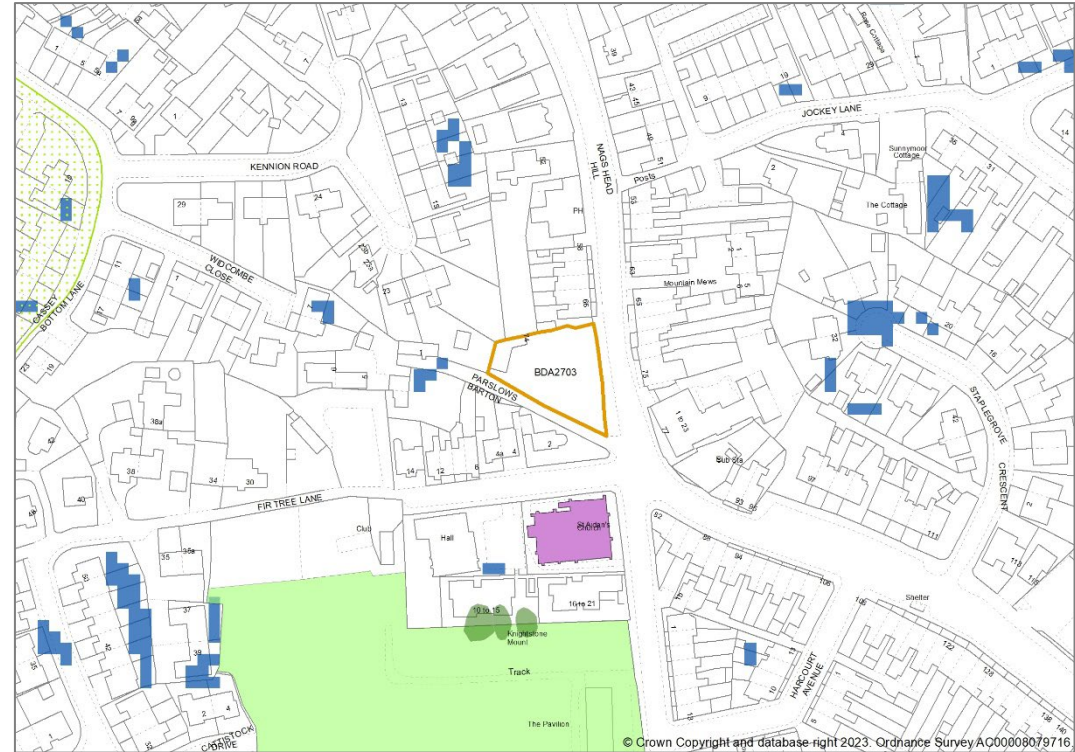
Site Information

Site area: 0.1 ha
Suitable for: Housing, if no longer required in its current use.
Density area: Suburban (65 dph)
Theoretical capacity: 7 homes
Assessed capacity: 10 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2801: Land to the south of Blackswarth Road, St. George

Ward: St. George West

Site Description

The site is in industrial use as manufacturing premises.

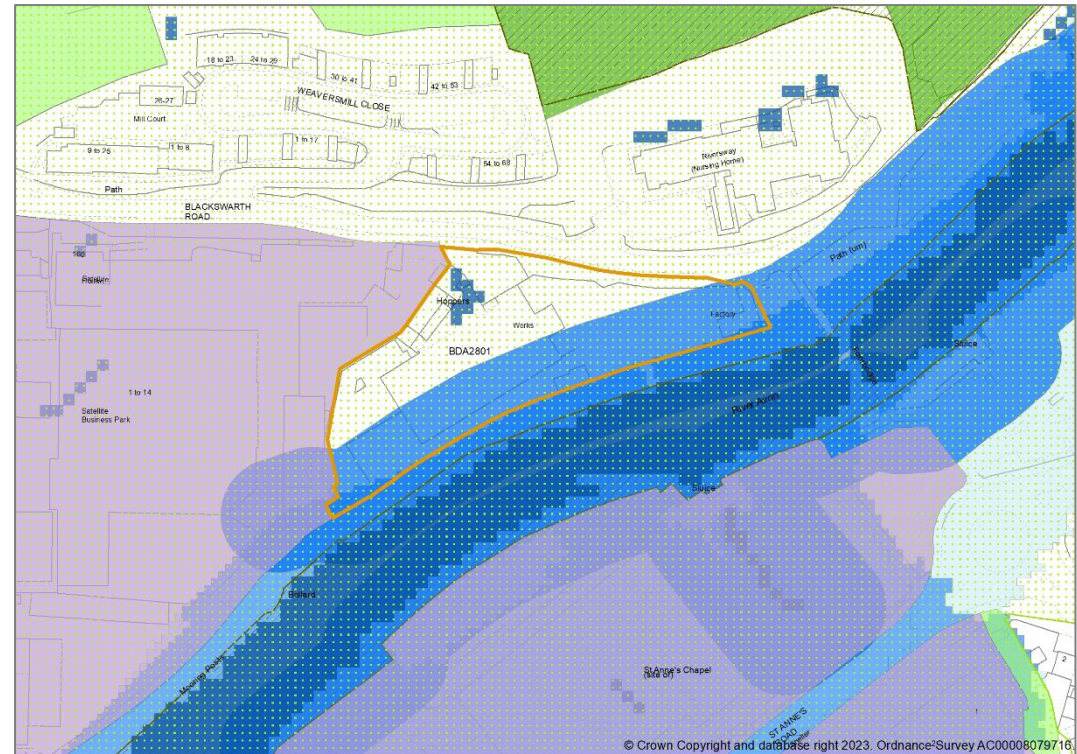
The site has direct access from Blackswarth Road / Crew's Hole Road.

Key Constraints

- The site falls within the Avon Valley conservation area.
- The site is marginally affected by Flood Zone 3 and areas at risk of surface water flooding.
- The site falls within the emerging Flood Defence Policy Area and will need to provide a component of the proposed River Avon tidal flood defences.
- The adjoining land to the west has an emerging designation as an Industry and Distribution Area.

Site Information

Site area: 0.6 ha
Suitable for: Housing-led mixed uses with flexible workspace.
Density area: Inner priority (120 dph)
Theoretical capacity: 72 homes
Assessed capacity: 75 homes



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA2802: Part of Soaphouse Industrial Estate, Howard Street, Whitehall

Ward: St George West

Site Description

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

The site has direct access from Hudds Vale Road.

Key Constraints

- The site includes trees protected by a Tree Preservation Order at its western edge.
- The adjoining land to the west has an emerging designation as Local Green Space and is designated as Local Historic Parks and Gardens.

Site Information

Site area: 0.3 ha
Suitable for: Housing, which may incorporate compatible workspace, if no longer required in its current use
Density area: Inner (100 dph)
Theoretical capacity: 30 homes
Assessed capacity: 20 homes

The lower assessed capacity reflects the mixed-use nature of the allocation and the particular complexities of the site, including the presence of Tree Preservation Orders.



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BDA2803: 222-232 Church Road, St George

Ward: St George West

Site Description

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

The site has direct access from Church Road/Seneca Street.

Key Constraints

- The site has no known constraints.

Site Information

Site area: 0.1 ha
Suitable for: Housing-led mixed use, with active ground floor uses, if no longer required in its current use.
Density area: Inner Priority (120 dph)
Theoretical capacity: 12 homes
Assessed capacity: 10 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2901: Land at Lanercost Road, Southmead

Ward: Southmead

Site Description

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

The site has direct access from Lanercost Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the north has an emerging designation as Local Green Space.

Site Information

Site area: 0.5 ha
Suitable for: Housing and/or housing for older people.
Density area: Suburban (65 dph)
Theoretical capacity: 33 homes
Assessed capacity: 35 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA2902: Works at Felstead Road, Southmead

Ward: Southmead

Site Description

The site is currently in commercial use.

The site has direct access from Smyth Road/Luckwell Road.

Key Constraints

- The site falls partially within Flood Zones 2 and 3 and areas affected by surface water flooding.

Site Information

Site area: 0.3 ha

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

Density area: Suburban (65 dph)

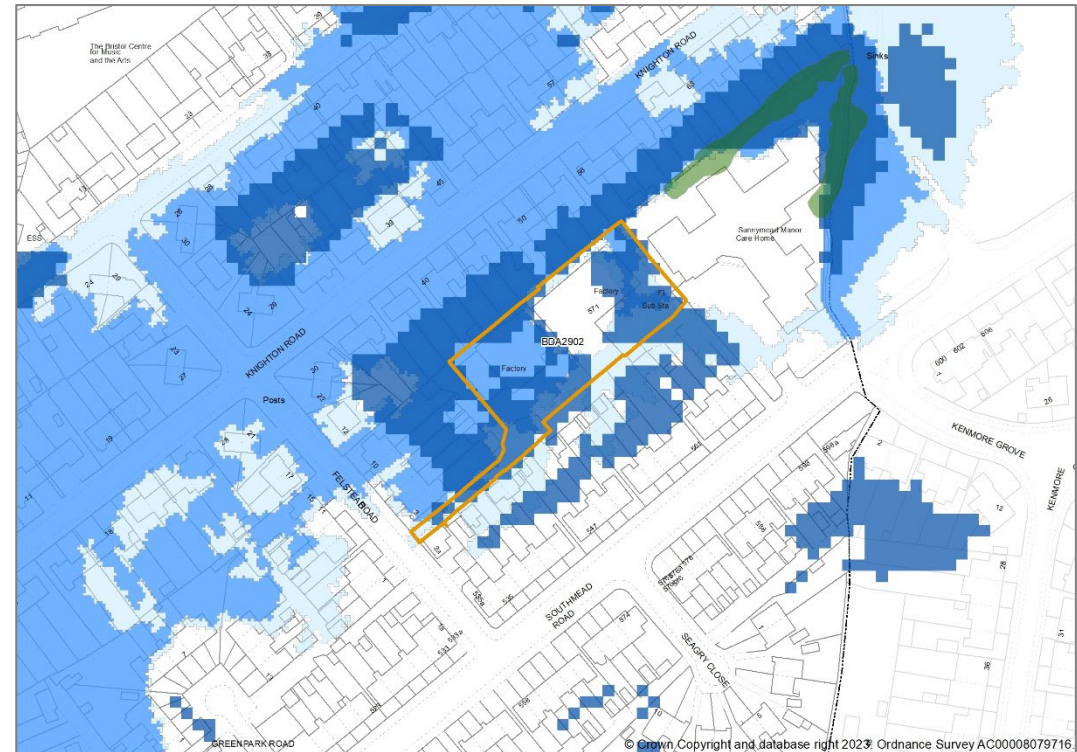
Theoretical capacity: 20 homes

Assessed capacity: 20 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA3002: 1-7 Smyth Road, Ashton Gate

Ward: Southville

Site Description

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

The site has direct access from Smyth Road/Luckwell Road.

Key Constraints

- The site has no known constraints.

Site Information

Site area: 0.1 ha

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

Density area: Inner priority (120 dph)

Theoretical capacity: 12 homes

Assessed capacity: 15 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA3101: Greville building, Lacey Road, Stockwood

Ward: Stockwood

Site Description

The site is currently vacant.

The site has direct access from Lacey Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

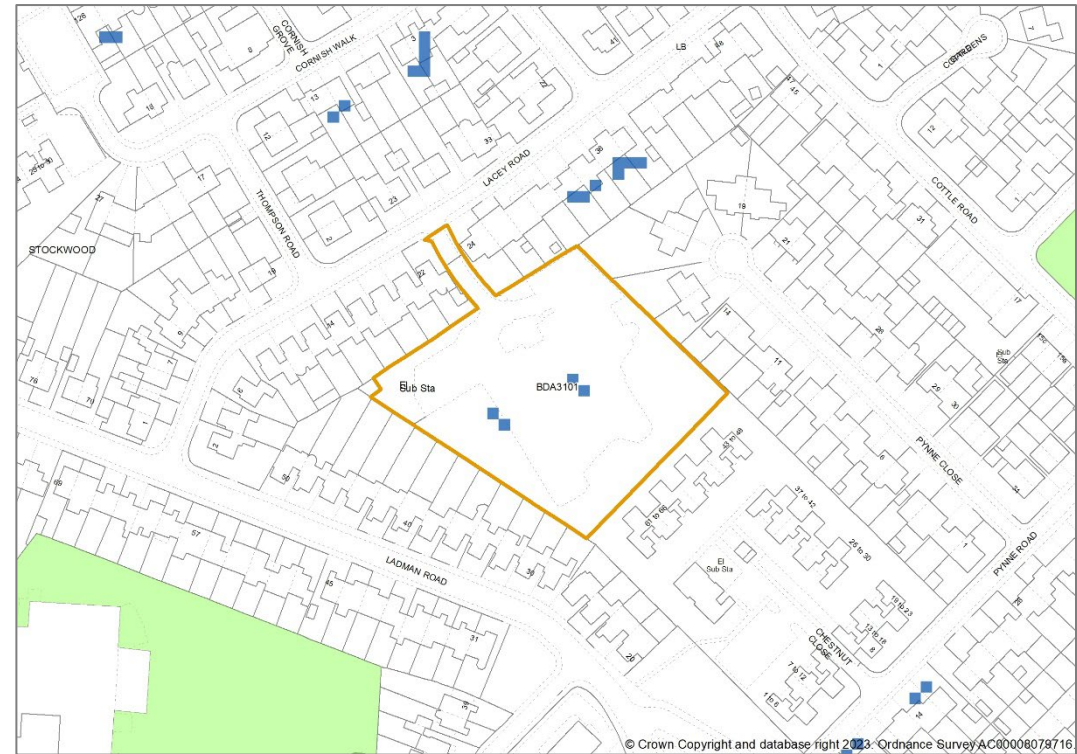
Site Information

Site area: 0.7 ha
Suitable for: Housing
Density area: Inner priority (120 dph)
Theoretical capacity: 12 homes
Assessed capacity: 20 homes

Trajectory

As at April 2023, the whole site had already been developed or had planning permission.

The site therefore makes no additional contribution to the trajectory.



BDA3201: Land at Sanctuary Gardens, Sneyd Park

Ward: Stoke Bishop

Site Description

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

The site has direct access from Church Road.

Key Constraints

- The site falls within Sneyd Park Conservation Area.
- The site incorporates trees that are protected by a Tree Preservation Order at its northern edge.

Site Information

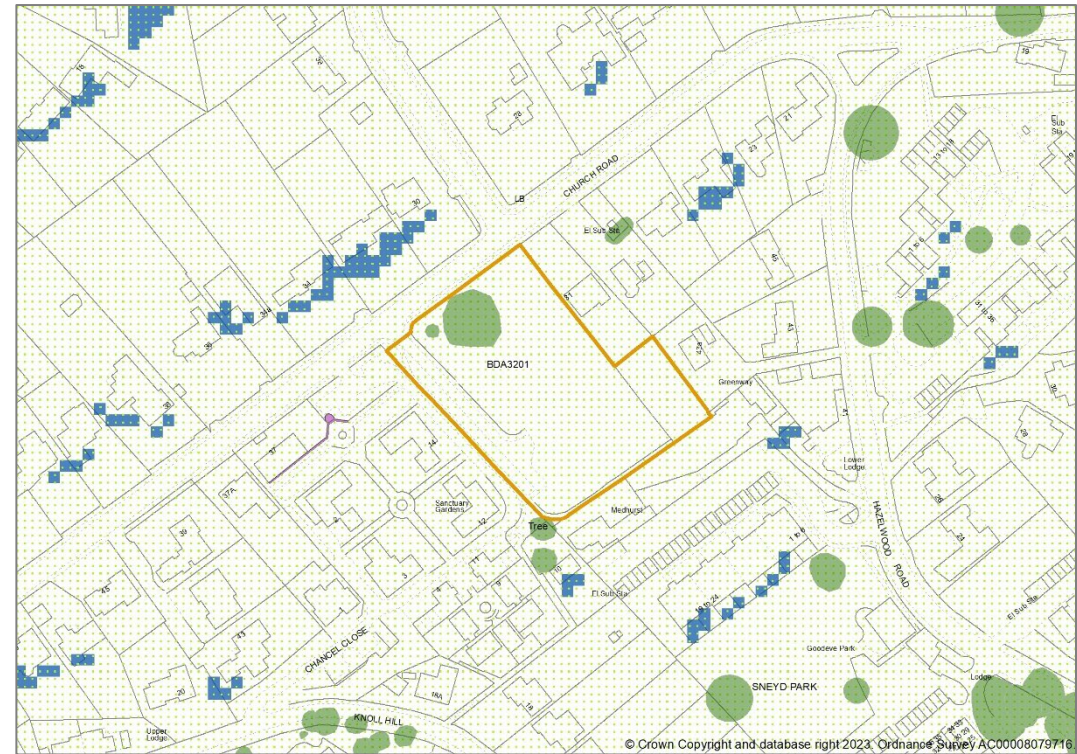
Site area: 0.5 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 33 homes
Assessed capacity: 20 homes

The lower assessed capacity reflects the particular complexities of the site including the presence of Tree Preservation Orders.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA3301: Former St Ursula's Academy, Brecon Road

Ward: Westbury-on-Trym and Henleaze

Site Description

The site is currently vacant.

The site has direct access from Brecon Road.

Key Constraints

- The site falls within The Downs Conservation area.
- The site incorporates the Grade II listed former St Ursulas High School.

Site Information

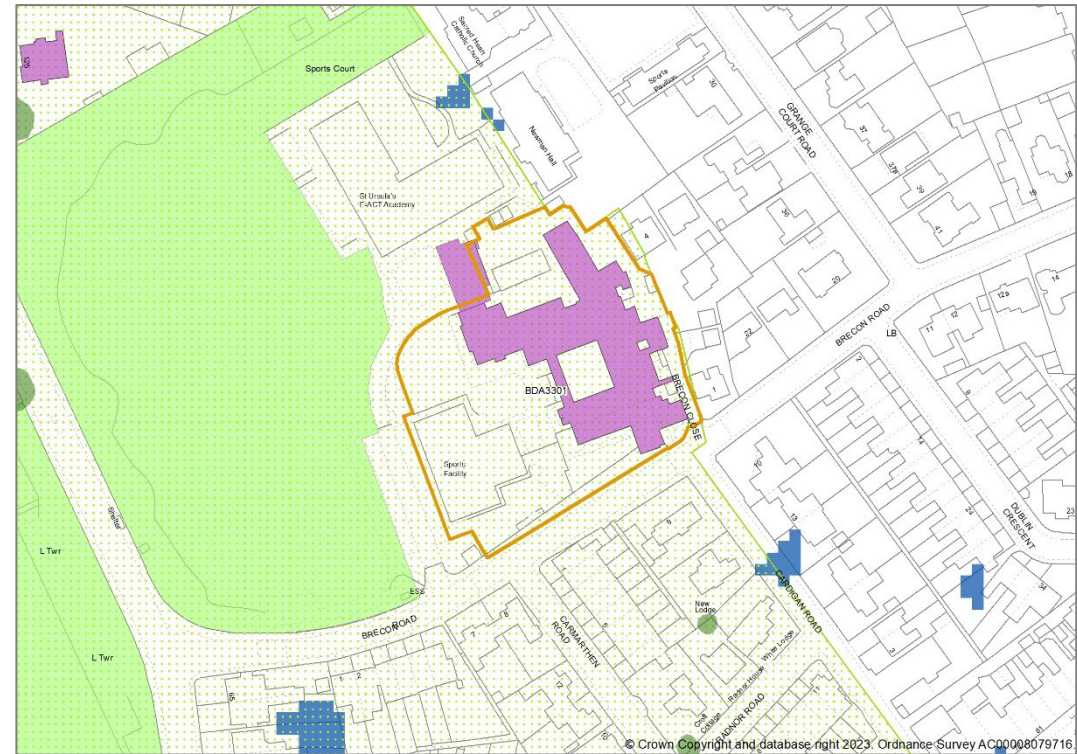
Site area: 0.8 ha
Suitable for: The site would be appropriate for residential uses.
Density area: Suburban priority (85 dph)
Theoretical capacity: 68 homes
Assessed capacity: 35 homes

The lower assessed capacity reflects the particular complexities of the site including the need to retain and convert the existing listed building.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BDA3401: 122 Bath Road, Totterdown

Ward: Windmill Hill

Site Description

The site is currently used for car sales and repair.

The site has direct access from Bath Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The Grade II listed 124 Bath Road (The Thunderbolt) adjoins the site to the east.

Site Information

Site area: 0.1 ha

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

Density area: Inner priority (120 dph)

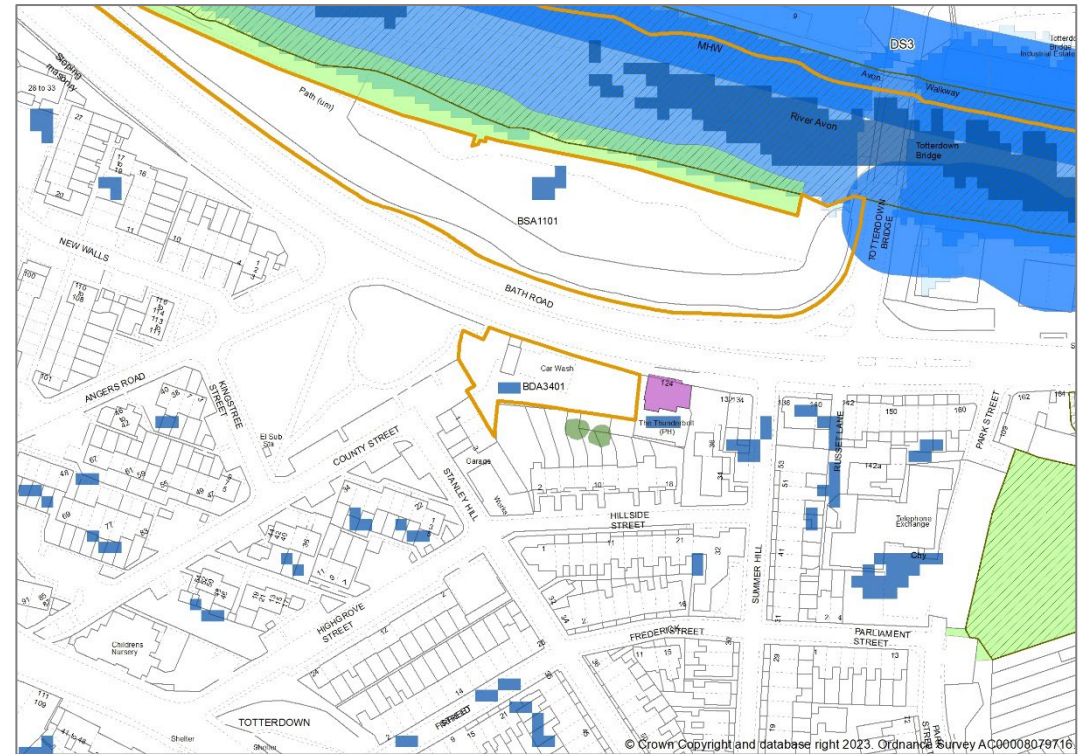
Theoretical capacity: 12 homes

Assessed capacity: 20 homes

Trajectory

As at April 2023, the whole site had already been developed or had planning permission.

The site therefore makes no additional contribution to the trajectory.



DS11-1: Land at Ashton Vale ('Longmoor Village')

Ward: Bedminster

Site Description

The site is undeveloped and adjoins the Ashton Vale Road industry and distribution area.

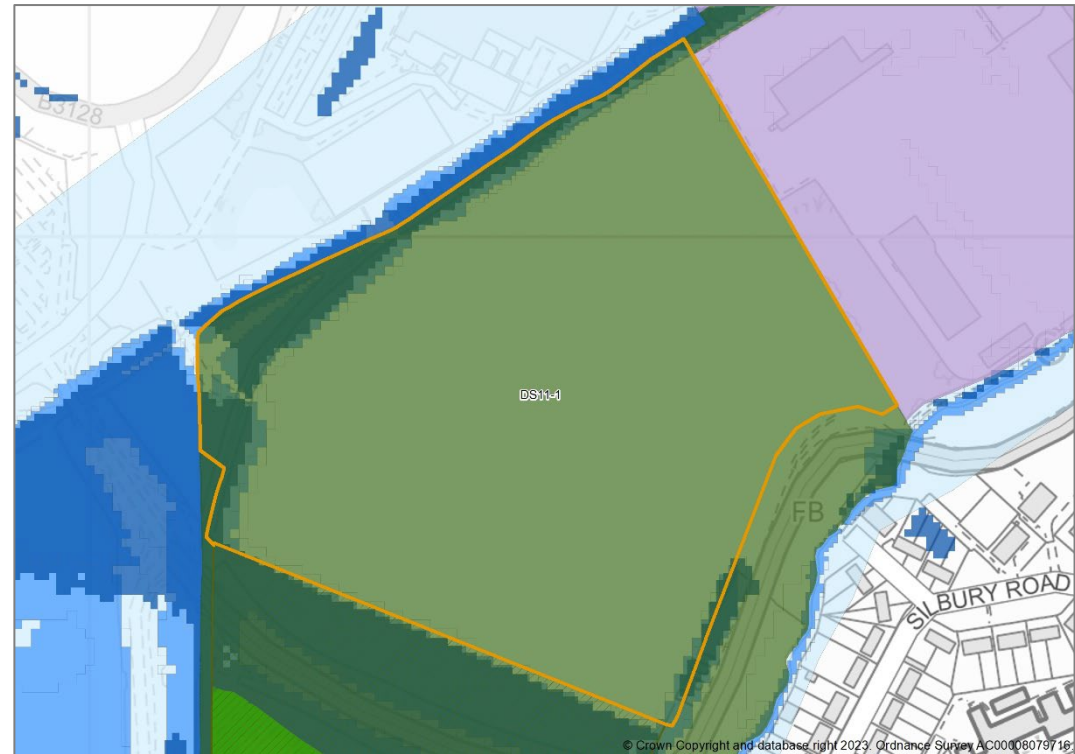
The site has the potential for direct access from the entrance to Long Ashton Park and Ride (in North Somerset).

Key Constraints

- The site falls within land currently designated as Green Belt.
- The northwestern and southeastern edges of the site fall within Flood Zone 3 and areas at risk of surface water flooding.
- The adjoining land to the east has an emerging designation as Industry and Distribution Area.

Site Information

Site area: 8.2 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 533 homes
Assessed capacity: 500 homes



Trajectory

As at April 2023, the site did not have planning permission. However, planning permission for this Development Strategy proposal has been obtained in the subsequent monitoring period. As such, the full capacity is expected to come forward within years 1-5.

DS11-2: Land at Elsbert Drive, Bishopsworth

Ward: Bishopsworth

Site Description

The site is undeveloped and adjoins existing housing at Elsbert Drive.

The site has direct access from Elsbert Drive. If brought forward in conjunction with adjoining undeveloped land in North Somerset the site has potential for direct access from Colliters Way.

Key Constraints

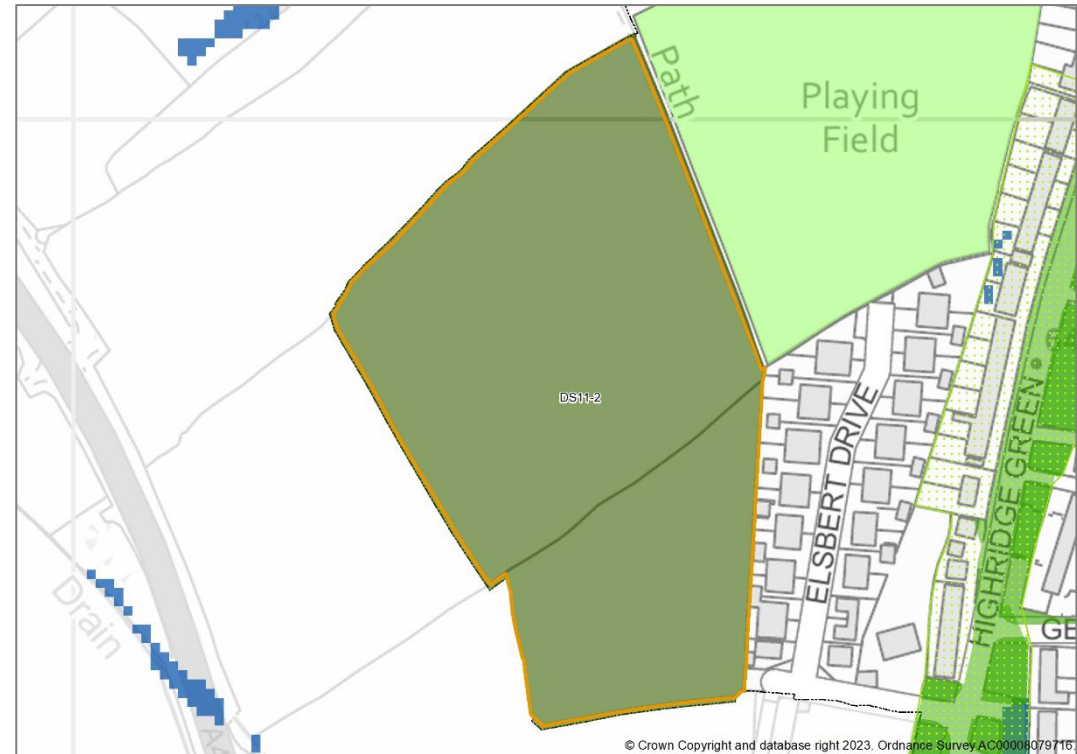
- The site falls within land currently designated as Green Belt.
- The adjoining land to the northeast has an emerging designation as Reserved Open Green Space.

Site Information

Site area: 3.5 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 228 homes
Assessed capacity: 150 homes

The lower assessed capacity arises from the site's edge of city location and close relationship with existing dwellings.

The residential capacity assigned to this site is subject to its removal from the Green Belt through the local plan process.



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

DS12: Bath Road, Brislington

Ward: Brislington West

Site Description

The site is largely undeveloped but also includes the existing Brislington Park & Ride site and the former Wyevale Garden Centre.

There is potential for the Park & Ride to be relocated if the land is brought forward in association with nearby land in Bath and North East Somerset.

The site includes an existing allotment site, which would be retained as part of any development.

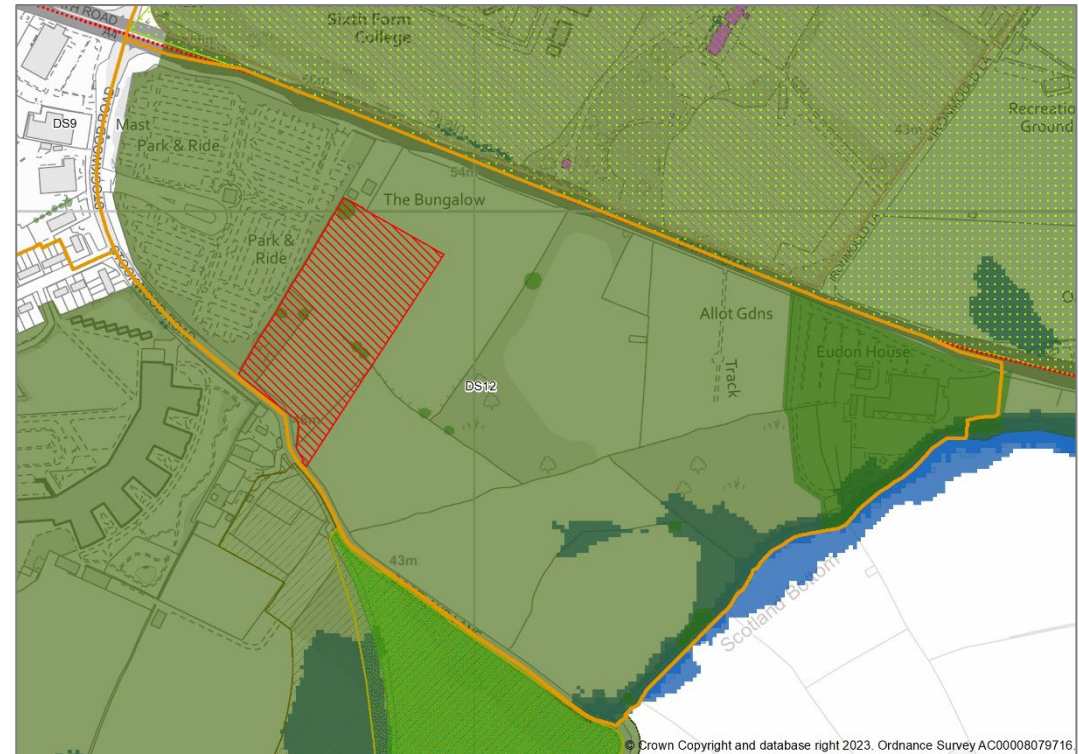
The site has direct access from Bath Road.

Key Constraints

- The site falls within land currently designated as Green Belt.
- Part of the site is reserved for an expansion to the Brislington Park & Ride, but this would cease to be relevant if the Park & Ride were relocated.
- There are Tree Preservation Orders affecting the former garden centre site.
- The southeastern edge of the site fall within Flood Zone 3 and areas at risk of surface water flooding.

Site Information

Site area: 29.9 ha
Suitable for: Housing
Density area: Suburban (65 dph)



Theoretical capacity: 1,944 homes

Assessed capacity: 750 homes

The lower assessed capacity arises from the mix of uses likely within a new neighbourhood, including the retention and provision of new green infrastructure and new open space, and land for mass transit and walking / cycling routes.

The residential capacity assigned to this site is subject to its removal from the Green Belt through the local plan process.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BSA0103: Land to the west and south-west of Deering Close, Lawrence Weston

Ward: Avonmouth and Lawrence Weston

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The land is currently undeveloped.

The site has direct access from Deering Close.

Key Constraints

- The site falls partially within the Kingsweston and Trym Valley conservation area.

Site Information

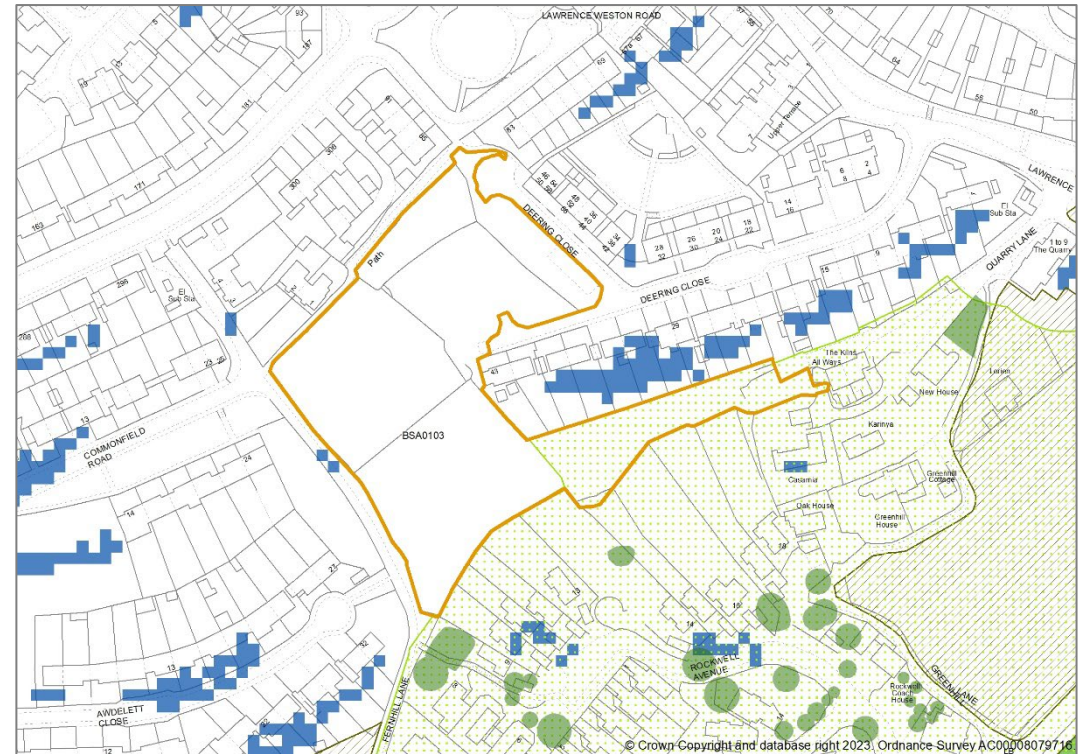
Site area: 1 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 65 homes
Assessed capacity: 20 homes

The lower assessed capacity reflects the particular complexities of the site, including the narrow access via Deering Close, the steep slope and the level of existing tree cover.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BSA0111: Land off Ermine Way, Shirehampton

Ward: Avonmouth and Lawrence Weston

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The land is currently undeveloped.

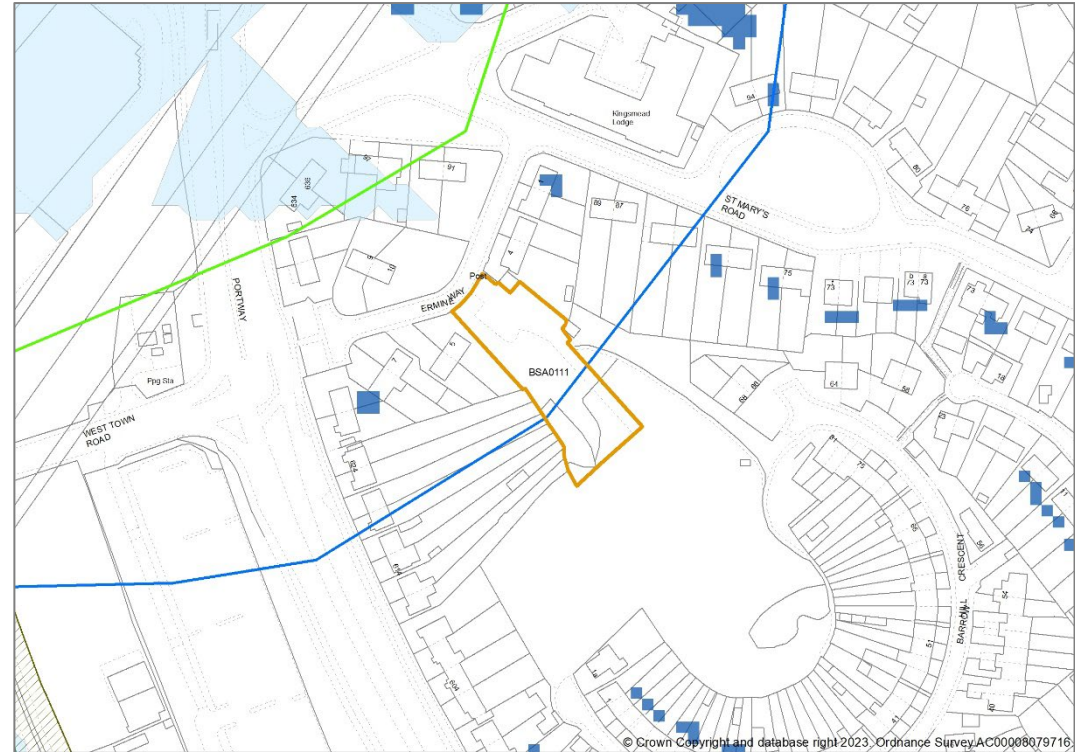
The site has direct access from Ermine Way.

Key Constraints

- The site falls partially within the outer tier of a COMAH consultation zone for an installation at Bristol Port, indicating a need to consult with the Health and Safety Executive before planning permission can be granted.

Site Information

Site area: 0.2 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 13 homes
Assessed capacity: 10 homes



Trajectory

As at April 2023, the whole site had already been developed or had planning permission.

The site therefore makes no additional contribution to the trajectory.

BSA0212: 19-21 Pen Park Road, Southmead

Ward: Southmead

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site is currently in commercial use.

The site has direct access from Pen Park Road.

Key Constraints

- The site has no known constraints.

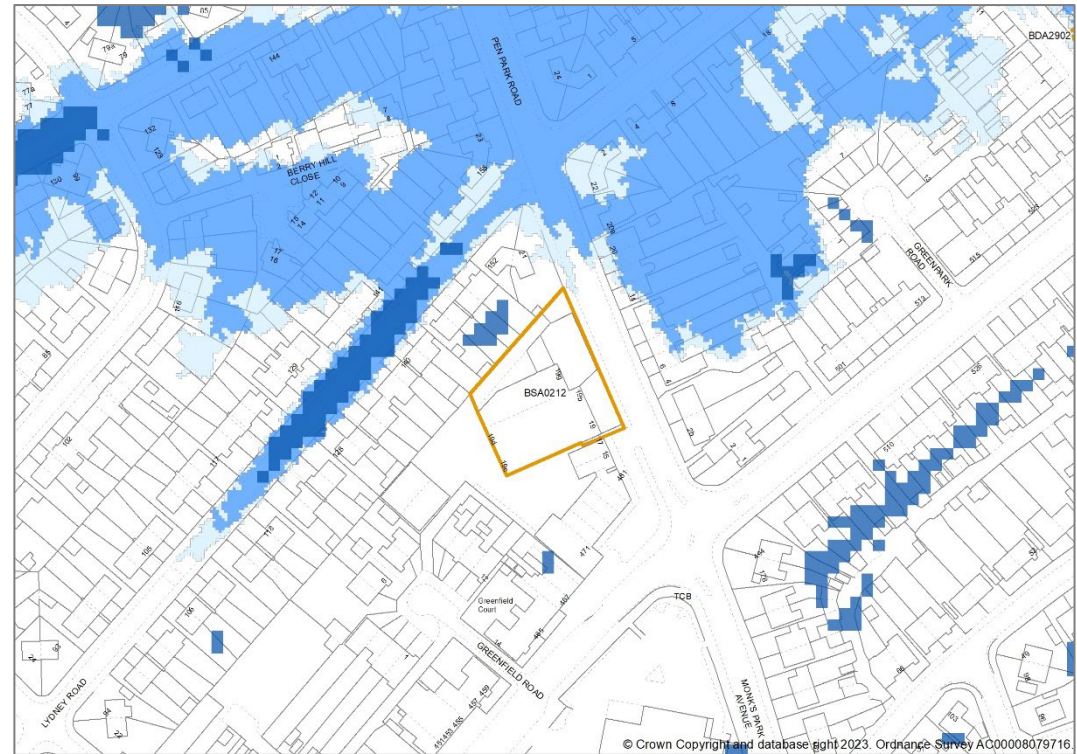
Site Information

Site area: 0.2 ha
Suitable for: Housing/Business
Density area: Suburban (65 dph)
Theoretical capacity: 13 homes
Assessed capacity: 15 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BSA0302: Coombe House Elderly Persons' Home, Westbury-on-Trym

Ward: Westbury-on-Trym and Henleaze

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

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

The site has direct access from Canford Lane.

Key Constraints

- The site has no known constraints.
- The adjoining land to the north and west falls within a Site of Nature Conservation Interest and the Kingsweston and Trym Valley conservation area.

Site Information

Site area: 0.3 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 20 homes
Assessed capacity: 15 homes



Trajectory

As at April 2023, 41% the site had already been developed or had planning permission.

59% of the site capacity, comprising 9 homes, remains available and is expected to come forward from Year 6 onward.

BSA0404: BT Depot, Filton Road, Horfield

Ward: Horfield

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site is currently used as a service depot.

The site has direct access from Laxey Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

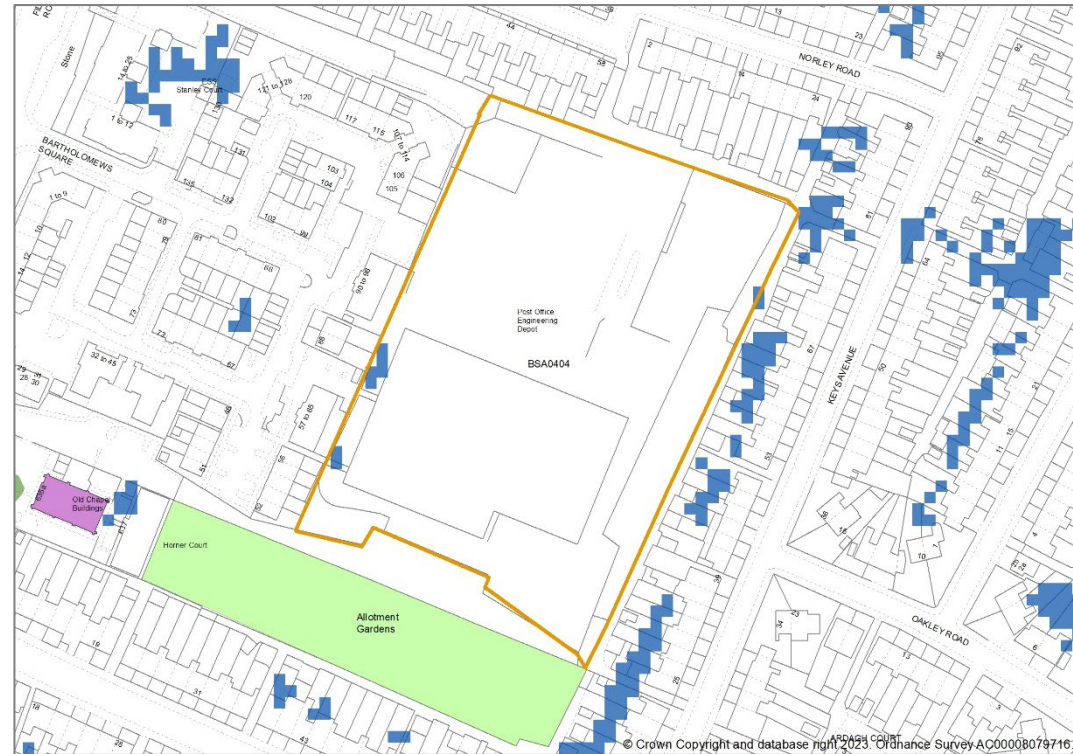
Site area: 1.9 ha
Suitable for: Housing
Density area: Suburban priority (85 dph)
Theoretical capacity: 162 homes
Assessed capacity: 60 homes

The lower assessed capacity reflects the particular complexities of the site, including its backland location.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BSA0502: Glenside Campus, Blackberry Hill, Fishponds

Ward: Frome Vale

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site is currently a University campus.

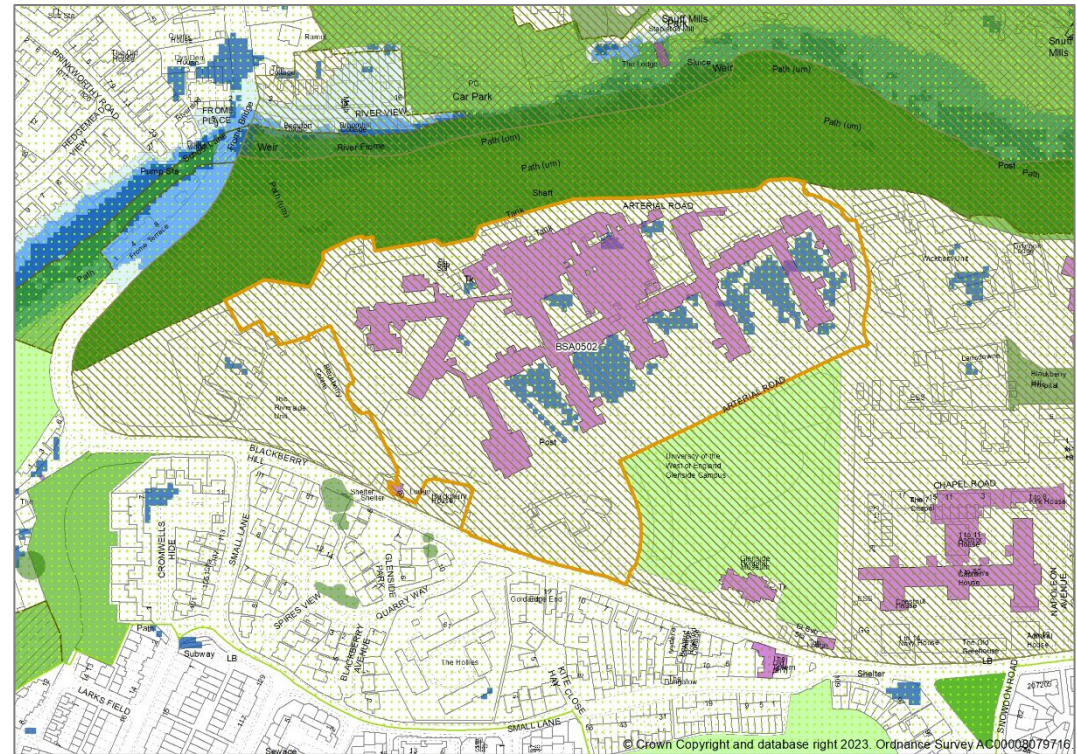
The site has direct access from Blackberry Hill.

Key Constraints

- The majority of the site is occupied by the Grade II Listed Hazel House.
- The site falls within the Stapleton and Frome Valley conservation area.
- The site is designated as Local Historic Parks and Gardens.
- The site is partially affected by areas at risk of surface water flooding.
- The adjoining land to the north has an emerging designation as Local Green Space.
- The adjoining land to the north is also subject to a Village Green designation, a Tree Preservation Order covering Grove Wood and is a Site of Nature Conservation Interest.
- The adjoining land to the southeast has an emerging designation as Reserved Open Green Space.

Site Information

Site area: 6.8 ha
Suitable for: Housing with mixed-uses



Density area: Suburban (65 dph)

Theoretical capacity: 442 homes

Assessed capacity: 300 homes

The lower assessed capacity reflects the particular complexities of the site including the need to retain and convert the existing listed building.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BSA0513: Garage site, Woodland Way, Chester Park / Hillfields

Ward: Hillfields

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The land is currently undeveloped.

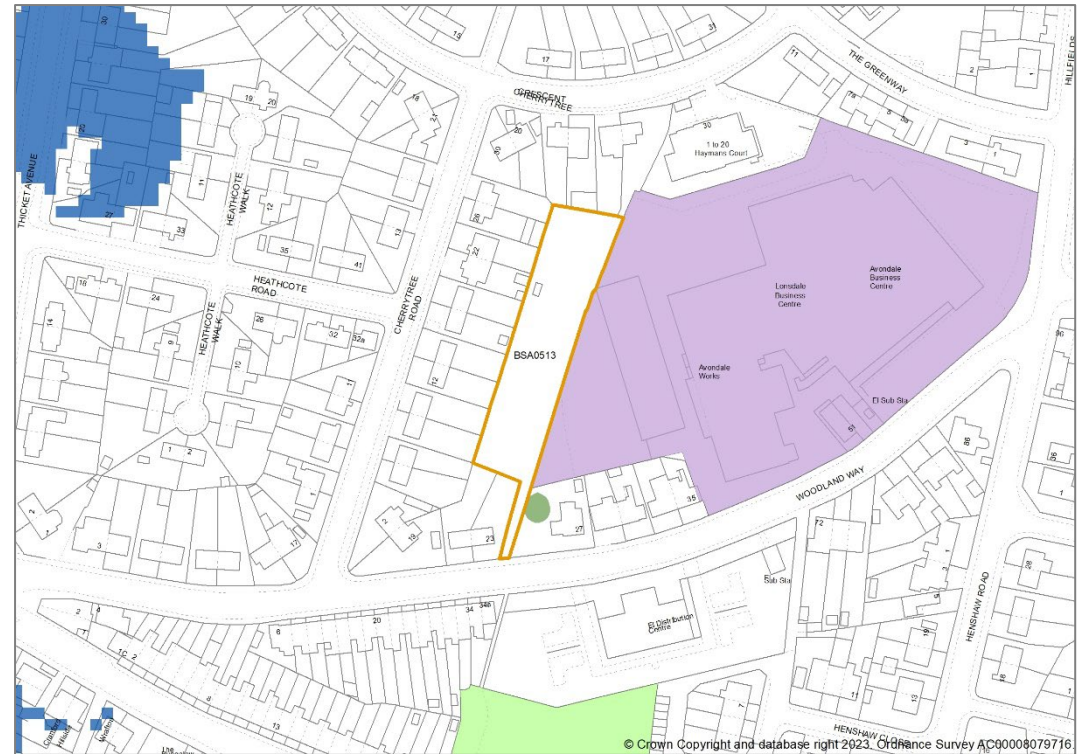
The site has direct access from Woodland Way.

Key Constraints

- The site has no known constraints.
- The adjoining land to the east has an emerging designation as an Industry and Distribution Area.
- The access to the site adjoins a tree that is subject to a Tree Preservation Order.

Site Information

Site area: 0.2 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 13 homes
Assessed capacity: 10 homes



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BSA0906: Car sales site at 62-74 Bell Hill Road, St George

Ward: St George Central

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site is used for car sales.

The site has direct access from Bell Hill Road.

Key Constraints

- The southwest corner of the site falls within areas at risk of surface water flooding.
- The adjoining land to the south has an emerging designation as a Reserved Open Green Space.

Site Information

Site area: 0.2 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 13 homes
Assessed capacity: 10 homes

Trajectory

As at April 2023, 10% the site had already been developed or had planning permission.

90% of the site capacity, comprising 9 homes, remains available and is expected to come forward from Year 6 onward.



BSA0907: 47-49 Summerhill Road, St George

Ward: St George Central

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site comprises cleared land.

The site has direct access from Summerhill Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.1 ha
Suitable for: Housing
Density area: Suburban (65 dph)
Theoretical capacity: 7 homes
Assessed capacity: 10 homes

Trajectory

As at April 2023, the whole site had already been developed or had planning permission.

The site therefore makes no additional contribution to the trajectory.



BSA1011: Site adjacent to Holy Cross Church, Dean Lane, Bedminster

Ward: Southville

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site comprises cleared land.

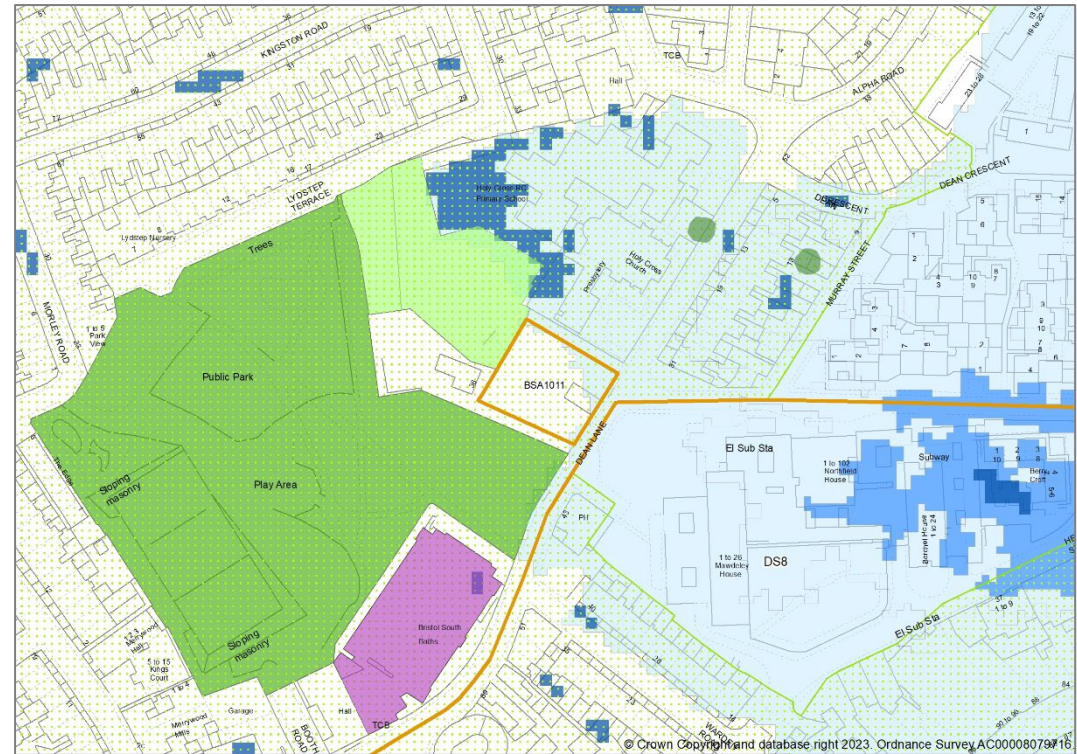
The site has direct access from Dean Lane.

Key Constraints

- The site falls within the Bedminster conservation area.
- The eastern corner of the site falls within Flood Zone 2.
- The adjoining land to the northwest has an emerging designation as a Reserved Open Green Space.

Site Information

Site area: 0.1 ha
Suitable for: Housing
Density area: Inner priority (120dph)
Theoretical capacity: 12 homes
Assessed capacity: 10 homes



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BSA1101: Bath Road Open Space (west of Totterdown Bridge), Totterdown

Ward: Windmill Hill

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

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

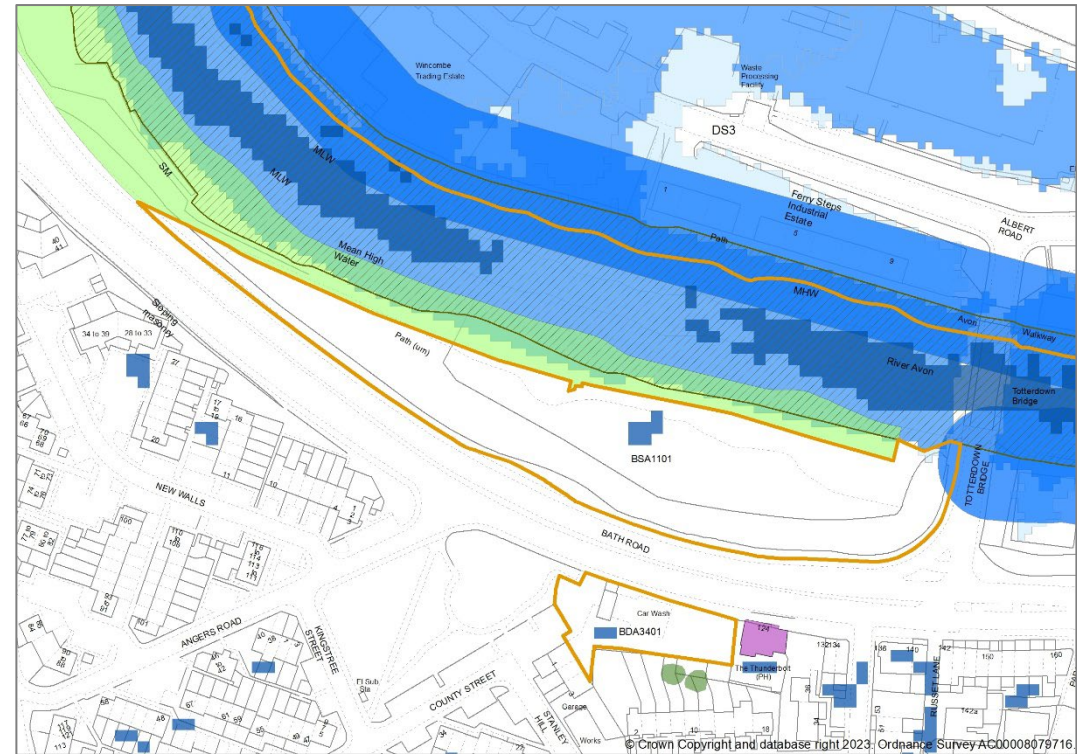
The site has the potential for direct access from Bath Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The northeast corner of the site falls within the emerging Flood Defence Policy Area and will need to provide a component of the proposed River Avon tidal flood defences.
- The adjoining land to the north has an emerging designation as a Reserved Open Green Space.

Site Information

Site area: 0.9 ha
Suitable for: Housing as part of Temple Quarter Enterprise Zone Opportunity Site
Density area: Inner priority (120dph)
Theoretical capacity: 108 homes
Assessed capacity: 40 homes



The lower assessed capacity reflects the particular complexities of the site including the steep slope, ground conditions and need to maintain access to the water's edge; and the adopted allocation which suggests an element of business use within the Temple Quarter Enterprise Zone.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BSA1103: Red Lion Works, Greenleaze / Wells Road, Knowle Park

Ward: Knowle

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site is currently in commercial use.

The site has direct access from Greenleaze and Wells Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

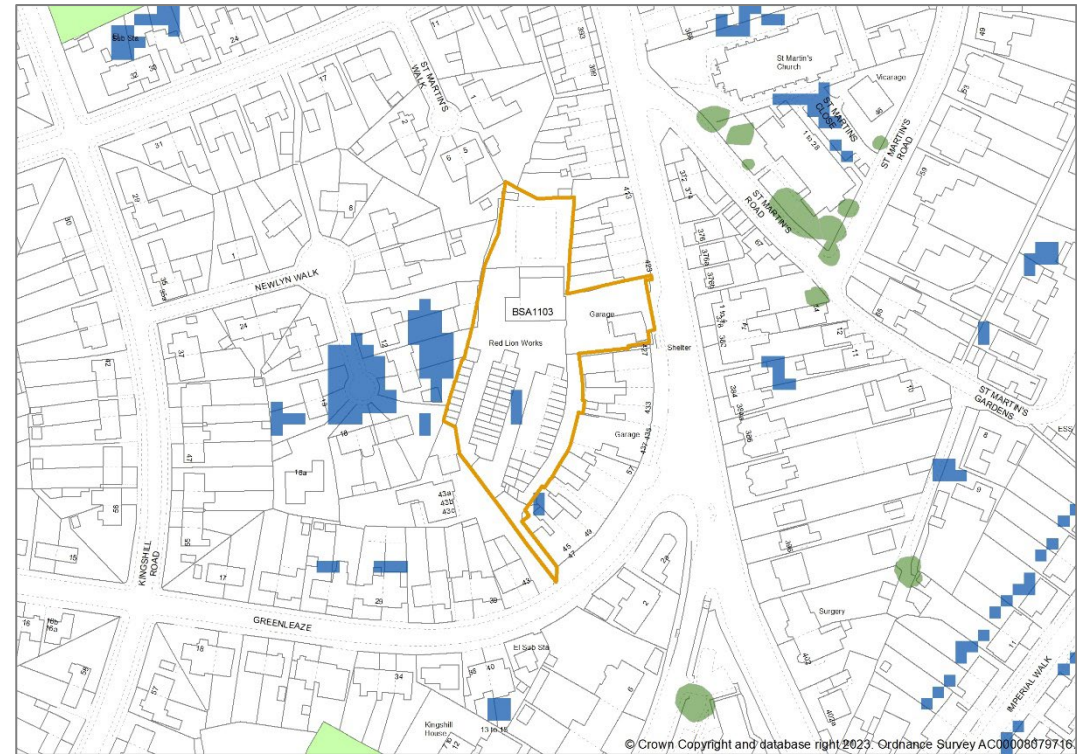
Site Information

Site area: 0.4 ha
Suitable for: Housing
Density area: Suburban priority (85dph)
Theoretical capacity: 34 homes
Assessed capacity: 30 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BSA1108A: Previously developed land at Novers Lane, east of Hartcliffe Way and west of Novers Lane

Ward: Filwood

Site Description

The site was previously allocated as part of a larger area by the Site Allocations and Development Management Policies (2014).

The previously developed site was last used for a school.

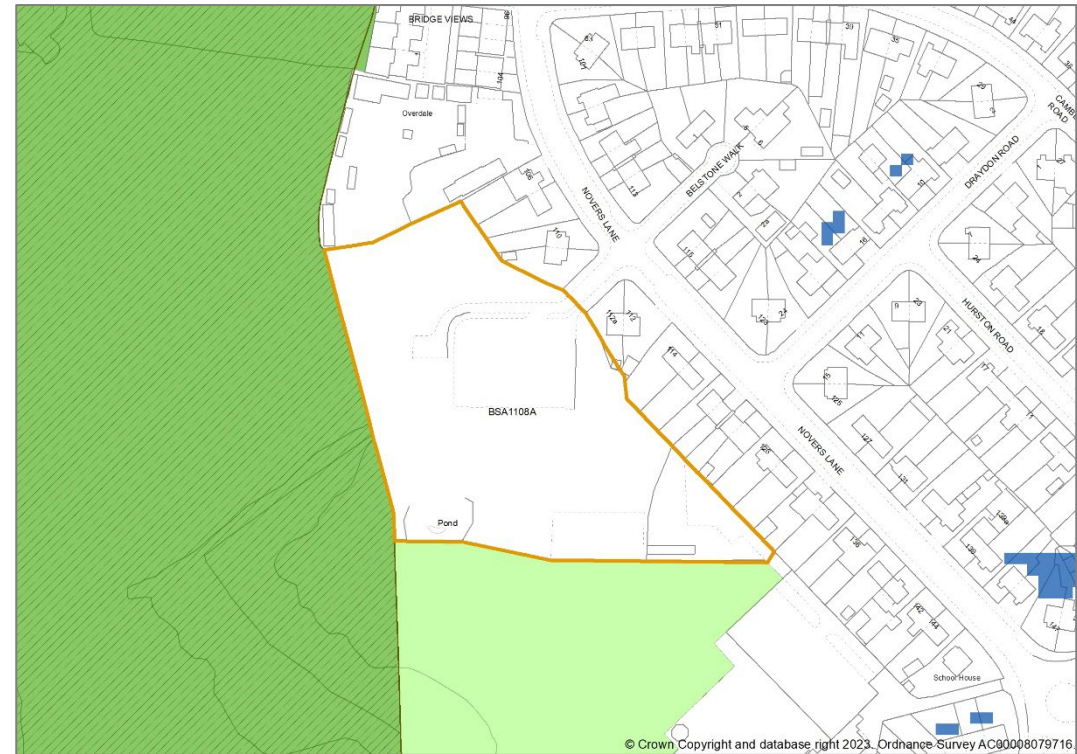
The site has direct access from Novers Lane.

Key Constraints

- The site has no known constraints.
- The adjoining land to the west has an emerging designation as a Local Green Space and is a Site of Nature Conservation Interest.
- The adjoining land to the south has an emerging designation as a Reserved Open Green Space.

Site Information

Site area: 1.1 ha
Suitable for: Housing
Density area: Suburban (65dph)
Theoretical capacity: 72 homes
Assessed capacity: 60 homes



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BSA1109: Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court

Ward: Filwood

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The land is presently undeveloped.

The site has direct access from Inns Court Drive.

Key Constraints

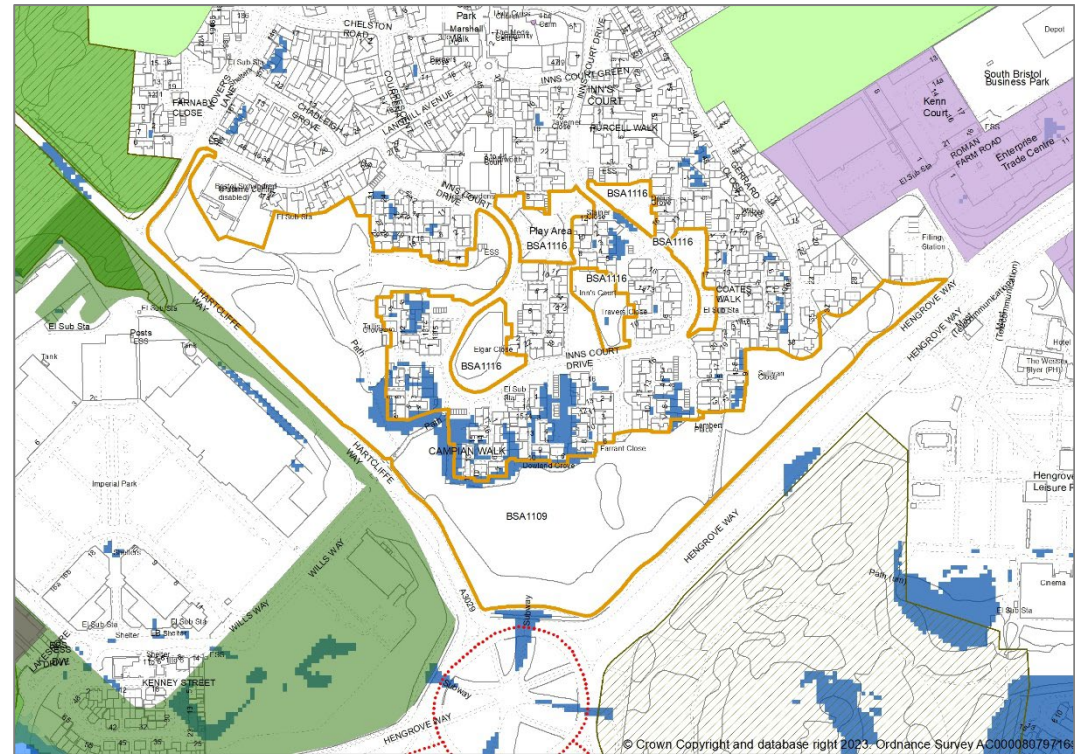
- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area:	8.8 ha
Suitable for:	Housing
Density area:	Suburban (65dph)
Theoretical capacity:	572 homes
Assessed capacity:	430 homes

The lower assessed capacity reflects the particular complexities of the site including its unusual shape and configuration and its close relationship with existing dwellings.

Part of the site has a non-residential planning permission for a youth zone facility which, if built, will further affect its residential capacity.



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

BSA1115: Former Florence Brown School, west of Leinster Avenue

Ward: Filwood

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The previously developed site was last used for a school.

The site has direct access from Novers Road and Leinster Avenue.

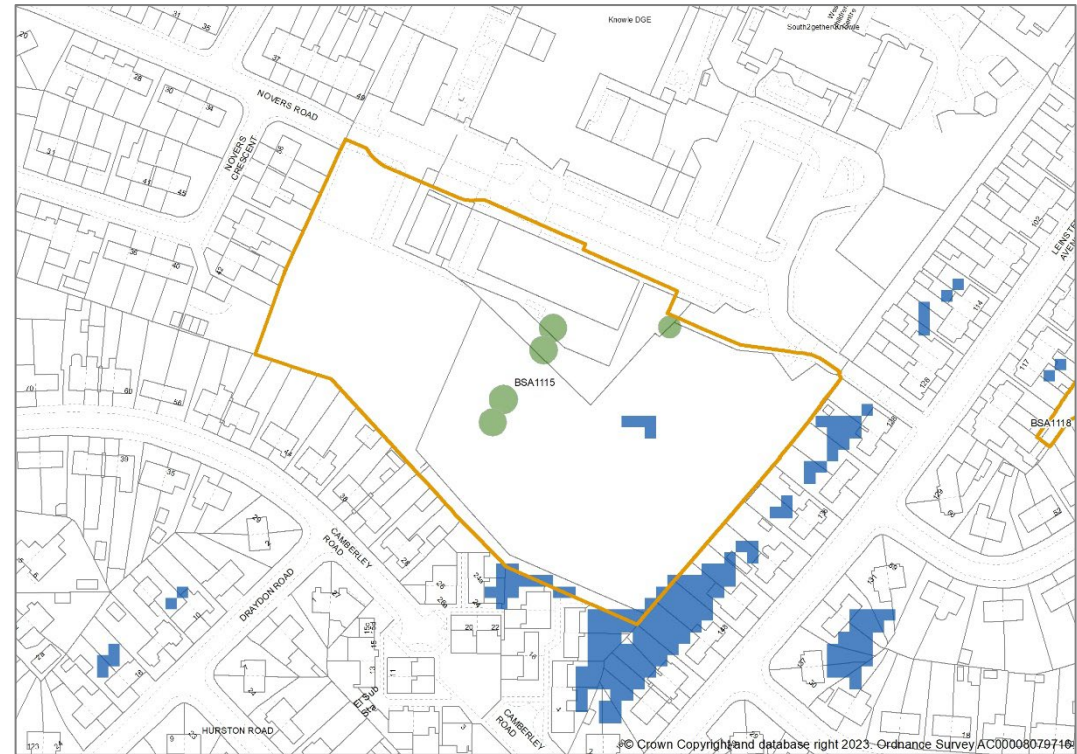
Key Constraints

- The site incorporates several trees that are subject to a Tree Preservation Order.
- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 1.7 ha
Suitable for: Housing
Density area: Suburban (65dph)
Theoretical capacity: 111 homes
Assessed capacity: 85 homes

The lower assessed capacity reflects the existing planning permission on part of the site.



Trajectory

As at April 2023, 79% the site had already been developed or had planning permission.

21% of the site capacity, comprising 18 homes, remains available and is expected to come forward from Year 6 onward.

BSA1116: Open spaces either side of Inn's Court

Ward: Filwood

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The land is currently undeveloped.

The site has direct access from Inn's Court Drive.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

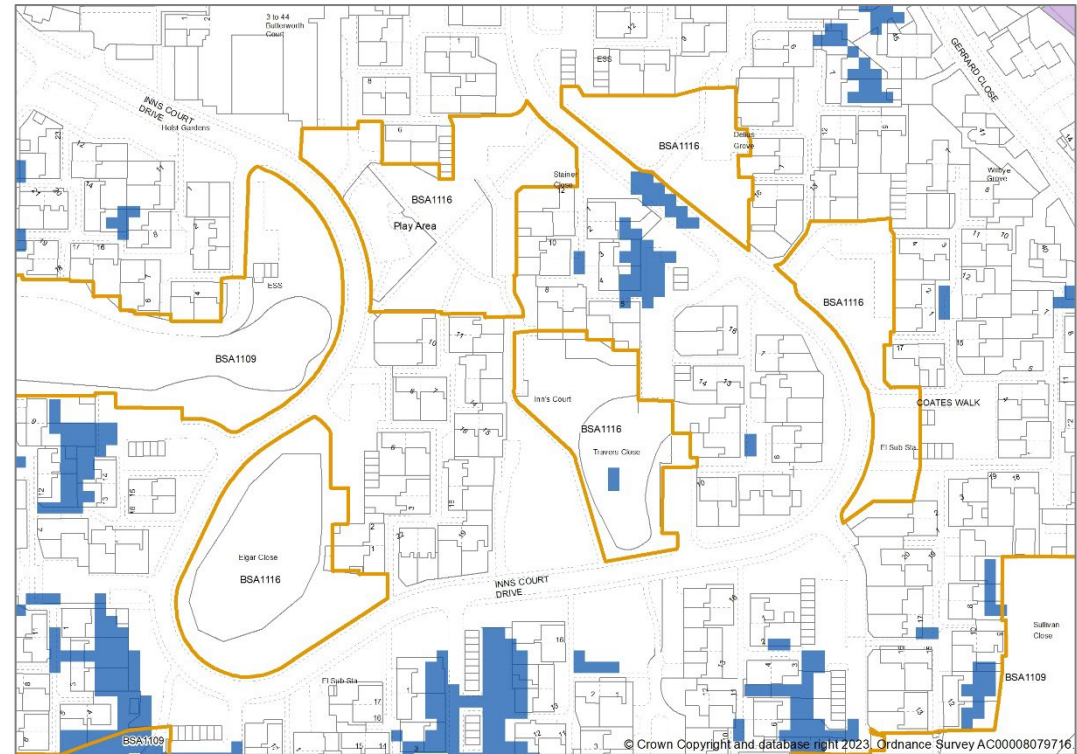
Site area: 1.5 ha
Suitable for: Housing
Density area: Suburban (65dph)
Theoretical capacity: 98 homes
Assessed capacity: 70 homes

The lower assessed capacity reflects particular complexities of the site, notably its composition as several distinct plots with a close relationship with existing dwellings.

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BSA1118: Broad Plain House and associated land, Broadbury Road

Ward: Filwood

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

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

The site has direct access from Broadbury Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

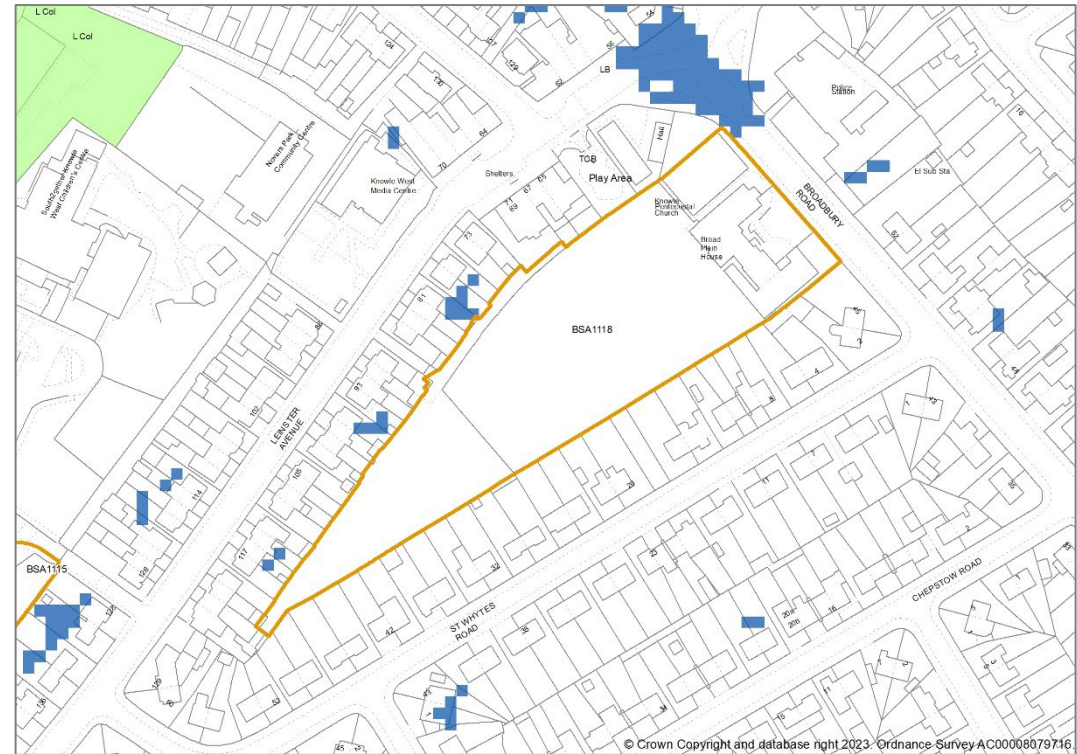
Site area: 1 ha
Suitable for: Housing
Density area: Suburban priority (85dph)
Theoretical capacity: 85 homes
Assessed capacity: 50 homes

The lower assessed capacity reflects the particular complexities of the site including its shape and close relationship with existing dwellings.

Trajectory

As at April 2023, 87% the site had already been developed or had planning permission.

13% of the site capacity, comprising 7 homes, remains available and is expected to come forward from Year 6 onward.



BSA1120: Land and buildings between 2 to 20 Filwood Broadway

Ward: Filwood

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

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

The site has direct access from Filwood Broadway.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.6 ha
Suitable for: Retail/Business/Housing
Density area: Suburban priority (85dph)
Theoretical capacity: 51 homes
Assessed capacity: 20 homes

The lower assessed capacity reflects the particular complexities of the site including its shape, close relationship with existing dwellings and the adopted allocation which includes the potential for retail/business use.



Trajectory

As at April 2023, 82% the site had already been developed or had planning permission.

18% of the site capacity, comprising 4 homes, remains available and is expected to come forward from Year 6 onward.

BSA1122: Sports court and former swimming pool site on the north-east corner of Filwood Broadway and Creswicke Road Junction

Ward: Filwood

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site comprises cleared land last used for commercial premises.

The site has direct access from Filwood Broadway.

Key Constraints

- The site has no known constraints.

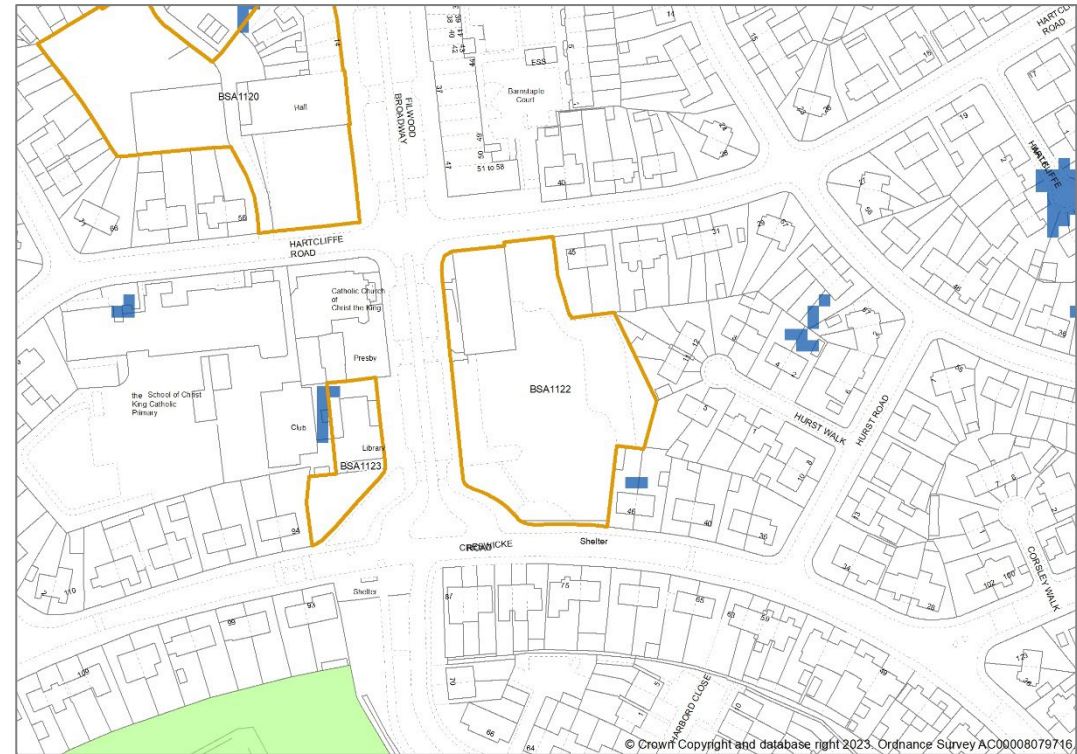
Site Information

Site area: 0.5 ha
Suitable for: Retail/Business/Housing
Density area: Suburban priority (85dph)
Theoretical capacity: 43 homes
Assessed capacity: 35 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BSA1123: Filwood Library and adjoining land, Filwood Broadway

Ward: Filwood

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site comprises a library and undeveloped land to the side.

The site has direct access from Filwood Broadway.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.1 ha
Suitable for: Housing
Density area: Suburban priority (85dph)
Theoretical capacity: 9 homes
Assessed capacity: 10 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BSA1207: Bath Road, Kensington Park, near Arno's Vale

Ward: Brislington West

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The site comprises vacant commercial premises and hardstanding.

The site has direct access from Bath Road and Tramway Road.

Key Constraints

- The site has no known constraints.

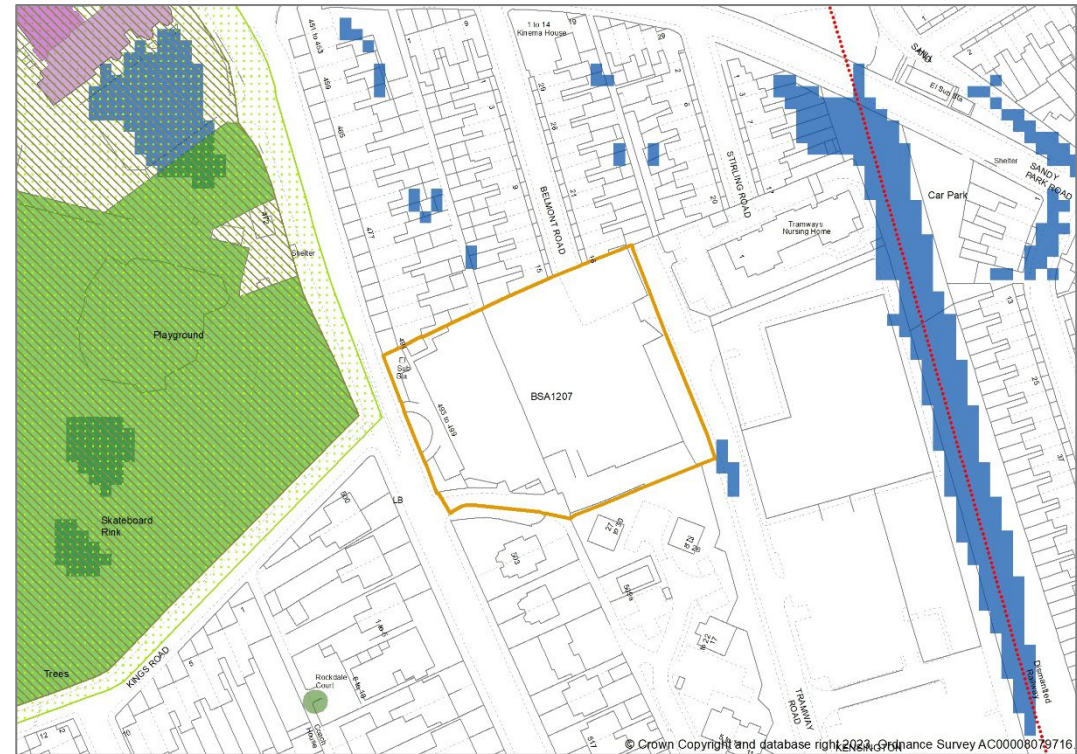
Site Information

Site area: 0.7 ha
Suitable for: Housing
Density area: Inner priority (120dph)
Theoretical capacity: 84 homes
Assessed capacity: 85 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



BSA1402: Former New Fosseway School, Hengrove

Ward: Hengrove and Whitchurch Park

Site Description

The site was previously allocated by the Site Allocations and Development Management Policies (2014).

The previously developed site was last used for a school.

The site has direct access from New Fosseway Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.

Site Information

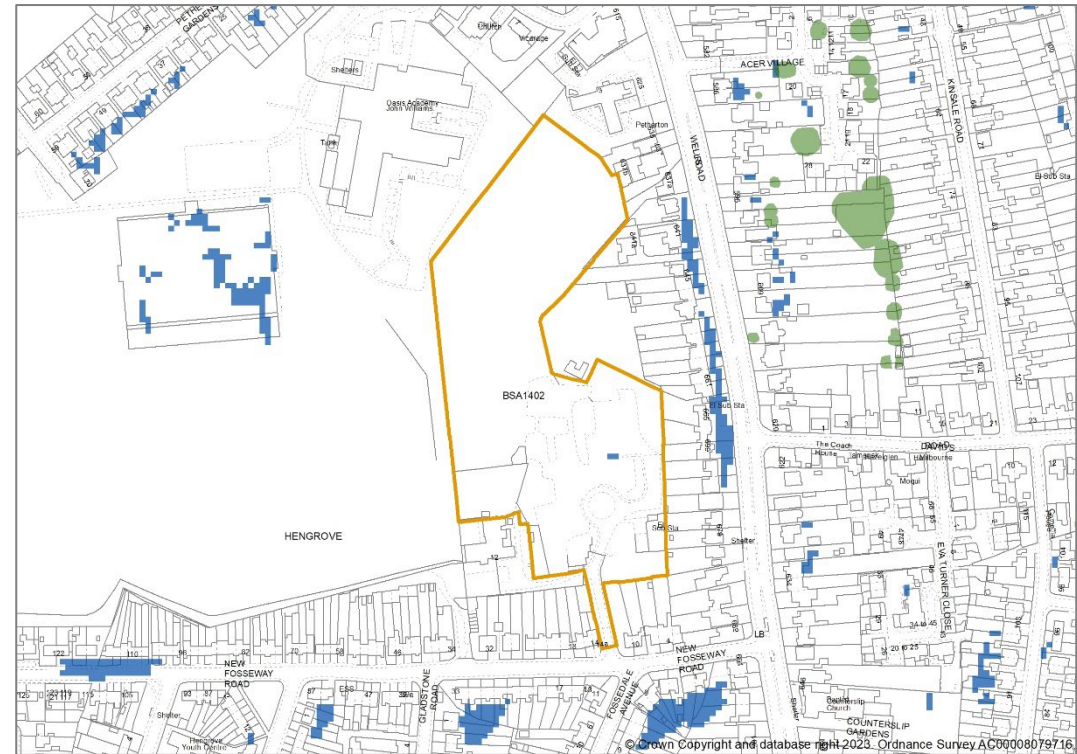
Site area:	3.4 ha
Suitable for:	Housing
Density area:	Suburban (65dph)
Theoretical capacity:	221 homes
Assessed capacity:	175 homes

The lower assessed capacity reflected mixed use proposals emerging on the site including an extra care facility.

Trajectory

As at April 2023, 93% the site had already been developed or had planning permission.

7% of the site capacity, comprising 13 homes, remains available and is expected to come forward from Year 6 onward.



SA101: Wapping Wharf, Wapping Road

Ward: Central

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

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

The site has direct access from Wapping Road.

Key Constraints

- The site falls within the City Docks conservation area.
- The northern section of the site falls within Flood Zones 2 and 3.
- There are three Grade II listed structures on the site.

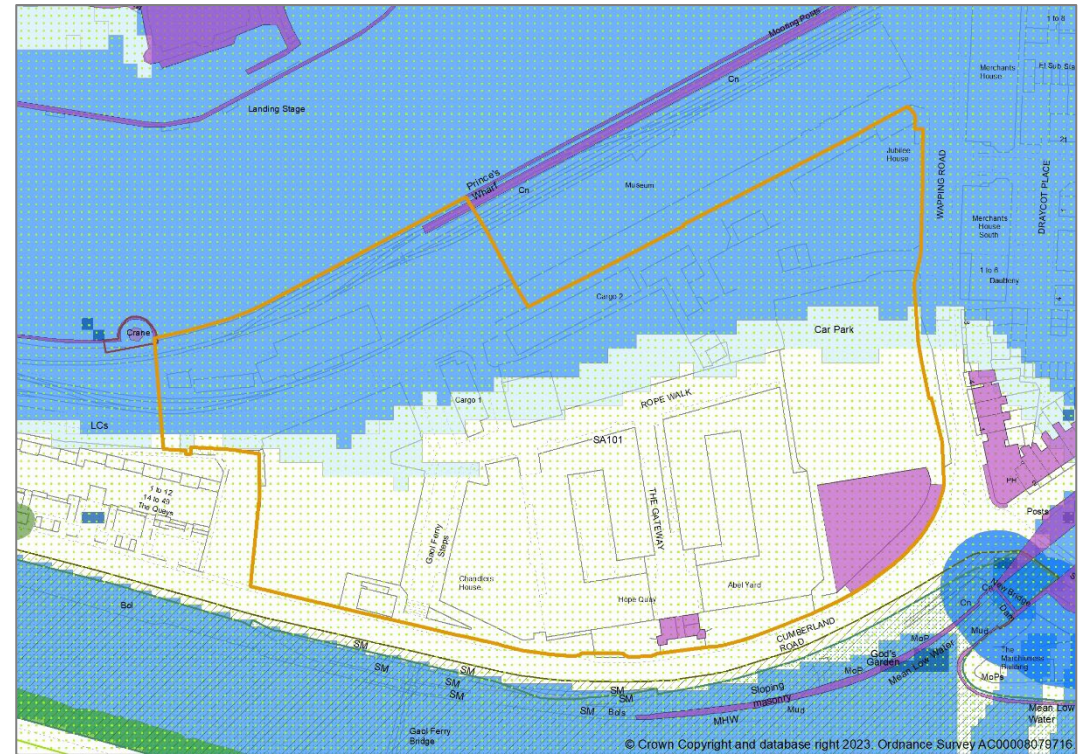
Site Information

Site area: 3.45 ha
Suitable for: Housing/offices
Density area: Central (200dph)
Theoretical capacity: 690 homes
Assessed capacity: 600 homes

Trajectory

As at April 2023, the whole site had already been developed or had planning permission.

The site therefore makes no additional contribution to the trajectory.



SA301: 55-59 St. Michael's Hill

Ward: Central

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

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

The site has indirect access from St. Michael's Hill (footway only).

Key Constraints

- The site falls within the St. Michael's Hill and Christmas Steps conservation area.
- The structures on adjoining land to the north, south and east are Grade II listed.

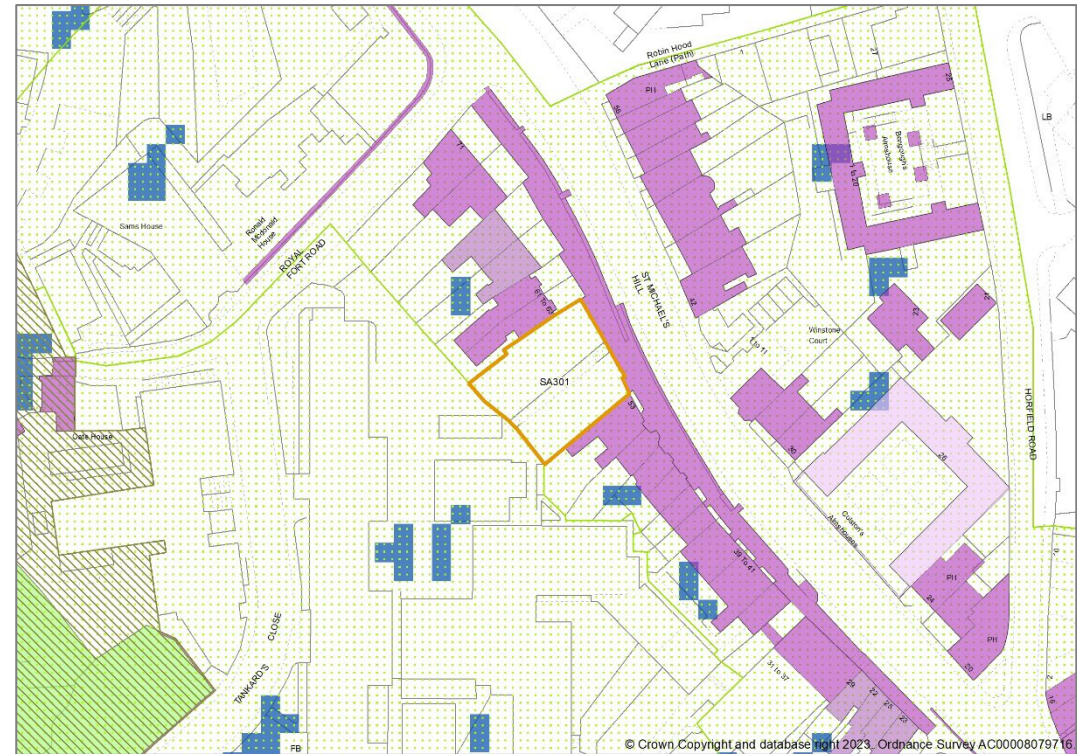
Site Information

Site area: 0.06 ha
Suitable for: Housing, specialist student accommodation, educational use
Density area: Central (200dph)
Theoretical capacity: 12 homes
Assessed capacity: 15 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



SA403: Old Seaman's Chapel, Royal Oak Avenue, fronting Princes Street

Ward: Central

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

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

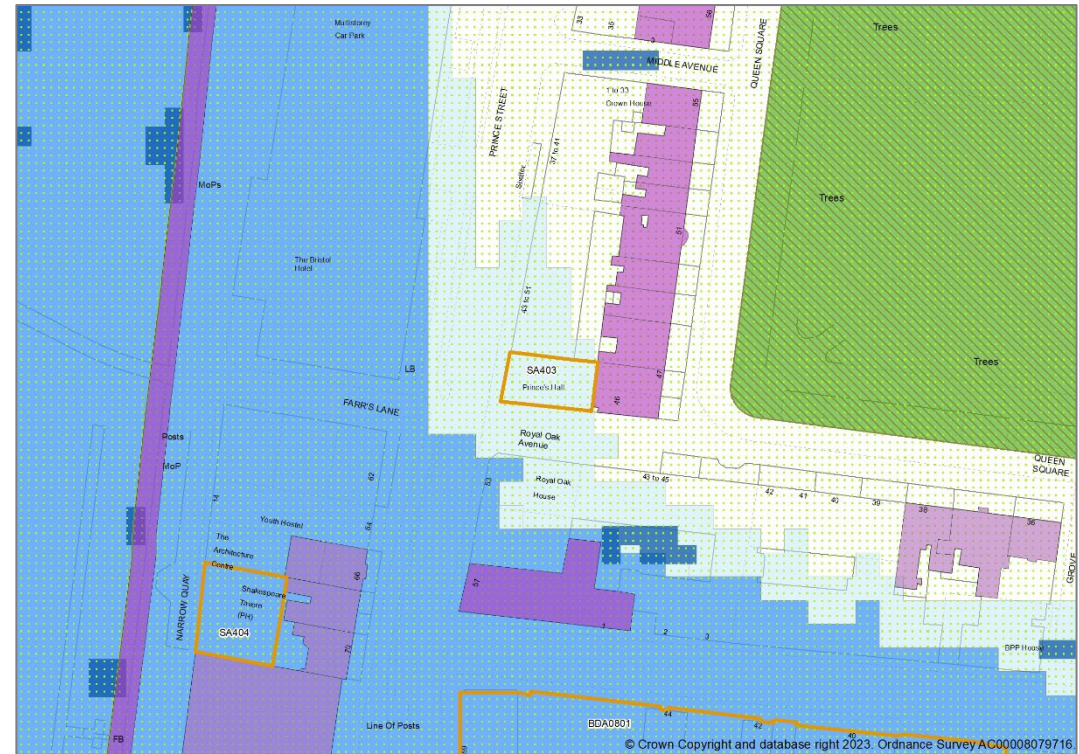
The site has direct access from Royal Oak Avenue and Prince Street.

Key Constraints

- The site falls within the City and Queen Square conservation area.
- The site adjoins the Grade II listed 46 Queen Square.
- The site falls within Flood Zone 2.

Site Information

Site area: 0.02 ha
Suitable for: Office/Workspace/Leisure/Housing
Density area: Central (200 dph)
Theoretical capacity: 4 homes
Assessed capacity: None specified.



The site is allocated for its regeneration importance. Due to its small size, heritage complexity and suitability for a wide range of uses it has no assessed capacity.

The site consequently makes no specific contribution to the housing trajectory.

SA404: 16 Narrow Quay

Ward: Central

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

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

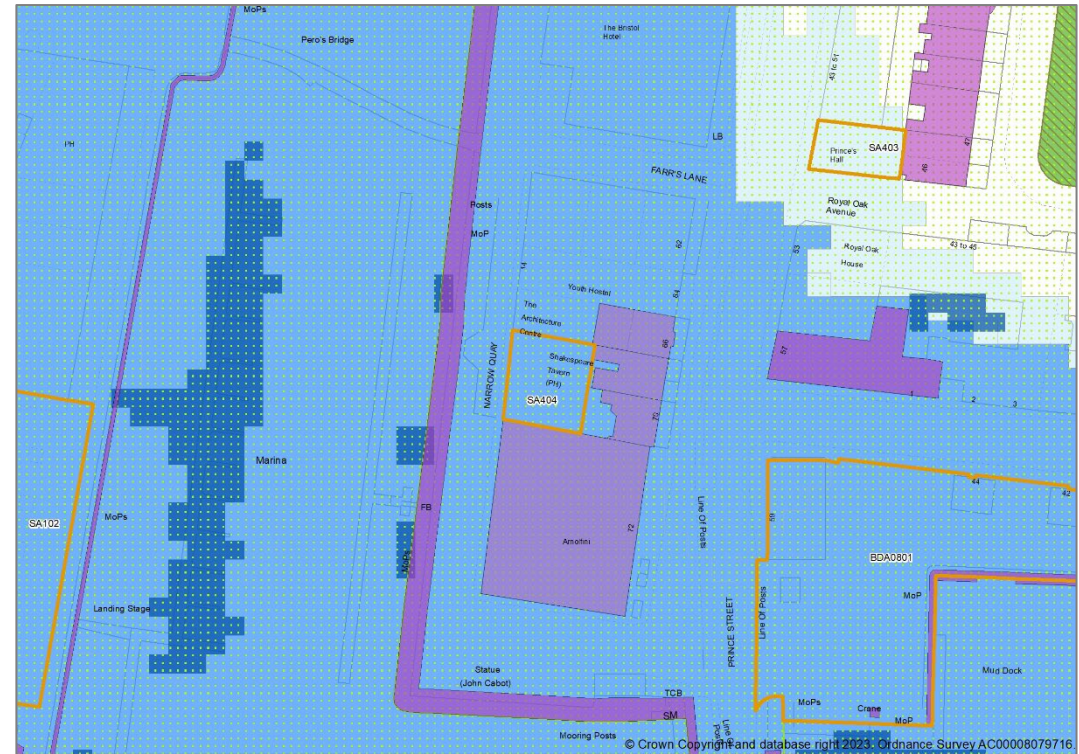
The site has direct access from Narrow Quay.

Key Constraints

- The site falls within the City and Queen Square conservation area.
- The site adjoins a complex of Grade II* listed buildings including the Shakespeare and the Arnolfini.
- The site falls within Flood Zone 3.

Site Information

Site area: 0.03 ha
Suitable for: Office/Workspace/Leisure/Housing
Density area: Central (200 dph)
Theoretical capacity: 6 homes
Assessed capacity: None specified.



The site is allocated for its regeneration importance. Due to its small size, location in Flood Zone 3, heritage complexity and suitability for a wide range of uses it has no assessed capacity.

The site consequently makes no specific contribution to the housing trajectory.

SA501: 55 – Lakota Nightclub / Former Coroner’s Court, Upper York Street / Backfields

Ward: Ashley

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

The site is currently used as a leisure venue.

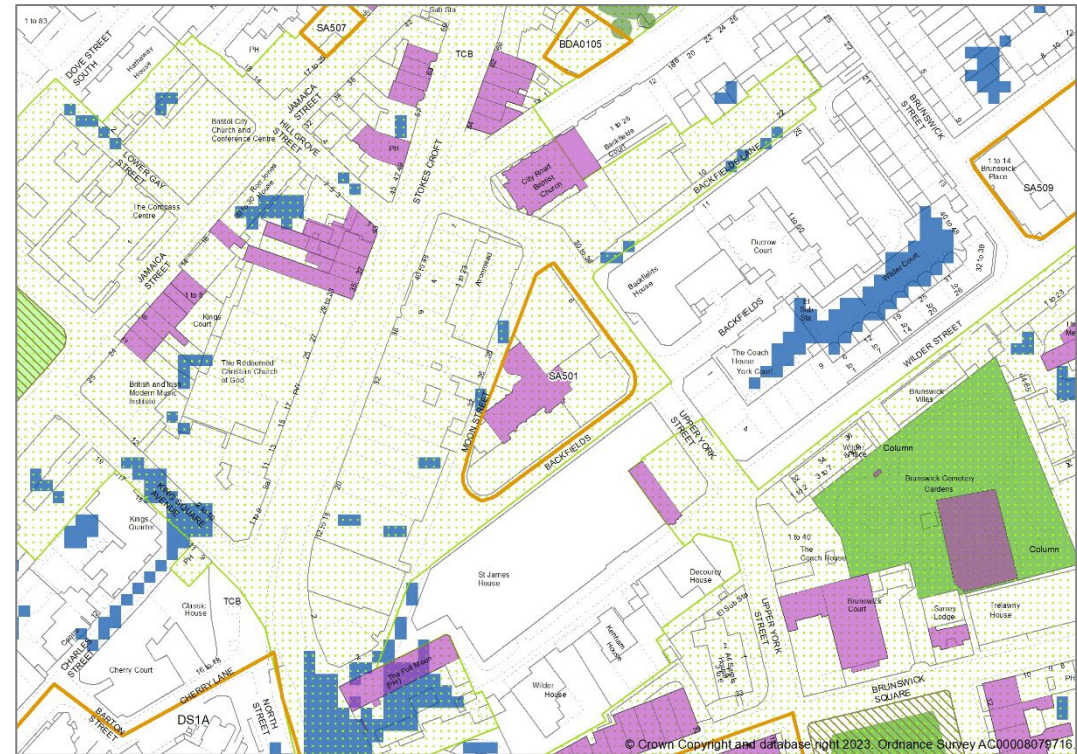
The site has direct access from Upper York Street, Moon Street and Backfields.

Key Constraints

- The site falls within the Stokes Croft conservation area.
- The site incorporates the Grade II listed former Coroner’s Court.
- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.25 ha
Suitable for: Housing
Density area: Central (200dph)
Theoretical capacity: 50 homes
Assessed capacity: 60 homes



Trajectory

As at April 2023, 90% the site had already been developed or had planning permission.

10% of the site capacity, comprising 6 homes, remains available and is expected to come forward from Year 6 onward.

SA506: 97-101 Stokes Croft

Ward: Central

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

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

The site has direct access from Stokes Croft and Armada Place.

Key Constraints

- The site falls within the Stokes Croft conservation area.
- The site is marginally affected by areas at risk of surface water flooding.
- The Grade II listed 95 Stokes Croft adjoins the site to the south.

Site Information

Site area: 0.07 ha
Suitable for: Housing
Density area: Central (200dph)
Theoretical capacity: 14 homes
Assessed capacity: 20 homes



Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.

SA507: 27-33 Jamaica Street

Ward: Central

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

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

The site has direct access from Jamaica Street.

Key Constraints

- The site falls within the Stokes Croft conservation area.

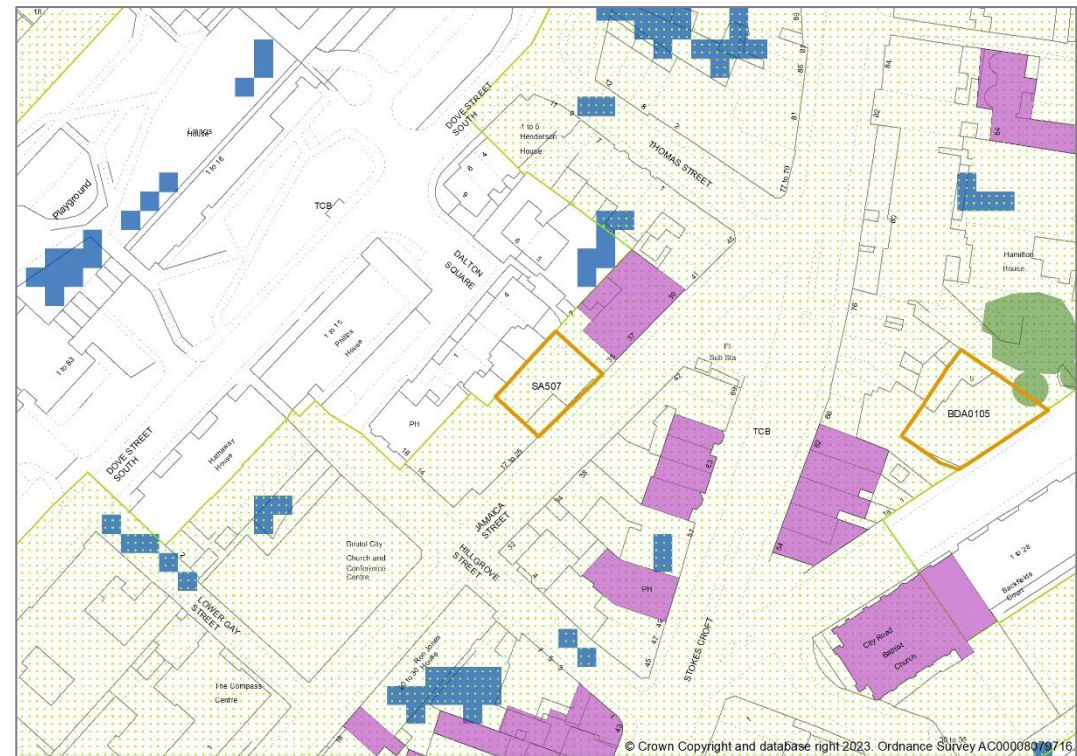
Site Information

Site area: 0.02 ha
Suitable for: Arts and Cultural/Housing/Offices
Density area: Central (200dph)
Theoretical capacity: 4 homes
Assessed capacity: 5 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



SA509: Land at Wilder Street / Argyle Road

Ward: Ashley

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

The partially developed site comprises commercial premises and parking.

The site has direct access from Wilder Street, Brigstocke Road and Argyle Road.

Key Constraints

- The southeast corner of the site falls within the Portland and Brunswick Square Conservation Area.

Site Information

Site area: 0.29 ha
Suitable for: Housing/Offices/Workspace
Density area: Central (200 dph)
Theoretical capacity: 58 homes
Assessed capacity: 30 homes

The lower assessed capacity reflects the mixed-use nature of the allocation and the particular complexities of the site including its shape and configuration.



Trajectory

As at April 2023, 41% the site had already been developed or had planning permission.

59% of the site capacity, comprising 17 homes, remains available and is expected to come forward from Year 6 onward.

SA510: Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside

Ward: Ashley

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

The site is cleared land last used for industry.

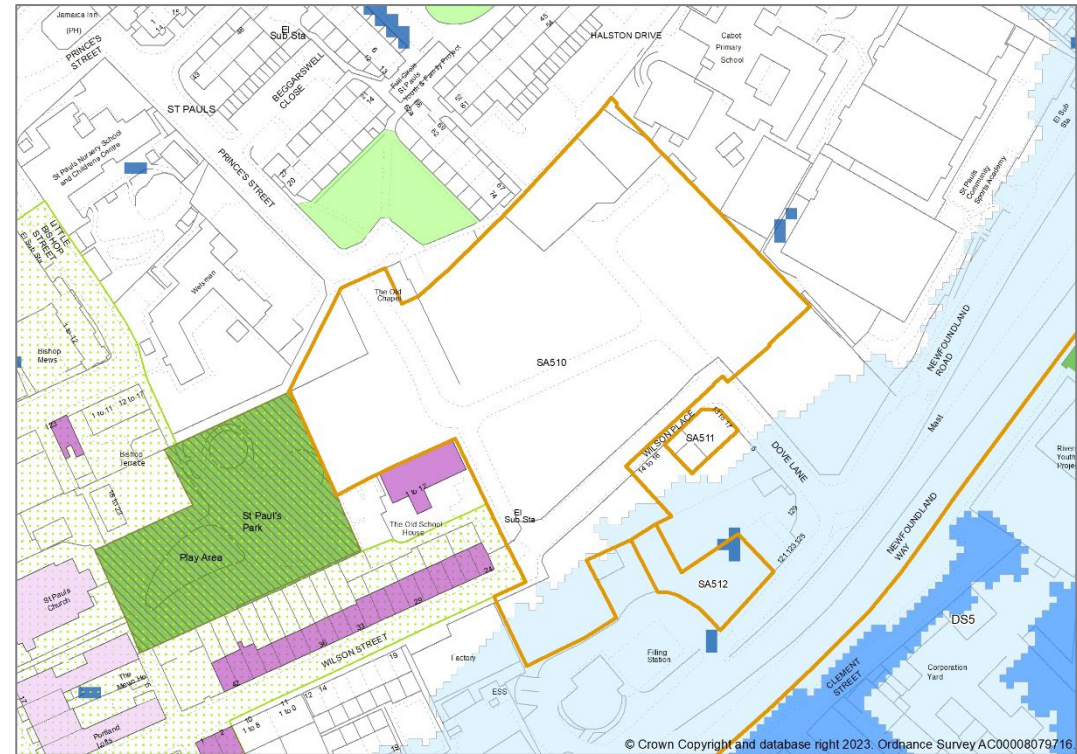
The site has direct access from Dove Lane and Prince's Street.

Key Constraints

- The southern section of the site falls within Flood Zone 2.
- The adjoining land to the west is within the Portland and Brunswick Square conservation Area.
- The adjoining land to the west has an emerging designation as Local Green Space and is designated as Local Historic Parks and Gardens.
- There Grade II listed Old School House adjoins the site to the west.

Site Information

Site area: 1.59 ha
Suitable for: Housing/Office/Workspace/Community Facilities
Density area: Central (200dph)
Theoretical capacity: 318 homes
Assessed capacity: 250 homes



The lower assessed capacity reflects the existing outline planning permission on the site.

Trajectory

As at April 2023, 78% the site had already been developed or had planning permission.

22% of the site capacity, comprising 54 homes, remains available and is expected to come forward from Year 6 onward.

SA511: F C Hammonds, 13-17 Dove Lane

Ward: Ashley

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

The site comprises a small commercial premises.

The site has direct access from Dove Lane and Wilson Place.

Key Constraints

- The site has no known constraints.

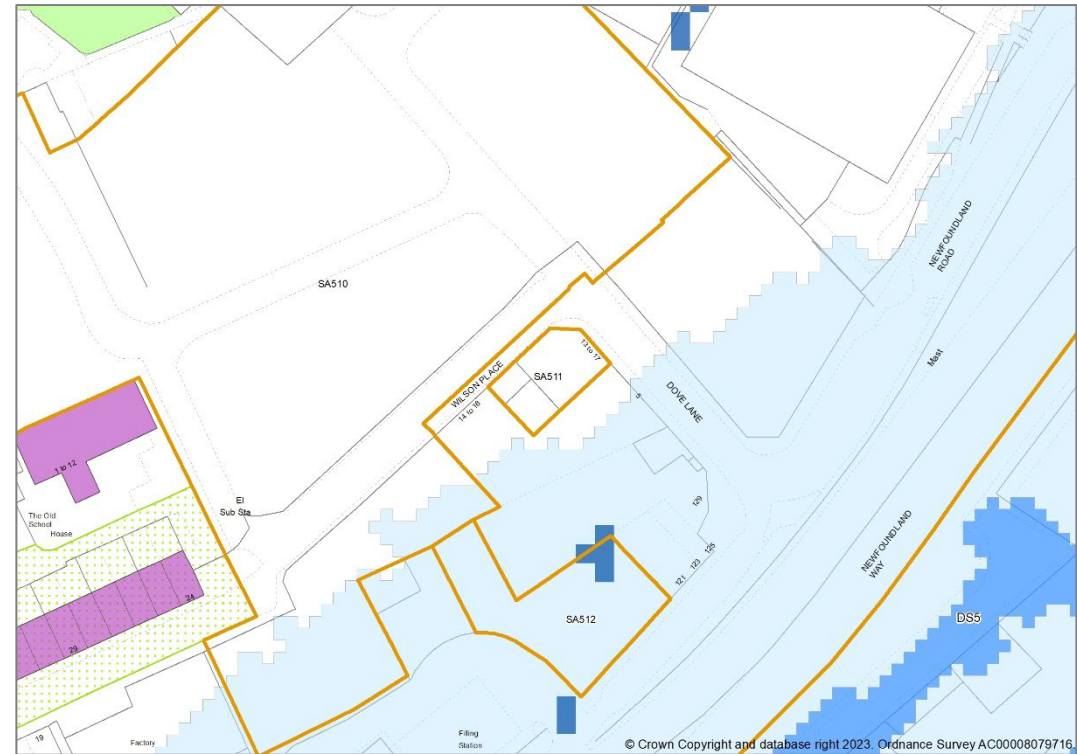
Site Information

Site area: 0.03 ha
Suitable for: Housing/offices
Density area: Central (200dph)
Theoretical capacity: 6 homes
Assessed capacity: 5 homes

Trajectory

As at April 2023, the site did not have planning permission.

The full capacity of the site remains available and is expected to come forward from Year 6 onward.



SA608: Land and buildings at Victoria Street / Temple Street

Ward: Central

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

The site comprises office buildings and an historic public house. Norfolk House, occupying the eastern arm of the site, has been converted to student housing.

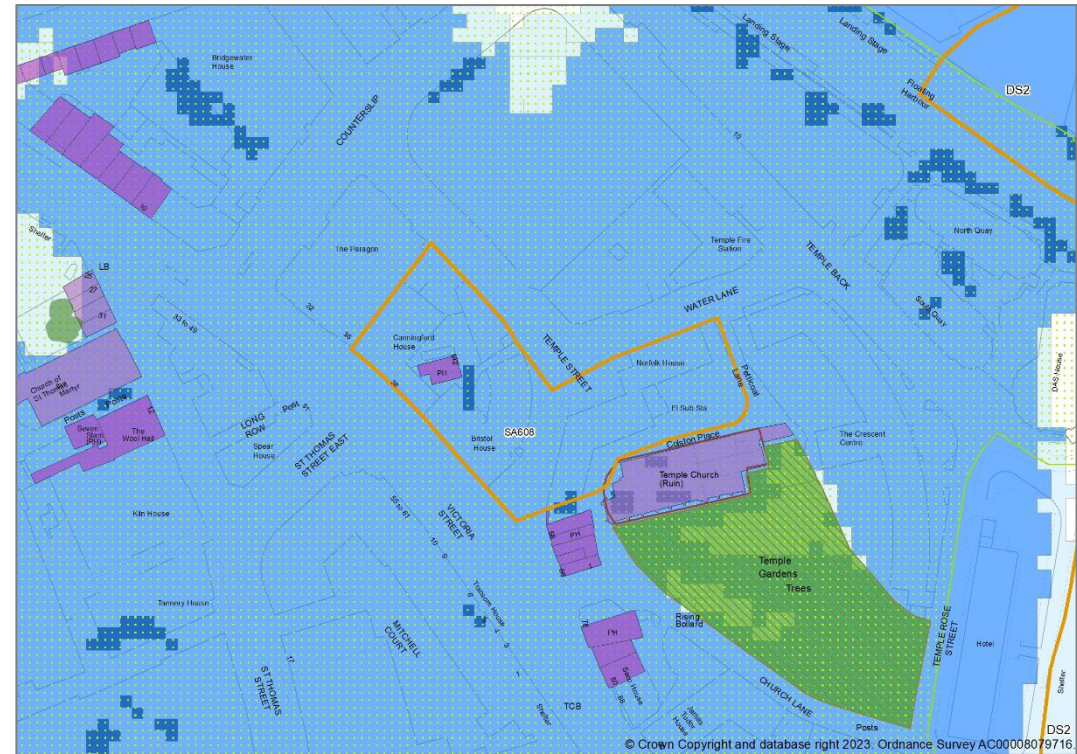
The site has direct access from Victoria Street, Temple Street and Water Lane.

Key Constraints

- The site falls within the Redcliffe conservation area.
- The site incorporates the Grade II listed Cornubia pub and adjoins the Grade II* listed ruins of Temple Church which are also a Scheduled Ancient Monument.
- The site falls within Flood Zone 3 and is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.59 ha
Suitable for: Housing/Offices
Density area: Central (200 dph)
Theoretical capacity: 118 homes
Assessed capacity: None specified.



The site is allocated for its regeneration importance. Due to its location in Flood Zone 3 and uncertainty around the potential for a comprehensive development solution, it has no assessed capacity.

The site consequently makes no specific contribution to the housing trajectory.

SA612: The Bell and adjoining buildings, Prewett Street

Ward: Central

Site Description

The site was previously allocated by the Bristol Central Area Plan (2015).

The site comprises long-term vacant commercial buildings.

The site has direct access from Prewett Street.

Key Constraints

- The site has no known constraints.

Site Information

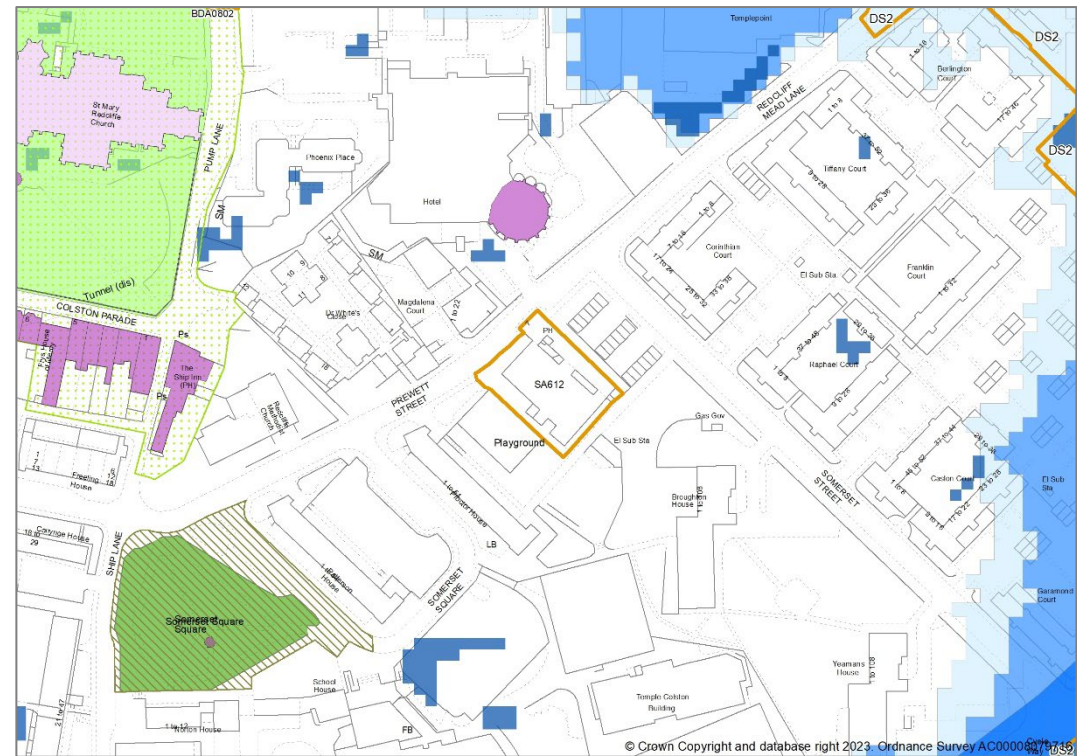
Site area: 0.13 ha
Suitable for: Housing/Pub and Housing
Density area: Central (200dph)
Theoretical capacity: 26 homes
Assessed capacity: 15 homes

The lower assessed capacity reflects the mixed-use nature of the allocation.

Trajectory

As at April 2023, the whole site had already been developed or had planning permission.

The site therefore makes no additional contribution to the trajectory.

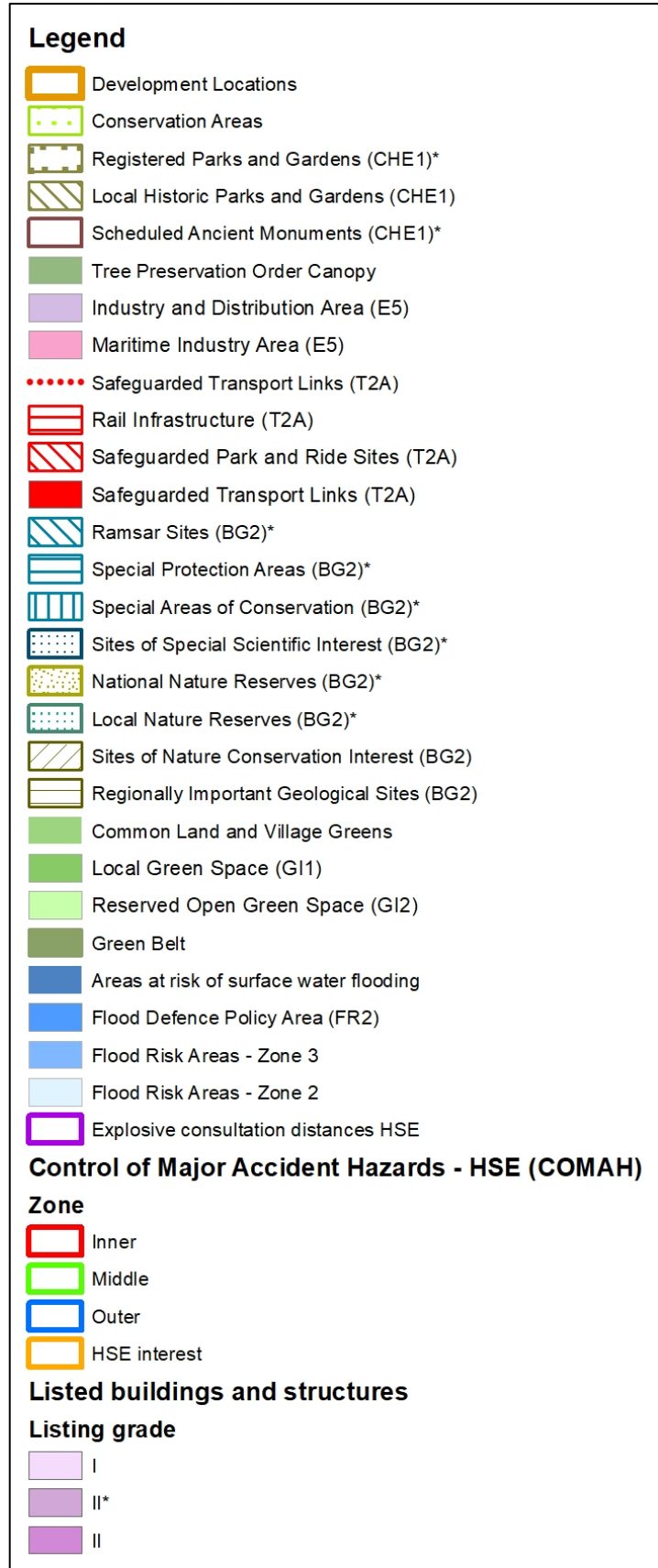


Appendix C: Additional promoted sites

As set out under *Stage 4: Assessment review* above, this appendix sets out SHLAA assessment templates for additional sites submitted via representations on the local plan publication version.

The sites are given an initial assessment for their constraints and development potential, with reference to standard density assumptions. A record is also made of the number of homes promoted by the representor, where available.

The sites have not been progressed to allocation and consequently do not make a contribution to the housing trajectory.



REP157: Bristol Street Motors, St. Philip's Causeway, Arnos Vale

Ward: Brislington West

Site Description

The site is currently in use as a car dealership.

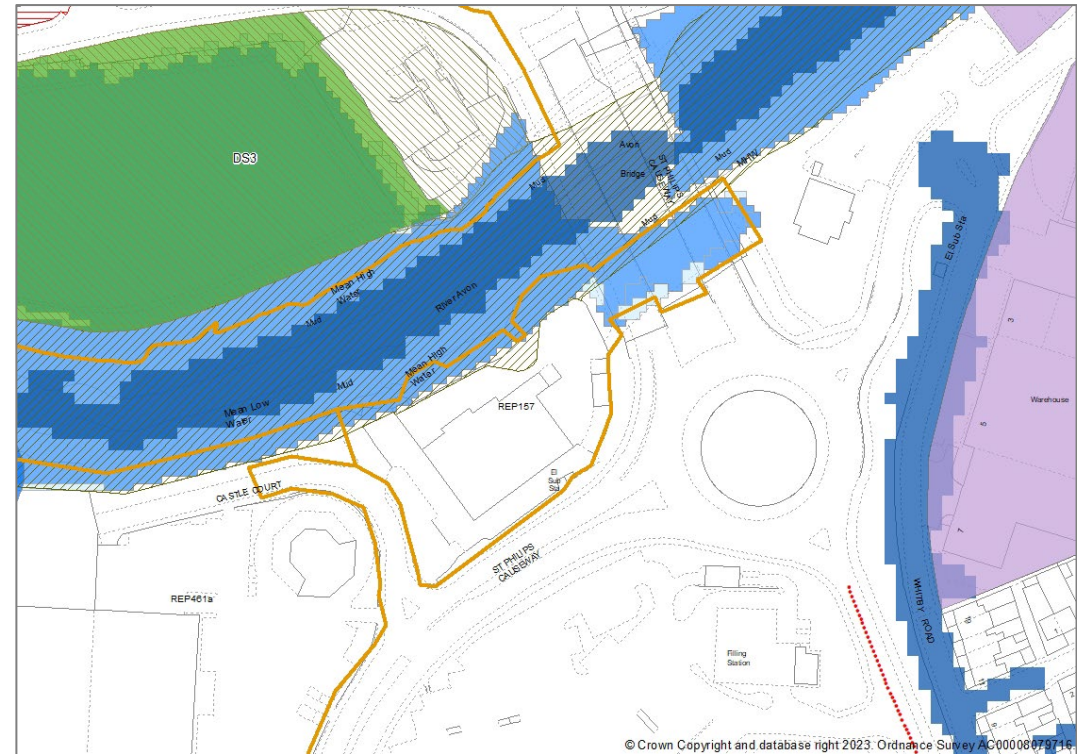
The site has direct access from Castle Court / St Phillips Causeway.

Key Constraints

- The site falls partially within Flood Zone 2 and Flood Zone 3.
- The land is marginally affected by a Site of Nature Conservation Interest.
- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 0.7 ha
Promoted for: Residential development
Density area: Inner (100 dph)
Theoretical capacity: 70 homes
Promoted capacity: Not specified



REP378: Land at Oasis Academy John Williams, north of New Fosseway Road, Hengrove

Ward: Hengrove & Whitchurch Park

Site Description

The land is currently part of Oasis John Williams Academy.

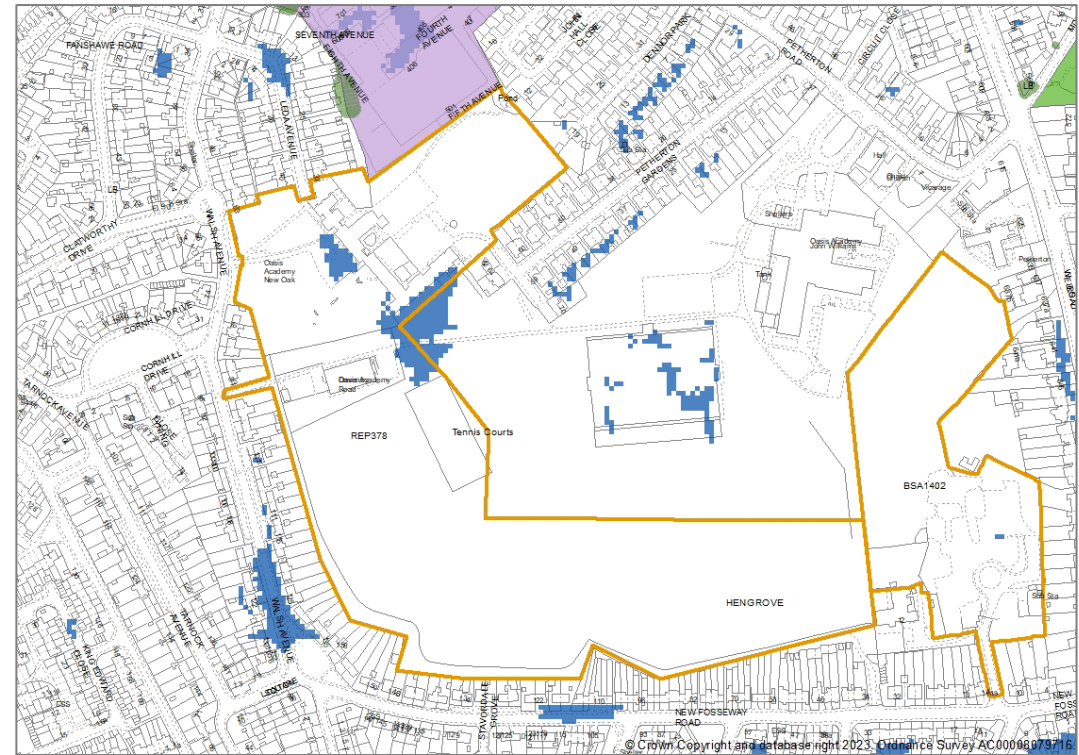
The site has direct access from Walsh Avenue / New Fosseway Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the north has an emerging designation as an Industry and Distribution Area.

Site Information

Site area: 10.9 ha
Promoted for: Residential development.
Density area: Suburban (65 dph)
Theoretical capacity: 709 Homes
Promoted capacity: Not specified



REP401: St. John's Ambulance, Harry Crook Centre, Raleigh Road, Southville

Ward: Southville

Site Description

The site is currently in use as an ambulance centre.

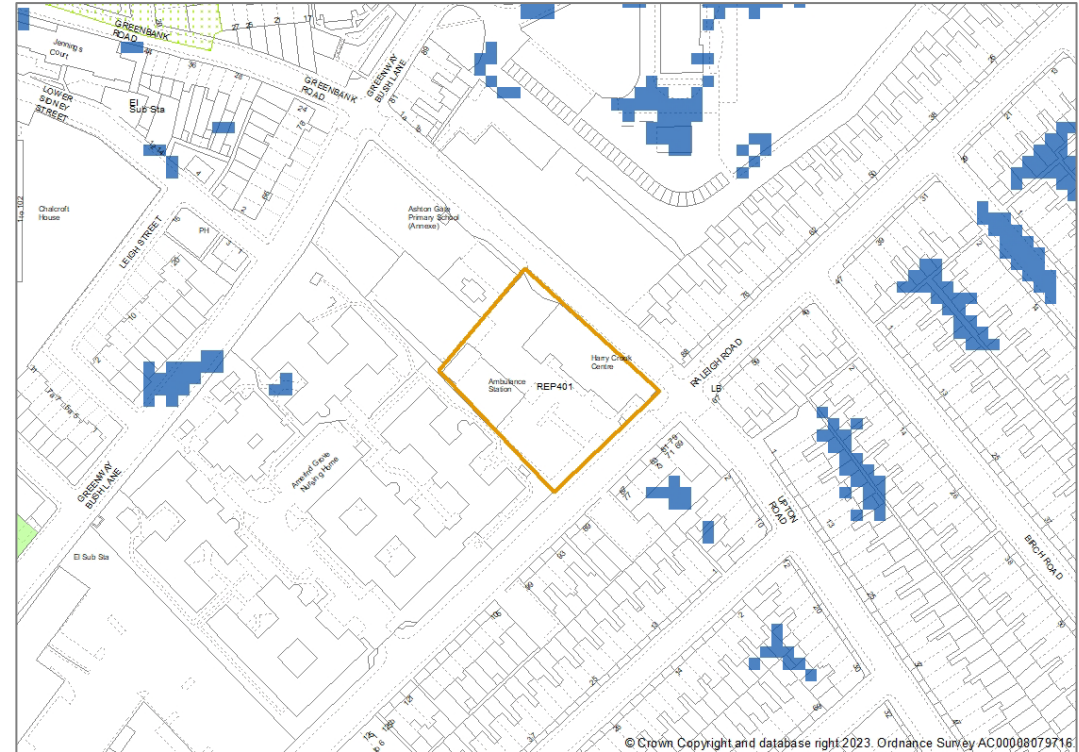
The site has direct access from Raleigh Road / Upton Road.

Key Constraints

- The site has no known constraints.

Site Information

Site area: 0.3 ha
Promoted for: Residential development
Density area: Inner Priority (120 dph)
Theoretical capacity: 36 homes
Promoted capacity: 80 homes



REP434: Land at 73 Netham Road, St George

Ward: St George West

Site Description

The site currently comprises of 2 commercial units.

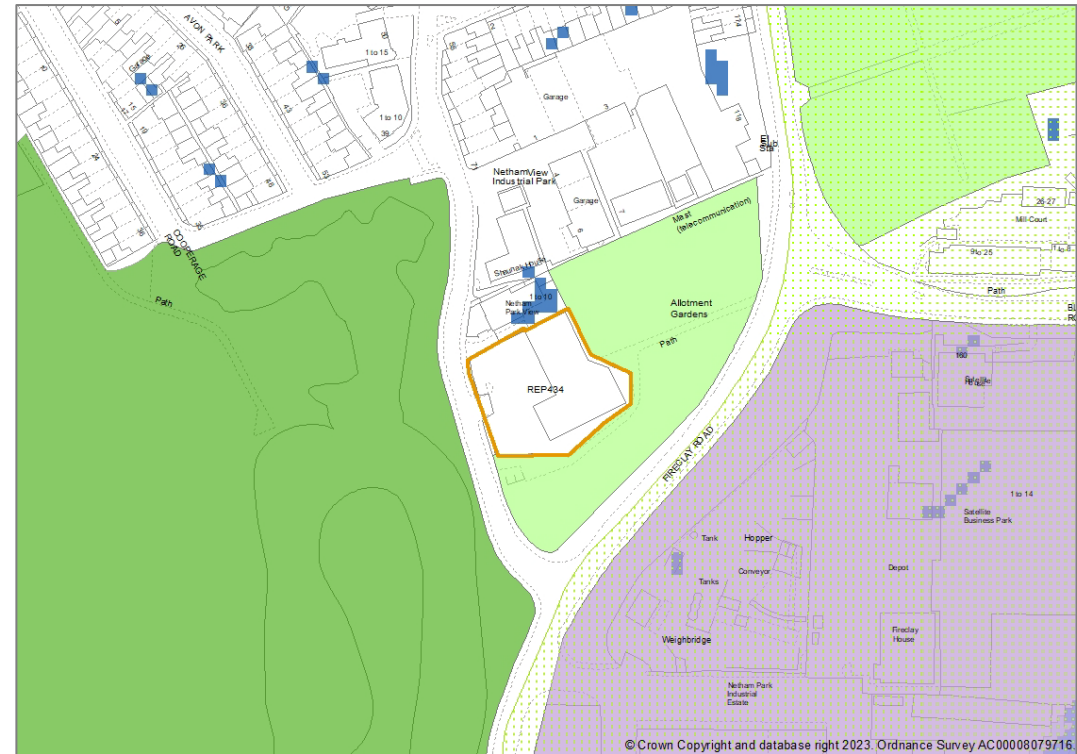
The site has direct access from Netham Road.

Key Constraints

- The adjoining land to the east has an emerging designation as Reserved Open Green Space.

Site Information

Site area: 0.2 ha
Promoted for: Residential development
Density area: Inner (100 dph)
Theoretical capacity: 20 homes
Promoted capacity: 35 homes



REP440: Broad Quay House, Broad Quay, City Centre

Ward: Central

Site Description

The site is currently used as offices.

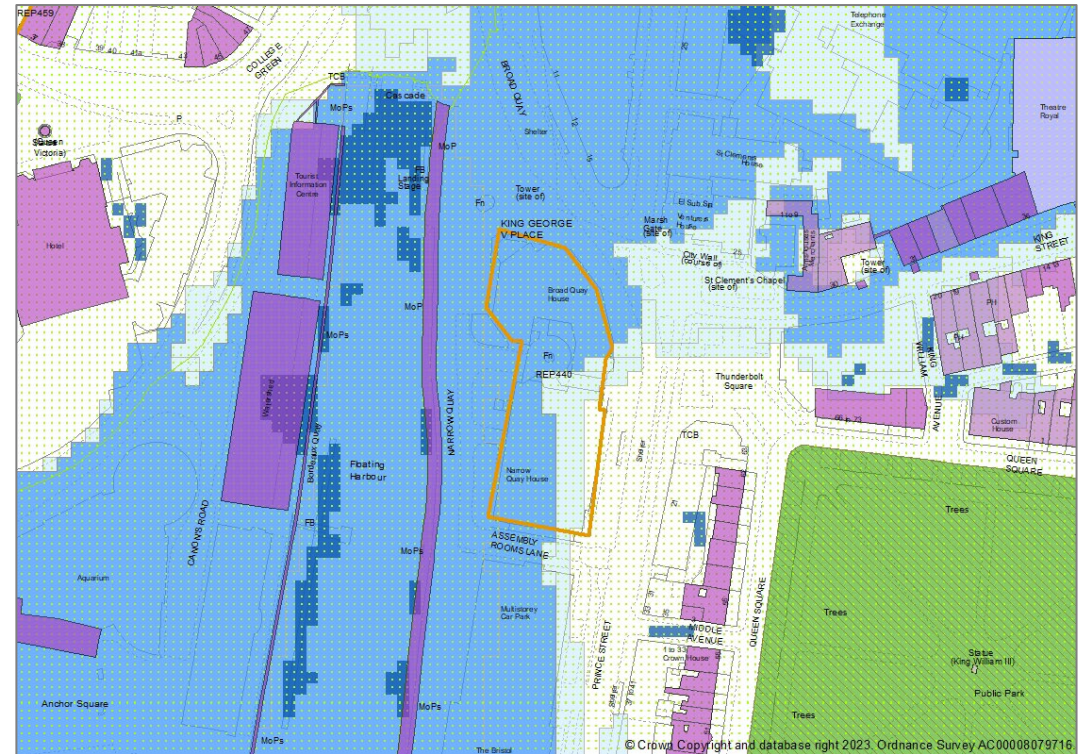
The site has direct access from Narrow Quay / Broad Quay.

Key Constraints

- The site falls within the City and Queen Square Conservation Area.
- The site falls partially within Flood Zone 2 and Flood Zone 3.

Site Information

Site area: 0.3 ha
Promoted for: Residential development
Density area: Central (200 dph)
Theoretical capacity: 60 homes
Promoted capacity: Not specified



REP444: Land at York Place / Queens Parade, City Centre

Ward: Hotwells & Harbourside

Site Description

The site is currently in use as a school.

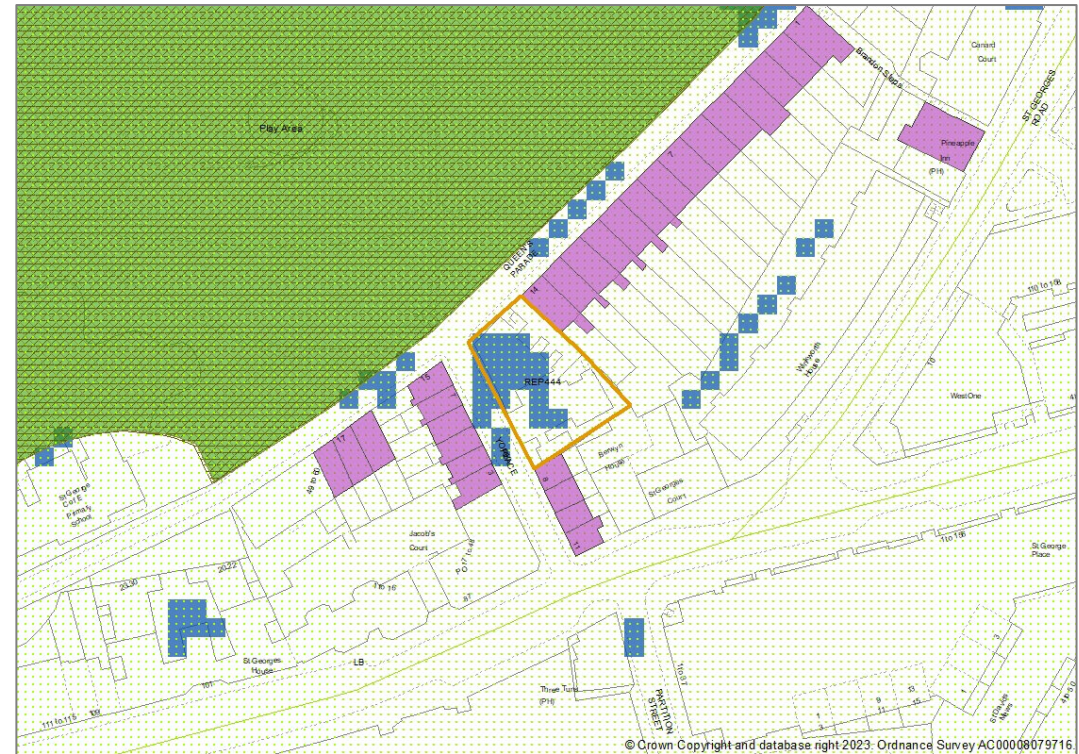
The site has direct access from York Place / Queens Parade.

Key Constraints

- The site is within the Park Street and Brandon Hill Conservation Area.
- The site is partially affected by areas at risk of surface water flooding.

Site Information

Site area: 0.06 ha
Promoted for: Residential development
Density area: Central (200 dph)
Theoretical capacity: 12 homes
Promoted capacity: 9 homes



REP447: The County Ground, Bishopston

Ward: Bishopston & Ashley Down

Site Description

The site is a cricket stadium used by Gloucestershire County Cricket Club

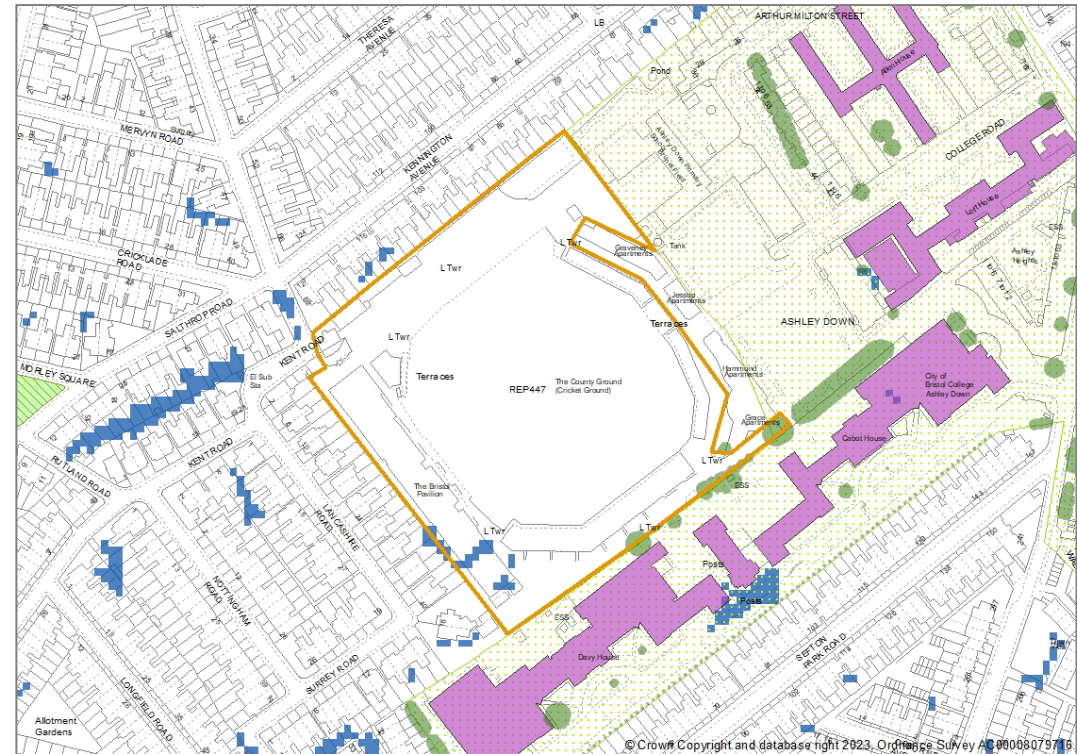
The site has direct access from Kent Road / College Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The site is marginally affected by several Tree Preservation Orders.

Site Information

Site area: 3.7 ha
Promoted for: Residential development
Density area: Inner Priority (120 dph)
Theoretical capacity: 407 homes
Promoted capacity: Not Specified



REP459: College House, 32-36 College Green, City Centre

Ward: Central

Site Description

The site is currently used as offices.

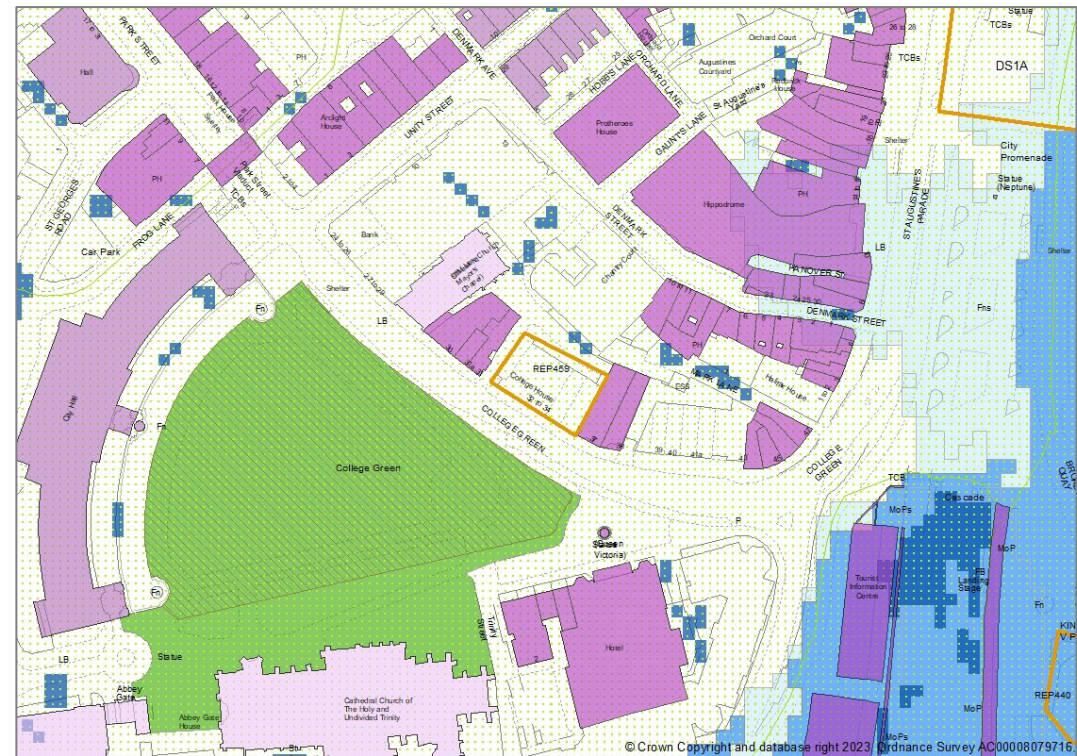
The site has direct access from College Green and College Lane.

Key Constraints

- The site is in the College Green Conservation Area.
- The grade II listed Greenhouse (37 College Green) adjoins the site to the southeast.

Site Information

Site area: 0.1 ha
Promoted for: Student accommodation
Density area: Central (200 dph)
Theoretical capacity: 20 homes
Promoted capacity: Not specified



REP460: Maggs House, 78 Queens Road, Clifton

Ward: Central

Site Description

The site is currently used as offices.

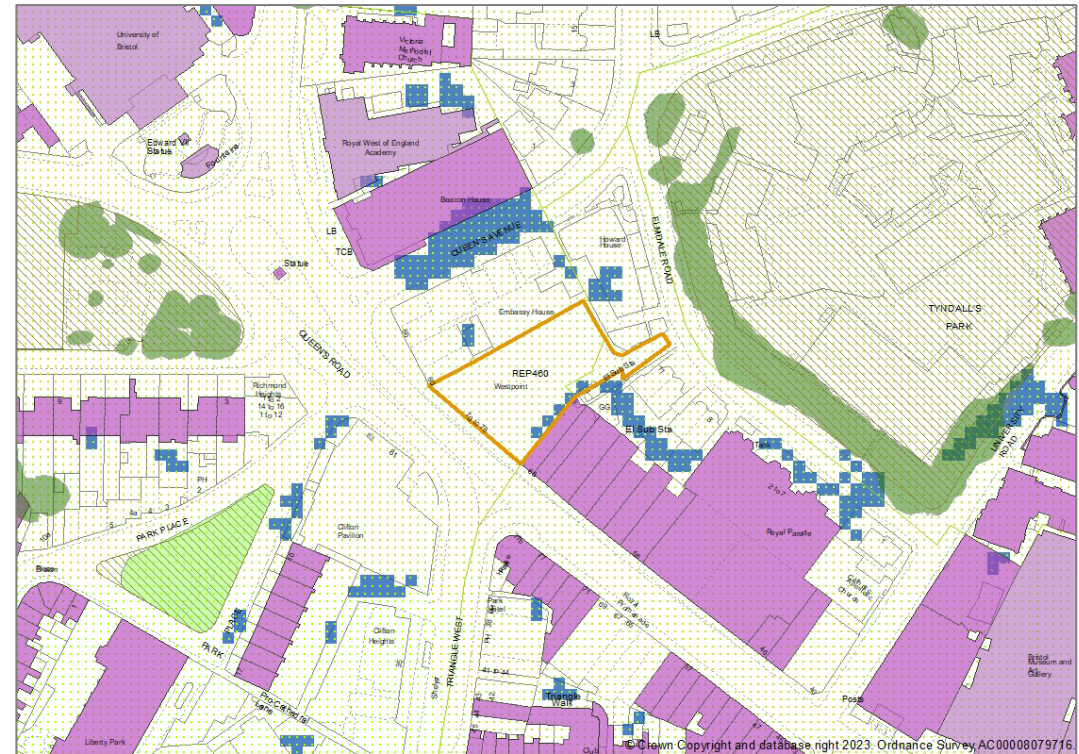
The site has direct access from Queens Road and Elmdale Road.

Key Constraints

- The site falls within Clifton Conservation Area.
- The site is marginally affected by areas at risk of surface water flooding.
- The grade II listed 66 Queens Road adjoins the site to the southeast.

Site Information

Site area: 0.2 ha
Promoted for: Student accommodation
Density area: Central (200 dph)
Theoretical capacity: 40 homes
Promoted capacity: Not specified



REP461a: Land at Castle Court, St. Philips Causeway, Arno's Vale

Ward: Brislington West

Site Description

The site is currently in use as a car dealership.

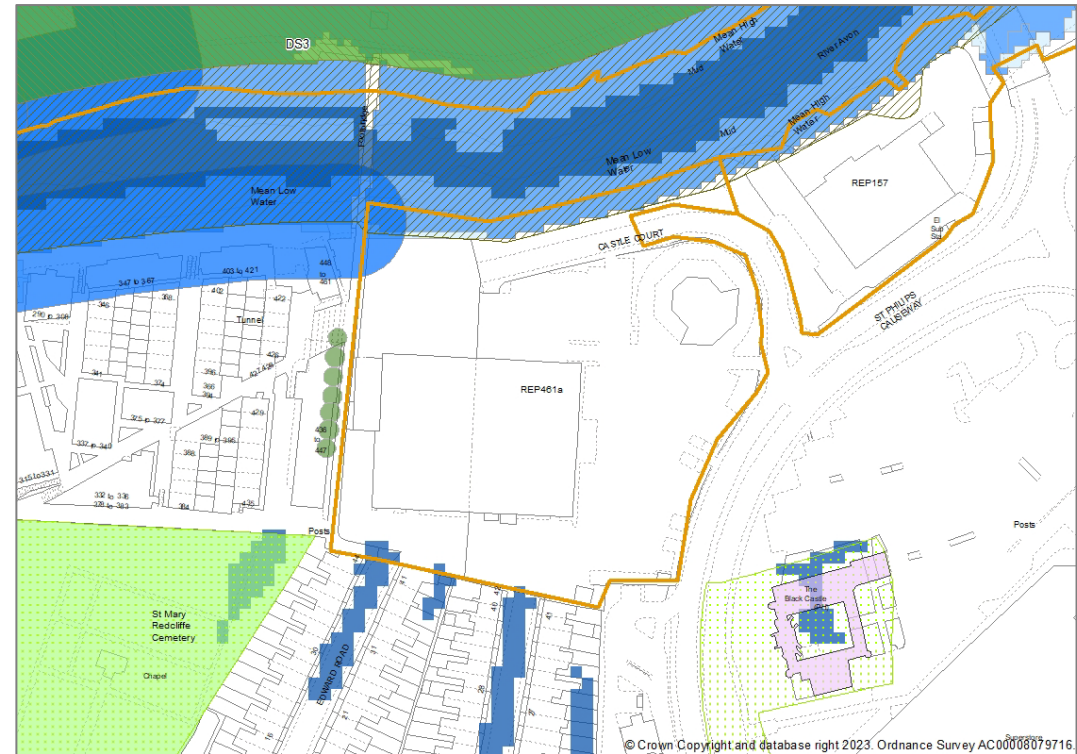
The site has direct access from Castle Court / St Phillips Causeway.

Key Constraints

- The northern end of the site falls within Flood Zone 2 and Flood Zone 3.
- The site is marginally affected by areas at risk of surface water flooding.
- The land is marginally affected by an emerging Flood Defence Policy Area.
- The land is marginally affected by a designated Site of Nature Conservation Interest.

Site Information

Site area: 1.7 ha
Promoted for: Residential development
Density area: Inner (100 dph)
Theoretical capacity: 170 homes
Promoted capacity: 400 homes



REP461b: Land at Tramway Road, Brislington

Ward: Brislington West

Site Description

The site is currently in use as a retail unit.

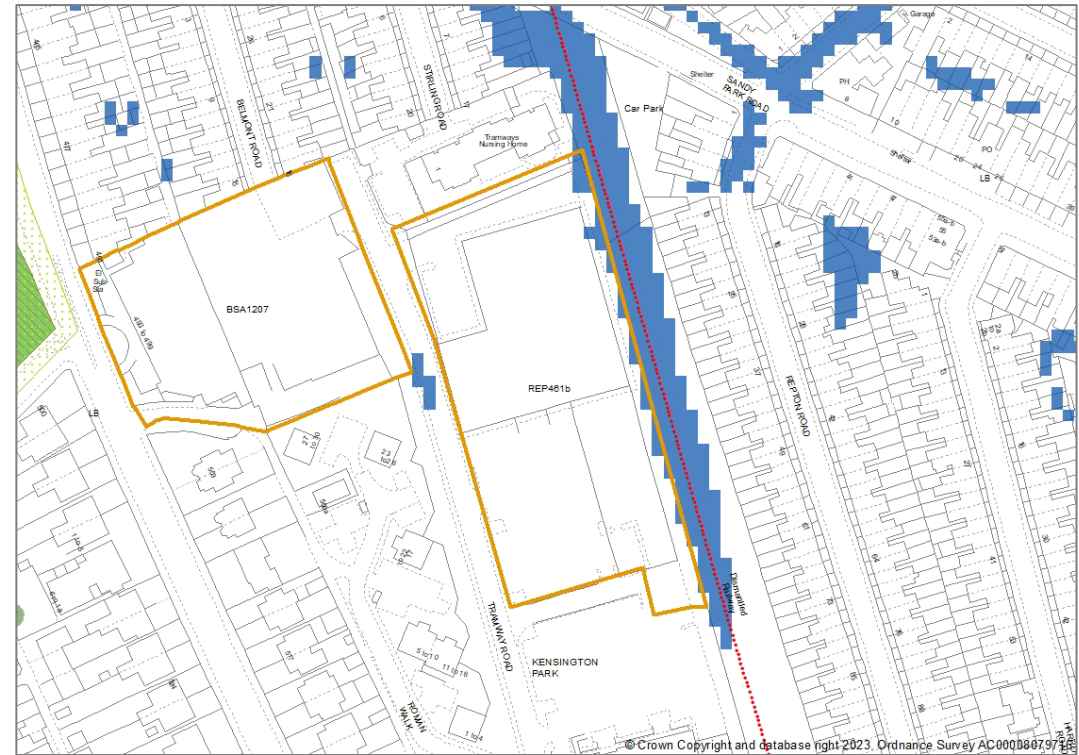
The site has direct access from Tramway Road.

Key Constraints

- The site is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the east has an emerging designation as Safeguarded Transport Links, Callington Road Link.

Site Information

Site area: 1 ha
Promoted for: Residential development
Density area: Inner Priority (120 dph)
Theoretical capacity: 120 homes
Promoted capacity: 125 homes



REP461c: Clifton Down Shopping Centre & Land adjacent Alma Vale Road and Alma Court, Clifton

Ward: Clifton Down

Site Description

The site is currently in use as a shopping centre.

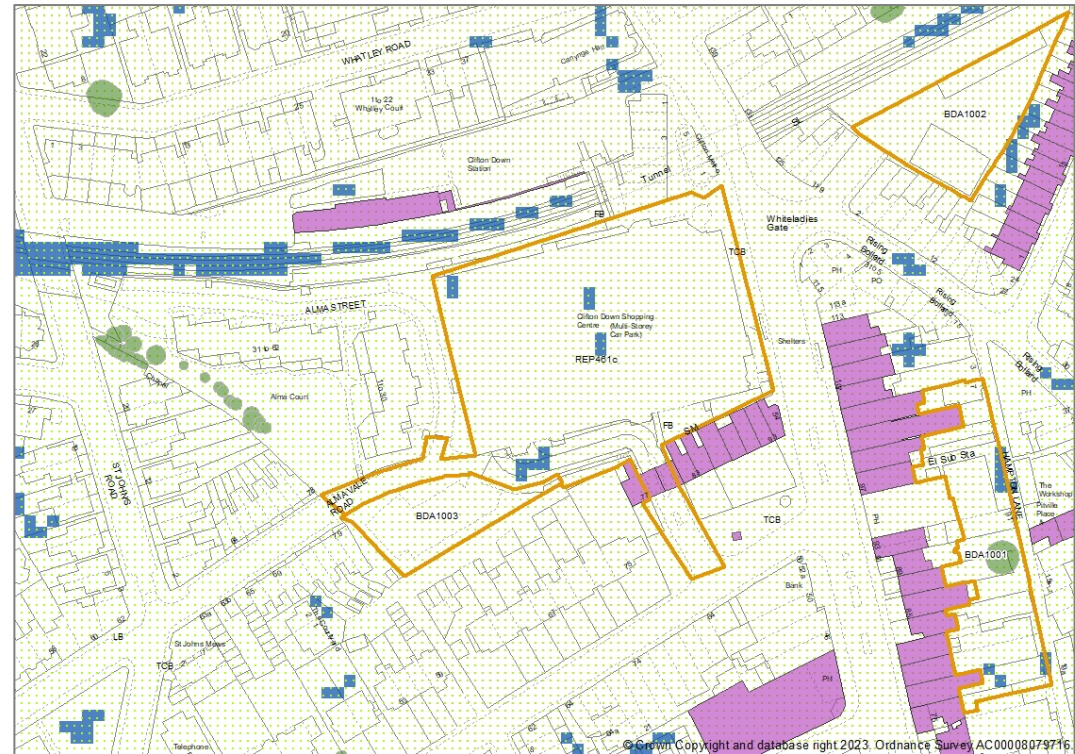
The site has direct access from Alma Vale Road / Alma Road / Whiteladies Road.

Key Constraints

- The site falls within the Whiteladies Road Conservation Area.
- The site includes the Grade II listed 91 Alma Road Bristol.
- The site is marginally affected by areas at risk of surface water flooding.

Site Information

Site area: 1 ha
Promoted for: Residential development
Density area: Inner Priority (120 dph)
Theoretical capacity: 120 homes
Promoted capacity: 300 homes



REP484: Land at Elm Tree Farm, Stapleton

Ward: Eastville / Frome Vale

Site Description

The site is currently in use as a small farm and shop.

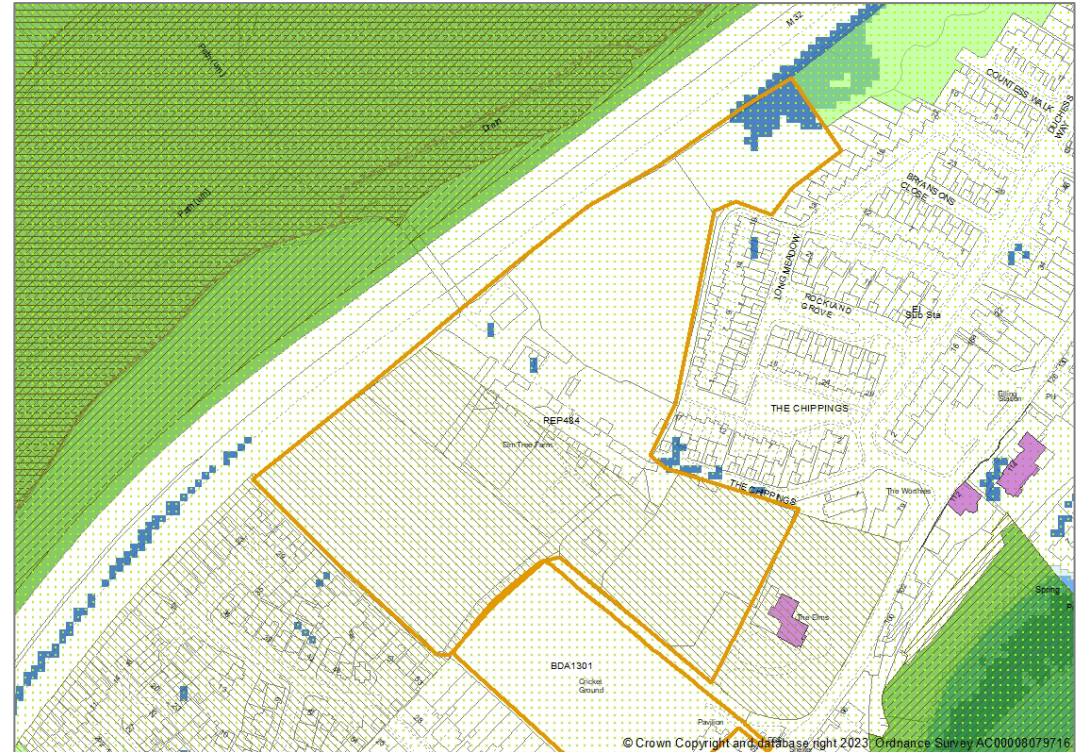
The site has direct access from Park Road.

Key Constraints

- The site falls within the Stapleton and Frome Valley Conservation Area.
- The falls partially within a designated Local Historic Park and Garden.
- The site is marginally affected by areas at risk of surface water flooding.
- The adjoining land to the northeast has an emerging designation as Reserved Open Green Space.

Site Information

Site area: 4.7 ha
Promoted for: Residential development
Density area: Suburban (65 dph)
Theoretical capacity: 306 homes
Promoted capacity: Not specified



Appendix D: Call for Sites submissions

The following table lists Call for Sites submissions received since 2019 and sets out a brief summary of the outcome in each case.

Site Ref	Site address	Use(s) suggested	Suggested homes	Summary outcome
CFS19001	Portview Road	Residential	-	Allocation would not be consistent with proposed designation as Avonmouth Industrial Area.
CFS19002	Boiling Wells Site, Boiling Wells Lane, St Werburgh's, Bristol, BS2 9XY	Not specified	-	Allocation not required. The submission was made in response to a proposed open space designation which has not been included in the published local plan.
CFS19003	Bower Ashton Campus	Education	-	Allocation not required for investment in existing land use.
CFS19004	The Grove Car Park, Bristol BS1 4RB	Not specified	-	Proposed allocation BDA0801.
CFS19005	Land South of Filton Airfield	Mixed Use	150-350	Allocation would not be consistent with landscape role and designation as a Site of Nature Conservation Interest.
CFS19007	Land at Albert Road	Student housing	-	Part of development strategy area DS3 (St. Philip's Marsh).
CFS19008	Land at Freestone Road	Student housing	-	Part of development strategy area DS2 (Bristol Temple Quarter).
CFS19009	Chanson Foods, Avon Street	Student housing	-	Part of development strategy area DS2 (Bristol Temple Quarter).
CFS19011	Land at Clarke Street, Bedminster	Residential	280	Part of development strategy area DS8 (Central Bedminster).
CFS19012	St Philip's Central, Stanhope Street, St Philip's Marsh	Residential	300	Part of development strategy area DS3 (St. Philip's Marsh).

Site Ref	Site address	Use(s) suggested	Suggested homes	Summary outcome
CFS19013	Filwood House, Fishponds	Mixed Use	286	Part of development strategy area DS7 (Central Fishponds).
CFS19014	Malago Road Trade Park, Bedminster	Residential	110	Part of development strategy area DS8 (Central Bedminster).
CFS19015	Kingsland Trading Estate, Midland Road, St Philips	Residential	180-360	Allocation would not be consistent with proposed designation as Industry and Distribution Area.
CFS19016	Golden Hill Playing Fields, Kellaway Avenue	Residential, open space	100	Allocation would not be consistent with playing field use and proposed designation as Reserved Open Green Space.
CFS19017	Barton Hill Trading Estate	Mixed Use	-	Allocation would not be consistent with proposed designation as Industry and Distribution Area.
CFS19018	No. 1 Passage Street	Not specified	-	Site not allocated but policy context allows for alternative development.
CFS19019	The Brabazon Hangar, Filton	Arena and Mixed Use	-	Allocation not required as site has planning permission for arena and mixed uses.
CFS19020	Land at Malago Road	Student housing and residential	-	Part of development strategy area DS8 (Central Bedminster).
CFS19021	South Bristol Retail Park, 150 Winterstoke Road	Mixed Use	350	Site not allocated but policy context allows for alternative development
CFS19022	Land off Woodgrove Road, Henbury	Residential	140	Allocation would not be consistent with proposed designation as Local Green Space and other constraints.
CFS20001	Land West of Elsbert Drive	Residential	150	Proposed allocation DS11-2.
CFS20002	Whitehall Trading Estate, Gerrish Avenue	Residential	100	Allocation would not be consistent with proposed designation as Industry and Distribution Area.

Site Ref	Site address	Use(s) suggested	Suggested homes	Summary outcome
CFS20003	Land off South Hayes, Stapleton	Residential	128	Allocation would not be consistent with proposed designation as Local Green Space.
CFS20004	Former BP/GKN Premises, Atlantic Road, Avonmouth	Employment / retail / hotel	-	Allocation would not be consistent with proposed designation as Avonmouth Industrial Area.
CFS20005	The Galleries, Broadmead	Mixed Use	1,000	Part of development strategy area DS1A (Broadmead, Castle Park and the Old City).
CFS20006	Callowhill Court, Bristol City Centre	Mixed Use	1,000-2,000	Part of development strategy area DS1A (Broadmead, Castle Park and the Old City).
CFS20007	Cabot Gate, Bristol City Centre	Mixed Use	-	Site not allocated but policy context allows for alternative development
CFS20008	Land off Coldpark Gardens	Residential	5	Allocation not necessary due to small size of site.
CFS20009	Verona House, Filwood Road, Fishponds	Mixed Use	72	Part of development strategy area DS7 (Central Fishponds).
CFS20010	Hospital car park, Marlborough Hill	Residential	15	Site not allocated but policy context allows for alternative development.
CFS20011	Land between Union Street and Silver Street, Bristol City Centre	Mixed Use	250	Part of development strategy area DS1A (Broadmead, Castle Park and the Old City).
CFS20013	513 Stockwood Road, Brislington	Residential	24	Part of development strategy area DS9 (Brislington).
CFS20014	Hengrove Leisure Park, Bristol	Mixed Use	300	Allocation not required as site has planning permission.
CFS20015	Land off Ridgeway Road (to rear of Nos. 42-50), Fishponds	Residential	5	Allocation not necessary due to small size of site.

Site Ref	Site address	Use(s) suggested	Suggested homes	Summary outcome
CFS20016	3-11 Fairfax Street and 15-18 Nelson Street	Mixed Use	150	Part of development strategy area DS1A (Broadmead, Castle Park and the Old City).
CFS20017	Land at the junction of the A4176 Clifton Down and The Avenue, Clifton	Education	-	Allocation not required for investment in existing land use.
CFS20018	Land to the rear of 24 (West Town) College Road, Clifton	Education	-	Allocation not required for investment in existing land use.
CFS20019	Land to the rear of 85/87 & 95 Pembroke Road, Clifton	Education	-	Allocation not required for investment in existing land use.
CFS20020	Land south of Guthrie Road, Clifton	Education	-	Allocation not required for investment in existing land use.
CFS20021	Land south of Cecil Road, Clifton	Education	-	Allocation not required for investment in existing land use.
CFS20022	Monarch House, Smyth Road, Bedminster	Residential	15	Allocation not required as site has planning permission.
CFS20023	The Old Dairy, Durnford Street	Mixed Use	40	Allocation not required as site has planning permission.
CFS20025	Former car park and railway line, Tramway Road, Brislington	Mixed Use	-	Allocation would not be consistent with proposed designation as Safeguarded Transport Link.
CFS20026	Land at Avon Street	Mixed Use (University Campus)	-	Part of development strategy area DS2 (Bristol Temple Quarter).
CFS20027	Gardens to the rear of 1-10 Priory Road, Bristol	Education	-	Allocation not required for investment in existing land use.

Site Ref	Site address	Use(s) suggested	Suggested homes	Summary outcome
CFS20028	Stoke Bishop Campus, University of Bristol	Mixed Use	1,000	Allocation not required for investment in existing land use.
CFS20029	Biomedical building, Royal Fort Road, Bristol	Employment / Education	-	Allocation not required for investment in existing land use.
CFS20030	St Michael's Hill Gap Site, 55-59 St Michael's Hill	Residential	15	Existing/proposed development allocation SA301.
CFS20031	Land to the rear of Park Row (1-29 Park Row excluding No. 9) and existing car park at Lower Church Lane	Mixed Use	-	Site not allocated but policy context allows for alternative development.
CFS20032	817 Bath Road, Brislington	Mixed Use	50	Part of development strategy area DS9 (Brislington).
CFS21000	Broadwalk Shopping Centre, Knowle	Mixed Use	800-850	Allocation not required as site has planning permission.
CFS21001	25 Trinity Street, St Philip's, Bristol, BS2 0NT.	Mixed Use	49	Allocation would not be consistent with proposed designation as Industry and Distribution Area.
CFS21002	78 Feeder Road, Bristol	Mixed Use	224	Part of development strategy area DS3 (St. Philip's Marsh).
CFS22001	Land at Barrow Road, Barrow Road	Residential	350	Part of development strategy area DS6 (Lawrence Hill).
CFS22002	Canons House, Harbourway	Mixed Use	110	Site not allocated but policy context allows for alternative development.