

Planning, Transportation & Strategic Environment

South Gloucestershire Residential Land Availability Survey

April 2010



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1 Introduction

- 1.1 The Residential Land Availability Survey (RLAS) details sites that are potentially available for housing development under current planning policies.
- 1.2 Government guidance outlines both the importance of maintaining an adequate supply of land and buildings for housing, and of keeping the situation under regular review. The RLAS forms an essential part of this process and the information it contains helps to monitor and improve planning policies at both the local and regional levels. This is done in accordance with current best practice and the principles of sustainable development.
- 1.3 At the end of 2010, we shall also publish our sixth Annual Monitoring Report, which monitors the performance of the Council's development planning policies and covers a wide range of land use and related issues, including housing.
- 1.4 Much of the information in this April 2010 RLAS updates previous annual reports. The RLAS contains details of site densities, type of units, number of affordable units, parking provision, and whether the housing development occurs on previously developed ("brownfield") land. Although capacity totals given for each site are shown as gross figures, information contained in the Notes makes specific reference to any demolitions etc., and gives the resulting net capacity where appropriate.
- 1.5 The information contained in this document is derived from Development Services records, site surveys and other Council records. South Gloucestershire Council has made every effort to ensure the accuracy of the information, but neither the Council nor its officers can accept any responsibility for any errors or omissions.

2 Coverage of the Residential Land Availability Survey

- 2.1 The survey covers "large" sites that have been identified for residential use as a result of either:
 - the Council granting detailed or outline planning consent; or
 - a resolution to approve subject to completion of a Section 106 agreement; or
 - a successful planning appeal.

A large site is one that can accommodate 10 or more dwellings or has a site area equal to or greater than 0.5 hectares.
- 2.2 The RLAS sets out information for the following 4 categories of land:
 - **Category A Sites** - with planning permission, including details of dwellings under construction or completed.
 - **Category B Sites** - without planning permission, including sites allocated in the South Gloucestershire Local Plan, those subject to a S.106 Agreement or with a lapsed permission.
 - **Category W Sites** - those withdrawn since April 2009.
 - **Category X Sites** - those that have been completely finished since April 2009.

Category A: Sites With Planning Permission.

These include sites with outline, detailed, and/or reserved matters permission at 1st April 2010. The dwelling capacities of land with outline planning permission have in general been estimated after making appropriate allowance for ancillary uses such as open space, roads, school sites etc.

The total dwelling capacity of the site is shown, as is the stage of development on sites with detailed or reserved matters planning permission. The sum of the rows "NS" (Not Started) and "UC" (Under Construction), give the total dwellings to be completed. Generally, different sections on a large site are identified separately. The schedule provides one planning application number under the "TYPE OF PERMISSION" column. Where subsequent revisions to site capacities or layouts are made the new planning application numbers and respective details are shown in the "NOTES" section.

Category B: Sites Without Planning Permission

These include estimates of the number of dwellings that could be constructed on land which at 1st April 2010 was not granted planning permission, but which has been identified for residential development either through a Committee resolution to grant planning permission subject to the completion of a Section 106 Agreement, or an allocation in the South Gloucestershire Local Plan. Sites where a previous planning permission has lapsed but where permission could normally be expected to be renewed have also been included in this category.

Category W: Sites Withdrawn

This category comprises those sites withdrawn since the survey in April 2009.

Category X: Sites Where Development Was Completed

This category comprises sites where development had been completed (fully "built out") between 1st April 2009 and 31st April 2010





3 Schedule Format

Site identification - Each site is given a RLAS site reference number, old reference numbers are also included for convenience. Single sites may be sub-divided, where they are subject to phasing of development. Where this is the case different parts of the site are identified using a letter suffix “a”, “b”, “c” etc or “aa”, “ab”, “ac” etc. National Land Use Database (NLUD) number is also included, if applicable. An Ordnance Survey grid reference is given as well as the site address, postcode and Ward. For convenience sites are listed in alphabetical Ward order.

Planning Status – The type of planning permission is shown together with the application reference number and permission date. (Note: More detailed site plans are normally available for inspection on the Council’s Web site at: www.southglos.gov.uk click-on “Planning applications” on the A to Z Index).

Site Size and Capacity – The area of the site is given in hectares, and the density is also shown. The dwelling capacity reflects the number of dwellings permitted or anticipated on the site, while “Not Started” (NS), “Under Construction” (UC) and “Completed” (Comp) shows the progress of construction.

Type of Units – Details of house types and bedroom numbers are shown for those sites listed on the “A” Schedule.

Affordable Units - Where affordable homes are to be provided the numbers are given.

Parking Provision – Information is provided on numbers of parking spaces and the average number of spaces per house.

Previous Use – Information is set out confirming whether or not the site was previously developed and gives a brief description of that use. The definition used follows that set out in PPS3, Annex B.

Builder/Developer and Notes – This section provides details of the owner/applicant/developer name together with any other relevant information.

4 New Housing Completions and Future Housing Development

- 4.1 Over the period April 2006 to March 2010 3,350 (net) new dwellings were completed in South Gloucestershire, 742 of which were completed in the 12 months to March 2010.
- 4.2 Table 1 sets out annual dwelling completions since 1989. The total number of new completions over that period is 25,045.

Table 1 Annual Dwelling Completions

Financial Year	Large Sites	Small Sites	Total
1989/90	1,908	142	2,050
1990/91	1,569	108	1,677
1991/92	1,868	115	1,983
1992/93	1,188	70	1,258
1993/94	1,139	79	1,218
1994/95	1,388	144	1,532
1995/96	1,146	141	1,287
1996/97	1,089	98	1,187
1997/98	1,415	95	1,510
1998/99	1,503	84	1,587
1999/00	1,318	138	1,456
2000/01	1,168	84	1,252
2001/02	715	111	826
2002/03	796	146	942
2003/04	551	197	748
2004/05	380	166	546
2005/06	424	212	636
2006/07	471	218	689
2007/08	657	346	1,003
2008/09	584	332	916
2009/10	475	267	742

Table 2 below shows recent new dwelling completions and current capacity.

Table 2 Completions/Supply

Completions 2006 - 2010	
Large sites	2,187
Small Sites	1,163
Total Completions	3,350
Supply Available 2010	
Capacity on Large Sites with Planning Permission (Including dwellings Under Construction) ("A" Sites)	4,473
Capacity on Other Committed Large Sites ("B" Sites)	4,846
Capacity on Small Sites with Planning Permission (Including dwellings Under Construction)	1,079
Total Supply	10,398



Further Information

For further information on this report please contact:

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Large Site Completions between April 2006 and April 2010

New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
0033	Land at Siston Hill, Siston	447	447	
0037	North of Douglas Road, Kingswood	131	131	
0040	Land off Cloverdale Drive, Longwell Green	2	2	
0041	Land off Southway Drive, Warmley	13	13	
0046	Mount Hill Nursery, Court Road, Kingswood	14	14	
0047	Summit Youth Centre, Orchard Road, Kingswood	71	71	
0048	Hanham Road Depot, Hanham	24	24	
0054	Church Road, Kingswood	23	23	
0060	Land off Carsons Road, Kingswood	4	4	
0063	Depot Downend Road, Kingswood	14	14	
0064	29-35 High Street, Kingswood	14	14	
0065	Rear of 1, 3 and 7 Tower Road South Warmley	13	13	
0066	65 Cadbury Heath Road, Cadbury Heath	14	13	-1
0067	Rear of Jubilee Road/Rodway View, Kingswood	24	23	-1
0068	1-3 Colston Street, Soundwell	14	14	
0069	21 Portland Street, Soundwell	14	13	-1
0070	Former Crossroads Service Station, Downend	13	13	
0071	Downend Lower School, Downend	39	39	
0073	Kingsway Engineering Works, Hanham	14	14	
0074	Land at Lintham Drive, Kingswood	68	68	
0075	36 High Street, Staple Hill	14	13	-1
0076	Rear of 31 Cossham Street, Mangotsfield	14	13	-1
0077	Courtaulds Factory, Signal Road, Staple Hill	45	45	
0085	Adj. 22 Memorial Road, Hanham	14	14	
0086	Rear of Queens Road, Cadbury Heath	10	9	-1
0088	Priory Court, Hanham	28	28	
0090	Broad Street/Beaufort Road, Staple Hill	14	14	



New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
0097	Wall Tyning Nursing Home, Bitton	11	9	-2
0100	148 Hanham Road, Kingswood	14	14	
0102	17 and 25a Overhill Road, Downend	0	-1	-1
0111	67-73 Bath Road, Longwell Green	0	-3	-3
	East Fringe of Bristol Total	1,134	1,122	-12
0002	Bradley Stoke	304	304	
0006	Stoke Park Hospital	1	1	
0007	Filton College, Filton	77	77	
0010	Walls court Farm, Stoke Gifford	106	106	
0012	162-164 Gloucester Road, Patchway	16	11	-5
0022	472-478 Filton Avenue, Filton	21	21	
0023	New Road Playing Field, Filton	72	72	
0027	The Galleon, Conygre Road, Filton	12	12	
0029	Fishpool Hill, Easter Compton	14	13	-1
	North Fringe of Bristol Total	623	617	-6
0017	46-92 Milton Road, Yate	16	16	
0018	Land at Broad Lane, Yate	23	23	
0028	Lawns Inn, Yate	14	14	
	Yate/Chipping Sodbury Total	53	53	
0003	Dragon Road, Winterbourne	1	1	
0005	Hortham Hospital, Almondsbury	236	236	
0015	Toghill Lane, Doynton	10	10	
0024	West End, Marshfield	17	17	
0025	Whiteshill House, Hambrook	10	10	
0026	New Road, Rangeworthy	21	21	

New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
0079	Land off Bath Road, Thornbury	45	45	
0081	Former Cattle Market, Thornbury	22	22	
0082	Siblands, Gillingstool, Thornbury	23	23	
0119	Land adjacent Hares Farm, Mapleridge Lane	10	10	
	Thornbury/Elsewhere Total	395	395	
	South Gloucestershire Total	2,205	2,187	-18



Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: <i>Type/Ref/Date</i>	Area (Ha): <i>Density</i>	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: <i>Site Allocation:</i>	Builder/Developer: Notes:
0005 <i>Grid Ref</i> 361788 184402 <i>NLUD:</i> 11900016 <i>Old Ref</i> 1/300	Hortham Hospital Hortham Lane Almondsbury BS32 4JH "Hortham Village" Almondsbury	Full PT06/0865/F 28/03/2007	Gross: 34.06 Net: 9.00 Gross: 8 Net: 30	Total 270 NS 20 UC 14 Comp 236	1 bed house: 0 2 bed house: 40 3 bed house: 65 4 bed house: 116 5 bed house: 0 1 bed flat: 13 2 bed flat: 35 3 bed flat: 1 <i>Actual</i>	80	Spaces: 483 (Per hse): 1.8	Yes Hospital Local Plan Allocation H1(A)	Barratt Homes/Bryant Homes. Residential development on site of former hospital. Capacity includes 49 Flats, 43 complete and 6 not started at April 2010. PT07/3177/F and PT08/2368/F subsitutes house types on 4 plots.
0071 <i>Grid Ref</i> 365510 176319 <i>NLUD:</i> 11900422 <i>Old Ref</i> 3/251	Downend Lower Sch Northview Downend BS16 5RX Downend	ResMatt PK07/3200/RM 20/02/2008	Gross: 1.34 Net: 1.34 Gross: 39 Net: 39	Total 52 NS 11 UC 2 Comp 39	1 bed house: 0 2 bed house: 7 3 bed house: 8 4 bed house: 27 5 bed house: 6 1 bed flat: 4 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	18	Spaces: 104 (Per hse): 2.0	Yes Secondary school Windfall	Barratt Bristol. Demolition of former school to facilitate residential development. Capacity includes 4 flats (not started at April 2010).
0089 <i>Grid Ref</i> 364923 177061 <i>NLUD:</i> <i>Old Ref</i> 3/267	56 - 58 Cleeve Hill Downend BS16 6HQ Downend	Full PK07/1171/F 14/03/2008	Gross: 0.15 Net: 0.15 Gross: 82 Net: 82	Total 12 NS 12 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 1 2 bed flat: 9 3 bed flat: 2 <i>Actual</i>	0	Spaces: 13 (Per hse): 1.1	Yes Two bungalows Windfall	Geometric Group. Scheme involves the demolition of 2 bungalows and erection of 12 flats.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0102 Grid Ref 364483 176196 NLUD: 11900616 Old Ref 3/275	17 and 25a Ovenhill Road Downend BS16 5DS Downend	Full PK07/1764/F 17/07/2008	Gross: 0.32 Net: 0.32 Gross: 119 Net: 119	Total 38 NS 38 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 28 2 bed flat: 10 3 bed flat: 0 <i>Actual</i>	0	Spaces: 12 (Per hse): 0.3	Yes Two houses Windfall	Amberwell Estates Ltd. Scheme proposes demolition of 2 existing houses and erection of 37 sheltered flats and managers flat. 1 house demolished and site clearance underway at April 2010.
0118 Grid Ref 366114 177657 NLUD: 11900647 Old Ref 3/287	Former School Beaufort Road Downend Emersons Green	Full PK09/1047/F 04/09/2009	Gross: 0.81 Net: 0.81 Gross: 78 Net: 78	Total 63 NS 0 UC 63 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 42 2 bed flat: 21 3 bed flat: 0 <i>Actual</i>	63	Spaces: 20 (Per hse): 0.3	Yes Primary School Windfall	Hanover Housing Association. Scheme proposes the erection of 63 "Extra Care" flats on the site of former primary school.
0092 Grid Ref 360022 178956 NLUD: 11900250 Old Ref 1/353	Adjacent to Southmead Road Filton Filton	Full PT09/0948/F 21/01/2010	Gross: 0.48 Net: 0.48 Gross: 135 Net: 135	Total 65 NS 65 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 49 2 bed flat: 16 3 bed flat: 0 <i>Actual</i>	0	Spaces: 22 (Per hse): 0.3	Yes Vacant land Windfall	Churchill Retirement Living. Scheme proposes the erection of 65 sheltered flats.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: <i>Type/Ref/Date</i>	Area (Ha): <i>Density</i>	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: <i>Site Allocation:</i>	Builder/Developer: Notes:
0114 <i>Grid Ref</i> 360442 179658 <i>NLUD:</i> <i>Old Ref</i> 1/358	894-896 Filton Avenue Filton BS34 7AY Filton	Full PT08/2361/F 07/01/2010	Gross: 0.10 Net: 0.10 Gross: 100 Net: 100	Total 10 NS 10 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 6 2 bed flat: 4 3 bed flat: 0 <i>Actual</i>	0	<i>Spaces:</i> 8 <i>(Per hse):</i> 0.8	Yes Two houses Windfall	Mr M Coleman. Scheme involves demolition of 2 dwellings and erection of 10 flats.
0122 <i>Grid Ref</i> 366642 180825 <i>NLUD:</i> <i>Old Ref</i> 1/361	Land adjacent Park Farm Frampton Cotterell "Windmill Green" Frampton Cotterell	Outline PT08/2760/O 16/11/2009	Gross: 6.35 Net: 6.35 Gross: 35 Net: 35	Total 220 NS 220 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 220 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	73	<i>Spaces:</i> <i>(Per hse):</i>	No Agricultural Windfall	Barratt Homes. Residential development allowed on appeal.
0010 <i>Grid Ref</i> 361676 177841 <i>NLUD:</i> <i>Old Ref</i> 1/325	Wallscourt Farm (Hewlett Packard) Stoke Gifford BS34 8QZ "Cheswick" Frenchay and Stoke Park	Outline PT04/0684/O 02/11/2005	Gross: 8.25 Net: 5.50 Gross: 45 Net: 68	Total 373 NS 373 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 373 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	112	<i>Spaces:</i> 0 <i>(Per hse):</i> 0.0	No Agricultural Local Plan Allocation SGLP H1(9)	Redrow Homes (South West) Ltd. Original scheme proposed residential development totalling 1,250 dwellings, Approx. 950 of which are within South Gloucestershire. At April 2010 overall total expected to be approx. 904, therefore capacity adjusted. Figure shown is the balance of the Outline planning permission allowing for reserved matter planning permissions for the various phases of development.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0010b <i>Grid Ref</i> 361839 177780 <i>NLUD:</i> <i>Old Ref</i> 1/325b	Cheswick Filton Road Stoke Gifford BS34 8QZ "The Bowery" Frenchay and Stoke Park	ResMatt PT07/3519/RM 16/05/2008	Gross: 4.95 Net: 3.88 Gross: 32 Net: 41	Total 160 NS 83 UC 71 Comp 6	1 bed house: 0 2 bed house: 21 3 bed house: 12 4 bed house: 70 5 bed house: 0 1 bed flat: 20 2 bed flat: 37 3 bed flat: 0 <i>Actual</i>	48	<i>Spaces:</i> 279 <i>(Per hse):</i> 1.7	Yes Agricultural Local Plan Allocation SGLP H1(9)	Redrow Homes (South West) Ltd. Proposal includes 57 flats, 3 complete, 35 under construction at April 2010. PT09/0636/F amends design and position of a number of units. PT09/5504/RM amends house types on part of site and reduces capcity from 225 units to 160 units.
0010c <i>Grid Ref</i> 361764 178360 <i>NLUD:</i> <i>Old Ref</i> 1/325c	Cheswick Filton Road Stoke Gifford BS34 8QZ "Phase 3" Frenchay and Stoke Park	ResMatt PT09/5336/RM 26/02/2010	Gross: 3.89 Net: 3.46 Gross: 50 Net: 56	Total 194 NS 162 UC 32 Comp 0	1 bed house: 0 2 bed house: 44 3 bed house: 45 4 bed house: 58 5 bed house: 0 1 bed flat: 6 2 bed flat: 41 3 bed flat: 0 <i>Actual</i>	58	<i>Spaces:</i> 310 <i>(Per hse):</i> 1.6	No Agricultural Local Plan Allocation SGLP H1(9)	Redrow Homes (South West) Ltd. Capacity includes 47 flats, 34 not started and 13 under construction at April 2010.
0010d <i>Grid Ref</i> 361606 177741 <i>NLUD:</i> <i>Old Ref</i> 1/325d	Cheswick Filton Road Stoke Gifford BS34 8QZ "Phase 4" Frenchay and Stoke Park	ResMatt PT08/3118/RM 30/11/2009	Gross: 2.51 Net: 1.41 Gross: 31 Net: 55	Total 77 NS 77 UC 0 Comp 0	1 bed house: 0 2 bed house: 13 3 bed house: 14 4 bed house: 38 5 bed house: 0 1 bed flat: 0 2 bed flat: 12 3 bed flat: 0 <i>Actual</i>	0	<i>Spaces:</i> 127 <i>(Per hse):</i> 1.6	No Agricultural Local Plan Allocation SGLP H1(9)	Elan Homes. Capacity includes 12 flats. At April 2010 survey date site preparation works underway.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0107 Grid Ref 361993 178776 NLUD: 11900617 Old Ref 1/355	Roseacre Harry Stoke Road Stoke Gifford BS34 8QH Frenchay and Stoke Park	Full PT07/3265/F 30/07/2008	Gross: 0.32 Net: 0.32 Gross: 44 Net: 44	Total 14 NS 6 UC 8 Comp 0	1 bed house: 0 2 bed house: 4 3 bed house: 7 4 bed house: 3 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	0	Spaces: 30 (Per hse): 2.1	Yes Garden Windfall	Linden Homes. Erection of 14 dwellings on site of former garden and orchard.
0108 Grid Ref 362507 179366 NLUD: Old Ref 1/356	24 Church Road Stoke Gifford BS34 8QA Frenchay and Stoke Park	Full PT08/0136/F 11/04/2008	Gross: 0.14 Net: 0.14 Gross: 71 Net: 71	Total 10 NS 10 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 2 2 bed flat: 8 3 bed flat: 0 <i>Actual</i>	0	Spaces: 15 (Per hse): 1.5	Yes House Windfall	A Brookes. Scheme involves demolition of existing house and erection of 10 flats.
0109 Grid Ref 362489 179214 NLUD: 11900618 Old Ref 1/357	R/O 13, 14 and 15 Harry Stoke Road Stoke Gifford BS34 8QQ Frenchay and Stoke Park	Outline PT08/0361/O 02/05/2008	Gross: 0.30 Net: 0.30 Gross: 43 Net: 43	Total 13 NS 13 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 13 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	0	Spaces: 27 (Per hse): 2.1	Yes Garden Windfall	Coast Homes (Bristol) Ltd. Erection of 13 dwellings on former garden land.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0034 Grid Ref 364603 171614 NLUD: 11900042 Old Ref 3/187	Hanham Hall Hospital Whittucks Road Hanham BS15 3PG Hanham	Full PK08/3230/F 16/11/2009	Gross: 9.53 Net: 3.80 Gross: 20 Net: 51	Total 195 NS 195 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 195 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	65	Spaces: (Per hse):	Yes Former Hospital	Barratt Homes. Scheme proposes refurbishment and change of use of Hanham Hall from nursing home to mixed A1, A3, B1, and D1 uses and erection of 195 dwellings.
0058 Grid Ref 364187 172410 NLUD: 11900491 Old Ref 3/238	16 Lower Chapel Road Hanham BS15 8SH Hanham	Outline PK03/1261/O 22/02/2007	Gross: 0.23 Net: 0.23 Gross: 58 Net: 58	Total 13 NS 13 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 13 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	0	Spaces: 10 (Per hse): 0.8	Yes Builders yard and car sales lot Windfall	Mr Dicker. Scheme involves development of 13 flats on the site of a former builders yard and car sales lot. Current application PK10/0156/EXT for extension of time.
0039 Grid Ref 364556 174652 NLUD: 11900235 Old Ref 3/206	Waterworks Depot Soundwell Road Kingswood BS15 1PN Kings Chase	Outline PK04/1724/O 17/12/2008	Gross: 1.83 Net: 1.30 Gross: 41 Net: 58	Total 75 NS 75 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 75 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	25	Spaces: 0 (Per hse): 0.0	Yes Waterworks depot and offices Local Plan allocation H1(7)	Bristol Water Plc. Site allocated in the South Gloucestershire Local Plan Policy H1(7). Dwelling capacity is an estimate based on an illustrative layout submitted with the application.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0056 Grid Ref 365120 173867 NLUD: 11900492 Old Ref 3/236	Former Linden Hotel 51 - 59 High Street Kingswood BS15 4AD Kings Chase	Full PK04/1470/F 07/04/2006	Gross: 0.15 Net: 0.15 Gross: 171 Net: 171	Total 25 NS 25 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 2 2 bed flat: 23 3 bed flat: 0 <i>Actual</i>	0	Spaces: 24 (Per hse): 1.0	Yes Hotel and two houses Windfall	N Muhammad. Scheme involves demolition of existing hotel and 2 dwellings and erection of 25 flats.
0099 Grid Ref 365243 173837 NLUD: Old Ref 3/260	95 High Street Kingswood BS15 4AD Kings Chase	Full PK09/5392/F 21/01/2010	Gross: 0.07 Net: 0.07 Gross: 143 Net: 143	Total 10 NS 10 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 2 2 bed flat: 8 3 bed flat: 0 <i>Actual</i>	10	Spaces: 14 (Per hse): 1.4	Yes Office Windfall	Merlin Housing Society. Scheme proposes the demolition of the existing office and erection of 10 flats.
0083 Grid Ref 364677 174177 NLUD: Old Ref 3/261	Dorset House Downend Road Kingswood BS15 1SE Kings Chase	Outline PK07/0224/O 04/03/2008	Gross: 0.22 Net: 0.22 Gross: 59 Net: 59	Total 13 NS 13 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 7 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 6 3 bed flat: 0 <i>Estimate</i>	0	Spaces: 14 (Per hse): 1.1	Yes Workshops and garages Windfall	Mr S J Curtis. Scheme involves demolition of existing workshops and garages and the erection of 7 houses and 6 flats.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0095 Grid Ref 364927 174088 NLUD: 11900514 Old Ref 3/271	Trading Estate Elmtree Way Kingswood BS15 1QT Kings Chase	Full PK08/1530/F 23/01/2009	Gross: 0.46 Net: 0.46 Gross: 124 Net: 124	Total 57 NS 57 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 20 2 bed flat: 37 3 bed flat: 0 Actual	19	Spaces: 47 (Per hse): 0.8	Yes Warehouses Windfall	Strongvox Ltd. Scheme involves the demolition of the existing warehouses and erection of 57 flats. Supersedes previous planning permission PK06/0231/F for 48 flats.
0101 Grid Ref 365618 173808 NLUD: 11900619 Old Ref 3/274	Fmr Police Station High Street Kingswood BS15 4AQ Kings Chase	Full PK08/0581/F 02/05/2008	Gross: 0.27 Net: 0.27 Gross: 52 Net: 52	Total 14 NS 6 UC 8 Comp 0	1 bed house: 0 2 bed house: 2 3 bed house: 11 4 bed house: 1 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 Actual	0	Spaces: 23 (Per hse): 1.6	Yes Police Station Windfall	Newland Homes Ltd. Demolition of former police station and erection of 14 houses.
0115 Grid Ref 365504 174257 NLUD: 11900432 Old Ref 3/284	Fiveways New Cheltenham Rd Kingswood BS15 4FR Kings Chase	Full PK09/0735/R3F 03/07/2009	Gross: 0.83 Net: 0.83 Gross: 48 Net: 48	Total 40 NS 40 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 5 2 bed flat: 35 3 bed flat: 0 Actual	40	Spaces: 43 (Per hse): 1.1	Yes Council Offices Windfall	South Gloucestershire Council/Housing 21. Scheme proposes the demolition of the existing buildings and the erection of 40 flats for "Extra Care". At April 2010 survey date the existing buildings had been demolished. Completion of site expected August 2011.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0009 Grid Ref 365704 187223 NLUD: 11900305 Old Ref 1/323	The Lime Works Itchington Road Tytherington BS35 3TQ Ladden Brook	Full PT02/3497/F 21/06/2004	Gross: 0.89 Net: 0.89 Gross: 20 Net: 20	Total 18 NS 18 UC 0 Comp 0	1 bed house: 0 2 bed house: 5 3 bed house: 3 4 bed house: 5 5 bed house: 2 1 bed flat: 1 2 bed flat: 2 3 bed flat: 0 <i>Actual</i>	0	Spaces: 33 (Per hse): 1.8	Yes Lime works Windfall	Swan Hill Homes. Proposal includes 5 "Key Worker" houses within the overall scheme. Capacity includes 3 flats.
0111 Grid Ref 365737 171214 NLUD: 11900622 Old Ref 3/282	67 to 73 Bath Road Longwell Green BS30 9DF Longwell Green	Full PK07/2616/F 26/11/2008	Gross: 0.34 Net: 0.34 Gross: 85 Net: 85	Total 29 NS 29 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 4 2 bed flat: 25 3 bed flat: 0 <i>Actual</i>	0	Spaces: 15 (Per hse): 0.5	Yes Three Houses Windfall	McCarthy and Stone (Dev'ts) Ltd. Scheme proposes the demolition of three dwellings and the erection of 29 sheltered flats. Existing dwellings demolished at April 2010 and site preparation works underway.
0041 Grid Ref 367735 172619 NLUD: Old Ref 3/211	Land off Southway Drive Warmley BS30 5JE Oldland Common	ResMatt PK05/0928/RM 05/09/2005	Gross: 0.91 Net: 0.91 Gross: 45 Net: 45	Total 41 NS 28 UC 0 Comp 13	1 bed house: 41 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	0	Spaces: 68 (Per hse): 1.7	No Agricultural Windfall	J A Pye (Oxford) Ltd. Erection of live/work units.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0117 Grid Ref 367840 172235 NLUD: Old Ref 3/286	Part of Playing Field Bernard Lovell Sch. Oldland Common BS30 5LA Oldland Common	Outline PK09/0759/O 06/07/2009	Gross: 0.51 Net: 0.51 Gross: 25 Net: 25	Total 13 NS 13 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 13 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 Estimate	0	Spaces: 26 (Per hse): 2.0	No Playing Field Windfall	Sir Bernard Lovell School. Scheme proposes residential development on part of school playing field.
0008 Grid Ref 359750 180800 NLUD: 11900023 Old Ref 1/318	North Field Filton Aerodrome Patchway "Charlton Hayes" Patchway	Outline PT03/3143/O 14/03/2008	Gross: 39.83 Net: 39.83 Gross: 50 Net: 50	Total 1978 NS 1978 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 Not known	659	Spaces: 0 (Per hse): 0.0	Yes Airfield and associated development Allocated SGLP H1(4) and M1	Bovis Homes Ltd/BAe Systems. Allocated in the South Gloucestershire Local Plan as a major mixed development site totalling 74 ha, including 14 ha of employment uses. Original Outline for 2,200 dwellings, figure shown equals balance of original planning permission allowing for subsequent Reserved Matters planning permissions.
0008a Grid Ref 359833 181194 NLUD: 11900023 Old Ref 1/318a	Northfield Filton Airfield Patchway BS34 5DJ "Charlton Hayes" Patchway	ResMatt PT09/1271/RM 12/08/2009	Gross: 1.00 Net: 1.00 Gross: 51 Net: 51	Total 51 NS 47 UC 4 Comp 0	1 bed house: 0 2 bed house: 6 3 bed house: 36 4 bed house: 2 5 bed house: 0 1 bed flat: 0 2 bed flat: 7 3 bed flat: 0 Actual	14	Spaces: 94 (Per hse): 1.8	Yes Airfield and associated development Allocated SGLP H1(4)	Bovis Homes Ltd. Capacity includes 7 flats.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0008b <i>Grid Ref</i> 359951 181301 <i>NLUD:</i> 11900023 <i>Old Ref</i> 1/318b	Northfield Filton Airfield Patchway BS34 5DJ "Charlton Hayes" Patchway	ResMatt PT09/0765/RM 14/07/2009	Gross: 2.04 Net: 2.04 Gross: 54 Net: 54	Total 111 NS 73 UC 38 Comp 0	1 bed house: 0 2 bed house: 21 3 bed house: 61 4 bed house: 5 5 bed house: 0 1 bed flat: 2 2 bed flat: 22 3 bed flat: 0 <i>Actual</i>	32	<i>Spaces:</i> 200 <i>(Per hse):</i> 1.8	Yes Airfield and associated development Allocated SGLP H1(4)	Bovis Homes Ltd. Capacity includes 24 flats, 1 under construction and 23 not started at April 2010.
0008c <i>Grid Ref</i> 359132 180556 <i>NLUD:</i> <i>Old Ref</i> 1/318c	Northfield Filton Airfield Patchway BS34 5DJ "Charlton Hayes" Patchway	ResMatt PT10/0042/RM 25/03/2010	Gross: 1.13 Net: 1.13 Gross: 53 Net: 53	Total 60 NS 60 UC 0 Comp 0	1 bed house: 0 2 bed house: 12 3 bed house: 42 4 bed house: 6 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	18	<i>Spaces:</i> 108 <i>(Per hse):</i> 1.8	Yes Airfield and associated development Allocated SGLP H1 (4)	Bovis Homes Ltd.
0091 <i>Grid Ref</i> 357075 180239 <i>NLUD:</i> 11900615 <i>Old Ref</i> 1/352	Land rear of Passage Road Almondsbury BS10 7TE Patchway	Full PT07/0204/F 04/12/2007	Gross: 0.47 Net: 0.47 Gross: 30 Net: 30	Total 14 NS 14 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 3 4 bed house: 11 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	0	<i>Spaces:</i> 34 <i>(Per hse):</i> 2.4	Yes Two houses and gardens Windfall	Meadgate Western Ltd. Scheme involves demolition of 2 houses and erection of 14 houses.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0093 Grid Ref 365801 176709 NLUD: Old Ref 3/269	23 Stanbridge Road Downend BS16 6AW Rodway	Full PK07/3249/F 21/07/2008	Gross: 0.11 Net: 0.11 Gross: 110 Net: 110	Total 12 NS 12 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 12 2 bed flat: 0 3 bed flat: 0 Actual	0	Spaces: 12 (Per hse): 1.0	Yes House and garden Windfall	Mr A Javid. Scheme proposes the demolition of the existing dwelling and the erection of 12 flats.
0033 Grid Ref 366544 175040 NLUD: Old Ref 3/154	Land at Siston Hill Siston Kingswood BS15 4NW "Beaufort Vale/The Meadows" Siston	ResMatt PK04/0559/RM 29/12/2005	Gross: 11.15 Net: 10.30 Gross: 45 Net: 49	Total 504 NS 2 UC 55 Comp 447	1 bed house: 0 2 bed house: 0 3 bed house: 160 4 bed house: 74 5 bed house: 0 1 bed flat: 89 2 bed flat: 181 3 bed flat: 0 Actual	124	Spaces: 706 (Per hse): 1.4	No Agricultural land Allocated Site KLP.1 H18	David Wilson Homes/Barratt Homes. Scheme includes 270 Flats (39 under construction and 231 complete at April 2010 survey date). PK07/0592/F increases capacity by 5 flats.
0094 Grid Ref 364914 175413 NLUD: 11900609 Old Ref 3/270	Wilson and Sons Morley Road Staple Hill BS16 4QT Staple Hill	Full PK07/2726/F 19/01/2009	Gross: 0.40 Net: 0.40 Gross: 108 Net: 108	Total 43 NS 43 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 9 4 bed house: 0 5 bed house: 0 1 bed flat: 15 2 bed flat: 19 3 bed flat: 0 Actual	14	Spaces: 52 (Per hse): 1.2	Yes Factory Windfall	Newland Homes Ltd. Scheme proposes the demolition of the existing factory and the erection of 43 dwellings including 34 flats.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0103 <i>Grid Ref</i> 364768 175437 <i>NLUD:</i> <i>Old Ref</i> 3/276	Nomix Offices Portland Street Staple Hill BS16 4PS Staple Hill	Full PK08/0578/F 27/05/2008	Gross: 0.14 Net: 0.14 Gross: 98 Net: 98	Total 14 NS 14 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 3 4 bed house: 0 5 bed house: 0 1 bed flat: 4 2 bed flat: 7 3 bed flat: 0 <i>Actual</i>	0	<i>Spaces:</i> 15 <i>(Per hse):</i> 1.1	Yes Offices Windfall	Camborne Homes. Scheme proposes the conversion of the existing offices to 10 flats and the erection of 3 houses and 1 flat.
0104 <i>Grid Ref</i> 365121 175925 <i>NLUD:</i> <i>Old Ref</i> 3/277	51 Broad Street Staple Hill BS16 5LS Staple Hill	Full PK08/0953/F 14/07/2008	Gross: 0.07 Net: 0.07 Gross: 200 Net: 200	Total 14 NS 14 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 10 2 bed flat: 4 3 bed flat: 0 <i>Actual</i>	0	<i>Spaces:</i> 7 <i>(Per hse):</i> 0.5	Yes Vacant car sales Windfall	Theme Job. Erection of 14 flats on site of former car sales area.
0105 <i>Grid Ref</i> 364988 175356 <i>NLUD:</i> 11900513 <i>Old Ref</i> 3/278	Power Electrics Morley Road Staple Hill BS16 4QT Staple Hill	Outline PK05/1350/O 04/06/2008	Gross: 0.41 Net: 0.41 Gross: 35 Net: 35	Total 14 NS 14 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 14 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	0	<i>Spaces:</i> 28 <i>(Per hse):</i> 2.0	Yes Factory Windfall	Power Electrics. Scheme involves demolition of existing factory and erection of 14 dwellings.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0113 Grid Ref 365014 175872 NLUD: Old Ref 3/280	Bath Street Garage Broad Street Staple Hill BS16 5NU Staple Hill	Full PK07/2485/F 24/10/2008	Gross: 0.05 Net: 0.05 Gross: 263 Net: 263	Total 14 NS 14 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 13 2 bed flat: 1 3 bed flat: 0 <i>Actual</i>	0	Spaces: 0 (Per hse): 0.0	Yes Car repair garage Windfall	Mr D Harris. Scheme involves the demolition of the existing car repair garage and erection of 14 flats.
0110 Grid Ref 364791 175385 NLUD: Old Ref 3/281	Soundwell Centre Soundwell Road Soundwell BS16 4QR Staple Hill	Full PK08/2859/F 19/01/2009	Gross: 0.07 Net: 0.07 Gross: 158 Net: 158	Total 11 NS 0 UC 11 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 3 2 bed flat: 8 3 bed flat: 0	0	Spaces: 11 (Per hse): 1.0	Yes Churh Windfall	UK Screeders. Scheme proposes the erection of 11 flats on the site of former church.
0116 Grid Ref 364641 175392 NLUD: 11900608 Old Ref 3/285	Factory Site Portland Street Staple Hill BS16 4PT Staple Hill	Full PK09/0927/F 17/08/2009	Gross: 0.53 Net: 0.53 Gross: 57 Net: 57	Total 30 NS 3 UC 27 Comp 0	1 bed house: 0 2 bed house: 10 3 bed house: 7 4 bed house: 7 5 bed house: 0 1 bed flat: 3 2 bed flat: 3 3 bed flat: 0 <i>Actual</i>	10	Spaces: 42 (Per hse): 1.4	Yes Factory Windfall	Mr C Lovegrove. Scheme proposes the demolition of the existing factory and erection of 24 houses and 6 flats. At April 2010 existing factory demolished and construction commenced including all the flats.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0038 <i>Grid Ref</i> 365424 173281 <i>NLUD:</i> 11900302 <i>Old Ref</i> 3/205	Former Woodstock School Courtney Road BS15 9RL Kingswood Woodstock	Full PK07/3006/F 27/04/2009	Gross: 1.28 Net: 1.28 Gross: 52 Net: 52	Total 66 NS 66 UC 0 Comp 0	1 bed house: 0 2 bed house: 13 3 bed house: 22 4 bed house: 1 5 bed house: 0 1 bed flat: 13 2 bed flat: 17 3 bed flat: 0 <i>Actual</i>	66	<i>Spaces:</i> 99 <i>(Per hse):</i> 1.5	Yes Special school Local Plan Allocation H1(6)	Sovereign Housing Association. Allocated in the South Gloucestershire Local Plan. Site comprises former school. Capacity includes 30 flats.
0084 <i>Grid Ref</i> 365008 173562 <i>NLUD:</i> <i>Old Ref</i> 3/262	BFS Diecutting 27 Hanham Road Kingswood BS15 8PT Woodstock	Full PK07/1493/F 26/03/2008	Gross: 0.16 Net: 0.16 Gross: 90 Net: 90	Total 14 NS 14 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 9 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 5 3 bed flat: 0 <i>Actual</i>	0	<i>Spaces:</i> 16 <i>(Per hse):</i> 1.1	Yes Factory Windfall	Newland Homes Ltd. Scheme involves demolition of existing factory (demolished at October 2008) and erection of houses and flats. Scheme includes 5 flats. PK08/1690/F repositions plots 11 and 12.
0019 <i>Grid Ref</i> 370929 182150 <i>NLUD:</i> 11900253 <i>Old Ref</i> 1/337	R/O 69 Westerleigh Road Yate BS37 4BN Yate Central	Outline PK08/0743/O 02/05/2008	Gross: 0.21 Net: 0.21 Gross: 48 Net: 48	Total 10 NS 10 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 10 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	0	<i>Spaces:</i> 0 <i>(Per hse):</i> 0.0	Yes Garden Windfall	Mr J R Ducker. Dwelling capacity is a maximum.

Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2010

Site Refs:	Address/Post Code/ Ward:	Permission: Type/Ref/Date	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0020 Grid Ref 370648 181911 NLUD: 11900497 Old Ref 1/338	Coopers Site Westerleigh Road Yate BS37 8QA Yate Central	Outline PK06/2774/O 04/08/2008	Gross: 1.18 Net: 1.18 Gross: 59 Net: 59	Total 70 NS 70 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 70 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	23	Spaces: 103 (Per hse): 1.5	Yes Vacant land within factory site Local Plan Allocation H1(14)	Terramond Ltd. Site formerly allocated in the SGLP Policy H1 (14). Scheme proposes the erection of 70 dwellings on vacant land within an existing factory site.
0080 Grid Ref 371132 183313 NLUD: Old Ref 1/349	Corner of Cambrian Drive and Wellington Road BS37 5TR Yate Yate North	Full PK07/1190/R3F 16/07/2007	Gross: 0.98 Net: 0.98 Gross: 71 Net: 71	Total 70 NS 10 UC 60 Comp 0	1 bed house: 0 2 bed house: 10 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 7 2 bed flat: 53 3 bed flat: 0 <i>Actual</i>	60	Spaces: 49 (Per hse): 0.7	No Agricultural Local Plan Allocation YCSP S3	Housing 21. Original planning permission for "Extra Care" housing comprising 10 bungalows and 60 flats. Capacity shown reflects existing planning permission although it is unlikely that the 10 bungalows will be built.

Residential Land Availability Survey "B" Potential Residential Sites 01/04/2010

Site Refs:	Address/Postcode/Ward:	Site Area (Ha)	Capacity and Net Density	Affordable Units:	Previously Developed and Former Use:	Builder/Developer: Notes:
0036 <i>Grid Ref</i> 367470 177910 <i>NLUD:</i> <i>Old Ref:</i> 3/189	Emersons Green Land east of A4174 Avon Ring Road Boyd Valley/Emersons Green	55.00	2750 50	915	No Agricultural land	Gallagher and others. Allocated in the South Gloucestershire Local Plan Policies H1(5) and M2 as part of a mixed scheme of which 40 ha residential (2,000 dwellings) and a further 15 ha residential "safeguarded beyond the Plan Period" (750 dwellings). 33.3% affordable units. Details set out in the Emerson Green East Development Brief (Supplementary Planning Document).
0121 <i>Grid Ref</i> 360218 178792 <i>NLUD:</i> <i>Old Ref:</i> 1/360	Land at Elm Park Filton BS12 7PS Filton	0.20	21 105	7	No Playing field	Mrs L Rueben. Resolution to grant planning permission PK09/6017/O subject to S.106 Agreement on 12/03/2010. Scheme proposes the erection 21 dwellings on former playing fields.
0011 <i>Grid Ref</i> 362590 177950 <i>NLUD:</i> <i>Old Ref:</i> 1/326	Land east of Coldharbour Lane Stoke Gifford Frenchay and Stoke Park	9.00	500 56	167	No Agricultural	Developer Unknown. Owner Wallscourt Foundation. Site allocated in the South Gloucestershire Local Plan Policy H1(10) and controlled by the Wallscourt Foundation (Charitable Trust) University of the West of England. Total gross area of 12.60 ha. Net developable area 9.00 ha. 33.3% affordable units. Draft Position Statement submitted and Concept Statement expected later this year.
0120 <i>Grid Ref</i> 364252 171039 <i>NLUD:</i> <i>Old Ref:</i> 3/288	Land at Abbots Road Hanham BS15 3NQ Hanham	0.38	14 37	0	No Agricultural	Linden Ltd Resolution to grant planning permission PK09/5285/F subject to S.106 Agreement on 12/11/2009 for the erection of 14 dwellings.

Residential Land Availability Survey "B" Potential Residential Sites 01/04/2010

Site Refs:	Address/Postcode/Ward:	Site Area (Ha)	Capacity and Net Density	Affordable Units:	Previously Developed and Former Use:	Builder/Developer: Notes:
0021 <i>Grid Ref</i> 362440 178960 <i>NLUD:</i> <i>Old Ref:</i> 1/339	Land at Harry Stoke Stoke Gifford Stoke Gifford and Winterbourne	24.00	1200 50	400	No Agricultural	Crest Nicholson/Harcourt Developemnts. Site allocated in the South Gloucestershire Local Plan Policy H1(13). Total gross area 33.20ha. 33.3% affordable units. Outline planning permission PT06/1001/O granted on appeal 19/12/2007, the site boundary of which differs from the allocated site. Decision currently subject to Judicial Review, outcome awaited.
0035 <i>Grid Ref</i> 364661 173257 <i>NLUD:</i> 11900034 <i>Old Ref:</i> 3/188	South of Douglas Road Kingswood BS15 2NJ Woodstock	4.60	347 75	116	Yes Established employment area	Douglas Homes South West. Allocated in South Gloucestershire Local Plan Policy H1(1). Existing employment uses continuing in the short term. 33.3% affordable units. Concept Statement received September 2008 following Concept Statement workshop held in May 2008. Concept Statement endorsed and the developer team working towards submission of planning application in spring 2010. Anticipated start on site late 2010.
0112 <i>Grid Ref</i> 364830 173473 <i>NLUD:</i> 11900623 <i>Old Ref:</i> 3/283	The Rotunda Centre Moravian Road Kingswood BS15 8NF Woodstock	0.26	14 54		Yes D2 Assembly and Leisure	Freemantle Capital Recommendation to grant planning permission PK09/5338/O subject to S.106 Agreement on 13/11/2009 for the erection of 14 houses together with B1 office/industrial development. Supersedes previous Outline planning permission PK08/0028/O for 24 flats.

Residential Land Availability Survey "W" Withdrawn Sites in Twelve Months Prior to 01/04/2010

Site Ref	Other Refs	Address	Area (Ha)	Cap	Builder/ Developer Notes
0053 <i>Old Ref 3/233</i>	<i>Grid Ref:</i> 365048 175943	1 - 11 Fountain Square Staple Hill BS16 5LR	0.12	12	Mr J Lossi. Scheme proposed the erection of a second floor extension above existing retail and residential units to provide 12 flats. Planning permission lapsed 21/09/2009.
0096 <i>Old Ref 3/272</i>	<i>Grid Ref:</i> 364908 173934	Whitfield URC Regent Street Kingswood BS15 1QU	0.74	27	Mr S Gaiger. Scheme proposed the change of use of the existing derelict buildings to restaurant and 21 flats and the erection of 6 flats. Resolution to grant planning permission PK07/0064/F on 21/12/2007 subject to S.106 Agreement. Application withdrawn 14/01/2010.
0106 <i>Old Ref 3/279</i>	<i>Grid Ref:</i> 364049 172635	Land off Harolds Way Kingswood BS15 8HW	0.30	12	Bathurst Ltd. Scheme proposed the erection of a mixture of 12 houses and flats on the site of a former nursery. Resolution to grant planning permission PK08/1688/O on 04/09/2008 subject to S.106 Agreement. This Agreement not signed so application refused and therefore site withdrawn from survey.

Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2010

Site Refs:	Address/Postcode/ Ward:	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0097 <i>Grid Ref</i> 367059 170624 <i>NLUD:</i> 11900512 <i>Old Ref</i> 3/273	Wall Tynings Cherry Garden Lane Bitton BS30 6JH Bitton	Gross: 0.86 Net: 0.86 Gross: 13 Net: 13	11	1 bed house: 0 2 bed house: 3 3 bed house: 0 4 bed house: 8 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	3	<i>Spaces:</i> 36 <i>(Per hse):</i> 3.3	Yes Nursing home and 2 bungalows Windfall	Comax Properties Ltd. Scheme involved the demolition of an existing nursing home and two dwellings (complete at April 2009) and the erection of 11 houses.
0002hn <i>Grid Ref</i> 361915 181849 <i>NLUD:</i> <i>Old Ref</i> 1/154hn	Savages Wood Road Bradley Stoke "Oakwood Grange" Bradley Stoke Central and Stoke Lodge	Gross: 1.29 Net: 1.29 Gross: 95 Net: 95	122	1 bed house: 0 2 bed house: 0 3 bed house: 10 4 bed house: 0 5 bed house: 0 1 bed flat: 24 2 bed flat: 88 3 bed flat: 0 <i>Actual</i>	0	<i>Spaces:</i> 130 <i>(Per hse):</i> 1.1	No Agricultural Local Plan Allocation BNFLP LP7	David Wilson Homes (South West) Ltd. Scheme includes 112 flats.
0119 <i>Grid Ref</i> 373638 185048 <i>NLUD:</i> <i>Old Ref</i> 1/359	Land adjacent Hares Farm Mapleridge Lane Yate BS37 6PW Cotswold Edge	Gross: 2.86 Net: 2.86 Gross: 4 Net: 4	10	1 bed house: 0 2 bed house: 0 3 bed house: 10 4 bed house: 0 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Estimate</i>	0	<i>Spaces:</i> <i>(Per hse):</i>	No Agricultural Windfall	S Rawlings. Travelling showmen's permanent quarters.

Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2010

Site Refs:	Address/Postcode/ Ward:	Area (Ha): <i>Density</i>	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: <i>Site Allocation:</i>	Builder/Developer: Notes:
0010a <i>Grid Ref</i> 361270 178054 <i>NLUD:</i> <i>Old Ref</i> 1/325a	Cheswick Filton Road Stoke Gifford "Tallstick" BS34 8QZ Frenchay and Stoke Park	Gross: 4.70 Net: 3.75 Gross: 21 Net: 27	100	1 bed house: 0 2 bed house: 22 3 bed house: 16 4 bed house: 23 5 bed house: 0 1 bed flat: 12 2 bed flat: 27 3 bed flat: 0 <i>Actual</i>	30	<i>Spaces:</i> 155 <i>(Per hse):</i> 1.6	No Agricultural Local Plan Allocation SGLP H1(9)	Redrow Homes (South West) Ltd. Scheme includes 39 flats.
0085 <i>Grid Ref</i> 363839 172295 <i>NLUD:</i> <i>Old Ref</i> 3/263	Adj. 22 Memorial Road Hanham BS15 3JA Hanham	Gross: 0.16 Net: 0.16 Gross: 88 Net: 88	14	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 6 2 bed flat: 8 3 bed flat: 0 <i>Actual</i>	14	<i>Spaces:</i> 14 <i>(Per hse):</i> 1.0	Yes Scout and Guide Halls Windfall	Knightstone Housing Association. Scheme involved demolition of existing Scout and Guide halls and erection of 14 flats. PK08/1480/R3F minor amendment to scheme.
0088 <i>Grid Ref</i> 364346 171468 <i>NLUD:</i> 11900606 <i>Old Ref</i> 3/266	Priory Court Whittucks Road Hanham BS15 3NA Hanham	Gross: 0.41 Net: 0.41 Gross: 68 Net: 68	28	1 bed house: 0 2 bed house: 0 3 bed house: 8 4 bed house: 0 5 bed house: 0 1 bed flat: 20 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	28	<i>Spaces:</i> 22 <i>(Per hse):</i> 0.8	Yes 23 bed space communal establishment Windfall	Western Challenge Housing Association. Scheme involved the refurbishment and new build of former residential communal home to create 28 dwellings including 20 flats. PK08/1911/F amended details of scheme.

Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2010

Site Refs:	Address/Postcode/ Ward:	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0012 <i>Grid Ref</i> 360623 181398 <i>NLUD:</i> 11900402 <i>Old Ref</i> 1/328	162-164 Gloucester Road Patchway BS34 5BG Patchway	Gross: 0.16 Net: 0.16 Gross: 100 Net: 100	16	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 0 5 bed house: 0 1 bed flat: 2 2 bed flat: 14 3 bed flat: 0 <i>Actual</i>	0	<i>Spaces:</i> 18 <i>(Per hse):</i> 1.1	Yes Veterinary surgery, 5 flats, garden and hardstanding Windfall	Mr A Manson. Original Planning Permission for the conversion and extension of existing veterinary surgery and 5 flats to form 12 flats. PT02/3699/F erection of additional apartment block to the rear within the existing site boundary, increased capacity by 4 units to 16 flats.
0077 <i>Grid Ref</i> 365705 175726 <i>NLUD:</i> 11900510 <i>Old Ref</i> 3/258	Courtaulds Factory Signal Road Downend BS16 6AW Rodway	Gross: 0.74 Net: 0.74 Gross: 61 Net: 61	45	1 bed house: 0 2 bed house: 5 3 bed house: 9 4 bed house: 10 5 bed house: 0 1 bed flat: 0 2 bed flat: 21 3 bed flat: 0 <i>Actual</i>	15	<i>Spaces:</i> 68 <i>(Per hse):</i> 1.5	Yes Factory Windfall	George Wimpey (Bristol) Ltd. Scheme involved demolition of existing factory premises. Scheme includes 21 flats complete October 2009.
0023a <i>Grid Ref</i> 361556 179158 <i>NLUD:</i> <i>Old Ref</i> 1/341a	New Rd Playing Field New Road Filton "The Lawns" BS34 8QW Stoke Gifford	Gross: 0.42 Net: 0.42 Gross: 55 Net: 55	23	1 bed house: 0 2 bed house: 0 3 bed house: 2 4 bed house: 6 5 bed house: 0 1 bed flat: 0 2 bed flat: 15 3 bed flat: 0 <i>Actual</i>	23	<i>Spaces:</i> 32 <i>(Per hse):</i> 1.4	No Playing fields Part of Local Plan Allocation SGLP H1(12)	Redrow Homes/Somer Housing Association. Site formed part of site allocated for residential development in the South Gloucestershire Local Plan (Policy H1(12)). Scheme includes 15 flats.

Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2010

Site Refs:	Address/Postcode/ Ward:	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0023b <i>Grid Ref</i> 361593 179189 <i>NLUD:</i> <i>Old Ref</i> 1/341b	New Rd Playing Field New Road Filton "The Lawns" BS34 8SF Stoke Gifford	Gross: 0.84 Net: 0.79 Gross: 58 Net: 62	49	1 bed house: 0 2 bed house: 5 3 bed house: 9 4 bed house: 20 5 bed house: 0 1 bed flat: 8 2 bed flat: 7 3 bed flat: 0 <i>Actual</i>	49	<i>Spaces:</i> 77 <i>(Per hse):</i> 1.6	No Playing Field Part Local Plan Allocation SGLP H1(12)	Redrow Homes/Somer HA. Site formed part of a site allocated for residential development in the South Glos. Local Plan (Policy H1(12)). Scheme includes 15 flats. PT08/1141/F substituted house types on 11 plots. PT09/0734/F and PT09/1007/F amended and substituted garages for car ports on a number of plots.
0079 <i>Grid Ref</i> 363930 189896 <i>NLUD:</i> 11900405 <i>Old Ref</i> 1/348	Land off Bath Road Thornbury BS35 2BB Thornbury South and Alveston	Gross: 0.51 Net: 0.51 Gross: 88 Net: 88	45	1 bed house: 0 2 bed house: 2 3 bed house: 3 4 bed house: 6 5 bed house: 0 1 bed flat: 8 2 bed flat: 26 3 bed flat: 0 <i>Actual</i>	19	<i>Spaces:</i> 58 <i>(Per hse):</i> 1.3	Yes Community buildings Windfall	Barratt Homes. Redevelopment of site occupied by community buildings. Capacity includes 34 flats.
0082 <i>Grid Ref</i> 364184 189902 <i>NLUD:</i> 11900404 <i>Old Ref</i> 1/351	Siblands Gillingstool Thornbury BS35 2EG Thornbury South and Alveston	Gross: 0.54 Net: 0.54 Gross: 43 Net: 43	23	1 bed house: 0 2 bed house: 6 3 bed house: 1 4 bed house: 16 5 bed house: 0 1 bed flat: 0 2 bed flat: 0 3 bed flat: 0 <i>Actual</i>	3	<i>Spaces:</i> 53 <i>(Per hse):</i> 2.3	Yes Community building Windfall	David Wilson Homes. Erection of 23 dwellings on site of former community buildings. Capacity includes 6 flats.

Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2010

Site Refs:	Address/Postcode/ Ward:	Area (Ha): Density	Capacity:	Type of Units:	Affordable Units:	Parking Provision:	Previously Dev'd and Use: Site Allocation:	Builder/Developer: Notes:
0074 <i>Grid Ref</i> 365626 172922 <i>NLUD:</i> <i>Old Ref</i> 3/255	Land at Lintham Drive Kingswood "The Brambles" BS15 9GB Woodstock	Gross: 1.75 Net: 1.75 Gross: 39 Net: 39	68	1 bed house: 0 2 bed house: 6 3 bed house: 33 4 bed house: 7 5 bed house: 0 1 bed flat: 2 2 bed flat: 20 3 bed flat: 0 <i>Actual</i>	22	<i>Spaces:</i> 89 <i>(Per hse):</i> 1.3	No Agricultural Windfall	David Wilson Homes. Capacity includes 22 flats. PK07/3084/F amended house types on plots 12 and 13.

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