

Section 4, Appendix 1 – Urban and market town potential site allocations

Please refer back to [Section 4 – ‘urban and market towns’](#) for further information. We welcome your comments on any of the sites shown. You can comment by clicking [here](#) to view the sites on our interactive map, or by clicking on any of the map links set out in the information below.

Our new Local Plan can ‘allocate’ areas of land for new development and set out areas where the use and nature of development needs to be protected, such as employment areas. This land would still need to obtain planning permission, but allocating sites for development in a local plan helps everyone understand that the principle of a type and scale of development would be acceptable.

In our Phase 3 consultation we are sharing 15 potential urban and market town sites for allocation of 1540 new homes, including space for enhanced community and health facilities. We are also sharing 2 sites with options for other development types. All of this site information is summarised in the tables below. Details for each site are also set out, including site-specific development considerations. The tables are arranged in alphabetical order by parish.

Please note that the development considerations are not an exhaustive list of all relevant planning policy or issues for each site and are for consultation purposes at this stage. They are intended to reflect the high-level assessment undertaken to date from the information available. Further considerations and issues may be raised throughout this process and during any future application process. Any site that progresses to adoption or is subject to a future planning application must consider all relevant adopted planning policy across the entire local plan.

Planning Status

The sites, designations and information shown on this map is part of our Phase 3 (Regulation 18) consultation, are not ‘adopted’ and carry limited weight in determination of any planning application until the new Local Plan is adopted.

We welcome your comment on any of the sites shown here.

No.	Site code	Site name	Dwellings	Employment
1	EF010	Downend Clinic	10	500m.sq.
2	EF001	Lyde Green Road	60	-
3	EF006	Lyde Green Farm	393	-
4	NF009	Filton Clinic	6	300m.sq.
5	EF014	Anstey's Road (Kleeneze)	200	650m.sq.
6	EF003	Lucas Works	100	4,000m.sq.
7	EF013	The Grange	210	-
8	EF015	Broad Street	14	Commercial ground floor
9	NF005	Oxbarton Mead Road	8	-
10	NF011	Filton Retail Park	132	-
11	NF008	UWE	0	50,000m.sq.
12	TH001	Thornbury Health Centre	15	2,000m.sq.
13	NF002	Old Gloucester Road	30	-
14	YA001	Yate Town Centre	200	TBC
15	YA003	Land north of Ladden Garden Village	162	-
Total			1,540	

Potential site allocations

No.	Site Code	Site Name	Option 1	Option 2
1	NF004	Filton 20 (Golf Course Lane)	Continue as employment	350 dwellings + employment (TBC)
2	EF016	Bristol Uniforms	Continue as employment	58 dwellings
Total				408

Potential site allocations with options

Site code	EF010
Address	Downend Clinic, Buckingham Gardens
Parish	Downend and Bromley Heath
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Health uses or mixed-use
Capacity - homes	10
Capacity - employment	500m.sq. of health uses
Development considerations	<ul style="list-style-type: none"> • Any development must optimise use of land and be designed in accordance with effective use of land principles and policy. • Given the proximity of surrounding residential development, impacts on amenity must be kept to a minimum. • The retention of the existing health care uses is essential, with further residential uses possibly provided at upper floors. • Connections to the centre of Downend should be provided and enhanced where possible. • High-quality materials are required and positive references within the area should be taken into account during the design process.
Site / design context	<p><u>Site location / description</u> The site is in a very sustainable location, close to the centre of Downend and the shops, services and public transport options. The existing use is the Downend Clinic, which is a modern, single-storey pitched roof building, constructed of red brick. This is surrounded by mainly residential properties, but the Downend Library adjoins the building itself to the east.</p> <p><u>Landscape</u> The site itself has almost no soft landscaping, other than grass, including around the boundaries. Trees appear in the rear gardens of houses and not generally in the public realm.</p> <p><u>Heritage</u> Four or five listed buildings are located further west of the site, with the nearest property being around 150m from the site, being Cleve Lodge at Westerleigh Road (a Grade II listed 19th Century villa). An older semi-detached natural stone property does exist to the north-east of the site at No.4 Peache Road. Based on the distance from the sites, it is not anticipated that any of the designated assets will be affected, but consideration would need to be made for the Peache Road property.</p>

Access and connections

Access is provided off Buckingham Gardens to the south and no other access would be possible from other directions. The site is very close to the centre of Downend, and connections are via existing streets.

Local character / materials

Predominantly modern, 2-storey housing, but patches of slightly older properties and bungalows, within vicinity. Various older period properties exist further west in the area of the shops. Buckingham Gardens is defined by numerous rendered bungalows with shallow driveways to the fronts and limited soft landscaping.



Site code	EF001
Address	Land north and east of Lyde Green Road, Emersons Green
Parish	Emersons Green
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	60
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Local heritage assets and other positive buildings, including materials, must inform the scheme design. There is very limited vehicular access onto the Roman Road lane, and primary access should be from the development to the north. Pedestrian/cycle connections should be enhanced into surrounding areas, and onto the adjacent Dramway route.
Site / design context	<p><u>Site location / description</u> The site is located within Emersons Green, on the eastern edge of the East Fringe, just to the south of the Dramway which defines the eastern boundary, and to the east of the Roman road line. The M4 Motorway lies further to the north and the Lyde Green development to the west. The site itself slopes from south-east to north-west and is an open field. There are possible noise impacts from land uses to the south which should be considered.</p> <p><u>Landscape</u> The site is defined by trees and tall hedges on all sides, but with more sparse cover along the southern boundary. An appropriate buffer will be needed around any existing trees and the landscape character should be used to influence the design of any development.</p> <p><u>Heritage</u> The buildings comprising the Lyde Green Farm are very significant. The Farmhouse is a Grade II* Tudor stone building, and the Barn buildings are each Grade II listed. They form a very positive group. The Roman Road runs along the western side of the site, and the Parkfield Colliery North Chimney is located to the north-east and is a non-designated heritage asset.</p>

Access and connections

There is fairly limited access via the lane but a new link from the Lyde Green Farm site is proposed from the north. The lane is very narrow, and it is unlikely that additional vehicle movement would be supported. An informal path exists along the northern boundary which connects the Roman Road to the west, with the Dramway footpath to the east. The NW corner of the site would potentially provide the best access point for vehicles, depending on the proposed access from the site to the north.

Local character / materials

There is very limited existing built character, but the large Lyde Green Farm development site lies adjacent to the site to the north, and the Lyde Green residential development is being developed out just to the west. A scattered collection of industrial and storage structures exists within the site just to the south. The most significant structures exist within the Lyde Green Farm complex, comprising Grade II and II* listed buildings. The most positive architectural and character references should be used to inform any scheme for this site.



Site code	EF006
Address	Land adjacent to Lyde Green Farm, Emersons Green
Parish	Emersons Green
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	393
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • This site must be optimised to make efficient use of land, with a mix of houses and apartments. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. • Connections must be provided into the surrounding movement network and onto the Dramway walking/cycling route along the eastern boundary. • Any proposed scheme design must be informed by existing heritage assets and positive buildings, and an appropriate buffer/setting established around the listed Lyde Green Farm buildings. • A form of appropriate and effective noise attenuation is needed running parallel to the M4 Motorway, for residential development.
Site / design context	<p><u>Site location / description</u> The site is located within Emersons Green, on the eastern edge of the East Fringe. The M4 Motorway lies directly to the north, and the wider Lyde Green development to the west. Open countryside lies to the east, and the Dramway runs along the eastern boundary. Employment uses exist to the north-west, alongside the M4 Motorway. The site is just outside the 800m boundary of the Emersons Green Retail Park. It is around 900m from the Lyde Green Local Centre, which includes a primary school, community centre and Sainsburys.</p> <p><u>Landscape</u> The site area is defined by hedges and trees to boundaries, with some hedge planting within the site, and Greenbelt to the north and east. Common Land is located along the SW boundary. There is a Site of Nature Conservation Interest directly to the north-east and east.</p> <p><u>Heritage</u> The buildings comprising the Lyde Green Farm are very significant. The Farmhouse is a Grade II* Tudor stone building, and the Barn 1 and 2 buildings are each Grade II listed. They form a very positive group. A suitable green setting must be provided with a high-level of design</p>

quality. The Roman Road runs along the western side of the site, and the Parkfield Colliery North Chimney sits to the north-east and is a non-designated heritage asset.

Access and connections

The proposed site layout within the 2020 approved scheme showed the main vehicular access off the lane to the south of the farm buildings, with pedestrian and cycle access along a new route running parallel to the lane, within the site. A potential future secondary access was proposed along the north-west side but issues with Common Land have prevented this. A potential vehicle link along the southern boundary would provide access to land to the south, and pedestrian access to the Dramway Active Travel Route.

Local character / materials

There is very limited existing built character, but the Lyde Green residential development is being built out just to the west, at generally low-scales (2 and 3 storeys). A scattered collection of industrial and storage structures exist to the south. The most significant structures exist within the Lyde Green Farm complex, comprising Grade II and II* listed buildings.



Site code	NF009
Address	Filton Clinic, Shields Avenue, Filton
Parish	Filton
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Health uses or mixed-use
Capacity - homes	6
Capacity - employment	300m.sq. of health uses
Development considerations	<ul style="list-style-type: none"> • If the existing building is to be retained, additional development capacity should be focussed within additional floors above the existing ground floor health use. Any new-build scheme must incorporate the existing health uses, and there is potential to increase the overall scale (up to 3-storeys), while respecting residential amenity and established build lines. • Minimising impacts on the residential development to the east is essential. Using the existing vehicular access off Ferndale Road would help to limit potential impacts by setting development form away from the eastern boundary. • Positive character references from the local area should be used in any development proposals.
Site / design context	<p><u>Site location / description</u> The site is located on the corner of Ferndale Road and Shields Avenue, just to the north of Shield Road Primary School. Elm Park sits to the north of the site, with Filton Leisure Centre and the other town centre uses just beyond. The existing building on-site is modern, with flat roof, and constructed of brick, consisting of a number of projecting or staggered elements, with differing roof forms but all following a flat approach. The existing health centre is positioned set in from the site boundaries and the site is flat.</p> <p><u>Landscape</u> Millennium Green to the south-west, and Elm Park to the north, offer large green recreational open spaces. Minimal street trees but some hedges, including along the northern and western boundaries of the site. Millennium Green to the south-west, has tree-lined boundaries and scattered tree planting within the space.</p> <p><u>Heritage</u> No heritage assets are identified within the vicinity.</p> <p><u>Access and connections</u></p>

The closest access into Millennium Green is 350m to the south, off Shields Avenue. Elm Park is less than 100m to the north. Filton Leisure Centre is 300m to the north, and Shield Retail Park is just over 500m. The existing access into the site off Ferndale Road is the logical position given that the access space enables some separation of a new development from the adjacent residential property.

Local character / materials

Surrounding built forms within the immediate vicinity consist of mid-Century, 2-storey rendered semi-detached houses, with double height rounded bays, and 5m setbacks from pavement edges (Gaynor Road, Shields Avenue, and Ferndale Road), many of which have been extended to the sides. Higher-density terraces exist further to the south and north-west.



Site code	EF014
Address	Land at former Kleeneze site, Ansteys Road, Hanham
Parish	Hanham
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-use
Capacity - homes	Up to 200
Capacity - employment	650m.sq.
Development considerations	<ul style="list-style-type: none"> Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Appropriate connections into the existing surrounding movement network must be provided. Any development proposals should follow a mixed-use approach, which optimises the site, in accordance with making effective use of land principles and policy. Modern employment/commercial uses must be compatible with residential uses. Site levels should be carefully considered, particularly in relation to access, character, streetscenes and potential impacts on amenity of existing and future residents.
Site / design context	<p><u>Site location / description</u> The site is located just 100m to the south of Hanham High Street, in a sustainable location. Outline permission is being sought (P21/07602/O) for 200 dwellings and 650m.sq. of employment space.</p> <p><u>Landscape</u> Any GI must be enhanced and protected, meeting any requirements for Biodiversity Net Gain.</p> <p><u>Heritage</u> There are very few designated heritage assets in the area, however, two Grade II listed buildings are located to the north-west of the site, the first being the Maypole pub on Church Road, and No.s 9 and 11 Church Road.</p> <p><u>Access and connections</u> The plans submitted as part of the planning application identify five vehicular access points; two off Anstey's Road to the north, two off New Walk to the south, and one off Martin's Road to the east. This arrangement will allow permeability through the area and connect the site to the High Street just to the north and into surrounding areas.</p> <p><u>Local character / materials</u></p>

New areas of high-quality public realm and landscaping must be provided, including enhanced pedestrian links to the High Street.



Site code	EF003
Address	Lucas Works, Kingswood
Parish	Kingswood
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-use
Capacity - homes	100
Capacity - employment	4,000m.sq.
Development considerations	<ul style="list-style-type: none"> Any development proposals should follow an employment-led, mixed-use approach, which provides compatible uses. Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy, and supporting evidence base study. The Kingswood Masterplan must be taken into account when developing proposals and should include high-quality public realm (including along Moravian Road), connections into the surrounding movement network, and enhanced natural landscaping. Site levels should be carefully considered, particularly in relation to access, character, streetscenes and potential impacts on amenity of existing and future residents. Existing heritage assets, including locally listed and positive buildings, must be taken into account when developing proposals, supported by a character analysis of the area.
Site / design context	<p><u>Site location / description</u> The site at present comprises employment uses and there are a number of fairly large and disused buildings on the site. Kingswood High Street is located around 350m to the north, and the site is considered to be in a sustainable location. There are significant level changes from Hanham Road on the eastern boundary, to Moravian Road to the west.</p> <p><u>Landscape</u> Limited planting exists along the eastern boundary, but almost no natural landscape features exist within the site.</p> <p><u>Heritage</u> A number of heritage assets exist in the area, including The Grade II listed Vicarage (High Street), The Grade II* Holy Trinity Church including boundary walls (High Street), The Grade II Kings Arms Hotel (High Street), The Grade II Tabernacle, and the Whitfield United Reform Church. Kingswood Park is a registered park and garden. Various interesting and distinctive buildings exist in the immediate area surrounding the site,</p>

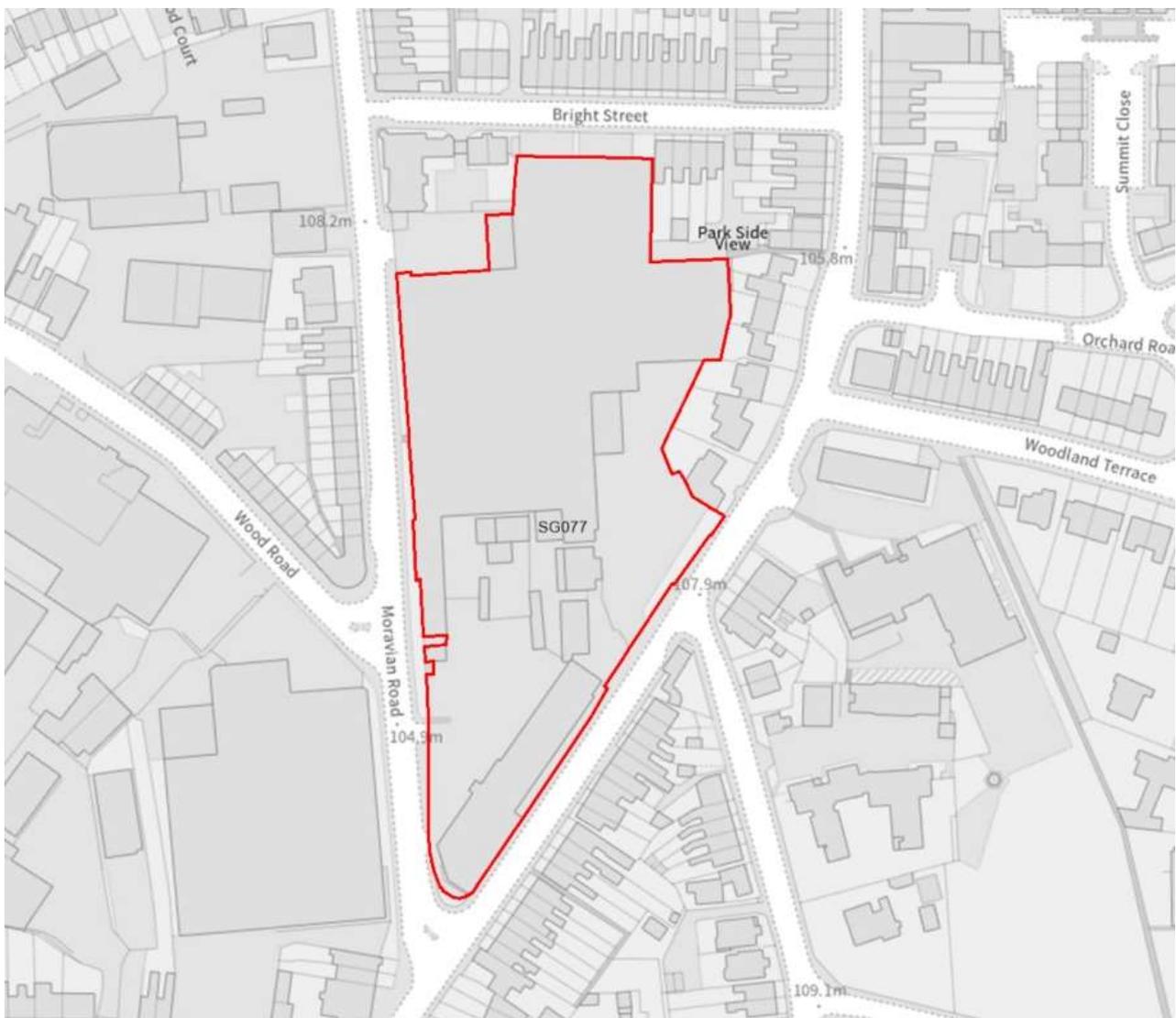
including industrial buildings with north-light window roof forms, and front-facing gabled houses.

Access and connections

Various access points exist into the site from the eastern and western sides, off Bright Street, Moravian Road and Hanham Road, but any development on the site must provide access which is suitable and appropriate for the proposals and must include safe and direct pedestrian access towards the High Street.

Local character / materials

Although a range of building types, styles, and materials exist in the local area, only the positive architectural features should be referenced in the new development. High-quality local pennant stone and multi-toned red/orange brick are positive locally distinctive materials.



Site code	EF007
Address	The Grange School, Warmley
Parish	Oldland
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	210
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • The landscaped bund along the site's western boundary must be retained as part of any proposed development on site, and any landscape features should be protected and enhanced. • The settings of the various listed buildings and the conservation area itself should be respected when developing proposals for this site. • Appropriate improved pedestrian/cycle access and routes must be provided into and through the site, taking into account level changes, including direct access towards Warmley Community Centre. The existing walking route along Warmley Brook should be enhanced/upgraded. • The existing vehicular access off Crown Way should remain, subject to any necessary structural and capacity improvements, with limited capacity for vehicle access off Baden Road.
Site / design context	<p><u>Site location / description</u> This site is located just to the south of the A420, which connects to Chippenham to the east and Bristol (via Kingswood) to the west. The A4174 defines the western boundary, with existing residential development to the south. Warmley Brook runs along the eastern boundary. The northern grassed half of the site is a flat plateau, but there is a steep slope towards the brook, and raised landscaped ground along the western boundary. The grassed area to the south of the old school buildings is stepped downwards from west to east. The site is publicly accessible at present with a public right of way running along the eastern boundary, adjacent to the brook.</p> <p><u>Landscape</u> The site incorporates a significant landscape bund along the western side which visually blocks direct views of the A4174 and is likely to have noise mitigation benefits. The northern and eastern sides of the flat part of the site are also defined by tree and hedgerow planting and there are numerous mature trees also found within the southern half of the site, as part of the site boundary and also within the main site area. Longer and open views exist eastwards from the flat part of the northern area. The</p>

landscape within and surrounding the site makes a significant contribution to the overall character of the area.

Heritage

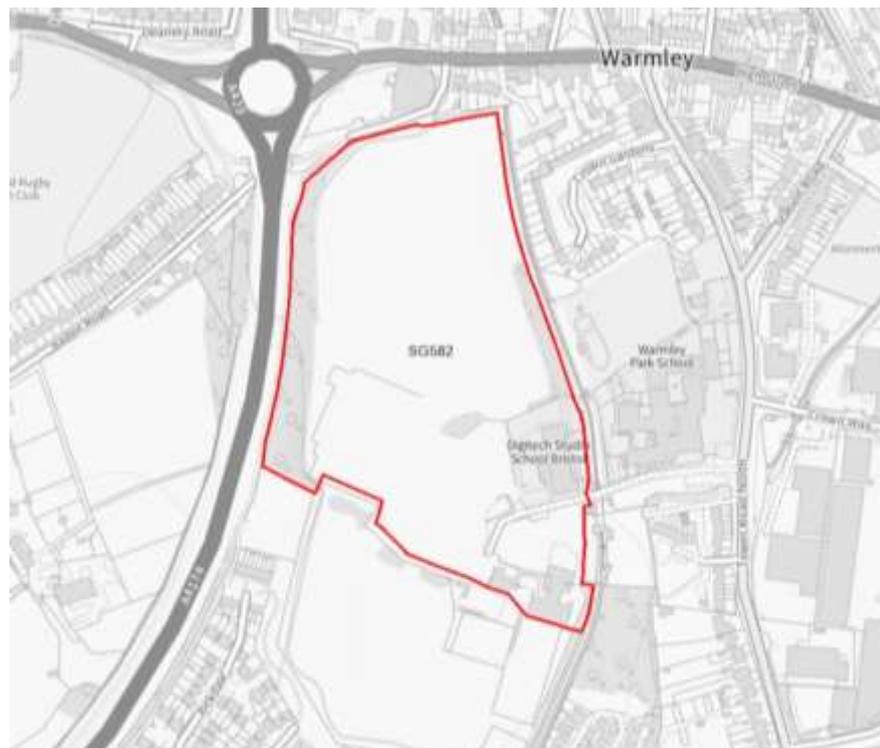
A number of listed buildings exist in the area. 17 individual grade II listings surround the site, mainly on the south-eastern and northern sides. One grade II* listed building exists, namely Warmley House, accessed off Tower Road North. Warmley House Tower can be seen in longer distance views from a number of locations in the area. The Warmley Conservation Area covers the southern half of the site and a significant area to the east and south-east of the Warmley and Siston Brooks.

Access and connections

The main vehicular access into the site at present is along the eastern side, off Crown Way. Pedestrian access is via Crown Way, and Baden Road to the north. Improvements to the under-pass may be needed to create safer and more appealing pedestrian and E-scooter/cycle connections to Kingswood.

Local character / materials

The surrounding built character is composed of a mix of styles, materials and periods of construction. The older properties tend to be located along deanery Road / High Street to the north (a mix of 2 and 3-storey scale), with more modern types of development to the east and south. Natural stone is a common building material within the older properties, with light recon stone used extensively in the modern Birkdale development to the south.



Site code	EF015
Address	46 Broad Street
Parish	Staple Hill and Mangotsfield
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-use
Capacity - homes	14
Capacity - employment	Ground floor commercial space
Development considerations	<ul style="list-style-type: none"> • Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy and supporting evidence base study. • The ground floor commercial unit should be retained as employment use, with additional employment or residential uses at upper floors. • The public realm on the northern and eastern sides of the site should be enhanced, including tree planting and high-quality public realm materials. • High-quality, locally-distinctive materials which are robust, and which will not become stained or damaged over time, should be used. Local listed and positive buildings should be referenced as part of the design process. • The residential amenity of the existing properties on the western side must be protected.
Site / design context	<p><u>Site location / description</u> The site is located on the southern side of Broad Street, Staple Hill, within the Town Centre. It is opposite Staple Hill Library, and very close to numerous shops, including a Tesco Metro store. Page Park is around 300m to the east. The Byron Place public car park lies adjacent to the site to the south. The site contains an existing single-storey commercial building, with a smaller service yard on the southern side.</p> <p><u>Landscape</u> There are limited existing landscape features within or surrounding the site.</p> <p><u>Heritage</u> There are no designated heritage assets within the immediate area, but there are numerous positive buildings, some of which are locally listed.</p> <p><u>Access and connections</u> Safe and convenient access must be provided to the High Street uses on the northern and eastern sides.</p>

Local character / materials

There are a range of character areas, periods and styles of development, land uses, and building materials in the area. The period of construction dates from Victorian up to the present day, but the use of locally distinctive pennant stone and Bath stone are common materials.



Site code	NF005
Address	Land to the East of No.61 Oxbarton
Parish	Stoke Gifford
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	8
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • Frontages should define Oxbarton to the north, with access from that street. • Existing landscape features (green infrastructure), including the tree which sits along the northern boundary to Oxbarton, must be retained and enhanced, and appropriate buffers between built development established. • The established scale and character of the local area should be respected, and any positive local buildings, materials or features referenced within the development's design.
Site / design context	<p><u>Site location / description</u> The site is roughly rectangular and sits between Oxbarton (to the north) and Mead Road (to the south). It is defined by built development along the eastern and western boundaries, with a fence boundary to the north, and vegetation to the south. The site is generally flat, with grass covering the majority of the area. No flooding or contamination issues have been identified.</p> <p><u>Landscape</u> Existing vegetation along the southern boundary, which includes shrubs and trees, should be retained with appropriate buffers to development.</p> <p><u>Heritage</u> A number of significant older properties exist (none listed), to the south-west of the site along Mead Road, and Knightwood Court (Mead Road) including ancillary buildings.</p> <p><u>Access and connections</u> Properties in the area are generally directly accessed from the street, into a front garden path, driveway or garage. Development would be required to access directly off Oxbarton and use existing connections.</p> <p><u>Local character / materials</u> The surrounding area features modern 2-storey detached houses, with on-plot parking, including driveways and garages. Building materials</p>

include render, brick and recon stone, with natural stone featuring in the older properties and within boundary walls. Natural stone is the principal material, with pantile and roman terracotta roof tiles.



Site code	NF011
Address	Land at Filton Retail Park, Fox Den Road
Parish	Stoke Gifford
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	132
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy, and supporting evidence base study . Opportunities for high-quality taller buildings at higher densities to define surrounding open spaces and to optimise use within this highly accessible area, would be supported. • Safe, convenient and direct pedestrian access must be provided between UWE and the Town Centre facilities, and any existing routes enhanced. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. The public realm, and any shared amenity spaces must have access to good levels of natural light and be well landscaped. • High-quality materials which are robust, and which will not become stained or damaged over time, should be used. Local positive built and landscape features should be referenced as part of the design process.
Site / design context	<p><u>Site location / description</u></p> <p>The site is located within Stoke Gifford and is close to the main University of the West of England (UWE) Frenchay Campus, and the MOD Filton Abbey Wood facility. It is part of the Filton Retail Park and Designated Town Centre, with adjacent uses including a gym, the Range, Sainsbury's, and the additional shops at the nearby Abbey Wood Retail Park. The nearby empty site to the north has planning permission for a hotel, food store, drive-through café and associated parking. The site is defined by Filton Road to the south and retail uses, including car parking, to the north and west, with the NHS Blood and Transplant building sited adjacent to the eastern boundary. The site is flat, and finished with tarmac, being partly used as car parking and part as a former service yard. A concrete retaining wall sits along the eastern boundary which supports the adjacent higher ground level and building, and along the southern boundary.</p>

Landscape

Areas to the south and west of the site are generally free of built forms, being either car parking, green open space, or A-roads. Some mature trees define the spaces and the southern and western boundaries, with lower scale formal shrub planting. The space between the arms of Filton Road has scattered tree planting set within green open space.

Heritage

No heritage assets exist within the vicinity.

Access and connections

The site is within a 20-minute walk of Parkway train station and a 15-minute walk of Filton Abbey Wood Station. It is a 5-minute walk from the UWE Frenchay Campus. Bus stops serving routes 10, 11, 680 and 73 are very close to the site.

Local character / materials

Main surrounding character consists of modern, low-scale retail units. Built form to the east is also 2-storey.



Site code	NF008
Address	Land at the University of the West of England
Parish	Stoke Park and Cheswick
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-uses
Capacity - homes	TBC
Capacity - employment	50,000m.sq.
Development considerations	<ul style="list-style-type: none"> • Pedestrian and cycle links through the site to the UWE transport hub, and towards neighbouring residential areas, district centres and train stations, should be improved. • Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy, and supporting evidence base study An emerging masterplan for the UWE Frenchay campus should provide information regarding functions, uses and capacity. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. The public realm, and shared amenity spaces must have access to good levels of natural light and be well landscaped. • High-quality materials which are robust, and which will not become stained or damaged over time, should be used. Local positive built and landscape features should be referenced as part of the design process. • High-quality and modern student accommodation precedents from the local and wider area should be used, and taller buildings with larger massing must be visually broken down with a range of materials.
Site / design context	<p><u>Site location / description</u> The site falls within the larger safeguarded employment site (site 51) which covers the extent of the University of the West of England's Frenchay Campus. The site is sustainably located very close to the shops at Cheswick Village and directly adjoining the UWE campus, and other local employers. Filton Abbey Wood station is a 13-minute walk to the north-west while the main UWE transport hub is also a 13-minute walk, to the east. Stoke Gifford Town Centre is located 1 mile to the north (a 20-minute walk).</p> <p><u>Landscape</u> The site is relatively flat with perhaps a several metre drop from the north-east to the south-west. There are three significant areas of woodland/copse in the area, links or connections to which should be</p>

enhanced or provided. Splatts Abbey Wood lies to the north, and a woodland copse lies to the east, adjacent to the site boundary. Hermitage Wood lies to the south-east and connects towards the site via a network of GI routes. A further GI route through Cheswick Village from the west and into site is visible and should be enhanced.

Heritage

There are two principal heritage assets within the immediate vicinity, the most significant being Wallscourt Farmhouse, a Grade II listed building dating from 1855, located close to the Eastern boundary. The other significant asset is the Grade II listed Stanley Farm (circa 1860), which is located to the west of the site, within the corner of the ped/cycle route around the MOD site.

Access and connections

The Long Mead bus-only route defines the southern boundary. Pedestrian and cycle connections across this route towards Cheswick Village are needed. Access into the site should be provided both from the existing campus to the north-east and possibly from the existing roundabout along Long Down Avenue to the north.

Local character / materials

A range of architectural styles, character and materials exist in the area.



Site code	TH001
Address	Thornbury Health Centre, Eastland Road, Thornbury
Parish	Thornbury
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Health uses or mixed-use
Capacity - homes	15
Capacity - employment	2,000m.sq. of health uses
Development considerations	<ul style="list-style-type: none"> • The existing health uses must be retained and incorporated into development proposals. • The mature tree group in the eastern corner of the site should be retained and incorporated into a new scheme, and potentially included as part of the on-site POS provision, along with trees which define the northern boundary. Sufficient root protection areas will be needed as will buffers around tree canopies to avoid damage to the trees, overshadowing and physical impacts. • The existing vehicular site access should be retained as the main access into a redeveloped site. • Development along the SW boundary should not exceed 2-storeys in order to avoid impacts on adjacent uses, however, an element of 3-storeys may be appropriate in other areas. • The local heritage assets and other positive building and landscape elements should be used as primary references for new development, including locally distinctive materials, such as natural pennant stone and multi toned red/orange bricks.
Site / design context	<p><u>Site location / description</u> This site is located to the north-east of the Town Centre, just to the south of eastland Road, from which the site is accessed. The existing uses on site include the Thornbury Health Centre positioned in the southern corner, with surface level parking in the western and northern areas. One and two-storey health care facilities are located adjacent to the south-western boundary. The site is flat, with extensive areas of hard surfacing which provide parking. Other constraints, including flooding or landscape, are not evident, however, below ground services and archaeology, as well as contamination, will need to be investigated.</p> <p><u>Landscape</u> An area of green open space and mature trees are grouped in the eastern corner and along the northern and southern boundaries.</p> <p><u>Heritage</u></p>

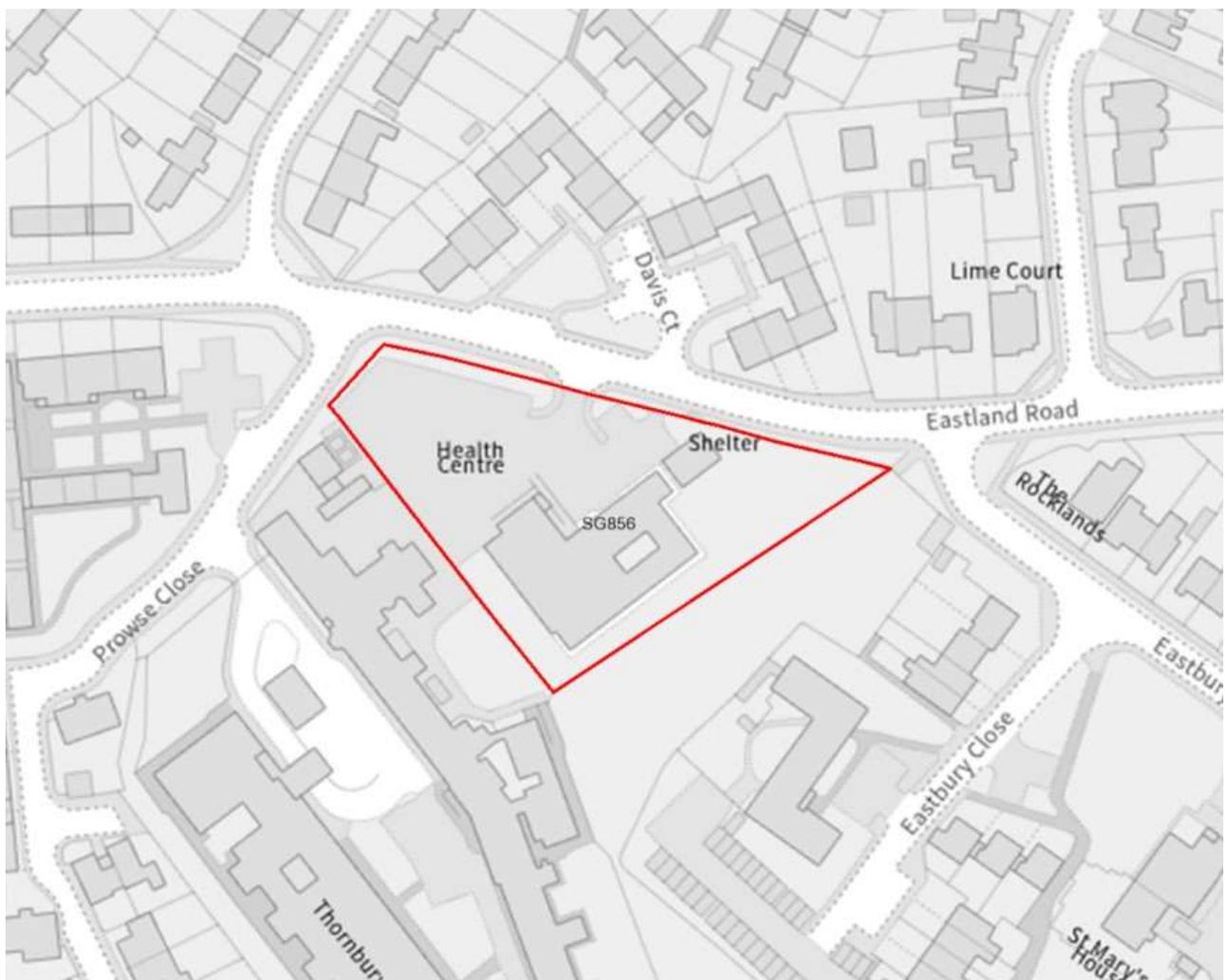
The Grade II listed Workhouse & Thornbury Hospital and Health Centre complex is located directly west of the site, on the opposite side of Prowse Close, with its principal access off Beechacres to the west. Its distinctive grid form with courtyards offers a strong and well-finished local architectural reference. Other older and positive properties exist in the vicinity but are not locally listed.

Access and connections

The main vehicular access is off Eastland Road, along the northern boundary. Good connections exist in the area, including a bus stop opposite the site along Eastland Road, which provides bus routes no.s 60 and 622.

Local character / materials

There are a range of styles and development periods in the area, including detached, semi-detached, and terraced styles. Longer and angled rows of built forms, including the adjacent listed building, could offer a way to develop the site in a more locally distinctive way. There is a distinctive long and tall stone wall along Eastland Road and other features which are finished in natural stone.



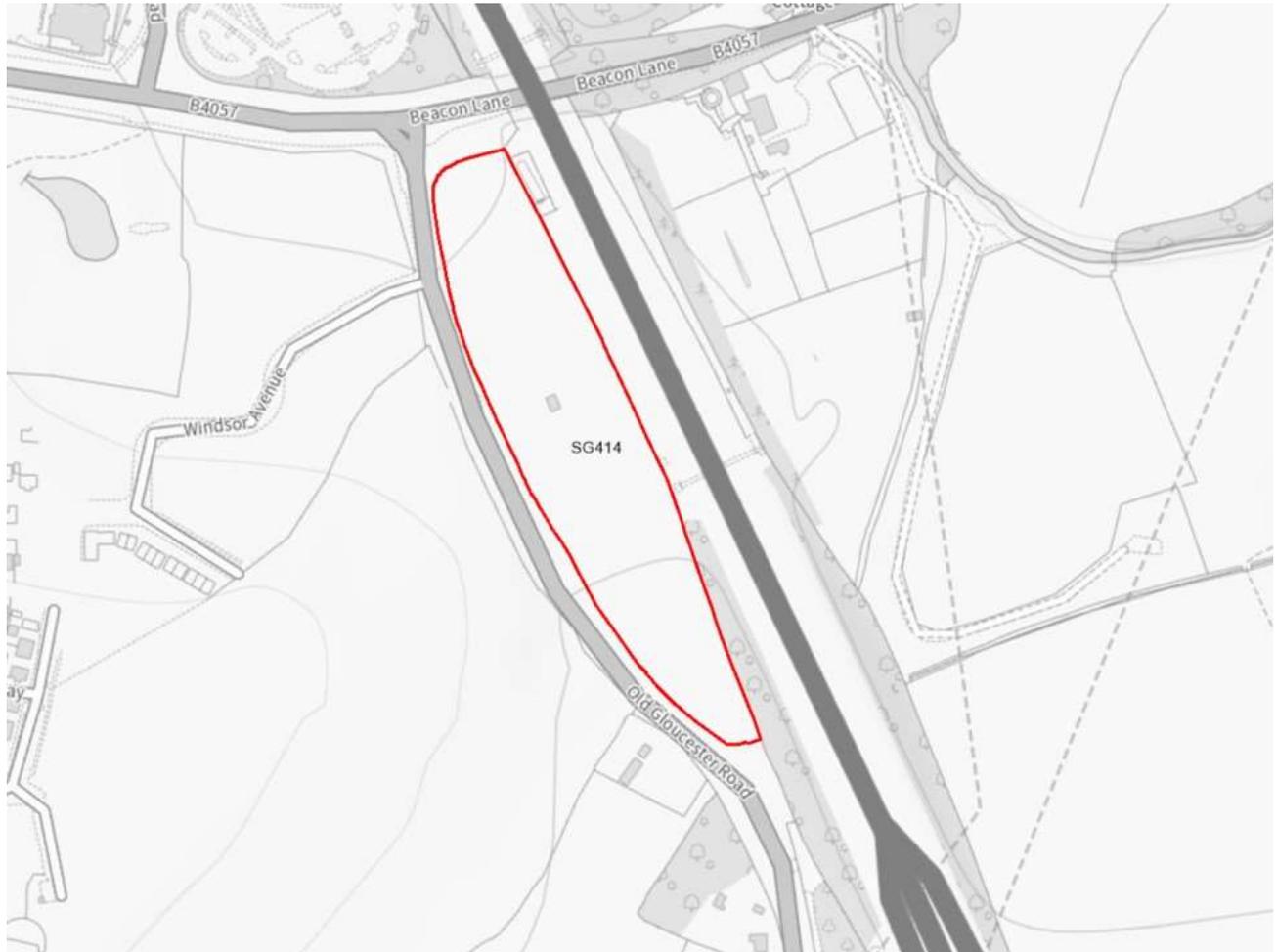
Site code	NF002
Address	Land on the Northeast Side of Old Gloucester Road, Hambrook
Parish	Winterbourne
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	30
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Policy CS27 applies to this site and promotes Green Infrastructure provision. Connections must be provided into the surrounding movement network, via Old Gloucester Road, towards the west. Positive built and natural features within the East of Harry Stoke New Neighbourhood and more widely, must be used to inform design proposals, including innovative design solutions.
Site / design context	<p><u>Site location / description</u> The site is located on the eastern edge of the Stoke Gifford area, within the Bristol East Fringe. It is 1.2 miles (24 min walk) from Bristol Parkway Station, less than a mile from Winterbourne Academy, and a mile from St. Michael's Primary School (Winterbourne). The site is directly adjacent to the M4 Motorway. Open countryside lies just to the east, with Winterbourne beyond.</p> <p><u>Landscape</u> Greenbelt land is designated on the north-east side of the M4, but the site itself is within the settlement boundary. It is defined by surrounding hedges and trees, with more significant planting around the southern half. The northern half is relatively flat, sloping downwards beyond the middle, towards the south. This feature may contribute to noise impacts given that the M4 is raised, relative to ground level, within the southern half of the site. Green Infrastructure and noise impacts, will limit site capacity.</p> <p><u>Heritage</u> There are various heritage assets within the wider area. The Church Lane, Winterbourne Conservation Area is to the north-east. The proximity of the M4 and other buildings in the area, and need for possible noise bund parallel with M4, should mean development on this site will not affect the setting of the conservation area.</p>

Access and connections

The design and layout should respond and link to the services and facilities at the East of Harry Stoke New Neighbourhood, with access off Old Gloucester Road.

Local character / materials

One of the main references for development on this site should be the East of Harry Stoke New Neighbourhood, but other positive built or natural landscape references should be considered.



Site code	YA001
Address	Yate Town Centre
Parish	Yate
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-uses
Capacity - homes	200
Capacity - employment	TBC
Development considerations	<ul style="list-style-type: none"> • Any development must be designed in accordance with effective use of land principles, set out in the Character and Density policy and supporting evidence base study. An appropriate response to the context is required, including a careful reference to surrounding buildings heights. All land uses must be complementary and not lead to impacts on amenity and be developed in accordance with the principles set out in the Yate Town Improvement Plan. • The existing retail and community role of Yate Shopping Centre should be retained, with enhanced areas of public realm, and no net loss of car parking spaces. • Appropriate connections into the existing surrounding movement network must be provided, particularly focussing on movement across the surrounding main roads, and towards Station Road and the train station beyond. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established.
Site / design context	<p><u>Site location / description</u> This site falls completely within the boundary of Yate Town Centre and occupies the area of land defined by Station Road to the north, Kennedy Way to the south, extending slightly eastwards onto land occupied by the Riverside Retail Park, to the east of the Yate Bus Station.</p> <p><u>Landscape</u> A couple of areas of landscaping exist, along the north-west and western sides, and the south-east side. Good quality trees should be retained where possible and appropriate development buffers put in place. Any GI must be enhanced and protected, meeting any requirements for biodiversity Net Gain. The River Frome should be protected and where possible, enhanced.</p> <p><u>Heritage</u> Numerous listed buildings exist within Chipping Sodbury High Street to the east, but the closest listed buildings are located in two groups to the</p>

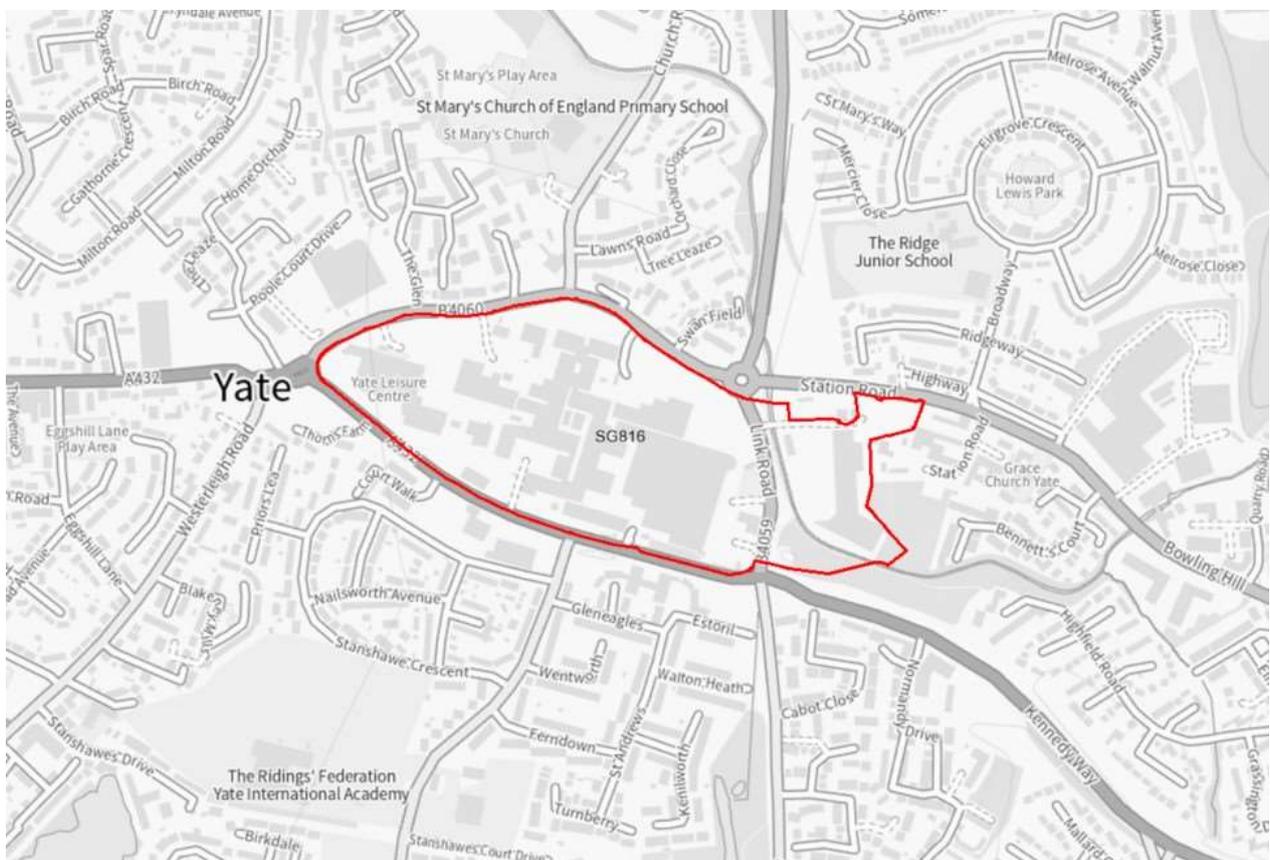
north and east. The northern group consists of numerous Grade II listed tombs within the grounds of the Grade I listed St. Mary the Virgin Church. Just to the south, stands the Grade II listed National School (youth centre), the Grade II Schoolmasters House, and the Grade II White Lion pub. The eastern group consists of the various buildings of the Grade II Chipping Sodbury Union Workhouse at No.244 Station Road. There are also numerous non-designated heritage assets along the southern side of Station Road to the west.

Access and connections

Various vehicular and pedestrian/cycle access points exist, with the focus for the shopping centre uses being from the northern and eastern sides, while access for the sports centre, Kennedy Way Surgery and servicing is from the south. Appropriate pedestrian/cycle connections must be put in place both through the centre and towards surrounding areas.

Local character / materials

There are three distinct local character areas. The first is the site itself, and contains a range of heights, types, styles, uses and materials. The overall character is modern, based around a grid of four principal, mainly pedestrianised streets. This central 'island' site is surrounded by lower-density suburban style housing, dating from the second half of the 20th Century. The final area is the continuation of the Town Centre, along Station Road to the west, which contains numerous older, late-Victorian properties constructed of locally distinctive pennant stone.



Site code	YA003
Address	Field to north of Ladden Garden Village (South of Tanhouse Lane, opposite Leechpool Dairy Farm)
Parish	Yate
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	162
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • Electricity pylons must be taken into account and appropriate development buffers established. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. • Local heritage assets and other positive buildings and materials, must inform the scheme design. • Vehicular access will not be permitted onto Tanhouse Lane, due to its restricted width, however, pedestrian/cycle access should be provided.
Site / design context	<p><u>Site location / description</u> The site is located to the north of Yate and is defined by Tanhouse Lane to the north, the North Yate New Neighbourhood (Ladden Garden Village) to the east and south, and the railway line along the western boundary. The site is within the Yate settlement boundary. Electricity pylons cross part of the south-west corner of the site.</p> <p><u>Landscape</u> The site is not covered under any protected landscape designations but there is a strong landscape setting, including established hedgerows and mature trees which define most of the site boundary. These natural features must be retained and enhanced as part of any scheme, with appropriate buffers between built development, including roads.</p> <p><u>Heritage</u> Leechpool Farmhouse (Grade II listed) is located around 100m to the east of the boundary along Tanhouse Lane. Leechpool Farm consists of a number of heritage assets and offers a positive form of development, and locally distinctive materials. These features must be considered as part of the design for development on this site.</p> <p><u>Access and connections</u> A possible pedestrian/cycle link to Tanhouse Lane should be considered, but no direct vehicular access will be permitted, due to the narrow and</p>

restricted nature of the lane. Vehicular access should be provided from the south, linking into the Ladden Garden Village road network.

Local character / materials

There are limited numbers of properties along Tanhouse Lane, but natural pennant stone is a strong locally distinctive material, as are terracotta pantiles and Roman tiles. The natural landscape forms the most significant character feature.



Site code	NF004
Address	Land at Filton 20 Business Park, Golf Course Lane, Filton
Parish	Filton
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Employment or mixed-use
Option 1 Capacity - homes Capacity - employment	0 Continue to safeguard as employment land
Option 2 Capacity - homes Capacity - employment	Up to 350 TBC
Development considerations	<ul style="list-style-type: none"> Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Enhanced landscaping will be required as part of any development. Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy, and supporting evidence base study. For a mixed-use scheme, any employment uses must be compatible with residential uses, and consideration must be given to adjacent land uses and how they relate to, and impact, each other. Appropriate walking and cycling connections towards Filton Town Centre should be integrated into any proposed development for this site, including any appropriate crossing points over both Southmead Road and Golf Course Lane. Positive local buildings, materials or character features, including heritage assets, must inform any scheme design.
Site / design context	<p><u>Site location / description</u> The site is close to Filton Town Centre, with the south-east corner being only 60m from the edge of the town centre boundary, while the furthest western corner is around 550m away. The site is considered to be a highly sustainable location. Filton Golf Club sits adjacent to the site to the west and a collection of industrial buildings associated with the aerospace industry are located to the north-east and east. Residential areas are located to the south of the site and the BAWA health and leisure club sports pitches encompass a large area of land to the west.</p> <p><u>Landscape</u> Relatively few landscape features exist within the site, however trees/shrubs exist along the southern and western boundaries.</p>

Heritage

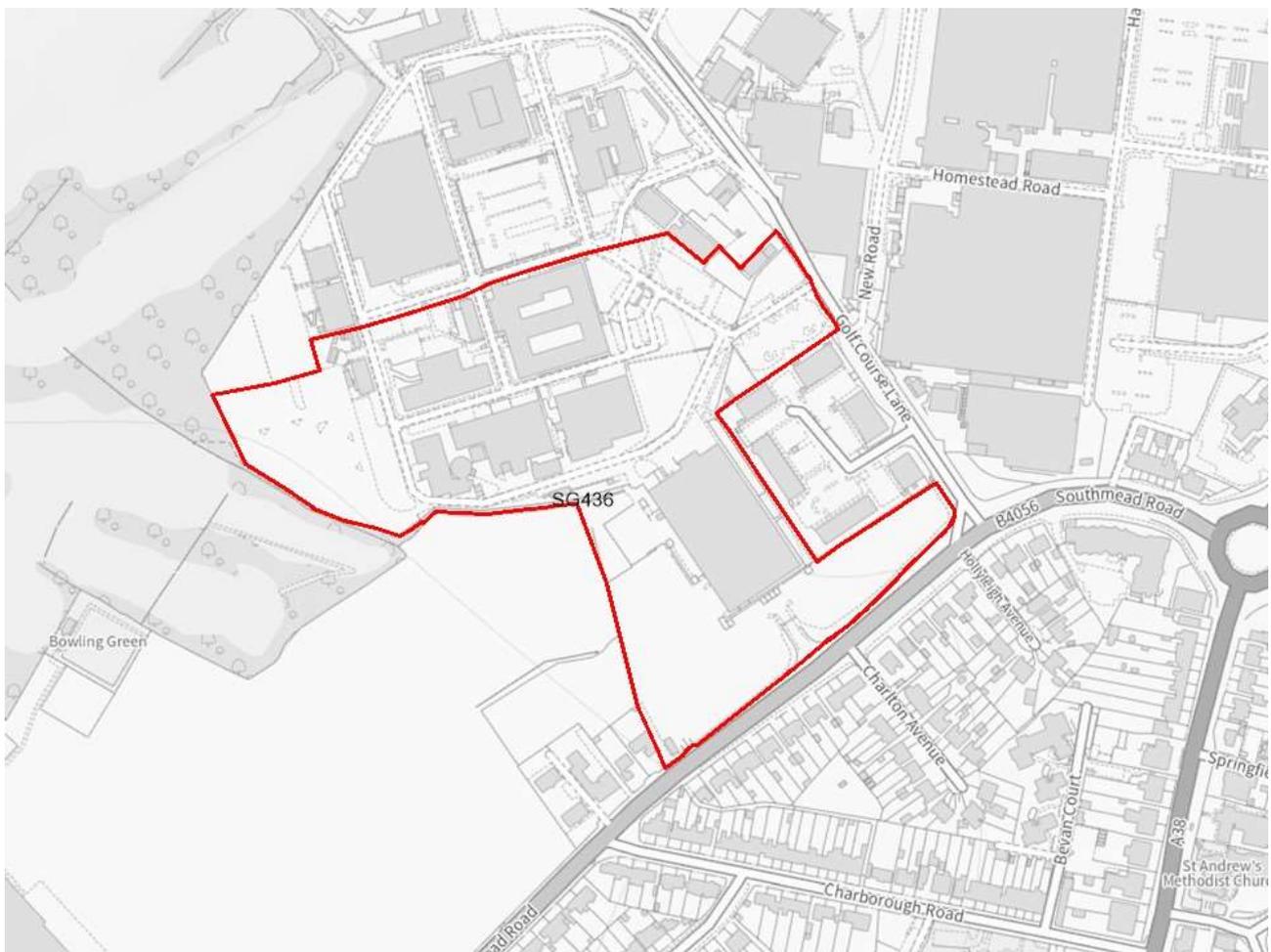
Only four listed heritage assets exist within the wider area. The most significant is the Grade II listed Pegasus House, which is a large 4-storey office building, located around 300m to the east. Filton House, a mid-18th Century former house (now offices) is just to the west of Pegasus House and the Grade II listed Church of St. Peter (rebuilt in 1845) is located on the eastern side of the A38.

Access and connections

There are three existing vehicular access points into the site, from Southmead Road to the south, and two off Golf Course Lane from the east.

Local character / materials

There are four distinct character areas in the local area. Existing buildings on-site include a range of larger office and industrial buildings, set within areas of green open space and generous car parks. To the east, aerospace industrial buildings stand, which include examples of positive north-light roof forms. Residential areas are located to the south, characterised by 20th Century suburban forms, in perimeter block arrangements. Open spaces are to the west, including playing fields and golf course.



Site code	EF016
Address	Bristol Uniforms, Wathen Street
Parish	Staple Hill and Mangotsfield
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Employment or residential
Option 1 Capacity - homes Capacity - employment	0 Continue to safeguard as employment land
Option 2 Capacity - homes Capacity - employment	58 0
Development considerations	<ul style="list-style-type: none"> • Given the existing safeguarded employment designation for the site and the local listing for the building itself, it is preferable to retain employment land and re-use the positive locally listed building. • Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy and supporting evidence base study. • The newer section of the building in the NW corner could potentially be redeveloped into a taller new-build element. • Any proposed development must incorporate enhanced landscaping elements, along with any requirements under Biodiversity Net Gain, as well as high-quality and robust public realm materials. • Safe and direct connections should be provided or enhanced in the direction of the High Street.
Site / design context	<p><u>Site location / description</u> The site is located around 50m to the north of Staple Hill High Street, set behind mixed-use buildings to the south, and residential areas on all other sides. Rear gardens of houses back onto the site on the northern and western sides, and the southern part of the site is surface level parking. The site is located in a highly sustainable location, close to shops, services and public transport routes.</p> <p><u>Landscape</u> There are limited landscape features in or surrounding the site.</p> <p><u>Heritage</u> There are no designated heritage assets in the immediate area, but the Bristol Uniforms building is locally listed, and there are numerous other positive buildings in the surrounding area.</p>

Access and connections

There are various vehicular access points from the east (off Beaufort Road), and west (from Victoria Street). Various adjoining premises are accessed off these same routes, mainly providing servicing, deliveries, and parking.

Local character / materials

There are a range of character areas, periods and styles of development, land uses, and building materials in the area. The period of construction dates from Victorian up to the present day, but the use of locally distinctive pennant stone and Bath stone are common materials. The building on-site is constructed of high-quality natural pennant stone and red brick and includes interesting detailing and north-light roof forms, with a taller main entrance feature along the southern elevation. A more modern section of roofing (and part of the western wall) exists in the north-west corner.

