

Planning, Transportation & Strategic Environment

# South Gloucestershire Residential Land Availability Survey

April 2009



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## 1 The Key Facts

- House building over the first 13 years of the Local Plan period (1996 to 2011) has been below the rate set in the Local Plan.
- Over three quarters of the way through the Local Plan period, 75% of the strategic housing requirement has been built.
- At 1 April 2009, 13,298 net additional homes had been built since the Local Plan's base date of April 1996.
- The April 2009 survey shows a potential for a further 10,586 housing units on identified sites within the area.
- Over the period 1999 to 2009, some 53% of new housing in South Gloucestershire was built on previously developed land.
- During the last year just over 90% of all new housing on large sites was built at an average net density of over 30 dwellings per hectare, and of these over 40% were built at an average density of over 50 dwellings per hectare.
- During the last year 52% of all new residential development on large sites was houses and 48% flats.
- In 2008/2009 a total of 291 Affordable Houses were “delivered” in South Gloucestershire.

## 2 Introduction

- 2.1 The Residential Land Availability Survey (RLAS) details sites that are potentially available for housing development under current planning policies.
- 2.2 Government guidance outlines 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. The information it contains will help monitor and improve planning policies at the local and regional levels, in accordance with current best practice and the principles of sustainable development.
- 2.3 At the end of 2009, we shall also publish our fifth Annual Monitoring Report, which will assess the performance of the Council's plans, covering a wide range of land use and related issues, including housing.
- 2.4 Much of the information in this April 2009 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.
- 2.5 The information contained in this document is derived from Development Control 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.

### 3 Coverage of the Residential Land Availability Survey

- 3.1 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.

- 3.2 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 2008.
  - **Category X Sites** - those that have been completely finished since April 2008.

#### Category A: Sites With Planning Permission.

These include sites with outline, detailed, and/or reserved matters permission at 1st April 2009. 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 2009 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 2008.

#### Category X: Sites Where Development Was Completed

This category comprises sites where development had been completed (fully “built out”) between 1st April 2008 and 31st April 2009.





## 4 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. The 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 at the Planning, Transportation and Strategic Environment Department, Council Offices, Thornbury, during office hours, or on the Council’s Web site at: [www.southglos.gov.uk](http://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.

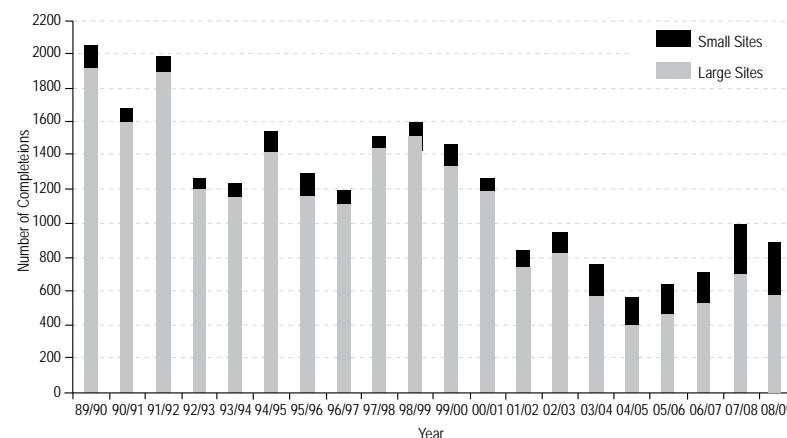
**Builder/Developer and Notes** - This section provides details of the owner/applicant/developer name together with any other relevant information.

## 5 New Housing Completions

5.1 Over the year April 2008 – March 2009, 916 new houses and flats were completed in South Gloucestershire.

5.2 This figure is about 74% of the average annual level of house building over the previous 19 years 1989 to 2008, of 1,231. During the first five years of the Local Plan period, 1996-2001, the average annual rate of new housing completions was 1,282. However, over the period 2004-09, the annual average has fallen to 758 per year.

**Graph 1 Housing Completions 1989 to 2009**



5.3 Table 1 sets out annual dwelling completions since 1989. The total number of new completions over that period is 24,303.

**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

## 6 Future Housing Development

- 6.1 The South Gloucestershire Local Plan sets a target of 17,760 dwellings to be built in the period between 1996 and 2011.
- 6.2 The number of completed dwellings (net) over the period 1996-2009 was 13,298. Allowing for these completions, this leaves 4,462 to be completed over the period 2009 to 2011 to meet the Local Plan proposals.
- 6.3 The Local Plan suggests that 1,184 dwellings should be completed per annum. This is above the average of 1,023 actually achieved over the period 1996-2009. The implication of the Local Plan proposals is therefore, in effect, an increase significantly of average build rates achieved since 1996.
- 6.4 Table 2 below compares the Local Plan requirement with recent rates of development.

**Table 2 Local Plan Requirement**

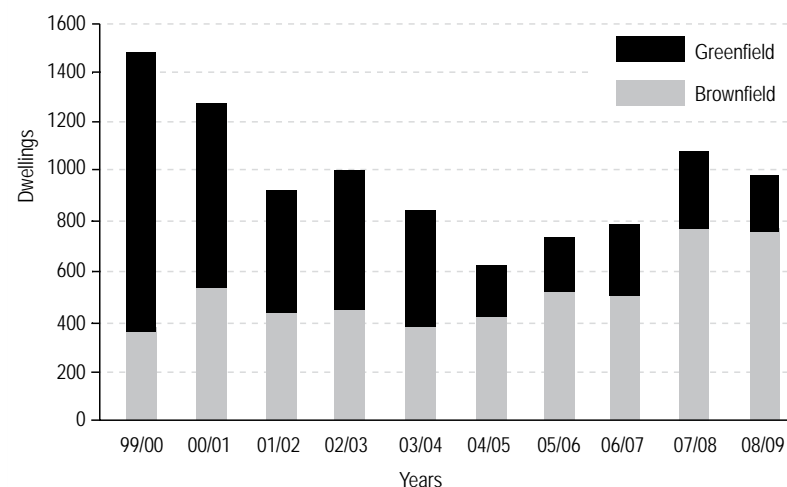
<b>Local Plan Requirement 1996 - 2011</b>	<b>17,760</b>
<b>Completions 1996 - 2009</b>	
Large sites	11,071
Small Sites	2,227
<b>Total Completions</b>	<b>13,298</b>
<b>Balance of dwellings 2009 – 2011</b>	<b>4,462</b>
<b>Supply Available 2009</b>	
Capacity on Large Sites with Planning Permission (Including dwellings Under Construction) ("A" Sites)	4,357
Capacity on Other Committed Large Sites ("B" Sites)	5,116
Capacity on Small Sites with Planning Permission (Including dwellings Under Construction)	1,113
<b>Total Supply</b>	<b>10,586</b>

## 7 Characteristics of New Housing

### 7.1 Previously Developed Land

- 7.1.1 During the year 2008/2009, 763 new dwellings were built on previously developed "brownfield" sites – that is, 78% of the total. Over the period 1999 to 2009, some 53% of new housing in the area was built on previously developed land.

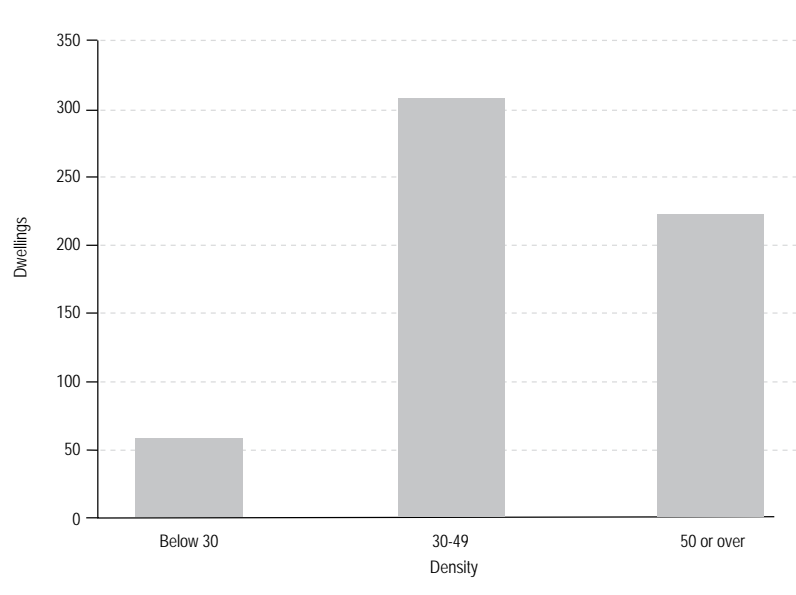
**Graph 2 Brownfield and Greenfield Completed 2008 to 2009**



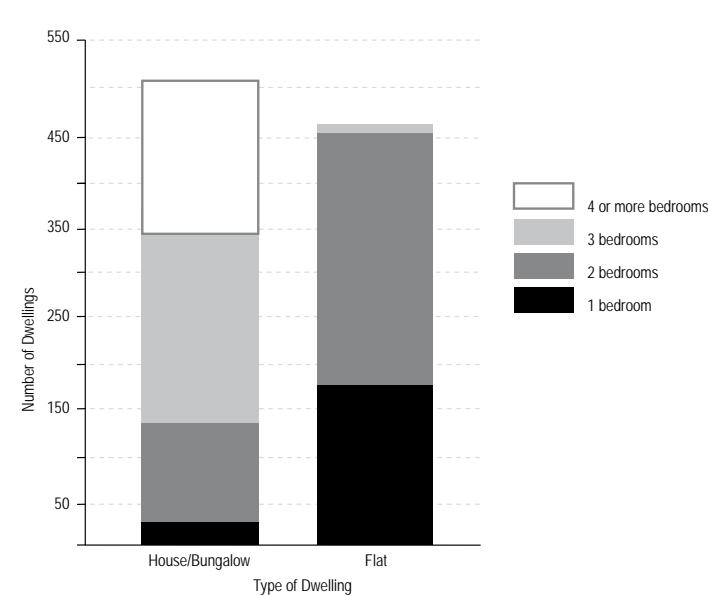
### 7.2 Housing Densities

- 7.2.1 Over 90% of all new housing on large sites during 2008/2009 was built at an average net density of over 30 dwellings per hectare (dph). Some 41% of these were on sites where the density was over 50 dph.

**Graph 3 Average Density of New Development on Large Sites Completed 2008 to 2009**



**Graph 4 Dwelling Types Completed 2008 to 2009 (Gross)**



### 7.3 Housing Types

- 7.3.1 In 2008/2009, 52% of dwelling completions were houses, while flats and apartments formed 48%.
- 7.3.2 38% of all dwelling completions have three or more bedrooms.







## 8 Affordable Housing

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8.1 In 2008/2009 a total of 291 Affordable Houses were “delivered” in South Gloucestershire.

## Further Information

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For further information on this report please contact:

Spatial Planning Team

Planning and Environment

Directorate of Planning, Transportation and Strategic Environment

Council Offices

Thornbury

BS35 1HF

Telephone: 01454 863446/863670

## Appendix 1 Large Site Completions between April 1996 and April 2009

Old Ref.	New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
3020		Ventura Farm, Oldland Common	7	7	
3073		R/O 63/67 New Cheltenham Rd. Kingswood	18	18	
3120		Land at Bridgegate	89	89	
3120g	0031g	Bridgegate Service Station, Bridgegate	39	39	
3120h		Land off Church Avenue, Warmley	55	55	
3135S		Emersons Green (South)	2,278	2,278	
3135N		Emersons Green (North)	590	588	-2
3142		Alma Rd / High Street, Kingswood	42	42	
3149	0032	Adj. Willsbridge Ldge, Court Farm Rd. Longwell Green	20	19	-1
3152		Bromley Heath Road, Downend	106	106	
3154	0033	Land at Siston Hill, Siston	384	384	
3156		Land adj. 98 Tower Road North, Warmley	23	23	
3157		Salem Methodist Ch. Soundwell Rd. K/wood	15	15	
3160		Hanham Hall Hospital, Hanham	15	15	
3169		Land Adj 66 Stonehill, Hanham	10	10	
3170		Christchurch Jnr School, Downend	34	34	
3171		Siston Hill Farm, Warmley	17	17	
3172		22 Church Road, Kingswood	12	12	
3173		29-33 Cadbury Heath Rd. Oldland Common	8	8	
3175		13 Tower Road, Warmley	9	9	
3177		r/o 1-25 Wedgewood Road, Downend	16	16	
3178		Land at Blackhorse Lane, Downend	10	9	-1
3179		School Site, Cossham Street, Mangotsfield	177	177	
3180		Land west of Bromley Farm, Downend	20	20	
3181		Land at Memorial Road, Hanham	22	22	
3182		Land at Rangers Walk, Hanham	20	20	
3183		Fmr. DRG Factory, Carsons Rd. Shortwood	144	144	
3184		Old Co-Op Site, Park Road, Staple Hill	60	60	
3186		Land at 18 Derrick Road, Kingswood	12	12	



Old Ref.	New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
3191		Baugh Farm, Fouracre Crescent, Downend	52	50	-2
3193		Fmr. Sunday Sch. Blackhorse Rd. K/wood	18	18	
3194		Bromley Farm, Bromley Heath Rd. Downend	8	7	-1
3195		Wetherby Court, Downend	10	10	
3197		Fmr. BT Exchange, Hanham Rd. Kingswood	12	12	
3198		Repeater Station, Grimsbury Rd. Kingswood	73	73	
3199		Land at James Road, Staple Hill	20	20	
3200		Pound Road, Kingswood	15	15	
3201		YMCA Building, Park Road, Kingswood	13	13	
3202		The Crescent, Soundwell	24	0	-24
3203		Land at Brereton Way, Cadbury Heath	40	8	-32
3204	0037	North of Douglas Road, Kingswood	139	139	
3207	0040	Land off Cloverdale Drive, Longwell Green	48	48	
3208		Depot 79 Court Road, Kingswood	16	16	
3209		1-3 Portland Street, Staple Hill	18	17	-1
3210		22 Soundwell Road, Soundwell	10	9	-1
3211	0041	Land off Southway Drive, Warmley	13	13	
3212		Church Avenue, Warmley	11	11	
3213		296-300 Badminton Road, Downend	16	13	-3
3214		Hill View, Blackhorse Lane, Downend	10	9	-1
3215	0042	R/O 256 New Cheltenham Road, K/wood	15	14	-1
3216		Land adj. 5 Ducie Road, Staple Hill	12	12	
3217	0043	Land at 26 Orchard Road, Kingswood	15	14	-1
3218		Britton House, Warmley	10	10	
3219		Land rear of 35-47 Cleeve Hill, Downend	16	15	-1
3220	0044	Syston Way/Wesley Hill, Kingswood	57	57	
3221	0045	302-306 Badminton Road, Downend	36	31	-5
3222	0046	Mount Hill Nursery, Court Road, Kingswood	14	13	-1
3224		22 Woodstock Road, Kingswood	13	12	-1
3225	0047	Summit Youth Centre, Orchard Road, Kingswood	71	71	

Old Ref.	New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
3226	0048	Hanham Road Depot, Hanham	24	24	
3227		G S Garage Site, Tower Rd.South, Warmley	21	21	
3228	0049	181 High Street, Hanham	10	10	
3230	0050	Torrance Close, Warmley	11	-17	-28
3231	0051	Simplex Site, Oldland Common	24	24	
3232	0052	65-69 High Street, Staple Hill	23	22	-1
3234	0054	Church Road, Kingswood	23	23	
3235	0055	49a-51 Downend Road, Kingswood	24	23	-1
3239	0059	7-15 Cadbury Heath Road, Cadbury Heath	14	13	-1
3240	0060	Land off Carsons Road, Kingswood	32	32	
3241	0061	Builders Yard, Blackhorse Lane, Downend	19	19	
3242	0062	Bright Street/Moravian Road, Kingswood	21	14	-7
3243	0063	Depot Downend Road, kingswood	14	14	
3244	0064	29-35 High Street, Kingswood	14	12	-2
3245	0065	Rear of 1, 3 and 7 Tower Road South Warmley	13	13	
3246	0066	65 Cadbury Heath Road, Cadbury Heath	14	13	-1
3247	0067	Rear of Jubilee Road/Rodway View, Kingswood	24	23	-1
3248	0068	1-3 Colston Street, Soundwell	14	14	
3249	0069	21 Portland Street, Soundwell	14	13	-1
3250	0070	Former Crossroads Service Station, Downend	13	13	
3251	0071	Downend Lower School, Downend	9	9	
3253	0073	Kingsway Engineering Works, Hanham	14	14	
3255	0074	Land at Lintham Drive, Kingswood	20	20	
3256	0075	36 High Street, Staple Hill	14	13	-1
3257	0076	Rear of 31 Cossham Street, Mangotsfield	14	13	-1
3258	0077	Courtaulds Factory, Signal Road, Staple Hill	21	21	
3259	0100	148 Hanham Road, Kingswood	14	14	
3264	0086	Rear of Queens Road, Cadbury Heath	10	9	-1
3268	0090	Broad Street/Beaufort Road, Staple Hill	14	14	
3273	0097	Wall Tynning Nursing Home, Bitton	0	-2	-2
		<b>Kingswood Total</b>	<b>5,573</b>	<b>5,446</b>	<b>-127</b>





Old Ref.	New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
1154	0002	Bradley Stoke	2,196	2,196	
1284		East of Parkway, Stoke Gifford	200	200	
1297		Land off Little Stoke Lane, Little Stoke	33	33	
1298		Land at Parkway North, Stoke Gifford	90	90	
1301	0006	Stoke Park Hospital	598	590	-8
1309		Chillington Court, Patchway	32	-13	-45
1312		Land off Station Road, Filton	12	12	
1313		Bristol Parkway North, Stoke Gifford	318	318	
1316	0007	Filton College, Filton	78	78	
1322		Land off Bradley Stoke Way, Bradley Stoke	238	238	
1325	0010	Walls court Farm, Stoke Gifford	40	40	
1327		Pretoria Road, Patchway	23	21	-2
1328	0012	162-164 Gloucester Road, Patchway	4	-1	-5
1329		Clarendon Hse. & Frenchay Mews, Frenchay	20	20	
1332	0014	Catbrain Lane, Cribbs Causeway	71	71	
1334	0016	Harry Stoke Farm, Harry Stoke	16	16	
1340	0022	472-478 Filton Avenue, Filton	21	21	
1341	0023	New Road Playing Field, Filton	6	6	
1345	0027	The Galleon, Conygre Road, Filton	12	12	
1347	0029	Fishpool Hill, Easter Compton	14	12	-2
		<b>North Fringe Total</b>	<b>4,022</b>	<b>3,960</b>	<b>-62</b>
1210		Swanfield, Station Road, Yate	19	18	-1
1212		Brimsham Park, Yate	35	35	
1230		Tylers Farm, Yate	176	176	
1253		St. John's Way, Chipping Sodbury	102	102	
1276		Adj. White Lion, Yate	19	19	
1278		Northern Car Park, Abbotswood, Yate	14	14	
1290		Gravel Hill, Yate	17	17	
1291		St. John's Way, Chipping Sodbury	21	21	
1293		Land off St. John's Way, Chipping Sodbury	13	13	
1305		Land off Hatters Lane, Chipping Sodbury	20	19	-1

Old Ref.	New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
1310		Land off Station Rd./Chatterton Rd. Yate	31	31	
1314		Tylers Farm, Gravel Hill Road, Yate	33	33	
1319		Land at St. Briavels Drive, Yate	24	23	-1
1324		Land rear of Birch and Milton Roads, Yate	12	12	
1335	0017	46-92 Milton Road, Yate	16	-8	-24
1336	0018	Land at Broad Lane, Yate	23	23	
1346	0028	Lawns Inn, Yate	14	14	
		<b>Yate/Chipping Sodbury Total</b>	<b>589</b>	<b>562</b>	<b>-27</b>
1008		Beach Road, Severn Beach	21	21	
1083		Rear of High Street, Marshfield	44	44	
1085		Back Lane, Wickwar	1	1	
1135		Inglestone Rd./Cotswold View, Wickwar	22	22	
1148		Prospect Close, Winterbourne	2	2	
1171		Thornbury Hospital	45	45	
1179		R/O Severn Salmon, Severn Beach	123	123	
1220		Back Lane, Coalpit Heath	5	5	
1229		Cross Hands Road, Pilning	68	68	
1254		Land at Townwell, Cromhall	12	12	
1255		Old Glos. Road, Alveston	11	11	
1257		Mill House Farm, Westerleigh	1	1	
1270		Seawall Caravan Park, Severn Beach	46	46	
1273	0003	Dragon Road, Winterbourne	5	5	
1277		St. Annes Drive, Wick	4	4	
1286		France Lane, Hawkesbury Upton	3	3	
1289		Badminton & Woodside Rds. C/Heath	22	22	
1292		Land at Park Farm, Frampton Cotterell	196	196	
1294		Land off Badminton Road, Coalpit Heath	22	22	
1295		Land at Ridgeway, Coalpit Heath	30	30	
1300	0005	Hortham Hospital, Almondsbury	184	184	
1307		Land at Badminton Road, Coalpit Heath	24	24	
1315		Beesmoor Road, Frampton Cotterell	13	13	





Old Ref.	New Ref.	Location	Dwellings Completed (Gross)	Dwellings Completed (Net)	Dwellings Lost
1321		Severn Salmon PH, Severn Beach	24	24	
1330	0013	Kyneton House, Mumbleys Lane, Thornbury	14	11	-3
1331		Poplar Drive, Pucklechurch	19	5	-14
1333	0015	Toghill Lane, Doynton	21	4	-17
1342	0024	Land and buildings at West End, Marshfield	17	17	
1343	0025	Whiteshill House, Hambrook	10	10	
1344	0026	New Road, Rangeworthy	21	21	
1348	0079	Land off Bath Road, Thornbury	30	30	
1350	0081	Former Cattle Market, Thornbury	22	22	
1351	0082	Siblands, Gillingstool, Thornbury	15	15	
3223		Willsbridge House, Willsbridge Hill, Willsbridge	20	20	
3229		Land off Golden Valley Lane, Bitton	20	20	
		<b>Elsewhere Total</b>	<b>1,137</b>	<b>1,103</b>	<b>-34</b>
		<b>South Gloucestershire Total</b>	<b>11,321</b>	<b>11,071</b>	<b>-250</b>

## Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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: <i>Notes:</i>
<b>0005</b> <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 55 UC 31 Comp 184	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  <i>(Per hse):</i> 1.8	Yes  Hospital     Local Plan Allocation H1(A)	Barratt Homes/Bryant Homes.  Residential development on site of former hospital. Capacity includes 49 Flats, 41 complete, 2 under construction and 6 not started at April '09. PT07/3177/F and PT08/2368/F subsitutes house types on 4 plots.
<b>0097</b> <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	Full  PK07/2768/F  01/12/2008	Gross: 0.86 Net: 0.86  Gross: 13 Net: 13	Total 11 NS 0 UC 11 Comp 0	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	Spaces: 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.
<b>0002hn</b> <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	ResMatt  PT06/1609/RM  17/10/2006	Gross: 1.29 Net: 1.29  Gross: 95 Net: 95	Total 122 NS 0 UC 32 Comp 90	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	Spaces: 130  <i>(Per hse):</i> 1.1	No  Agricultural     Local Plan Allocation BNFLP LP7	David Wilson Homes (South West) Ltd.  Scheme includes 112 flats (25 under construction and 87 complete at April '09 survey date).



# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0071</b> Grid Ref 365510 176319  NLUD: 11900422  Old Ref 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 28 UC 15 Comp 9	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  Actual	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 2009).
<b>0089</b> Grid Ref 364923 177061  NLUD:  Old Ref 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  Actual	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.
<b>0102</b> 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  Actual	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.

# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0092</b> Grid Ref 360027 178958  NLUD: 11900250  Old Ref 1/353	<b>Adjacent to Southmead Road Filton</b>   <b>Filton</b>	<b>Full</b> PT07/0196/F 18/02/2008	<b>Gross: 0.48</b> <b>Net: 0.48</b>  Gross: 116 Net: 116	<b>Total 56</b> NS 56 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: 40 2 bed flat: 16 3 bed flat: 0  <i>Actual</i>	<b>0</b>	Spaces: 19  (Per hse): 0.3	<b>Yes</b>  Vacant land formerly library   Windfall	<b>Churchill Retirement Living.</b>  Scheme proposes the erection of 55 sheltered flats and managers flat.
<b>0008</b> Grid Ref 359750 180800  NLUD: 11900023  Old Ref 1/318	<b>North Field Filton Aerodrome Patchway</b>   <b>Filton/Patchway</b>	<b>Outline</b> PT03/3143/O 14/03/2008	<b>Gross: 44.00</b> <b>Net: 44.00</b>  Gross: 50 Net: 50	<b>Total 2200</b> NS 2200 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  <i>Not known</i>	<b>733</b>	Spaces: 0  (Per hse): 0.0	<b>Yes</b>  Airfield and associated development   Allocated SGLP  H1(4) and M1	<b>Bovis Homes Ltd/BAe Systems.</b>  Allocated in the South Gloucestershire Local Plan as a major mixed development site totalling 74 ha, including 14 ha of employment uses.
<b>0010</b> Grid Ref 361676 177841  NLUD:   Old Ref 1/325	<b>Wallscourt Farm (Hewlett Packard) Stoke Gifford</b> <b>BS34 8QZ</b>  <b>"Cheswick"</b>  <b>Frenchay and Stoke Park</b>	<b>Outline</b> PT04/0684/O 02/11/2005	<b>Gross: 14.65</b> <b>Net: 10.37</b>  Gross: 43 Net: 60	<b>Total 625</b> NS 625 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 625 4 bed house: 0 5 bed house: 0  1 bed flat: 0 2 bed flat: 0 3 bed flat: 0  <i>Estimate</i>	<b>188</b>	Spaces: 0  (Per hse): 0.0	<b>No</b>  Agricultural   Local Plan Allocation SGLP H1(9)	<b>Redrow Homes (South West) Ltd.</b>  Scheme proposes residential development totalling 1,250 dwellings, 950 of which are within South Gloucestershire. 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 01/04/2009

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:
<b>0010a</b> <i>Grid Ref</i> 361270 178054 <i>NLUD:</i>      <i>Old Ref</i> 1/325a	<b>Cheswick</b> <b>Filton Road</b> <b>Stoke Gifford</b> <b>BS34 8QZ</b>  <b>"Tallstick"</b>   <b>Frenchay and Stoke</b> <b>Park</b>	<b>ResMatt</b>  PT07/1715/RM  05/11/2007	<b>Gross: 4.70</b> <b>Net: 3.75</b>  Gross: 21 Net: 27	<b>Total 100</b> NS 15 UC 45 Comp 40	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>	<b>30</b>	<i>Spaces:</i> 155  <i>(Per hse):</i> 1.6	<b>No</b>  Agricultural      Local Plan Allocation SGLP H1(9)	<b>Redrow Homes (South West) Ltd.</b>  Scheme includes 39 flats 21 under construction, 3 not started and 15 complete at April 2009.
<b>0010b</b> <i>Grid Ref</i> 361839 177780 <i>NLUD:</i>      <i>Old Ref</i> 1/325b	<b>Wallscourt Farm</b> <b>Stoke Gifford</b>  <b>BS34 8QZ</b>  <b>"Cheswick"</b>   <b>Frenchay and Stoke</b> <b>Park</b>	<b>ResMatt</b>  PT07/3519/RM  16/05/2008	<b>Gross: 4.95</b> <b>Net: 3.88</b>  Gross: 45 Net: 58	<b>Total 225</b> NS 225 UC 0 Comp 0	1 bed house: 0 2 bed house: 83 3 bed house: 51 4 bed house: 61 5 bed house: 0  1 bed flat: 28 2 bed flat: 2 3 bed flat: 0  <i>Actual</i>	<b>67</b>	<i>Spaces:</i>   <i>(Per hse):</i>	<b>Yes</b>  Agricultural      Local Plan Allocation SGLP H1(9)	<b>Redrow Homes (South West) Ltd.</b>  Proposal includes 30 flats.
<b>0107</b> <i>Grid Ref</i> 361993 178776 <i>NLUD:</i> 11900617      <i>Old Ref</i> 1/355	<b>Roseacre</b> <b>Harry Stoke Road</b> <b>Stoke Gifford</b> <b>BS34 8QH</b>  <b>Frenchay and Stoke</b> <b>Park</b>	<b>Full</b>  PT07/3265/F  30/07/2008	<b>Gross: 0.32</b> <b>Net: 0.32</b>  Gross: 44 Net: 44	<b>Total 14</b> NS 14 UC 0 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>	<b>0</b>	<i>Spaces:</i> 30  <i>(Per hse):</i> 2.1	<b>Yes</b>  Garden      Windfall	<b>Cotswoldgate Ltd.</b>  Erection of 14 dwellings on site of former garden and orchard.

# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0108</b> Grid Ref 362507 179366  NLUD:   Old Ref 1/356	<b>24</b> <b>Church Road</b> <b>Stoke Gifford</b> <b>BS34 8QA</b>   <b>Frenchay and Stoke</b> <b>Park</b>	<b>Full</b> PT08/0136/F 11/04/2008	<b>Gross: 0.14</b> <b>Net: 0.14</b>  Gross: 71 Net: 71	<b>Total 10</b> 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  Actual	<b>0</b>	Spaces: 15  (Per hse): 1.5	<b>Yes</b> House   Windfall	<b>A Brookes.</b>  Scheme involves demolition of existing house and erection of 10 flats.
<b>0109</b> Grid Ref 362489 179214  NLUD: 11900618  Old Ref 1/357	<b>R/O 13, 14 and 15</b> <b>Harry Stoke Road</b> <b>Stoke Gifford</b> <b>BS34 8QQ</b>   <b>Frenchay and Stoke</b> <b>Park</b>	<b>Outline</b> PT08/0361/O 02/05/2008	<b>Gross: 0.30</b> <b>Net: 0.30</b>  Gross: 43 Net: 43	<b>Total 13</b> 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	<b>0</b>	Spaces: 27  (Per hse): 2.1	<b>Yes</b> Garden   Windfall	<b>Coast Homes (Bristol) Ltd.</b>  Erection of 13 dwellings on former garden land.
<b>0058</b> Grid Ref 364187 172410  NLUD: 11900491  Old Ref 3/238	<b>16</b> <b>Lower Chapel Road</b> <b>Hanham</b> <b>BS15 8SH</b>   <b>Hanham</b>	<b>Outline</b> PK03/1261/O 22/02/2007	<b>Gross: 0.23</b> <b>Net: 0.23</b>  Gross: 58 Net: 58	<b>Total 13</b> 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  Actual	<b>0</b>	Spaces: 10  (Per hse): 0.8	<b>Yes</b> Builders yard and car sales lot   Windfall	<b>Mr Dicker.</b>  Scheme involves development of 13 flats on the site of a former builders yard and car sales lot.



# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0085</b> Grid Ref 363839 172295  NLUD:     Old Ref 3/263	Adj. 22 <b>Memorial Road</b> <b>Hanham</b>  <b>BS15 3JA</b>      <b>Hanham</b>	<b>Full</b>  PK07/3613/R3F  26/02/2008	<b>Gross: 0.16</b> <b>Net: 0.16</b>  Gross: 88 Net: 88	<b>Total 14</b> 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: 6 2 bed flat: 8 3 bed flat: 0  Actual	<b>14</b>	Spaces: 14  (Per hse): 1.0	<b>Yes</b>  Scout and Guide Halls     Windfall	<b>Knightstone Housing Association.</b>  Scheme involves demolition of existing Scout and Guide halls and erection of 14 flats. PK08/1480/R3F minor amendments to scheme.
<b>0088</b> Grid Ref 364346 171468  NLUD: 11900606     Old Ref 3/266	<b>Priory Court</b> <b>Whittucks Road</b> <b>Hanham</b>  <b>BS15 3NA</b>      <b>Hanham</b>	<b>Full</b>  PK07/1991/F  02/01/2008	<b>Gross: 0.41</b> <b>Net: 0.41</b>  Gross: 69 Net: 69	<b>Total 28</b> NS 0 UC 28 Comp 0	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  Actual	<b>28</b>	Spaces: 22  (Per hse): 0.8	<b>Yes</b>  23 bed space communal establishment      Windfall	<b>Western Challenge Housing Association.</b>  Scheme involves the refurbishment and new build of a former residential communal home to create 28 dwellings including 20 flats. PK08/1911/F amends details of scheme.
<b>0056</b> Grid Ref 365120 173867  NLUD: 11900492     Old Ref 3/236	<b>Former Linden Hotel</b> <b>51 - 59 High Street</b> <b>Kingswood</b>  <b>BS15 4AD</b>      <b>Kings Chase</b>	<b>Full</b>  PK04/1470/F  07/04/2006	<b>Gross: 0.15</b> <b>Net: 0.15</b>  Gross: 171 Net: 171	<b>Total 25</b> 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  Actual	<b>0</b>	Spaces: 24  (Per hse): 1.0	<b>Yes</b>  Hotel and two houses      Windfall	<b>N Muhammad.</b>  Scheme involves demolition of existing hotel and 2 dwellings and erection of 25 flats.

## Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0099</b> <i>Grid Ref</i> 365243 173841  <i>NLUD:</i>          <i>Old Ref</i> 3/260	<b>95</b> <b>High Street</b> <b>Kingswood</b> <b>BS15 4AD</b>       <b>Kings Chase</b>	<b>Outline</b>  PK07/1390/O  17/12/2007	<b>Gross: 0.08</b> <b>Net: 0.08</b>  Gross: 158 Net: 158	<b>Total 12</b> 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: 0 2 bed flat: 12 3 bed flat: 0  <i>Estimate</i>	<b>0</b>	<i>Spaces:</i> 13  <i>(Per hse):</i> 1.1	<b>Yes</b>  Office       Windfall	<b>Mrs Batt.</b>  Scheme proposes the demolition of the existing office and erection of 12 flats. Capacity reflects current planning permission although final scheme only likely to comprise 10 flats.
<b>0083</b> <i>Grid Ref</i> 364677 174177  <i>NLUD:</i>          <i>Old Ref</i> 3/261	<b>Dorset House</b> <b>Downend Road</b> <b>Kingswood</b> <b>BS15 1SE</b>       <b>Kings Chase</b>	<b>Outline</b>  PK07/0224/O  04/03/2008	<b>Gross: 0.22</b> <b>Net: 0.22</b>  Gross: 59 Net: 59	<b>Total 13</b> 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>	<b>0</b>	<i>Spaces:</i> 14  <i>(Per hse):</i> 1.1	<b>Yes</b>  Workshops and garages       Windfall	<b>Mr S J Curtis.</b>  Scheme involves demolition of existing workshops and garages and the erection of 7 houses and 6 flats.
<b>0095</b> <i>Grid Ref</i> 364927 174088  <i>NLUD:</i> 11900514          <i>Old Ref</i> 3/271	<b>Trading Estate</b> <b>Elmtree Way</b> <b>Kingswood</b> <b>BS15 1QT</b>       <b>Kings Chase</b>	<b>Full</b>  PK08/1530/F  23/01/2009	<b>Gross: 0.46</b> <b>Net: 0.46</b>  Gross: 124 Net: 124	<b>Total 57</b> 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  <i>Actual</i>	<b>19</b>	<i>Spaces:</i> 47  <i>(Per hse):</i> 0.8	<b>Yes</b>  Warehouses       Windfall	<b>Strongvox Ltd.</b>  Scheme involves the demolition of the existing warehouses and erection of 57 flats. Supersedes previous planning permission PK06/0231/F for 48 flats.

# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0101</b> Grid Ref 365618 173808  NLUD: 11900619  Old Ref 3/274	<b>Fmr Police Station</b> <b>High Street</b> <b>Kingswood</b> <b>BS15 4AQ</b>  <b>Kings Chase</b>	<b>Full</b> PK08/0581/F 02/05/2008	<b>Gross: 0.27</b> <b>Net: 0.27</b>  Gross: 52 Net: 52	<b>Total 14</b> NS 14 UC 0 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  <i>Actual</i>	<b>0</b>	Spaces: 23  (Per hse): 1.6	<b>Yes</b>  Police Station   Windfall	<b>Newland Homes Ltd.</b>  Demolition of former police station and erection of 14 houses.
<b>0009</b> Grid Ref 365704 187223  NLUD: 11900305  Old Ref 1/323	<b>The Lime Works</b> <b>Itchington Road</b> <b>Tytherington</b> <b>BS35 3TQ</b>  <b>Ladden Brook</b>	<b>Full</b> PT02/3497/F 21/06/2004	<b>Gross: 0.89</b> <b>Net: 0.89</b>  Gross: 20 Net: 20	<b>Total 18</b> 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>	<b>0</b>	Spaces: 33  (Per hse): 1.8	<b>Yes</b>  Lime works   Windfall	<b>Swan Hill Homes.</b>  Proposal includes 5 "Key Worker" houses within the overall scheme. Capacity includes 3 flats.
<b>0111</b> Grid Ref 365737 171214  NLUD:   Old Ref 3/282	<b>67 to 73</b> <b>Bath Road</b> <b>Longwell Green</b> <b>BS30 9DF</b>  <b>Longwell Green</b>	<b>Full</b> PK07/2616/F 26/11/2008	<b>Gross: 0.34</b> <b>Net: 0.34</b>  Gross: 85 Net: 85	<b>Total 29</b> 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>	<b>0</b>	Spaces: 15  (Per hse): 0.5	<b>Yes</b>  Three Houses   Windfall	<b>McCarthy and Stone (Dev'ts) Ltd.</b>  Scheme proposes the demolition of three dwellings and the erection of 29 sheltered flats.

# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0041</b> 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  Actual	0	Spaces: 68  (Per hse): 1.7	No  Agricultural    Windfall	<b>J A Pye (Oxford) Ltd.</b>  Erection of live/work units.
<b>0012</b> Grid Ref 360623 181398  NLUD: 11900402    Old Ref 1/328	162-164 Gloucester Road Patchway BS34 5BG    Patchway	Full PT02/0729/F 02/09/2002	Gross: 0.16 Net: 0.16  Gross: 98 Net: 98	Total 16 NS 0 UC 12 Comp 4	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  Actual	0	Spaces: 18  (Per hse): 1.1	Yes  Veterinary surgery, 5 flats, garden and hardstanding    Windfall	<b>Mr A Manson</b>  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, increases capacity by 4 units to 16 flats.
<b>0091</b> Grid Ref 357075 180239  NLUD: 11900615    Old Ref 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  Actual	0	Spaces: 34  (Per hse): 2.4	Yes  Two houses and gardens    Windfall	<b>Meadgate Western Ltd.</b>  Scheme involves demolition of 2 houses and erection of 14 houses.

# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0077</b> Grid Ref 365705 175726  NLUD: 11900510  Old Ref 3/258	<b>Courtaulds Factory</b> <b>Signal Road</b> <b>Staple Hill</b> <b>BS16 5PG</b>  <b>Rodway</b>	<b>Full</b> PK07/2574/F 16/01/2008	<b>Gross: 0.74</b> <b>Net: 0.74</b>  Gross: 61 Net: 61	<b>Total 45</b> NS 12 UC 12 Comp 21	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>	<b>15</b>	Spaces: 68  (Per hse): 1.5	<b>Yes</b>  Factory    Windfall	<b>George Wimpey (Bristol) Ltd.</b>  Demolition of existing factory premises. Scheme includes 21 flats, 9 complete and 12 under construction at April 2009.
<b>0093</b> Grid Ref 365801 176709  NLUD:  Old Ref 3/269	<b>23</b> <b>Stanbridge Road</b> <b>Downend</b> <b>BS16 6AW</b>  <b>Rodway</b>	<b>Full</b> PK07/3249/F 21/07/2008	<b>Gross: 0.11</b> <b>Net: 0.11</b>  Gross: 110 Net: 110	<b>Total 12</b> 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  <i>Actual</i>	<b>0</b>	Spaces: 12  (Per hse): 1.0	<b>Yes</b>  House and garden    Windfall	<b>Mr A Javid.</b>  Scheme proposes the demolition of the existing dwelling and the erection of 12 flats.
<b>0033</b> Grid Ref 366544 175040  NLUD:  Old Ref 3/154	<b>Land at Siston Hill</b> <b>Siston</b> <b>Kingswood</b> <b>BS15 4NW</b>  <b>"Beaufort Vale/The</b> <b>Meadows"</b> <b>Siston</b>	<b>ResMatt</b> PK04/0559/RM 29/12/2005	<b>Gross: 11.15</b> <b>Net: 10.30</b>  Gross: 45 Net: 49	<b>Total 504</b> NS 87 UC 33 Comp 384	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  <i>Actual</i>	<b>124</b>	Spaces: 706  (Per hse): 1.4	<b>No</b>  Agricultural land     Allocated Site  KLP.1 H18	<b>David Wilson Homes/Barratt Homes.</b>  Scheme includes 270 Flats (47 N/S, 7 U/C and 216 complete at April 2009 survey date). PK07/0592/F increases capacity by 5 flats.



# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0053</b> Grid Ref 365048 175943  NLUD: 11900472  Old Ref 3/233	<b>1 - 11</b> <b>Fountain Square</b> <b>Staple Hill</b>  <b>BS16 5LR</b>    <b>Staple Hill</b>	<b>Full</b> PK03/1647/F 21/09/2004	<b>Gross: 0.12</b> <b>Net: 0.12</b>  Gross: 102 Net: 102	<b>Total 12</b> 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: 0 2 bed flat: 12 3 bed flat: 0  <i>Actual</i>	<b>0</b>	Spaces: 6  (Per hse): 0.5	<b>Yes</b>  Retail     Windfall	<b>Mr J Lossi.</b>  Erection of second floor extension to existing retail and residential units to provide 12 flats.
<b>0094</b> Grid Ref 364914 175413  NLUD: 11900609  Old Ref 3/270	<b>Wilson and Sons</b> <b>Morley Road</b> <b>Staple Hill</b>  <b>BS16 4QT</b>    <b>Staple Hill</b>	<b>Full</b> PK07/2726/F 19/01/2009	<b>Gross: 0.40</b> <b>Net: 0.40</b>  Gross: 108 Net: 108	<b>Total 43</b> 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  <i>Actual</i>	<b>14</b>	Spaces: 52  (Per hse): 1.2	<b>Yes</b>  Factory     Windfall	<b>Newland Homes Ltd.</b>  Scheme proposes the demolition of the existing factory and the erection of 43 dwellings including 34 flats.
<b>0103</b> Grid Ref 364768 175437  NLUD:   Old Ref 3/276	<b>Nomix Offices</b> <b>Portland Street</b> <b>Staple Hill</b>  <b>BS16 4PS</b>    <b>Staple Hill</b>	<b>Full</b> PK08/0578/F 27/05/2008	<b>Gross: 0.14</b> <b>Net: 0.14</b>  Gross: 98 Net: 98	<b>Total 14</b> 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>	<b>0</b>	Spaces: 15  (Per hse): 1.1	<b>Yes</b>  Offices     Windfall	<b>Camborne Homes.</b>  Scheme proposes the conversion of the existing offices to 10 flats and the erection of 3 houses and 1 flat.

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<b>0104</b> Grid Ref 365121 175925  NLUD:     Old Ref 3/277	<b>51</b> <b>Broad Street</b> <b>Staple Hill</b>  <b>BS16 5LS</b>     <b>Staple Hill</b>	<b>Full</b>  PK08/0953/F  14/07/2008	<b>Gross: 0.07</b> <b>Net: 0.07</b>  Gross: 200 Net: 200	<b>Total 14</b> 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  Actual	<b>0</b>	Spaces: 7  (Per hse): 0.5	<b>Yes</b>  Vacant car sales     Windfall	<b>Theme Job.</b>  Erection of 14 flats on site of former car sales area.
<b>0105</b> Grid Ref 364988 175356  NLUD: 11900513     Old Ref 3/278	<b>Power Electrics</b> <b>Morley Road</b> <b>Staple Hill</b>  <b>BS16 4QT</b>     <b>Staple Hill</b>	<b>Outline</b>  PK05/1350/O  04/06/2008	<b>Gross: 0.41</b> <b>Net: 0.41</b>  Gross: 35 Net: 35	<b>Total 14</b> 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  Estimate	<b>0</b>	Spaces: 28  (Per hse): 2.0	<b>Yes</b>  Factory     Windfall	<b>Power Electrics.</b>  Scheme involves demolition of existing factory and erection of 14 dwellings.
<b>0113</b> Grid Ref 365014 175872  NLUD:     Old Ref 3/280	<b>Bath Street Garage</b> <b>Broad Street</b> <b>Staple Hill</b>  <b>BS16 5NU</b>     <b>Staple Hill</b>	<b>Full</b>  PK07/2485/F  24/10/2008	<b>Gross: 0.05</b> <b>Net: 0.05</b>  Gross: 263 Net: 263	<b>Total 14</b> 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  Actual	<b>0</b>	Spaces: 0  (Per hse): 0.0	<b>Yes</b>  Car repair garage     Windfall	<b>Mr D Harris.</b>  Scheme involves the demolition of the existing car repair garage and erection of 14 flats.

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<b>0110</b> Grid Ref 364791 175385  NLUD:      Old Ref 3/281	<b>Soundwell Centre</b> <b>Soundwell Road</b> <b>Soundwell</b> <b>BS16 4QR</b>       <b>Staple Hill</b>	<b>Full</b>  PK08/2859/F  19/01/2009	<b>Gross: 0.07</b> <b>Net: 0.07</b>  Gross: 158 Net: 158	<b>Total 11</b> NS 11 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: 3 2 bed flat: 8 3 bed flat: 0	<b>0</b>	Spaces: 11  (Per hse): 1.0	<b>Yes</b>  Church      Windfall	<b>UK Screeders.</b>  Scheme proposes the erection of 11 flats on the site of former church.
<b>0023a</b> Grid Ref 361556 179158  NLUD:      Old Ref 1/341a	<b>New Rd Playing Field</b> <b>New Road</b> <b>Filton</b> <b>BS34 8QW</b>  NLUD:  <b>"The Lawns"</b>      <b>Stoke Gifford</b>	<b>Full</b>  PT04/0589/F  07/03/2006	<b>Gross: 0.42</b> <b>Net: 0.42</b>  Gross: 55 Net: 55	<b>Total 23</b> NS 0 UC 23 Comp 0	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  Actual	<b>23</b>	Spaces: 32  (Per hse): 1.4	<b>No</b>  Playing fields       Part of Local Plan Allocation SGLP H1(12)	<b>Redrow Homes (South West)/Somer HA.</b>  Site forms part of a site allocated for residential dev't in the South Glos. Local Plan (Policy H1(12)). Scheme includes 15 flats.
<b>0023b</b> Grid Ref 361593 179189  NLUD:      Old Ref 1/341b	<b>New Rd Playing Field</b> <b>New Road</b> <b>Filton</b> <b>BS34 8SF</b>  NLUD:  <b>"The Lawns"</b>      <b>Stoke Gifford</b>	<b>Full</b>  PT07/0493/F  13/12/2007	<b>Gross: 0.84</b> <b>Net: 0.79</b>  Gross: 58 Net: 62	<b>Total 49</b> NS 34 UC 9 Comp 6	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  Actual	<b>49</b>	Spaces: 77  (Per hse): 1.6	<b>No</b>  Playing Field       Part Local Plan Allocation SGLP H1(12)	<b>Redrow Homes (South West) Ltd/Somer HA.</b>  Site forms part of a site allocated for residential dev't in the South Glos. Local Plan (Policy H1(12)). Scheme includes 15 flats, 2 complete and 9 under construction at April 2009. PT08/1141/F substitutes house types on 11 plots.

# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0079</b> Grid Ref 363930 189896  NLUD: 11900405  Old Ref 1/348	Land off Bath Road Thornbury BS35 2BB  Thornbury South and Alveston	Full PT06/2899/F 20/09/2007	Gross: 0.51 Net: 0.51  Gross: 87 Net: 87	Total 45 NS 0 UC 15 Comp 30	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  Actual	19	Spaces: 58  (Per hse): 1.3	Yes  Community buildings    Windfall	Barratt Homes.  Redevelopment of former site occupied by community buildings. Capacity includes 34 flats (26 complete, 8 under construction at April '09).
<b>0082</b> Grid Ref 364184 189902  NLUD: 11900404  Old Ref 1/351	Siblands Gillingstool Thornbury BS35 2EG  Thornbury South and Alveston	Full PT06/2887/F 20/09/2007	Gross: 0.54 Net: 0.54  Gross: 42 Net: 42	Total 23 NS 0 UC 8 Comp 15	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  Actual	3	Spaces: 53  (Per hse): 2.3	Yes  Community building    Windfall	David Wilson Homes.  Erection of 23 dwellings on site of former community buildings. Capacity includes 6 flats all under construction at April 2009.
<b>0038</b> Grid Ref 365439 173295  NLUD: 11900302  Old Ref 3/205	Former Woodstock School Courtney Road BS15 9RL  Kingswood  Woodstock	Outline PK04/0587/R3O 08/06/2006	Gross: 1.30 Net: 1.00  Gross: 40 Net: 52	Total 52 NS 52 UC 0 Comp 0	1 bed house: 0 2 bed house: 0 3 bed house: 52 4 bed house: 0 5 bed house: 0  1 bed flat: 0 2 bed flat: 0 3 bed flat: 0  Estimate	16	Spaces: 0  (Per hse): 0.0	Yes  Special school     Local Plan Allocation H1(6)	Developer Unknown.  Allocated in the South Gloucestershire Local Plan. Site comprises former school. Capacity based on indicative layout.

# Residential Land Availability Survey "A" Sites With Planning Permission 01/04/2009

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:
<b>0074</b> Grid Ref 365626 172922 NLUD:  Old Ref 3/255	Land at <b>Lintham Drive</b> <b>Kingswood</b> <b>BS15 9GB</b>  <b>"The Brambles"</b>  <b>Woodstock</b>	<b>Full</b> PK04/2687/F 13/11/2006	<b>Gross: 1.75</b> <b>Net: 1.75</b>  Gross: 39 Net: 39	<b>Total 68</b> NS 6 UC 42 Comp 20	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>	<b>22</b>	Spaces: 89  (Per hse): 1.3	<b>No</b>  Agricultural    Windfall	<b>David Wilson Homes.</b>  Capacity includes 22 flats, 18 under construction and 4 complete at April 2009. PK07/3084/F amends house types plots 12 and 13.
<b>0084</b> Grid Ref 365008 173562 NLUD:  Old Ref 3/262	<b>BFS Diecutting</b> <b>27 Hanham Road</b> <b>Kingswood</b> <b>BS15 8PT</b>  <b>Woodstock</b>	<b>Full</b> PK07/1493/F 26/03/2008	<b>Gross: 0.16</b> <b>Net: 0.16</b>  Gross: 90 Net: 90	<b>Total 14</b> 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>	<b>0</b>	Spaces: 16  (Per hse): 1.1	<b>Yes</b>  Factory    Windfall	<b>Newland Homes Ltd.</b>  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.
<b>0112</b> Grid Ref 364805 173487 NLUD:  Old Ref 3/283	<b>The Rotunda Club</b> <b>Moravian Road</b> <b>Kingswood</b> <b>BS15 8NF</b>  <b>Woodstock</b>	<b>Outline</b> PK08/0028/O 31/03/2009	<b>Gross: 0.27</b> <b>Net: 0.27</b>  Gross: 89 Net: 89	<b>Total 24</b> NS 24 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: 12 3 bed flat: 0  <i>Actual</i>	<b>8</b>	Spaces: 35  (Per hse): 1.5	<b>Yes</b>  D2 Assembly and Leisure    Windfall	<b>The Rotunda Centre Ltd.</b>  Scheme proposes the demolition of the existing buildings and the erection of offices and flats.



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<b>0019</b> Grid Ref 370929 182150  NLUD: 11900253  Old Ref 1/337	<b>R/O 69</b> <b>Westerleigh Road</b> <b>Yate</b> <b>BS37 4BN</b>  <b>Yate Central</b>	<b>Outline</b> PK08/0743/O 02/05/2008	<b>Gross: 0.21</b> <b>Net: 0.21</b>  Gross: 48 Net: 48	<b>Total 10</b> 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>	<b>0</b>	Spaces: 0  (Per hse): 0.0	<b>Yes</b>  Garden    Windfall	<b>Mr J R Ducker.</b>  Dwelling capacity is a maximum.
<b>0020</b> Grid Ref 370648 181911  NLUD: 11900497  Old Ref 1/338	<b>Coopers Site</b> <b>Westerleigh Road</b> <b>Yate</b> <b>BS37 8QA</b>  <b>Yate Central</b>	<b>Outline</b> PK06/2774/O 04/08/2008	<b>Gross: 1.18</b> <b>Net: 1.18</b>  Gross: 59 Net: 59	<b>Total 70</b> 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>	<b>23</b>	Spaces: 103  (Per hse): 1.5	<b>Yes</b>  Vacant land within factory site   Local Plan Allocation H1(14)	<b>Terramond Ltd.</b>  Site formerly allocated in the SGLP Policy H1 (14). Scheme proposes the erection of 70 dwellings on vacant land within an existing factory site.
<b>0080</b> Grid Ref 371132 183313  NLUD:   Old Ref 1/349	<b>Corner of</b> <b>Cambrian Drive and</b> <b>Wellington Road</b> <b>BS37 5TR</b> <b>Yate</b>  <b>Yate North</b>	<b>Full</b> PK07/1190/R3F 16/07/2007	<b>Gross: 0.98</b> <b>Net: 0.98</b>  Gross: 71 Net: 71	<b>Total 70</b> NS 70 UC 0 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>	<b>60</b>	Spaces: 49  (Per hse): 0.7	<b>No</b>  Agricultural   Local Plan Allocation YCSLP S3	<b>Housing 21.</b>  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 01/04/2009

<b>Site Refs:</b>	<b>Address/Postcode/Ward:</b>	<b>Site Area (Ha)</b>	<b>Capacity and Net Density</b>	<b>Affordable Units:</b>	<b>Previously Developed and Former Use:</b>	<b>Builder/Developer: Notes:</b>
<b>0036</b> <i>Grid Ref</i> 367470 177910  <i>NLUD:</i>  <i>Old Ref:</i> 3/189	<b>Emersons Green</b> <b>Land east of A4174</b> <b>Avon Ring Road</b>  Boyd Valley/Emersons Green	<b>55.00</b>	<b>2750</b> 50	<b>915</b>	<b>No</b>  Agricultural land	<b>Gallagher and others.</b>  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).
<b>0114</b> <i>Grid Ref</i> 360442 179658  <i>NLUD:</i>  <i>Old Ref:</i> 1/358	<b>894 to 896</b> <b>Filton Avenue</b> <b>Filton</b>  <b>BS34 7AY</b> Filton	<b>0.10</b>	<b>10</b> 103	<b>0</b>	<b>Yes</b>  Two houses	<b>Mr M Coleford</b>  Resolution to grant planning permission PT08/2361/F on 16/10/2008 subject to S.106 Agreement. Scheme proposes the demolition of 2 existing dwellings and the erection of 10 flats.
<b>0011</b> <i>Grid Ref</i> 362590 177950  <i>NLUD:</i>  <i>Old Ref:</i> 1/326	<b>Land east of</b> <b>Coldharbour Lane</b> <b>Stoke Gifford</b>  Frenchay and Stoke Park	<b>9.00</b>	<b>500</b> 56	<b>167</b>	<b>No</b>  Agricultural	<b>Developer Unknown.</b>  Site allocated in the South Gloucestershire Local Plan Policy H1(10) and controlled by the University of the West of England. Total gross area of 12.60 ha. Net developable area 9.00 ha. 33.3% affordable units.
<b>0034</b> <i>Grid Ref</i> 364535 171588  <i>NLUD:</i> 11900042  <i>Old Ref:</i> 3/187	<b>Hanham Hall Hospital</b> <b>Whittucks Road</b> <b>Hanham</b>  <b>BS15 3PU</b> Hanham	<b>3.40</b>	<b>195</b> 57	<b>65</b>	<b>Yes</b>  Former Hospital	<b>English Partnerships/Barratt Homes.</b>  Site controlled by English Partnerships, Barratt Homes prospective developer (under "Carbon Challenge" Scheme). Planning application expected during autumn 2008. Assumed capacity shown based on bid submission. 33.3% affordable units.

## Residential Land Availability Survey "B" Potential Residential Sites 01/04/2009

<b>Site Refs:</b>	<b>Address/Postcode/Ward:</b>	<b>Site Area (Ha)</b>	<b>Capacity and Net Density</b>	<b>Affordable Units:</b>	<b>Previously Developed and Former Use:</b>	<b>Builder/Developer: Notes:</b>
<b>0106</b> <i>Grid Ref</i> 364049 172635  <i>NLUD:</i> 11900620  <i>Old Ref:</i> 3/279	<b>Land off Harolds Way Kingswood</b>  <b>BS15 8HW</b> Hanham	0.30	12 40	0	<b>Yes</b>  Nursery	<b>Bathurst Ltd.</b>  Resolution to grant Planning Permission PK08/1688/O on 04/09/2008 subject to S.106 Agreement. Scheme proposes the erection of a mixture of 12 houses and flats on the site of a former nursery.
<b>0039</b> <i>Grid Ref</i> 364556 174652  <i>NLUD:</i> 11900235  <i>Old Ref:</i> 3/206	<b>Waterworks Depot Soundwell Road Kingswood</b>  <b>BS15 1PN</b> Kings Chase	1.30	75 58	25	<b>Yes</b>  Waterworks depot and offices	<b>Bristol Water Plc.</b>  Allocated in the South Gloucestershire Local Plan Policy H1(7). Redevelopment of former depot and offices totalling 1.60 ha gross with a net developable area of 1.30 ha. 33.3% affordable units. Resolution to grant Outline Planning Permission PK04/1724/O on 23/11/2006 subject to S.106 Agreement. Dwelling capacity shown is an estimate based on illustrative layout submitted with the application.
<b>0096</b> <i>Grid Ref</i> 364908 173934  <i>NLUD:</i> 11900045  <i>Old Ref:</i> 3/272	<b>Whitfield URC Regent Street Kingswood</b>  <b>BS15 1QU</b> Kings Chase	0.74	27 37	0	<b>Yes</b>  Derelict church	<b>Mr S Gaiger.</b>  Resolution to grant planning permission PK07/0064/F subject to S.106 Agreement on 21/12/2007. Scheme proposes refurbishment of derelict church to restaurant and 21 apartments and erection of 6 apartments.
<b>0021</b> <i>Grid Ref</i> 362440 178960  <i>NLUD:</i>  <i>Old Ref:</i> 1/339	<b>Land at Harry Stoke Stoke Gifford</b>   Stoke Gifford and Winterbourne	24.00	1200 50	400	<b>No</b>  Agricultural	<b>Crest Nicholson/Harcourt Developemnts.</b>  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.

# Residential Land Availability Survey "B" Potential Residential Sites 01/04/2009

<b>Site Refs:</b>	<b>Address/Postcode/Ward:</b>	<b>Site Area (Ha)</b>	<b>Capacity and Net Density</b>	<b>Affordable Units:</b>	<b>Previously Developed and Former Use:</b>	<b>Builder/Developer: Notes:</b>
<b>0035</b> <i>Grid Ref</i> 364661 173257  <i>NLUD:</i> 11900034  <i>Old Ref:</i> 3/188	<b>South of Douglas Road Kingswood</b>  <b>BS15 2NJ</b> Woodstock	4.60	347 75	116	<b>Yes</b>  Established employment area	<b>Developer unknown.</b>  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.

## Residential Land Availability Survey "W" Withdrawn Sites in Twelve Months Prior to 01/04/2009

<b>Site Ref</b>	<b>Other Refs</b>	<b>Address</b>	<b>Area (Ha)</b>	<b>Cap</b>	<b>Builder/ Developer Notes</b>
<b>0098</b>       <i>Old Ref 1/354</i>	<i>Grid Ref:</i> 360424 178995	<b>Land at Elm Park Shellard Road Filton</b>	<b>0.17</b>	<b>21</b>	<b>Mr L Rueben</b>  Resolution to grant planning permission PT07/0650/O subject to S.106 Agreement on 7/12/2007. The S.106 not signed so application refused 15/12/2008 and therefore withdrawn from survey.
<b>0087</b>       <i>Old Ref 3/265</i>	<i>Grid Ref:</i> 364641 175392	<b>Factory Site Portland Street Staple Hill BS16 4PS</b>	<b>0.53</b>	<b>42</b>	<b>City and Provincial Plc.</b>  Scheme proposed the demolition of an existing factory and erection of 42 dwellings. Resolution to grant planning permission PK07/1622/F subject to S.106 Agreement on 19/10/2007. The S.106 not signed so application refused 29/12/2008 and therefore withdrawn form survey.

## Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2009

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:
<b>0024</b>  Grid Ref 377197 173651  NLUD: 11900485  Old Ref 1/342	<b>Land &amp; Buildings</b>  <b>West End</b>  <b>Marshfield</b>   <b>SN14 8JH</b>  <b>Boyd Valley</b>	<b>Gross: 0.86</b> <b>Net: 0.21</b>  Gross: 20 Net: 81	<b>17</b>	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: 4 3 bed flat: 10  <i>Actual</i>	<b>0</b>	Spaces: 34  (Per hse): 2.0	<b>Yes</b>  Warehouses   Windfall	<b>Messrs. Shaw and Buxton.</b>  The proposal involved the change of use of the ground floor of the existing warehouses to workshops/offices and creation of 17 flats above for live/work purposes.
<b>0065</b>  Grid Ref 367071 172655  NLUD: 11900560  Old Ref 3/245	<b>Rear of 1, 3 and 7</b> <b>Tower Road South</b> <b>Warmley</b>   <b>Parkwall</b>	<b>Gross: 0.55</b> <b>Net: 0.55</b>  Gross: 24 Net: 24	<b>13</b>	1 bed house: 0 2 bed house: 0 3 bed house: 4 4 bed house: 3 5 bed house: 0  1 bed flat: 0 2 bed flat: 6 3 bed flat: 0  <i>Actual</i>	<b>0</b>	Spaces: 20  (Per hse): 1.5	<b>Yes</b>  Gardens   Windfall	<b>Hannick Homes.</b>  Erection of 13 dwellings on site of former garden land.
<b>0086</b>  Grid Ref 366417 171744  NLUD: 11900607  Old Ref 3/264	<b>Rear of 57-73</b> <b>Queens Road</b> <b>Cadbury Heath</b>   <b>BS30 8EJ</b>  <b>Parkwall</b>	<b>Gross: 0.26</b> <b>Net: 0.26</b>  Gross: 38 Net: 38	<b>10</b>	1 bed house: 0 2 bed house: 4 3 bed house: 4 4 bed house: 0 5 bed house: 0  1 bed flat: 0 2 bed flat: 2 3 bed flat: 0  <i>Actual</i>	<b>10</b>	Spaces: 17  (Per hse): 1.7	<b>Yes</b>  House and garages   Windfall	<b>Bromford Housing Group.</b>  Scheme involved demolition of 1 dwelling and 31 garages to allow construction of 8 houses and 2 flats.

## Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2009

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:
<b>0029</b>  Grid Ref 357753 179621  NLUD: 11900508  Old Ref 1/347	<b>Carn Elrig</b>  <b>Fishpool Hill</b>  <b>Almondsbury</b>   <b>Patchway</b>	<b>Gross: 0.41</b> <b>Net: 0.41</b>  Gross: 34 Net: 34	<b>14</b>	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 14 5 bed house: 0  1 bed flat: 0 2 bed flat: 0 3 bed flat: 0  <i>Actual</i>	<b>0</b>	Spaces: 29  (Per hse): 2.1	<b>Yes</b>  Two houses    Windfall	<b>Woodstock Homes.</b>  Scheme involved the demolition of 2 houses and erection of 14 houses.
<b>0067</b>  Grid Ref 365612 175398  NLUD: 11900509  Old Ref 3/247	<b>Rear of Jubilee Rd</b> <b>and Rodway View</b>  <b>Kingswood</b> <b>"Jubilee Mews"</b>   <b>Rodway</b>	<b>Gross: 0.50</b> <b>Net: 0.50</b>  Gross: 48 Net: 48	<b>24</b>	1 bed house: 0 2 bed house: 1 3 bed house: 14 4 bed house: 0 5 bed house: 0  1 bed flat: 0 2 bed flat: 9 3 bed flat: 0  <i>Actual</i>	<b>1</b>	Spaces: 42  (Per hse): 1.8	<b>Yes</b>  House, car repair garage and storage   Windfall	<b>David Wilson Homes.</b>  Scheme involved the demolition of an existing dwelling (demolished at Oct '07 survey date) to create access road and the erection of 15 houses and 9 flats on site of former car repair garage and storage area. Some 7 former private dwellings acquired by a housing association, resulting in a total of 8 affordable units on site.
<b>0076</b>  Grid Ref 366555 176241  NLUD: 11900137  Old Ref 3/257	<b>Rear of 31</b> <b>Cossham Street</b> <b>Mangotsfield</b>   <b>BS16 9EW</b>  <b>Rodway</b>	<b>Gross: 0.29</b> <b>Net: 0.29</b>  Gross: 49 Net: 49	<b>14</b>	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 4 5 bed house: 0  1 bed flat: 0 2 bed flat: 10 3 bed flat: 0  <i>Actual</i>	<b>0</b>	Spaces: 22  (Per hse): 1.6	<b>Yes</b>  House and garden    Windfall	<b>United Builders.</b>  Scheme involved demolition of existing dwelling to facilitate the erection of 14 dwellings including 10 flats. PK08/0315/F amended details of the scheme.



## Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2009

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:
<b>0060</b>  <i>Grid Ref</i> 366686 175109  <i>NLUD:</i>   <i>Old Ref</i> 3/240	<b>Land off</b>  <b>Carsons Road</b>  <b>Kingswood</b>  <b>"Beaufort Vale"</b>     <b>Siston</b>	<b>Gross: 0.54</b> <b>Net: 0.46</b>  Gross: 59 Net: 70	<b>32</b>	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: 18 3 bed flat: 0  <i>Actual</i>	<b>0</b>	<i>Spaces:</i> 51  <i>(Per hse):</i> 1.6	<b>No</b>  Agricultural    Windfall	<b>David Wilson Homes.</b>  Capacity includes 18 flats (Complete April 2006).
<b>0090</b>  <i>Grid Ref</i> 365099 175934  <i>NLUD:</i>   <i>Old Ref</i> 3/268	<b>Broad Street/ Beaufort Road</b>  <b>Staple Hill</b>   <b>BS16 5JX</b>   <b>Staple Hill</b>	<b>Gross: 0.10</b> <b>Net: 0.10</b>  Gross: 139 Net: 139	<b>14</b>	1 bed house: 0 2 bed house: 2 3 bed house: 0 4 bed house: 0 5 bed house: 0  1 bed flat: 6 2 bed flat: 6 3 bed flat: 0  <i>Actual</i>	<b>14</b>	<i>Spaces:</i> 9  <i>(Per hse):</i> 0.6	<b>Yes</b>  Car showroom   Windfall	<b>Sovereign Housing Group.</b>  Scheme involved the demolition of a car showroom and erection of public library and 14 dwellings including 12 flats.
<b>0081</b>  <i>Grid Ref</i> 363809 189825  <i>NLUD:</i>   <i>Old Ref</i> 1/350	<b>Former Cattle Market</b>  <b>Upper Bath Road</b>  <b>Thornbury</b>   <b>BS35 2LB</b>   <b>Thornbury South and Alveston</b>	<b>Gross: 0.15</b> <b>Net: 0.15</b>  Gross: 142 Net: 142	<b>22</b>	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: 10 3 bed flat: 0  <i>Actual</i>	<b>16</b>	<i>Spaces:</i> 22  <i>(Per hse):</i> 1.0	<b>Yes</b>  Cattle market   Windfall	<b>Barratt Homes.</b>  Erection of 22 flats on site of former cattle market.

## Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2009

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:
<b>0003</b>  <i>Grid Ref</i> 365100 179924  <i>NLUD:</i>   <i>Old Ref</i> 1/273	<b>Land off</b>  <b>Dragon Road</b>  <b>Winterbourne</b>      <b>Winterbourne</b>	<b>Gross: 0.89</b> <b>Net: 0.89</b>  Gross: 22 Net: 22	<b>20</b>	1 bed house: 0 2 bed house: 0 3 bed house: 0 4 bed house: 20 5 bed house: 0  1 bed flat: 0 2 bed flat: 0 3 bed flat: 0  <i>Actual</i>	<b>0</b>	<i>Spaces:</i> 61  <i>(Per hse):</i> 3.1	<b>No</b>  Agricultural land      Windfall	<b>Mr T Clothier.</b>   House types amended by several permissions.
<b>0046</b>  <i>Grid Ref</i> 364918 172839  <i>NLUD:</i> 11900438  <i>Old Ref</i> 3/222	<b>Mounthill Nursery</b>  <b>Court Road</b>  <b>Kingswood</b>  <b>"Mounthill Gardens"</b>  <b>BS15 9QN</b>   <b>Woodstock</b>	<b>Gross: 0.36</b> <b>Net: 0.36</b>  Gross: 39 Net: 39	<b>14</b>	1 bed house: 0 2 bed house: 0 3 bed house: 13 4 bed house: 1 5 bed house: 0  1 bed flat: 0 2 bed flat: 0 3 bed flat: 0  <i>Actual</i>	<b>0</b>	<i>Spaces:</i> 28  <i>(Per hse):</i> 2.0	<b>Yes</b>  Dwelling and former nursery      Windfall	<b>David Wilson Homes.</b>   Residential development on site of former dwelling and nursery. Existing dwelling demolished October 2005.
<b>0047</b>  <i>Grid Ref</i> 365060 173590  <i>NLUD:</i> 11900237  <i>Old Ref</i> 3/225	<b>Summit Youth Centre</b>  <b>Orchard Road</b>  <b>Kingswood</b>      <b>BS15 9TH</b>  <b>Woodstock</b>	<b>Gross: 0.70</b> <b>Net: 0.70</b>  Gross: 102 Net: 102	<b>71</b>	1 bed house: 0 2 bed house: 0 3 bed house: 11 4 bed house: 1 5 bed house: 0  1 bed flat: 15 2 bed flat: 31 3 bed flat: 13  <i>Actual</i>	<b>21</b>	<i>Spaces:</i> 90  <i>(Per hse):</i> 1.3	<b>Yes</b>  Vacant youth centre and open land      Windfall	<b>Newland Homes Ltd.</b>   Scheme comprises a mixture of houses and flats on the site of former youth centre and open land. PK06/2945/F amended house type by sub-division of plot 26 into 2 units and deletion of plot 3. PK06/2043/F amended house type plot 71. Some 5 former private dwellings acquired by a housing association, resulting in a total of 26 affordable units provided on this site.

# Residential Land Availability Survey "X" Completed Sites in Twelve Months Prior to 01/04/2009

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:
<b>0081</b>  <i>Grid Ref</i> 364708 173105  <i>NLUD:</i>  <i>Old Ref</i> 3/259	<b>148</b> <b>Hanham Road</b> <b>Kingswood</b>  <b>BS15 8NR</b>  <b>Woodstock</b>	<b>Gross: 0.18</b> <b>Net: 0.18</b>  Gross: 77 Net: 77	<b>14</b>	1 bed house: 0 2 bed house: 0 3 bed house: 6 4 bed house: 0 5 bed house: 0  1 bed flat: 6 2 bed flat: 2 3 bed flat: 0  <i>Actual</i>	<b>0</b>	<i>Spaces:</i> 20  <i>(Per hse):</i> 1.4	<b>Yes</b>  B2 industrial   Windfall	<b>Freemantle Estates.</b>  Scheme involved the demolition of existing buildings to facilitate the erection of 14 dwellings including 8 flats together with office block.
<b>0028</b>  <i>Grid Ref</i> 371499 182784  <i>NLUD:</i> 11900467  <i>Old Ref</i> 1/346	<b>Lawns Inn</b> <b>Church Road</b> <b>Yate</b> <b>"Edward Court"</b>  <b>BS37 5BG</b>  <b>Yate Central</b>	<b>Gross: 0.18</b> <b>Net: 0.18</b>  Gross: 78 Net: 78	<b>14</b>	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: 10 3 bed flat: 0  <i>Actual</i>	<b>0</b>	<i>Spaces:</i> 14  <i>(Per hse):</i> 1.0	<b>Yes</b>  Public House car park   Windfall	<b>Beaumont Homes.</b>  Scheme involved the construction of flats on part of car park of public house.

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