Appendix 1 Site Allocation Development Principles

Appendix 1 sets out the sites allocated in the Local Plan, to deliver homes and jobs over the plan period (2026 – 2041), as set out in the Strategic Policies of the plan, the Locational Strategy Policy and Delivery of New Homes Policy.

The appendix first includes summary tables which give a brief overview of the sites included in the Local Plan for allocation. These summary tables are divided by strategy components and reflect the Locational Strategy Policy; however, you can also view which Paish and Ward they are located in.

Following the summary tables are the Development Principles templates. There is one for each site and each has development principles outlining how development on the site should be approached. They are meant to provide clarity on how developers can best mitigate and design out constraints identified through assessment of the sites. These are intended to give a steer as to what constitutes an acceptable development proposal, with detail, evidence and solutions resolved through the development management process.

Each template has a map embedded within it. However, a link to the online interactive policies map, showing the site allocation, is also available which allows those interested to view sites in their wider context and understand how these relate to one another.

Some sites are included in areas identified as strategic growth and as set out in the development principles template will instead direct the reader to the relevant policy where further detail is set out.

The development considerations are not necessarily a complete list of mitigations, and all relevant policies in the Local Plan, including saved policies, should be applied where relevant. Further detailed work at the proposals stage may identify additional constraints and these should be addressed through the development management process. However, the development principles below provide clarity in the first instance on how best to bring forward development on a site over the plan period.

Summary Table

Below are the summary tables of sites allocated in the Local Plan. These have been divided by strategy component and also include the site code, site name, parish and ward. The sites will also be displayed on the policies map here. To see how each site will deliver over the Local Plan period (2025 – 2041) we recommend viewing the Housing Trajectory, appendix 5 of the Local Plan, which outlines when sites will deliver in each year of the plan.

The sites have been ordered by strategy component but also include ward and parish information. The strategy components are:

1. Within North and East Fringe Urban Areas
2. Within Market Towns
3. North and East Fringe Urban Edge
4. Charfield
5. Edge of Market Town
6. Rural Villages

Within the North and East Fringe - Urban Areas

Site code	Site name	Parish	Ward	Dwellings	Employment
EF1	Lyde Green Road,	Emersons	Boyd Valley	60	-
EF2	Lucas Works, Moravian	Kingswood	Kingswood	100	Employment (Class
EF3	Lyde Green Farm,	Emersons	Boyd Valley	393	-
EF5	The Former Grange School, Warmley	Siston/Oldland	Parkwall & Warmley Ward	161	-
EF6	46 Broad Street, Staple Hill	Staple Hill and Mangotsfield	Staple Hill & Mangotsfield Ward	14	Commercial ground floor
NF1	Land Northeast of Old Gloucester Road, Hambrook	Winterbourne	Winterbourne Ward	30	-
NF2	Land at Filton 20 Business Park, Golf Course Lane, Filton	Filton	Filton Ward	276	-
NF3	Land at the University of the West of England, Frenchay Campus	Stoke Park and Cheswick	Stoke Park & Cheswick Ward	1,500 bed spaces	50,000m.sq.
NF5	Filton Retail Park, Fox Den Road, Stoke Gifford	Stoke Gifford	Stoke Gifford Ward	250	Ground floor commercial
NF6	Land at Westfield Lane, Stoke Gifford	Stoke Gifford	Stoke Gifford Ward	60	
NF7	Aviva Centre, Stoke Gifford	Stoke Gifford	Stoke Gifford Ward	400	Retain some existing office space
NF8	Land at Hambrook Lane, Harry Stoke	Stoke Gifford	Stoke Gifford Ward	70	
NF9	Harry Stoke Road, Harry Stoke	Stoke Gifford	Stoke Gifford Ward	50	

Within Markets Towns

Site code	Site name	Parish	Ward	Dwellings	Employment
TH1	Land Behind Former Thornbury Health Centre, Prowse Close, Thornbury	Thornbury	Thornbury Ward	75 (Extra Care)	-
TH2	Former Castle School, Gloucester Road, Thornbury	Thornbury	Thornbury Ward	100	-
YA1	Yate Town Centre	Yate	Yate Central Ward	200	Retain retail and other TC uses
YA2	Land at Ladden Garden Village, Yate	Yate	Yate North Ward	140	-
YA3	Land North of Ladden Garden Village, Yate	Yate	Yate North Ward	162	-
YA5	Former Whirlpool site, Station Road, Yate	Yate	Yate North Ward	150	-
YA6	Cranleigh Court, Yate	Yate	Yate North Ward	10	-

North and East Fringe - Urban Edge

Site code	Site name	Parish	Ward	Dwellings	Employment
BOC1	Land to the rear of Park Farm, Barry Road, Oldland Common	Bitton	Bitton & Oldland Common Ward	304	-
BOC2	Land at 12, The Park, Willsbridge	Bitton	Bitton & Oldland Common Ward	15	-
BOC3	Jarretts Garden Centre, Bath Road	Bitton	Bitton & Oldland Common Ward	95	-
BOC4	Jarrets Yard, Oldland Common	Bitton	Bitton & Oldland Common Ward	140	-
BOC5	Willsbridge Nursery, off Keynsham Road (A4175)	Bitton	Bitton & Oldland Common Ward	62	Employment (Class E)
BOC6	Land Adjacent to Bitton Sports and Social Club	Bitton	Bitton & Oldland Common Ward	33	-
BOC7	Land Adjoining Bath Road, Bridgeyate	Bitton	Bitton & Oldland Common Ward	59	-
BOC8	Land on the East side of Bath Road, North Common, Warmley	Bitton	Bitton & Oldland Common Ward	64	-
BV3	Rockhouse Farm, Cattybrook Road, Shortwood	Pucklechurch	Boyd Valley Ward	280	350m2 Small Scale Commercial

BV6	Land south of Shortwood Hill	Pucklechurch	Boyd Valley Ward	(50 Beyond the plan period)	
BV9	Carsons Green, East of the A4174	Pucklechurch/ Siston	Boyd Valley Ward	990 + (610 beyond plan period)	Employment E(g), B2, B8 (5.8ha)
BV10	Mounds Court Farm	Siston	Boyd Valley Ward	60	-
BV13	Land north of A420 and south of Goose Green	Siston	Boyd Valley Ward & Parkwall & Warmley Ward	882 + (118 beyond plan period)	-
BV12	Land North of Lyde Green	Pucklechurch/ Westerleigh and Coalpit Heath	Boyd Valley Ward/Frampton Cotterell Ward	1350 + (650 beyond the plan period)	75,000m2 Employment in plan period (55,000m2 beyond plan period)
BV14	Land on the East side of Bath Road, North Common, Warmley	Bitton	Boyd Valley Ward/Bitton & Oldland Common Ward	41	-
BV15	Homeapple Close	Siston	Boyd Valley Ward	0	Employment B2, B8 5 units at 75m2, 1 unit at 200m2
BV16	Glenfern and Land to East of Carsons Road	Siston	Boyd Valley Ward	0	Employment E(g), B2, B8
EG1	Land at Shortwood, Mangotsfield	Emersons Green	Emersons Green Ward	65	-
EG2	Land at, Cossham Street, Mangotsfield	Emersons Green/Staple Hill and Mangotsfield	Emersons Green Ward/Staple Hill & Mangotsfield Ward	150	-
EG3	The Hayfields off Cossham Street	Emersons Green	Emersons Green Ward	65	-

EG4	Promphrey Hill, Mangotfield	Emersons Green	Emersons Green Ward	7	-
FC3	Woodlands Golf Course	Almondsbury/ Olveston	Frampton Cotterell Ward/Severn Vale Ward	1034 + (716 beyond the plan period)	-
FD1	The Oaks, Filton Road, Hambrook	Winterbourne	Frenchay & Downend Ward	150	-
FD2	Bolbrek Filton Road, Filton	Winterbourne	Frenchay & Downend Ward	11	-
HA1	Land at Castle Farm Road, Hanham	Hanham Abbots	Hanham Ward	125	-
HA2	Land at Castle Inn Farm, Hanham	Hanham Abbots	Hanham Ward	60	-
NC1	West of Carsons Road	Siston	New Cheltenham Ward	0	Employment, 25000 B1, 20,000 B2/B8
PW1	15 and 17a, London Road, Warmley	Siston	Parkwall & Warmley Ward	30	-
PSB1	Land south of the B4055, Easter Compton	Almondsbury	Pilning & Severn Beach Ward	150	-
PSB2	Land Between Over Lane and the B4055, Easter Compton	Almondsbury	Pilning & Severn Beach Ward	70	-
PSB3	Land off Blackhorse Hill, Easter Compton	Almondsbury	Pilning & Severn Beach Ward	40	-
PSB4	Land to the east of the B4055, Pilning Station	Pilning and Severn Beach	Pilning & Severn Beach Ward	0	Employment E(g), B2, B8
SV1	Land South of Gloucester Road, Almondsbury	Almondsbury	Severn Vale Ward	350	Small Scale Commercial (up to 350m2)

SV3	Land at Hortham Lane, Hortham, BS32 4JH	Almondsbury	Severn Vale Ward	30	-
SV5	Land on the South Side of Gaunts Earthcott Lane,	Almondsbury	Severn Vale Ward	0 + (180 beyond the plan period)	-
SV7	Land off Gaunts Earthcott Lane, Woodlands	Almondsbury	Severn Vale Ward	0 + (100 beyond the plan period)	-
SV9	Land Off Tockington Lane, Almondsbury	Almondsbury	Severn Vale Ward	10	-
SV10	The Quarters Colony Farm, Hortham	Almondsbury	Severn Vale Ward	90	-
SV13	Land to south of Trench Lane, Winterbourne	Almondsbury/ Winterbourne	Severn Vale Ward/Winterbourne Ward	100	-
SV14	Recreation Ground Oaklands Drive, Almondsbury	Almondsbury	Severn Vale Ward	0	Employment 3250m2 E Class
WI8	Land at Hambrook Business Park, The Stream, Hambrook	Winterbourne	Winterbourne Ward	10	-

Charfield

Site code	Site name	Parish	Ward	Dwellings	Employment
CH1	Land North of Wotton	Charfield	Charfield	250	-
CH2	Land to the South of	Charfield	Charfield	525	-

Edge of Market Town

Site code	Site name	Parish	Ward	Dwellings	Employment
CS3	Barnhill Quarry	Sodbury	Chipping	300	-
FC1	Land on the East side of	Iron Acton	Frampton	150	-
THO2	Land to the West of Park Farm	Thornbury	Thornbury Ward	15	-
THO3	Land West of B4601, Thornbury	Thornbury	Thornbury Ward	40	-

Rural Villages

Site code	Site name	Parish	Ward	Dwellings	Employment
BV1	Land at, Wick Quarry, Wick	Wick and Abson	Boyd Valley Ward	25	-
BV2	Land to the Rear of, London Road, Wick	Wick and Abson	Boyd Valley Ward	5	-
BV4	Land north of, London Road, Wick	Wick and Abson	Boyd Valley Ward	30	-
BV7	CEMEX Floors, London Road	Wick and Abson	Boyd Valley Ward	45	-
BV8	Land to rear of 91 High Street, Wick	Wick and Abson	Boyd Valley Ward	10	-
BV11	Land east of Abson Road, Pucklechurch	Pucklechurch	Boyd Valley Ward	60	-

CH3	Woodend Farm, Woodend Lane, Cromhall	Cromhall	Charfield Ward	-	Employment Class E, 350m2 E(g) office
CH4	Land at Longcross Farm, Cromhall	Cromhall	Charfield Ward	30	-
CS1	Land between France Lane and Park Street, Hawkesbury Upton	Hawkesbury	Chipping Sodbury & Cotswold Edge Ward	20	-
CS2	Land South of Luckington Road, Acton Turville	Acton Turville	Chipping Sodbury & Cotswold Edge Ward	50	-
CS4	Buffer Depot, Acton Turville	Acton Turville	Chipping Sodbury & Cotswold Edge Ward	-	3ha Employment E(g), B2, B8
CS5	Land at Rushmoor Dairy, Badminton	Badminton	Chipping Sodbury & Cotswold Edge Ward	-	600m2 E(g) Office, 500m2 B2, B8
FC2	Land off Park Lane, Coalpit Heath	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	95	-
FC4	Land off, Engine Common Lane, Yate	Iron Acton	Frampton Cotterell Ward	130	-
FC5	Land at Holly Hill Farm, Iron Acton	Iron Acton	Frampton Cotterell Ward	20	-
FC6	Land off Bristol Road, Frampton Cotterell	Frampton Cotterell	Frampton Cotterell Ward	60	-
FC7	Land at 404 North Road, Yate	Iron Acton	Frampton Cotterell Ward	30	-

FC8	Land at North Road, Yate	Iron Acton	Frampton Cotterell Ward	20	-
FC9	Land to rear of 450 North Road, Yate	Iron Acton	Frampton Cotterell Ward	8	-
FC10	Land off North Road, Yate	Iron Acton	Frampton Cotterell Ward	20	-
FC11	Field to south of Rock View, Engine Common Lane	Iron Acton	Frampton Cotterell Ward	12	-
FC13	Tytherington Quarry, Tytherington Road	Tytherington	Frampton Cotterell Ward	-	Hotel and Leisure
FC14	Former Watermore Junior School	Frampton Cotterell	Frampton Cotterell Ward	20	-
FC14	Former Watermore Junior School	Frampton Cotterell	Frampton Cotterell Ward	20	-
SV2	Land at Vattingstone Lane Alveston	Alveston/Olveston	Severn Vale Ward	130	-
SV6	Land North of A38, Alveston	Alveston	Severn Vale Ward	40	-
SV12	Land to the North of Berkeley Vale Motors, Alveston	Alveston	Severn Vale Ward	20	-
SV15	Land by Aust Road and Elberton Road, Olveston	Olveston	Severn Vale Ward	20	-
THO1	Land off Alveston Hill, Thornbury	Thornbury	Thornbury Ward	60	-
WI1	Land to the North of the Railway Line, Winterbourne	Winterbourne	Winterbourne Ward	70	-
WI2	Land at York Gardens, Winterbourne	Winterbourne	Winterbourne Ward	20	-

WI3	Land west of Winterbourne Hill	Winterbourne	Winterbourne Ward	100	-

Site Allocations table by Strategy Component

Below is the detailed site allocation tables for each site. This includes the same details as the previous Summary Table section however it also includes more detailed information for example the Development Considerations that development proposals must consider as well as a map of the site. The sites can be viewed in context and as a whole on the policies map here.

The sites have been ordered by strategy component but also include ward and parish information. The strategy components are:

1. Urban Areas
2. Market Towns
3. North and East Fringe Urban Edge
4. Charfield
5. Edge of Market Town
6. Rural Villages

Urban Areas

EF1

Site code	EF1
Address	Lyde Green Road
Parish	Emersons Green
Ward	Boyd Valley
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	60
Capacity - employment	0
Development considerations	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.

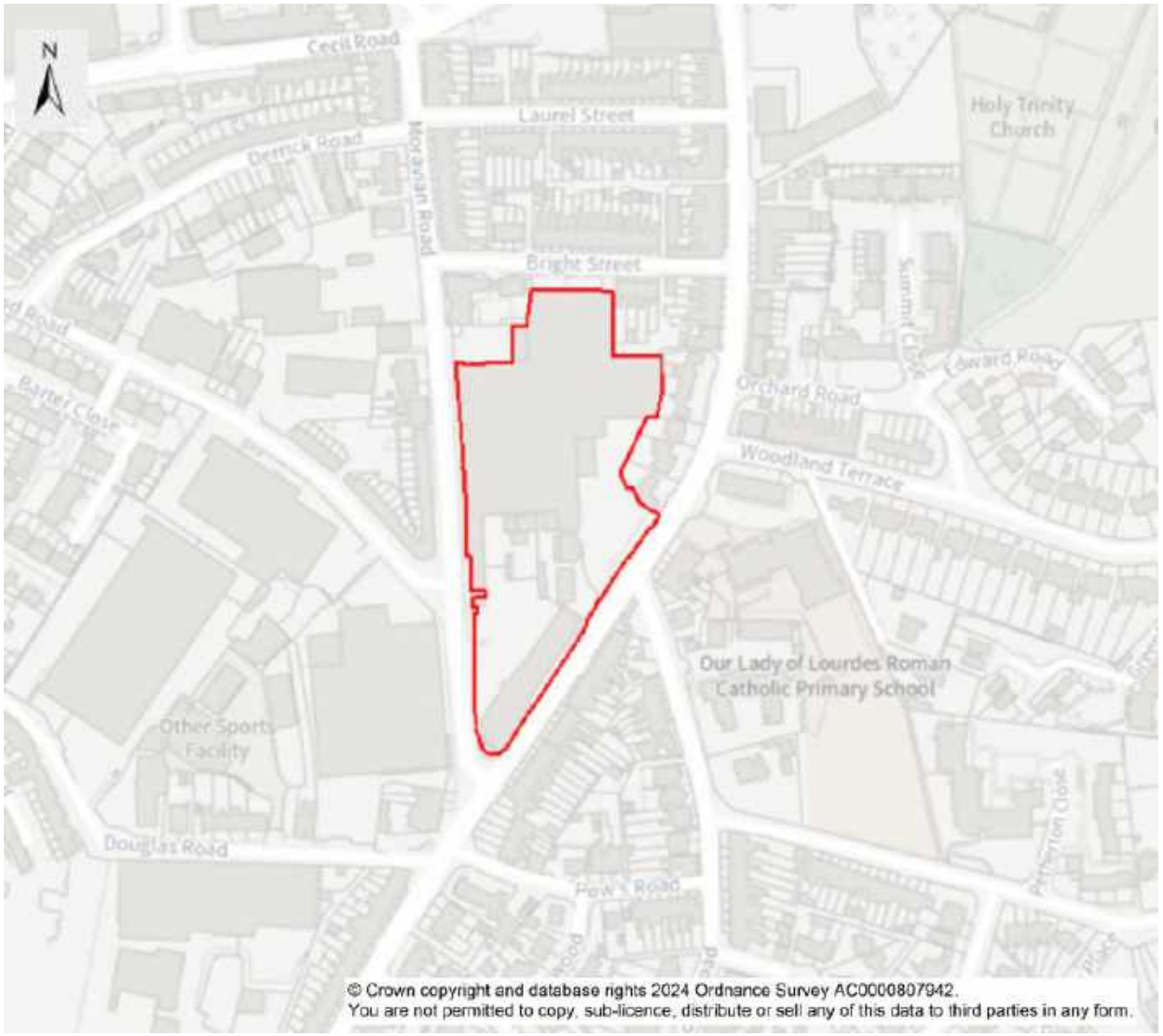
Site / design context	Site location / description The site is located within Emersons Green, on the eastern edge of the East Fringe, just to the south of the Dramway which defines the eastern boundary, and to the east of the Roman road line. The M4 Motorway lies further to the north and the Lyde Green 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. Landscape 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. Heritage The buildings comprising the Lyde Green Farm are very significant. The Farmhouse is a Grade ll* Tudor stone building, and the Barn buildings are each Grade ll listed, and 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. 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 ll and ll* listed buildings. The most positive architectural and character references should be used to inform any scheme for this site.


N
Parkfield House
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EF2

Site code	EF2
Address	Lucas Works, Moravian Road, Kingswood
Parish	Kingswood
Ward	Kingswood
Map link	Spatial Strategy Map
Proposed use	Mixed-use
Capacity - homes	100
Capacity - employment	4,000m.sq.
Development considerations	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 Effective Use of Land policy, and supporting Density and Character 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, street scenes 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	Site location / description 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. Landscape Limited planting exists along the eastern boundary, but almost no natural landscape features exist within the site. Heritage A number of heritage assets exist in the area, including The Grade ll listed Vicarage (High Street), The Grade ll* Holy Trinity Church including boundary walls (High Street), The Grade ll Kings Arms Hotel (High Street), the Grade ll 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, 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 and robust 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.


N
Cecil Road
Laurel Street
Derrick Road
Moravian Road
Holy Trinity Church
Bright Street
Summit Close
Orchard Road
Woodland Terrace
Our Lady of Lourdes Roman Catholic Primary School
Other Sports Facility
Douglas Road
Pow's Road
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EF3

Site code	EF3
Address	Lyde Green Farm, Emersons Green
Parish	Emersons Green
Ward	Boyd Valley
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	393
Capacity - employment	0
Development considerations	This site must be optimised to make efficient use of land, with a mix of houses and apartments. Existing landscape features (green infrastructure) such as trees and hedgerows 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 to be acceptable.

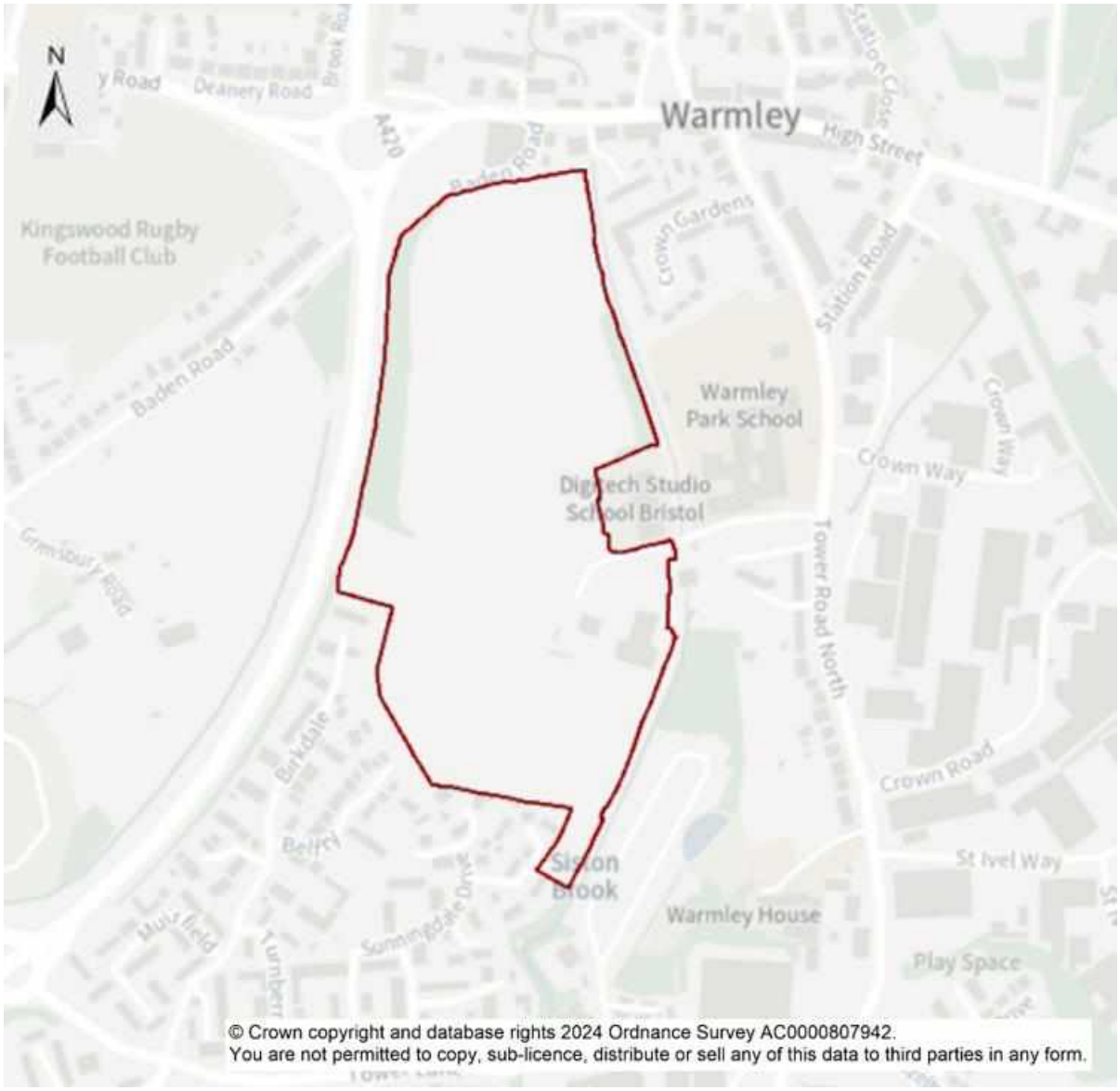
Site / design context	Site location / description The site is located within Emersons Green, on the eastern edge of the East Fringe. The M4 Motorway lies directly to the north, and the wider Lyde Green development to the west. Open countryside lies to the east, and the Dramway runs along the eastern boundary. Employment uses exist to the north-west, alongside the M4 Motorway. The site is just outside the 800m Urban and Town Hub 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. Landscape 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. Heritage The buildings comprising the Lyde Green Farm are very significant. The Farmhouse is a Grade ll* Tudor stone building, and the Barn 1 and 2 buildings are each Grade ll listed. They form a very positive group. A suitable green setting must be provided with a high-level of design 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-scale (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 ll and ll* listed buildings.


N
Elderflower Drive
Lyde Green Common
Parkfield House
Play Space
Parkfield
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EF5

Site code	EF5
Address	The former Grange School, Warmley
Parish	Siston/Oldland
Ward	Parkwall & Warmley
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	161
Capacity - employment	0
Development considerations	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	Site location / description 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 majority 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 location of the old school buildings is stepped downwards from west to east, and is intended to provide space for sports pitches. The site is publicly accessible at present with a Public Right of Way running along the eastern boundary, adjacent to the brook. Landscape 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 site are also defined by tree and hedgerow planting and there are numerous mature trees also found to the south of the site. Longer and open views exist eastwards from the main site area. The 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 ll listings surround the site, mainly on the south-eastern and northern sides. One grade ll* 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 extends close to the southern boundary and also covers 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, including lighting, 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.


N
Warmley
High Street
Station Close
Crown Gardens
Station Road
Baden Road
A420
Kingswood Rugby Football Club
Warmley Park School
Crown Way
Tower Road North
Crown Road
St Ivel Way
Warmley House
Play Space
Siston Brook
Barkdale
Grimsbury Road
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EF6

Site code	EF6
Address	46 Broad Street, Staple Hill
Parish	Staple Hill and Mangotsfield
Ward	Staple Hill and Mangotsfield
Map link	Spatial Strategy Map
Proposed use	Mixed-use
Capacity - homes	14
Capacity - employment	Commercial ground floor
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character 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	Site location / description 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. Landscape There are limited existing landscape features within or surrounding the site. Heritage There are no designated heritage assets within the immediate area, but there are numerous positive buildings, some of which are locally-listed. Access and connections Safe and convenient access must be provided to the High Street uses on the northern and eastern sides. 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.


N
Beaufort
Ducie Road
86.3m
neways
Place
Byron
Bath Street
York Road
Seymour Road
STAPLE HILL
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NF1

Site code	NF1
Address	Land Northeast of Old Gloucester Road, Hambrook
Parish	Winterbourne
Ward	Winterbourne
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	30
Capacity - employment	0
Development considerations	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, 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	Site location / description 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. Landscape 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. Heritage 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. 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.


N
Brookside
Cottage
Winterbourne Road
Beacon Lane
Windsor Avenue
Great Stoke Way
Windsor Avenue
Old Gloucester Road
M4
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NF2

Site code	NF2
Address	Land at Filton 20 Business Park, Golf Course Lane, Filton
Parish	Filton
Ward	Filton
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	276
Capacity - employment	0
Development considerations	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 Effective Use of Land policy and the Density and Character 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	Site location / description 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. Landscape Relatively few landscape features exist within the site, however trees/shrubs exist along the southern and western boundaries. Heritage Only four listed heritage assets exist within the wider area. The most significant is the Grade ll 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 ll 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.


N
Golf Course Lane
Charborough Road
Charborough Road Primary School
Elm Park
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NF3

Site code	NF3
Address	Land at the University of the West of England, Frenchay Campus
Parish	Stoke Park & Cheswick
Ward	Stoke Park & Cheswick
Map link	Spatial Strategy Map
Proposed use	Mixed-use
Capacity - homes	1,500 bed spaces
Capacity - employment	50,000m.sq.
Development considerations	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 Effective Us of Land policy and the Density and Character 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	Site location / description 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). Landscape The site is relatively flat with perhaps a several metres 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 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 ll listed building dating from 1855, located close to the Eastern boundary. The other significant asset is the Grade ll 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.


N
Long Down Avenue
Other Sports Facility
Long Mead
Wallscourt Farm Academy
Wood Mead
Long Down Avenue
Play Space
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NF5

Site code	NF5
Address	Filton Retail Park, Fox Den Road, Stoke Gifford
Parish	Stoke Gifford
Ward	Stoke Gifford
Map link	Spatial Strategy Map
Proposed use	Mixed-use
Capacity - homes	250
Capacity - employment	Retain ground floor commercial/employment uses
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. Opportunities for high-quality taller buildings at higher densities to define surrounding open spaces and to optimise uses within this highly accessible area, would be supported. Commercial / employment uses must be retained at ground floor level, with residential uses above, to enhance activity and retain employment and Town Centre uses. The existing positive vegetation which defines the NW edges of the site must be retained and enhanced landscaping provided within the site itself to break up the extensive areas of car parking, with 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	Site location / description The site is located within the Filton Retail Park and is part of the Stoke Gifford Town Centre. It is a highly sustainable location which is very close to a range of shops and public transport routes, and a short distance away from Parkway Station to the north. It is also close to the UWE Frenchay Campus, to the south. Landscape The NW edge of the site is defined by a thin line of trees and shrubs of various types which does somewhat mitigate the very hard tarmac finish of the large extent of car parking but a much greater focus on soft landscaping will be required as part of any development proposals. Heritage There are no heritage assets within the vicinity of the site. Access and connections The main vehicle access into the site is from Fox Den Road, and there are a range of ped/cycle connections throughout the area. The existing access arrangements may be suitable to support a higher density mixed-use development. Local character / materials The site forms part of a fairly standard modern retail park, which is dominated by large areas of car parking and vehicle access routes, with grey metal cladding and glazing to buildings. The new hotel, Aldi and Costa drive-through development directly to the north offers a much more positive example of landscaping, architecture and the application of materials. The permitted student accommodation site on the SW end of the existing commercial unit adjacent to Filton Road, also uses high-quality materials, with the large height and massing of the block being broken down into a series of vertically separated sections.


N
Lime Kiln Close
Fox Den Road
Fox Den Road
Harry Stoke
Filton Road
Filton Lane
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NF6

Site code	NF6
Address	Land at Westfield Lane, Stoke Gifford
Parish	Stoke Gifford
Ward	Stoke Gifford
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	60
Capacity - employment	0
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. The existing positive vegetation which defines the edges of the site must be retained and enhanced landscaping provided within the site itself. A strong built edge should be provided along Westfield Lane, set back behind the existing landscaping. Access links onto the existing ped/cycle routes along the NE and SE sides must be provided, with good lighting and active surveillance of any routes and areas of public realm. Any positive character features within the area must be referenced to create a well-designed development or an innovative style created. The amenity of residents which back onto the site to the NE must be protected, with appropriate setbacks from the boundary to minimise any overlooking and over-shadowing impacts, including as a means to protect the existing trees.

Site / design context	Site location / description The site is located in a highly sustainable area, very close to Parkway Station to the north, and close to the Town Centre facilities around Filton Retail Park, to the south. The Railton Jones Close and Harding Close residential developments define the NE and SE sides of the site, with the large Aviva office site on the eastern side of Westfield Lane. The Harry Stoke Road ped/cycle route runs just outside the SE boundary and there is a public footpath which runs along the outer edge of the NE boundary. The site itself is a disused overflow car park for the Aviva site and is largely laid out with car parking, with formal tree planting. Landscape The site is defined by formal tree planting along the boundaries, which helps to create a strong landscape character along Westfield Lane, Harry Stoke Road, the public footpath along the NE boundary, and within the site itself. Heritage There are no heritage assets within the vicinity of the site. Access and connections Primary vehicle access should be taken off the existing site access off Westfield Lane. Ped/cycle access points should be provided onto the public footpath to the NE and onto Harry Stoke Road, to the SE. Where possible, ped/cycle access onto Westfield Lane should be provided to create more direct links towards Parkway Station. Local character / materials There are three distinct character areas surrounding the site. The first is the modern housing development of Railton Jones Close, which defines the NE site boundary, composed of small 2-storey brick and render groups of short terraces, with small gardens. The second is the new housing development off Oxleigh Way, including Harding Close. This scheme includes a range of house types, predominantly composed of semi-detached properties, with some higher density 3-storey blocks on the corners of Oxleigh Way and Westfield Lane. The large Aviva office site defines the eastern side, composed of large areas of surface level parking, formal landscaping and large office headquarters block.


N
Railton Jones Close
Harry Stoke Road
Fairlow Close
Harding Close
Poppy Close
Westfield Lane
Flatts Close
Oakleigh Way
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NF7

Site code	NF7
Address	Aviva Centre, Stoke Gifford
Parish	Stoke Gifford
Ward	Stoke Gifford
Map link	Spatial Strategy Map
Proposed use	Mixed-use
Capacity - homes	400
Capacity - employment	Retain some existing office floorspace
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. Opportunities for high-quality taller buildings at higher densities to define surrounding open spaces and to optimise uses within this highly accessible area, would be supported. 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. The existing positive vegetation which defines the edges of the site and areas within the site, must be retained. A strong built edge should be provided along Westfield Lane, set back behind the existing landscaping. Regular access links onto the existing ped/cycle routes around the site must be provided, with good lighting and active surveillance of any routes and areas of public realm.

Site / design context	Site location / description The site is located in a highly sustainable area, very close to Parkway Station to the north-east, and close to the Town Centre facilities around Filton Retail Park, to the south. The Railton Jones Close and Harding Close residential developments define the eastern side of the site, with the disused triangular overspill car park site between. A range of colleges and schools define the NW sides, with offices on the southern side. A series of main roads encircle the site. The site itself is an office headquarters/campus style development, which includes a large 5-storey office block, with multiple wings off a main central section. Extensive landscaped grounds include a lake and large areas of surface level parking defined by formal landscape planting. Landscape The site is defined by formal tree planting along the boundaries, which helps to create a strong landscape character along the surrounding main roads. Vehicle access routes within the site are defined by larger scale formal planting, with smaller trees spread throughout the parking areas. A large lake dominates the NE section of the site and includes an island with a bridge connection. Heritage The closest heritage assets are located to the NW of Parkway Station and include the Grade ll listed Vicarage at No.24 North Road, and the Grade ll* listed St. Michaels Church. Given the distance between these heritage assets and the developable area of the site, it is unlikely that there will be any negative impacts, but a heritage assessment may be required. Access and connections Primary vehicle access should be taken off the existing site access off Westfield Lane. Ped/cycle access points should be provided onto the public footpath to the NE and onto Harry Stoke Road, to the SE. Where possible, ped/cycle access onto Westfield Lane should be provided to create more direct links towards Parkway Station. Local character / materials There are three distinct character areas surrounding the site. The first is the modern housing development of Railton Jones Close, which defines the NE site boundary, composed of small 2-storey brick and render groups of short terraces, with small gardens. The second is the new housing development off Oxleigh Way, including Harding Close. This scheme includes a range of house types, predominantly composed of semi-detached properties, with some higher density 3-storey blocks on the corners of Oxleigh Way and Westfield Lane. The large Aviva office site defines the eastern side, composed of large areas of surface level parking, formal landscaping and large office headquarters block.


N
Bristol Parkway
The Engineering Centre
City of Bristol College Advanced Engineering Centre
New Road
Great Stoke Way South
Great Stoke Way
Little Ash Close
Poppy Close
Thorn Way
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NF8

Site code	NF8
Address	Land at Hambrook Lane, Harry Stoke
Parish	Stoke Gifford
Ward	Stoke Gifford
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	70
Capacity - employment	0
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. The existing positive vegetation which defines the edges of the site, and which exists within the site, must be retained and enhanced landscaping provided where appropriate. Any positive character features within the area must be referenced to create a well-designed development. The amenity of residents which back onto the site to the north must be protected, with appropriate setbacks from the boundary to minimise any overlooking and over-shadowing impacts, including as a means to protect the existing trees.

Site / design context	Site location / description The site is located within Stoke Gifford and is a 15-minute walk from the entrance to Parkway Station, which lies to the NW. Existing residential properties back onto the site along the northern edge, with new residential properties of the Kilby Road development site defining the southern and eastern sides. The site is grassland with mature trees around the edges and shrub and trees planting within. The site slopes gradually from north to south. Landscape The site forms part of what were a large group of open fields, but much of that landscape is now being developed for housing. The remaining landscape features, consisting of tree-lined field boundaries, are a positive local feature and should be retained and enhanced. Heritage There are no heritage assets in the vicinity of the site, with the closest being to the NW of Parkway Station. Access and connections Several pathways exist from the wider housing development to the south, onto Hambrook Lane, but the main vehicle access point will likely be via the new Kilby Road housing development to the south and onto Hambrook Lane to the north. There are opportunities to connect to public rights of way through the area. Local character / materials The built form character along Hambrook Lane is fairly mixed, in terms of styles, dates and materials, but most of the housing is post-1980. The four properties at No.s 42-48 are positive and date from the late Victorian period and are finished in locally distinctive natural pennant stone.


N
Hambrook Lane
Highfield Close
Kitty Wood
Harry Stoke Road
Poppy Close
Play Space
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NF9

Site code	NF9
Address	Harry Stoke Road, Harry Stoke
Parish	Stoke Gifford
Ward	Stoke Gifford
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	50
Capacity - employment	0
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. The amenity of surrounding residential properties must be protected and carefully considered. Any positive character features within the area must be referenced to create a well-designed development, including materials and landscape features.

Site / design context	Site location / description The site is sustainably located close to the Filton Retail Park to the SW, and around 580m from Parkway Station to the north. The East of Harry Stoke housing development defines the immediate northern, eastern and southern sides of the site, with the large Aviva site to the NW and office buildings to the west. The slightly older residential area along Harry Stoke Way to the SW offers a contrasting character. Landscape Formal planting defines the edges of the larger Aviva site and a more natural hedge and stone wall defines the NW edge of the site. Heritage Tere are no heritage assets within the immediate vicinity of the site, with the closest listed buildings being to the NW of Parkway station. Various older and positive built and natural features exist along Harry Stoke Way. Access and connections Access is likely to be from the new housing development to the east, and there are direct surrounding connections to various bus routes, and the Parkway station is located to the north. Local character / materials The very new housing development to the NE and east makes up much of the character of the immediate area, but the locally distinctive natural pennant stone seen along Harry Stoke Road within buildings and boundary walls is a positive local feature, as are the mature trees & hedging.


N
Great Stoke Way South
Harry Stoke
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Market Towns

TH1

Site code	TH1
Address	Land Behind Former Thornbury Health Centre, Prowse Close, Thornbury
Parish	Thornbury
Ward	Yate North Ward
Map link	Spatial Strategy Map
Proposed use	Residential (Extra Care)
Capacity - homes	75
Capacity - employment	0
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. Any existing positive vegetation must be retained and enhanced landscaping provided within the site itself. Links towards the Town Centre must be provided, with good lighting and active surveillance of any areas of public realm. The positive character features within the area must be referenced to create a well-designed development and to provide a link to the site's history. The amenity of residents which back onto the site to the south and west must be protected, with appropriate setbacks from the boundary to minimise any overlooking and over-shadowing impacts.

Site / design context	Site location / description The site is located 0.5 miles from the Town Centre, which is a 2-minute drive or a 10-minute walk, and the site is considered to be highly sustainable. The site area occupies the southern half of the disused former Thornbury Hospital site which consists of a variety of styles and types of buildings associated with the former hospital use. The Grade ll listed Old Union Workhouse is located on the NW side of Prowse Close, while the existing Thornbury Health Centre is located along the NE boundary. Residential flats and housing are located to the east, south, and west, with the Beech House Care Home adjacent to the SW corner. Landscape There are various mature trees both within and surrounding the site and areas of hedge and shrub planting. The NE section of the site extends towards Eastland Road and contains numerous trees, many of which are positive and add to the landscape character of the immediate area. Heritage The Grade ll listed Old Union Workhouse is the only heritage asset in the immediate vicinity of the site and it's form and materials offer a useful reference for any new developments in the area. Access and connections Primary vehicle access can either be taken through the adjacent site to the north or off Eastbury Close to the east. Ped/cycle access links should be encouraged. Local character / materials There are numerous neutral quality residential properties in the surrounding area, with the exception of the listed Old Union Workhouse (including boundary walls) and the existing red brick Victorian hospital buildings which define the NE boundary of the site to the north. The high-quality and locally distinctive natural pennant stone is a key reference material as are the landscape features, including numerous mature trees. The modern housing scheme at Prowse Close also offers some positive features.


N
Eastland Road
Crossways Close
Eastbury Road
Eastbury Close
Thornbury Hospital
Castle Sixth Form Centre
Beech House
Maple Avenue
Playing Field
St David's Road
Woodleigh
Pine Close
Thicket Walk
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TH2

Site code	TH2
Address	Former Castle School, Thornbury
Parish	Thornbury
Ward	Thornbury Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	100
Capacity - employment	0
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. The existing positive vegetation which defines the edges of the site must be retained and enhanced landscaping provided within the site itself. Links towards the Town Centre must be provided, with good lighting and active surveillance of any routes and areas of public realm. The positive character features within the area must be referenced to create a well-designed development and to provide a link to the site's history. The amenity of residents which back onto the site to the east, south and west must be protected, with appropriate setbacks from the boundary to minimise any overlooking and over-shadowing impacts, including as a means to protect the existing trees.

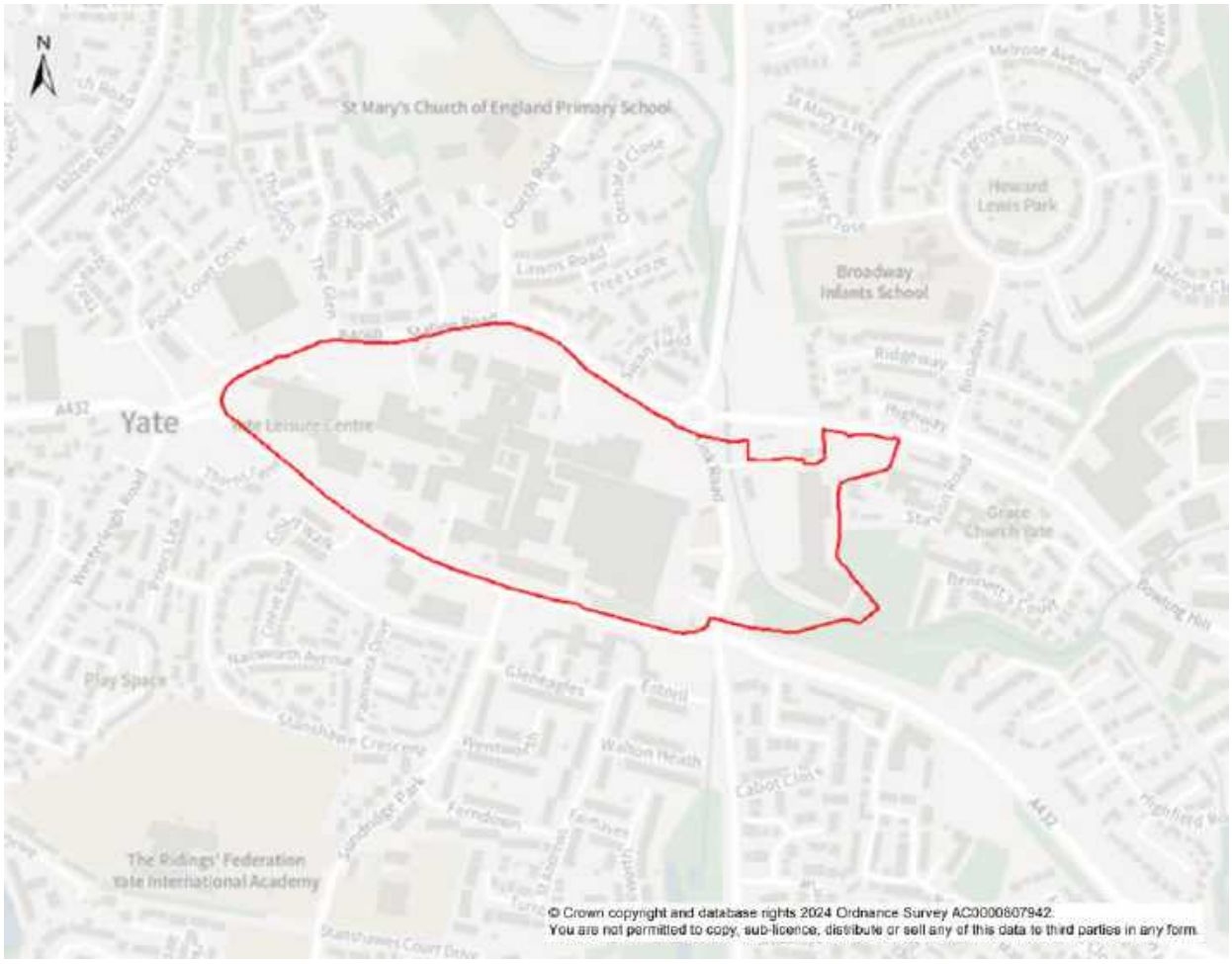
Site / design context	Site location / description The site is located a 5-minute walk to the NE of Thornbury Town and is considered to be a highly sustainable location. The former school buildings define Gloucester Road along the northern side of the site, off which vehicle access is taken. The majority of the site is green open space, formerly playing fields for the school. Residential properties define the eastern, southern and western sides, with houses backing onto the site boundaries. Landscape There is a strong landscape boundary on the eastern, southern and western edges which creates a secluded and unique setting which effectively enables a reduced impact on these existing properties and the potential to develop an innovative scheme. Additional landscaping will be required within any scheme, perhaps in a more formal arrangement which compliments the surrounding landscape. Heritage The existing former school buildings are positive heritage assets and these should be retained and integrated into any proposed scheme. The Grade ll listed Old Union Workhouse is located on the NW side of Prowse Close. The NE edge of the Thornbury Conservation Area abuts the site on the western side. Access and connections Vehicle access is off Gloucester Road along the northern boundary. Ped/cycle access should also be provided onto Gloucester Road, as well as onto Hillcrest via the existing access in the SW corner of the site. A path also runs along the eastern boundary and safe access points should be provided onto this route. Local character / materials While numerous neutral quality residential properties exist in the areas adjacent to the site, there are also numerous positive buildings, which generally use the locally distinctive natural pennant stone as primary facing materials. These include the Old Union Workhouse, the existing school buildings, and various buildings on the northern side of Gloucester Road.


N
Church Road
Playing Field
Castle Coombe
Prowse Close
Thornbury Hospital
The Castle Sixth Form Centre
Stafford Crescent
Beech House
Maple Avenue
Playing Field
Hillcrest
St David's Road
Chestnut Drive
Elmdale Crescent
Saer Mi... Lane
St John Street
Quaker Lane
Brakes Road
Cross Lane
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YA1

Site code	YA1
Address	Yate Town Centre
Parish	Yate
Ward	Yate Central Ward
Map link	Spatial Strategy Map
Proposed use	Mixed-use
Capacity - homes	200
Capacity - employment	Retain and regenerate retail and other main town centre uses that support it's vibrancy and offer of key services
Development considerations	Any development must be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character 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 landscaped 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	Site location / description 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. Landscape 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. Heritage Numerous listed buildings exist within Chipping Sodbury High Street to the east, but the closest listed buildings are located in two groups to the north and east. The northern group consists of numerous Grade ll listed tombs within the grounds of the Grade l listed St. Mary the Virgin Church. Just to the south, stands the Grade ll listed National School (youth centre), the Grade ll Schoolmasters House, and the Grade ll White Lion pub. The eastern group consists of the various buildings of the Grade ll 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.


N
St Mary's Church of England Primary School
Broadway Infants School
Howard Lewis Park
Yate
Yate Leisure Centre
A432
Play Space
The Ridings' Federation Yate International Academy
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YA2

Site code	YA2
Address	Land at Ladden Garden Village, Yate
Parish	Yate
Ward	Yate North Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	140
Capacity - employment	0
Development considerations	Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Consideration of the railway line just outside the boundary to the west is required, with appropriate noise-attenuation and residential use offsets provided to protect amenity. Flood attenuation will be required for any identified areas, focused on the western side of the site. Local heritage assets and other positive buildings and materials must inform the scheme design.

Site / design context	Site location / description The site is located to the north of Yate and is within the existing settlement boundary. The site is defined by an open field to the north (also a site allocation for residential), the developing Ladden Garden Village residential parcels to the east and south, and the railway line along the western boundary. The site is broadly flat but drops gradually to the west. Landscape 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, with a field boundary which runs east to west through the centre of the site. These natural features must be retained and enhanced as part of any scheme, with appropriate buffers between built development, including roads. Heritage Leechpool Farmhouse (Grade ll listed) is located around 500m to the NE 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. Access and connections Suitable access points for all forms of movement will need to be provided, which are safe, well-lit, with good surveillance from residential properties. 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. There are a number of positive character features and materials from the developing Ladden Garden Village development. The natural landscape forms the most significant positive character feature.


N
Doswell Way
Milner Road
Tattersall Road
White Road
Taylor Close
Clark Drive
Cater Drive
Cater Drive
Roberts Close
Pritchard Way
Anstey Road
Francis Rd
Doswell Way
Engine Common Lane
Watery Lane
Engine Common Lane
Brimsham Green School
Long Croft
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YA3

Site code	YA3
Address	Land north of Ladden Garden Village, Yate
Parish	Yate
Ward	Yate North Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	162
Capacity - employment	0
Development considerations	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	Site location / description 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. Landscape 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. Heritage Leechpool Farmhouse (Grade ll 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. Access and connections A possible pedestrian/cycle link to Tanhouse Lane should be considered, but no direct vehicular access will be permitted, due to the narrow and 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.


N
Ladden Brook
Tanhouse Lane
Tattersall Road
Milner Road
White Road
Taylor Close
Cater Drive
Anstey Road
Fletcher Road
Downend Way
Kingsland Way
Francis Road
Thorn Crescent
Oldbury Close
Fernhaven Lane
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YA5

Site code	YA5
Address	Whirlpool, Yate
Parish	Yate
Ward	Yate North Ward
Map link	Spatial Strategy Map
Proposed use	Mixed-use
Capacity - homes	150
Capacity - employment	TBC
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. The existing positive vegetation which defines the edges of the site must be retained and enhanced. Any positive landscaping features within the site must also be retained where possible, possibly as part of a landscaped central avenue, including open spaces. Links onto Badminton Road must be provided, with good lighting and active surveillance of any roues and areas of public realm. Footpath links into and through the adjacent open space to the north should be investigated (including from Plover Close), in order to increase access, safety and activity. Active surveillance of the open space from on-site built forms should also be investigated. Consideration of the railway line just outside the boundary to the west is required, with appropriate noise-attenuation and residential use offsets provided to protect amenity. The positive character features within the area must be referenced to create a well-designed development and to provide a link to the site's history. The amenity of residents which back onto the site to the NW must be protected, with appropriate development setbacks. A well-landscaped frontage along Station Road must be provided, to enhance the streetscene, improve residential amenity and partially mitigate pollution.

Site / design context	Site location / description The site is located on the northern side of Badminton Road, almost adjacent to Yate Station to the west, and approximately a 15-minute walk to the centre of Yate Town Centre to the east. It is considered a highly sustainable site. The Longs Drive open space (and surrounding dense landscaping) defines most of the northern boundary, apart from a small area of residential in the NW corner, where Plover Close terminates. Landscaping continues around on the eastern boundary, with Longs Drive beyond. The southern boundary is defined by Station Road, with residential properties on the opposite side of the road. Existing industrial buildings define the western side, with the railway line just beyond. The site itself is currently home to the Beko Europe manufacturing buildings and other industrial uses, including areas of car parking, access areas and existing landscaping. Landscape Yate Common, including areas of grassland and woodland, is located to the south, behind the residential buildings which define the southern side of Station Road. A dense and tall band of trees is located on the northern edge of the site on top of a 3-4m bund, with a narrower band along the eastern edges of the site. Longs drive is around 3m higher than the eastern site ground level. The ground falls slightly to the north of the site, where the existing 1970s main factory building is currently located, with a gradual fall from east to west. A central green strip of mature trees exists with associated green space, which includes an air raid shelter. The trees are not subject to tree preservation orders. Heritage There is only one designated heritage asset within the vicinity of the site, being the Grade ll listed Railway Goods Shed, opposite the north-bound platform, some 200m from the SW corner of the site. The industrial buildings along the western edge of the site are understood to originate from the 1920s and 1940s and may have some heritage value. An air raid shelter is also located centrally within the site. There are no statutory listed or locally listed buildings on the site. Access and connections At present, there is an existing access via Station Road and a site exit via Longs Drive. The site is adjacent to Yate Station and bus routes run along Station Road, towards Yate Town Centre and the Yate Bus Station. There is also a pedestrian gate to the south of the site from Station Road. Local character / materials The character of the area to the West and SW is industrial and encompasses the Stover Trading Estate and numerous other industrial uses, including Billington Structures on the southern side of Badminton Road. Modern residential areas exist to the north and east, with the southern edge containing numerous older residential properties, generally being late Victorian and finished in locally distinctive natural pennant stone.


N
Windsor Drive
Lower Drive
Willows
Lower Drive
Cranleigh Court Road
North Road
Yate
A432
Station Road
Tennis Court
Bowling Green
Moorpark Avenue
Sunnyside
Playing Field
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YA6

Site code	YA6
Address	Cranleigh Court
Parish	Yate
Ward	Yate North Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	10
Capacity - employment	0
Development considerations	Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Effective Use of Land policy and the Density and Character supporting evidence base study. Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. The amenity of surrounding residential properties must be protected and carefully considered.

Site / design context	Site location / description The site is located close to the centre of Yate, close to Yate Station, just to the west. The site is considered to be a highly sustainable location. The site is accessed off Cranleigh Court Road and at present, consists of a series of garages along the northern boundary, a long-stay car park, and an area of hard surface access space, which is adjacent to an area of green open space. The site is defined by residential to the north, south and west, with the Cranleigh Court Chapel and a row of shops defining the eastern edge, with residential beyond. Landscape Green space with soft landscaping defines the long western boundary and a larger green space defines the eastern side, with a further area of green space at the centre of the overall space. Heritage There is only one designated heritage asset within the wider area being the Grade ll listed Railway Goods Shed, opposite the north-bound platform of Yate Station, some 500m from the SW corner of the site. Access and connections Good bus and train connections exist in the area. Local character / materials The residential areas within the area date from mid 20th century (north, east and south), up to early 21st century (west) and are of fairly neutral quality. The light building materials offer a general character reference as do the front-facing gable features.


N
The Willows
Cranleigh Court Road
Folly Bridge Close
Longs Drive
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North and East Fringe Urban Edge

The proposed scale of development on the individual or combined sites in this section has meant that they may be covered in more detail with a specific Local Plan Policy. Below shows the basic details and location of the site however for more detail about the development Considerations please see the corresponding Local Plan Policy outlined in each template under the Development Considerations section.

BOC1

Site code	BOC1
Address	Land to the rear of Park Farm, Barry Road, Oldland Common
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	304
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport including the Keynsham to Willsbridge path are taken up, limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (PBN/23) which crosses from east to west. Landscape, Green Belt and Green Infrastructure New Green Belt boundary to be formed from existing hedgerows to north, east and midpoint of the site follow existing hedgerows surrounding Jarrett's nursery. The site adjoins a Local Green Space designation (LGSD606 Aitchison Field) in the north, which must be retained. Historic Conservation and Archaeology Development proposals should take account of adjacent Grade II Listed Buildings, including Lower Cullyhall Farm in the east and other Grade II Listed Buildings along High Street, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. The site has the potential to include, heritage assets with archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. Contamination and Land Stability There are known areas of contamination on the western edge of the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
Tudor Close
The Clamp
Castle Road
Chequers Close
A4175
St Annes Drive
Barry Road
St Helens Drive
The Beeches
Oakleigh Gardens
Ryedown Lane
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BOC2

Site code	BOC2
Address	Land at 12, The Park, Willsbridge
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	15
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport including the Keynsham to Willsbridge path are taken up, limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (PBN/79/20 and PBN/79/30) which is located along the southern boundary of the site. Landscape and Green Belt New Green Belt boundary created on western boundary by retaining and enhancing existing hedgerow. Design Development should be comprehensively masterplanned with adjacent sites. Development should take account of the petrol filling station located to the north. Development should take account of the existing residential properties and access located within the site, and ensure integration of these dwellings within the new development. Development should respect the privacy and amenity of these existing residential properties.


Willsbridge
N
Bath Road
Other Sports Facility
Play Space
Bitton
The Park
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BOC3

Site code	BOC3
Address	Jarretts Garden Centre, Bath Road
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	95
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Subject to resolving challenging access to the site, development should provide a minimum of two access points to the site. Development should protect and enhance the footpath through the site, including the Public Right of Way (PBN/79/20 and PBN/79/30) which is located along the southern boundary of the site. Landscape and Green Belt New Green Belt boundary created by enhancing and retaining existing treeline and hedgerows on south, east and western boundaries Design Development should be comprehensively masterplanned with adjacent sites. Development should respect the privacy and amenity of neighbouring residential properties to the north.


Corfe Place
Other Sports Facility
Play Space
Bath Road
Bitton
The Park
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BOC4

Site code	BOC4
Address	Jarrets Yard, Oldland Common
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	140
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (PBN/26/10) which crosses from east to west and PBN/27/10 which crosses the site from north to south. Contamination and Land Stability There are potential areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Landscape and Green Belt New Green Belt boundary created at northern site boundary around edge of previously developed land, retaining and enhancong hedge row immediately east of power line to form eastern Green Belt boundary. Southern boundary formed by existing path and PROW with significant improvements to landscaping. Development is located adjacent to the Oldland Ridge Visually Important Hillside (VIH) and development should not exceed the 50m Above Ordnance Datum (AOD). A Landscape Visual Impact Assessment will be required to understand and mitigate impacts on the VIH. Utilities Development should take account of the overhead powerline which crosses the site in a broadly north south direction. Natural Environment The Cann Brake SNCI is located adjacent to the site. Development must protect and enhance locally designated sites of importance for biodiversity, and mitigate any direct or indirect impacts. Historic Conservation and Archaeology Development proposals must take account of Grade II Westoncourt Farmhouse, Grade II Westoncourt Barn and Grade II 54 High Street Oldland adjacent to the site. Development must preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement.

	The site includes, or has the potential to include, heritage assets with archaeological interest, and therefore an archaeological desk-based assessment and field evaluation will be required.



BOC5

Site code	BOC5
Address	Willsbridge Nursery, off Keynsham Road (A4175)
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential and Employment (Class E)
Capacity - homes	63
Capacity - employment	0.36ha Employment Class E
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport including the Keynsham to Willsbridge path are taken up, limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development will need to demonstrate how suitable vehicular access will be achieved. Landscape and Green Belt New Green Belt boundary created by retaining and enhancing existing hedgerow and woodland at the east and southeast site edges. Hedgerow creation required at the north and access road creating clear delineation between remaining Green Belt and Keynsham road. Historic Conservation and Archaeology Development proposals should take account of Grade II Londonderry Farm west of the site, and seek to preserve and enhance the significance of the identified heritage asset. The topography means the site will require the submission of a full Landscape and Visual Impact Assessment and Heritage Statement.


N
Willsbridge
Londonderry Farm
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BOC6

Site code	BOC6
Address	Land Adjacent to Bitton Sports and Social Club
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	33
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape and Green Belt New Green Belt boundary created by enhancing and retaining hedgerow on eastern edge and southern boundary adjacent to playing fields. Development should ensure the usage of sports playing pitches in the southern portion of the site is retained. The site adjoins a Local Green Space designation (LGSD611 Bitton Recreation Ground) in the east, which must be retained. Contamination and Land Stability There are potential areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Historic Conservation and Archaeology There are two Listed Buildings within 250m of the site. Development must preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement.


N
Bath Road
Unity Business Park
Pond
Mast (telecommunication)
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BOC7

Site code	BOC7
Address	Land Adjoining Bath Road, Bridgeyate
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	59
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape and Green Belt New Green Belt boundary to be formed by retaining and enhancing existing hedgerow at the northern and eastern edges of the site. Natural Environment The site overlaps with the Marshes North SNCI and associated Priority Habitats. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts, and promote the conservation, restoration and enhancement of priority habitats and habitat networks.


N
Woodfield
Cairn Farm
North Common
Southway Drive
Albert Close
Cairn Brook
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BOC8

Site code	BOC8
Address	Land on the East side of Bath Road, North Common
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	64
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape and Green Belt New Green Belt boundary by southern site edge at Redfield Hill, eastern boundary formed by retaining and enhancing to the east of powerline., Northern boundary defined by existing by retaining and existing hedgerow at north edge of site. Contamination and Land Stability Development must demonstrate the area impacted by gas pipeline, and associated Health and Safety Executive Zone is discounted from the developable area and appropriately considered within the overall site masterplan. Historic Conservation and Archaeology Development proposals must take account Grade II Listed Buildings that lay within 250m of the site No 54 High Street, Westoncourt Farmhouse and Barn. Development must preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement.


N
Primary School
Oldland Common
Allotments
Play Space
Playing Field
The Gate
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BV3

Site code	BV3
Address	Rockhouse Farm, Cattybrook Road, Shortwood
Parish	Pucklechurch
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	280
Capacity - employment	350m2 Small Scale Commercial
Development considerations	For further information on the development considerations please see Local Plan Policy LP7 Carsons Green and Rockhouse Farm New Neighbourhood.



Outer allocation boundary includes land proposed for areas of public open space and other Green Belt compliant infrastructure, such as access roads, drainage infrastructure, sports pitches, play areas, green infrastructure and allotments, necessary and appropriate to deliver the development. Internal shaded area to be removed from the Green Belt/establish a new Green Belt boundary.

BV6

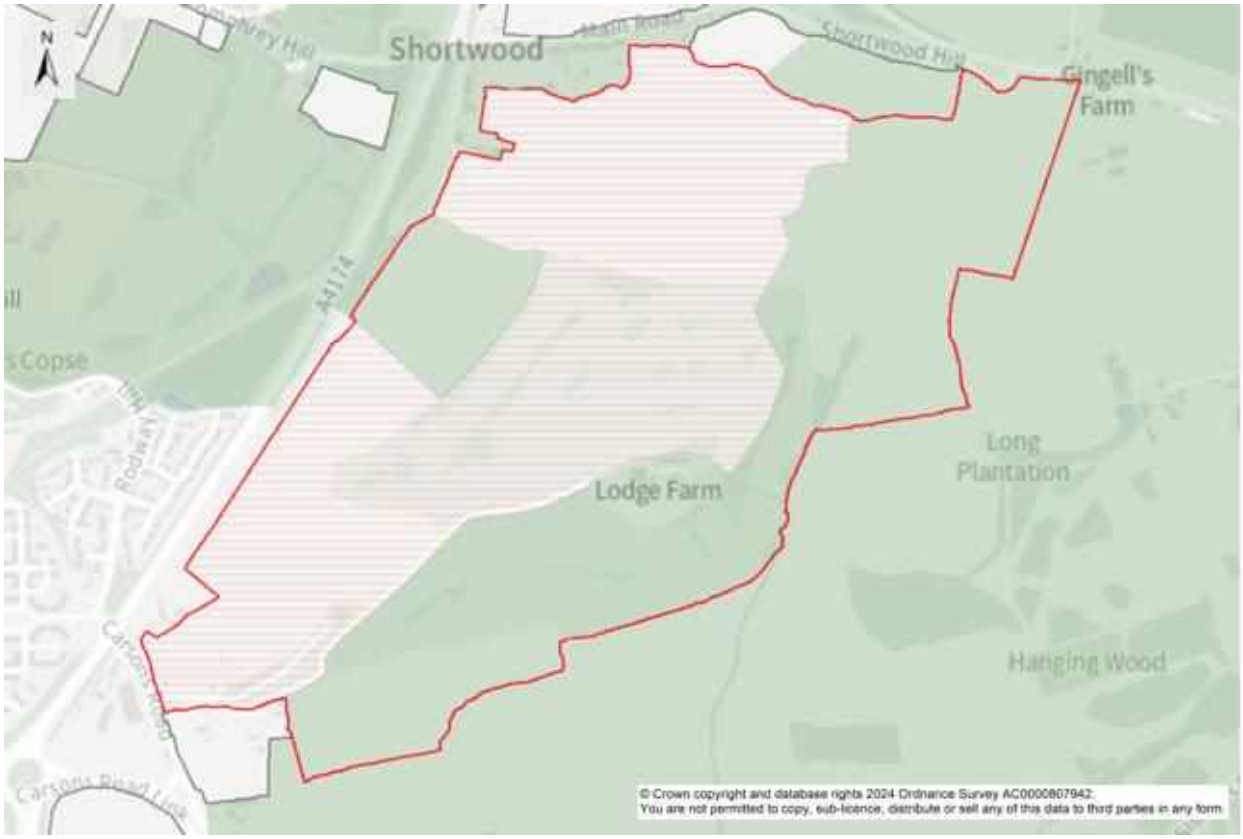
Site code	BV6
Address	Land south of Shortwood Hill
Parish	Pucklechurch
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	50 (beyond the plan period)
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP7 Carsons Green and Rockhouse Farm New Neighbourhood.



Outer allocation boundary includes land proposed for areas of public open space and other Green Belt compliant infrastructure, such as access roads, drainage infrastructure, sports pitches, play areas, green infrastructure and allotments, necessary and appropriate to deliver the development. Internal shaded area to be removed from the Green Belt/establish a new Green Belt boundary.

BV9

Site code	BV9
Address	Carsons Green, East of the A4174
Parish	Pucklechurch/Siston
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential, Employment E(g), B2, B8 (5.8ha), Local Centre, Primary School,
Capacity - homes	990 + (610 beyond the plan period)
Capacity - employment	5.8ha Employment
Development considerations	For further information on the development considerations please see Local Plan Policy LP7 Carsons Green and Rockhouse Farm New Neighbourhood.



Outer allocation boundary includes land proposed for areas of public open space and other Green Belt compliant infrastructure, such as access roads, drainage infrastructure, sports pitches, play areas, green infrastructure and allotments, necessary and appropriate to deliver the development. Internal shaded area to be removed from the Green Belt/establish a new Green Belt boundary.

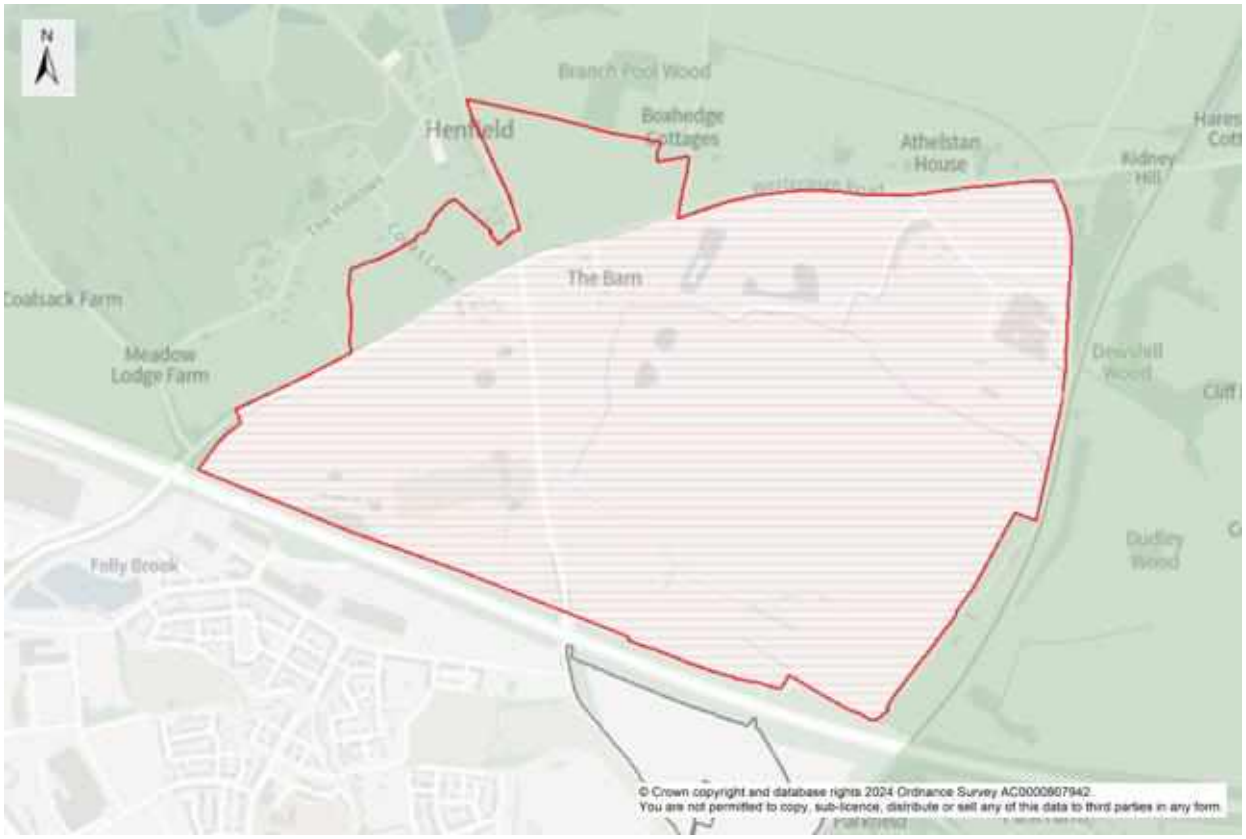
BV10

Site code	BV10
Address	Mounds Court Farm
Parish	Siston
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	60
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP8 North Warmley New Neighbourhood. .



BV12

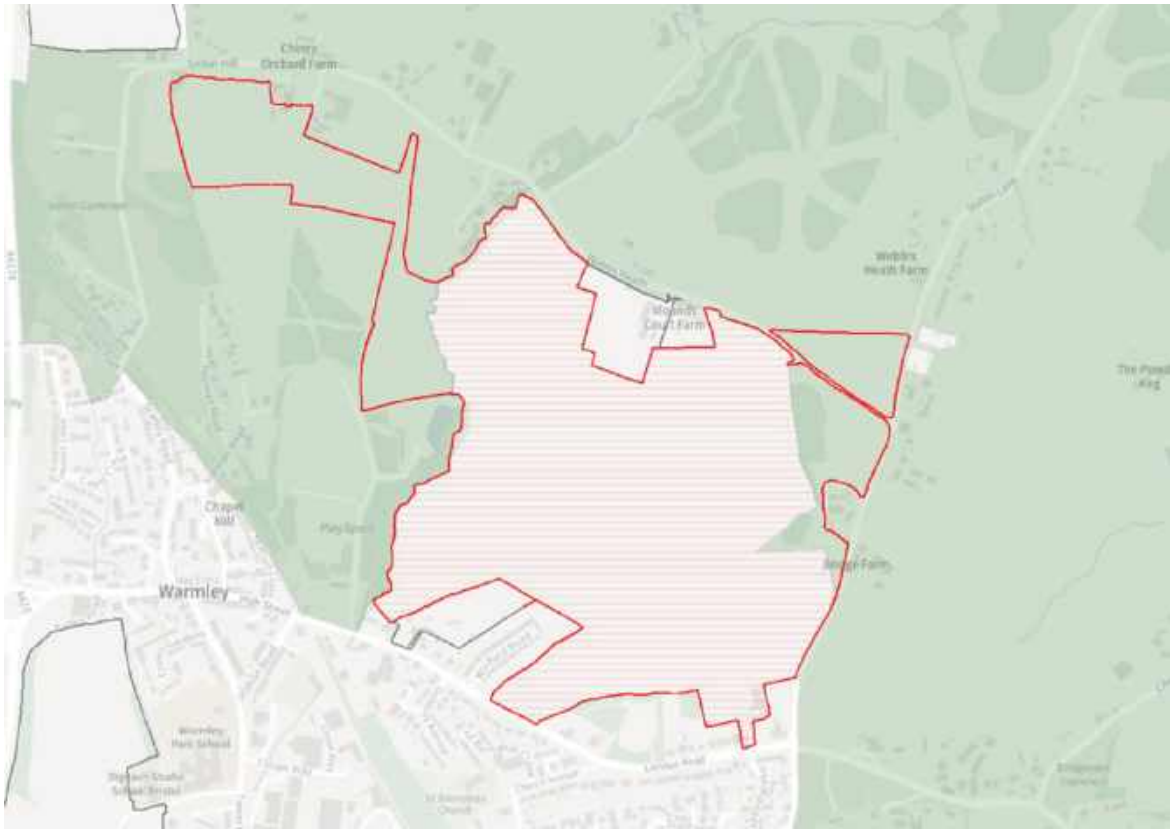
Site code	BV12
Address	Land North of Lyde Green
Parish	Pucklechurch & Westerleigh and Coalpit Heath
Ward	Boyd Valley Ward & Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Employment, Residential, Extra Care Housing, Local Centre, Primary School,
Capacity - homes	1350 + (700 beyond the plan period)
Capacity - employment	75,000m2 Employment in plan period (55,000m2 beyond plan period)
Development considerations	For further information on the development considerations please see Local Plan Policy LP6 North Lyde 'ecotech' Village.



Outer allocation boundary includes land proposed for areas of public open space and other Green Belt compliant infrastructure, such as access roads, drainage infrastructure, sports pitches, play areas, green infrastructure and allotments, necessary and appropriate to deliver the development. Internal shaded area to be removed from the Green Belt/establish a new Green Belt boundary.

BV13

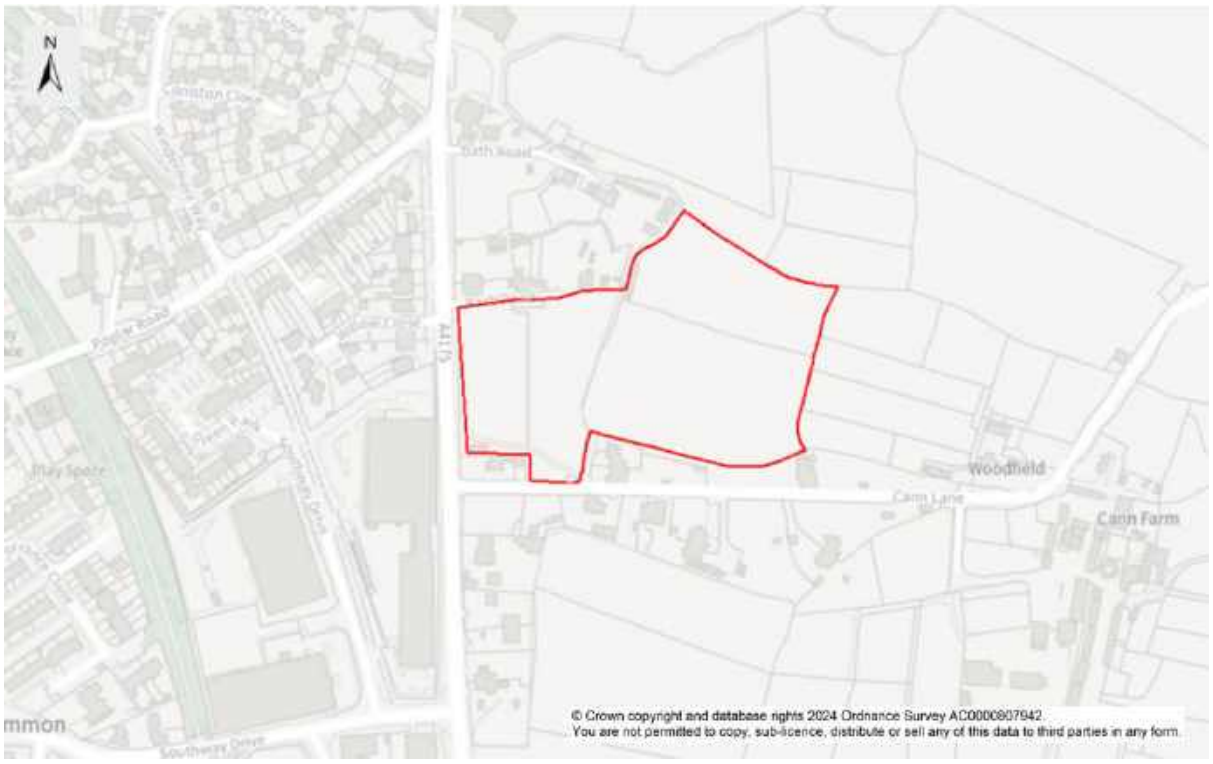
Site code	BV13
Address	Land north of A420 and south of Goose Green
Parish	Siston
Ward	Boyd Valley Ward & Parkwall & Warmley Ward
Map link	Spatial Strategy Map
Proposed use	Residential, Local Hub, Nursery & Mobility Hub
Capacity - homes	882 + (118 beyond the plan period)
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP8 North Warmley New Neighbourhood.



Outer allocation boundary includes land proposed for areas of public open space and other Green Belt compliant infrastructure, such as access roads, drainage infrastructure, sports pitches, play areas, green infrastructure and allotments, necessary and appropriate to deliver the development. Internal shaded area to be removed from the Green Belt/establish a new Green Belt boundary.

BV14

Site code	BV14
Address	Land on the East side of Bath Road, North Common, Warmley
Parish	Bitton
Ward	Boyd Valley Ward/Bitton & Oldland Common Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	41
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Flood Risk Development should take account of the central portion of the site that is known to be subject to Flood Zone 2 and 3a at the edge of the site in the north, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Landscape and Green Belt New Green Belt created at northern edge of site at Bath Road with existing hedge line to north and east protected and retained. Retain and enhance hedgerows at southern border leading on to Cann Lane.


N
Bath Road
Woodfield
Cann Lane
Cann Farm
Southways Drive
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BV15

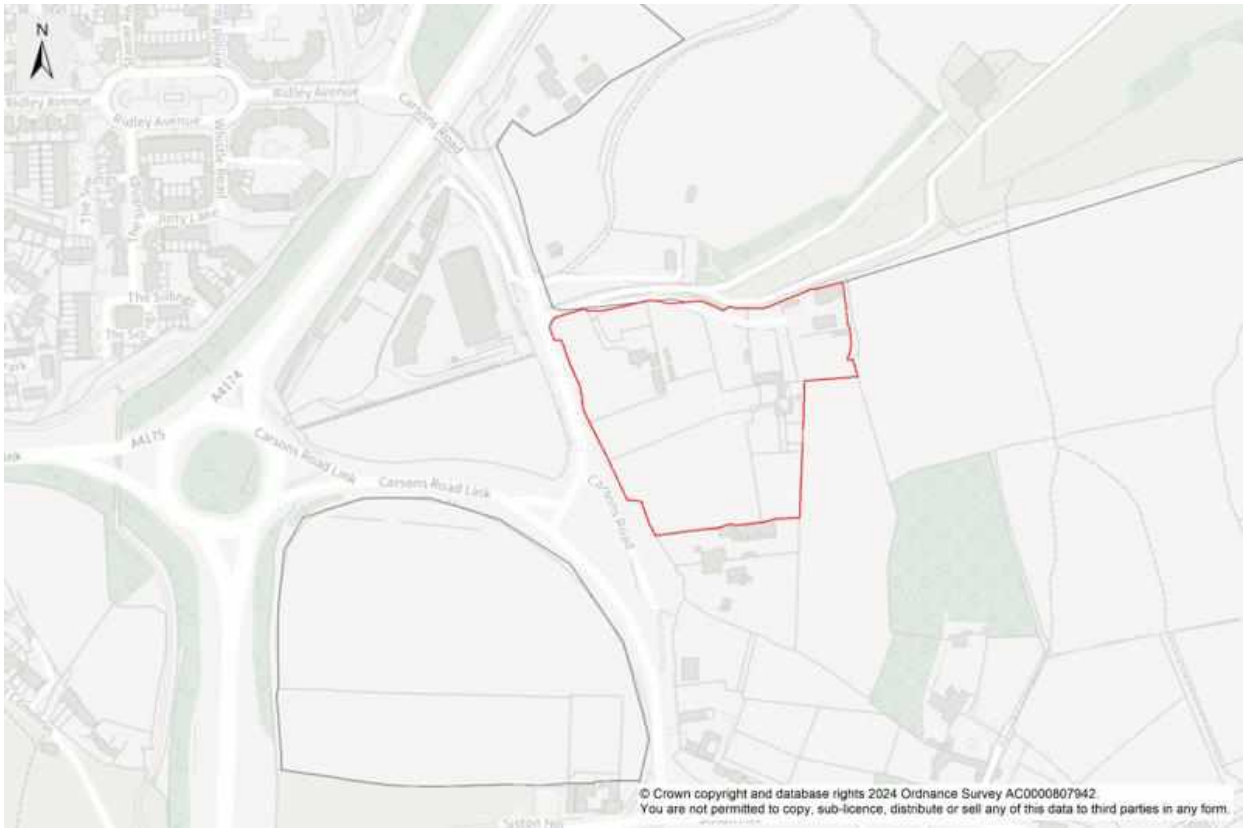
Site code	BV15
Address	Homeapple Close
Parish	Siston
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	0
Capacity - employment	Employment B2, B8 5 units at 75m2, 1 unit at 200m2
Development considerations	Overarching Policy Compliance It is expected that development of employment uses would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Landscape and Green Belt New Green Belt formed by the creation of strong hedgerow to west of site boundary, retaining treeline to north, east and at Homeapple Hill A420 to the south. Historic Conservation and Archaeology The site contains potential for medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. Utilities Development should look to take account of, or relocate, overhead power lines on timber poles crossing the site.


N
Homeapple
Dibden House
Hollydale
Path (um)
Bramley Barn
Linden Lodge
Highfield Cottage
Highfield House
Pond
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BV16

Site code	BV16
Address	Glenfern and Land to East of Carsons Road
Parish	Siston
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	0
Capacity - employment	2.6ha E, B2, B8

Development considerations	Overarching Policy Compliance It is expected that development of employment uses would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Flood Risk and Surface Water The site falls within the Grassland Connectivity Opportunity area of the Nature Recovery Network. Development should identify opportunities to reduce the causes and impacts of surface water flooding, including maximising opportunities for natural flood management and multi-functional green infrastructure. Landscape and Green Belt Development should demonstrate how they will ensure a strong defensible Green Belt boundary. Take account of the area of Common Land, which runs the length of the western boundary of the site. Ancient Woodland, Ancient Trees, and Veteran Trees The site contains trees which are protected by Tree Protection Orders on the western margin of the site. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.


N
Ridley Avenue
Carsons Road
A4174
A4175
Carsons Road Link
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EG1

Site code	EG1
Address	Land at Shortwood, Mangotsfield
Parish	Emersons Green
Ward	Emersons Green Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	65
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Historic Conservation and Archaeology Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Landscape and Green Belt New Green Belt boundary created at the north, east and southern edged of the site from the existing treeline and existing development and treeline to the western edge. Design Development should take account of neighbouring sporting facilities location to the southwest, and ensure integration of this use within the new development. Utilities Development should look to take account of, or relocate, overhead power lines crossing the site.


N
Pomphrey Hill
Main Road
Bridge Road
A4174
Bridge Road
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EG2

Site code	EG2
Address	Land at, Cossham Street, Mangotsfield
Parish	Emersons Green/Staple Hill and Mangotsfield
Ward	Emersons Green Ward/Staple Hill & Mangotsfield Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	150
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including Public Right of Way (PMR/26/10) which crosses the north-western corner of the site. Natural Environment The site is located within close proximity of Rodway Common Site of Nature Conservation Interest. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. Ancient Woodland, Ancient Trees, and Veteran Trees The site contains trees which are protected by Tree Protection Orders in the western margin. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Landscape, Green Belt and Green Infrastructure New Green Belt boundary to be formed by retaining and enhancing existing hedgerow at the southern and eastern edges of the site. Mangotsfield Football Club will also be removed from the Green Belt. Historic Conservation and Archaeology Development proposals should take account of Grade II Listed The Old Vicarage and Grade II* Listed St James Church and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement.


N
Playing Field
Oaklands Road
Wadham Grove
Cossham Street
St James Place
Playing Field
Morley Avenue
Rodway Hill Road
The Hayfields Rugby Football Ground
Manor Grove
Manor Road
Mangotsfield School
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EG3

Site code	EG3
Address	The Hayfields off Cossham Street
Parish	Emersons Green
Ward	Emersons Green Ward
Map link	Spatial Strategy Map
Proposed use	Residential, Rugby Club, Playing Pitches
Capacity - homes	65
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape and Green Belt New Green Belt boundary created at southern edge of site by retaining and enhancing existing hedgerow south and bound by sports pitches. Sports Pitches Development should ensure the usage of sports playing pitches is retained or replaced on site in quantity and quality. Historic Conservation and Archaeology The site contains potential for Roman activity. Development therefore has the potential to include heritage assets with archaeological interest, and as such, a desk-based assessment will be required and, where necessary, a field evaluation.


N
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EG4

Site code	EG4
Address	Promphrey Hill, Mangotfield
Parish	Emersons Green
Ward	Emersons Green Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	7
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape and Green Belt New Green Belt boundary to be created by retaining and enhancing existing treeline to the east and southern edges of the site.


N
Sunny Side
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FC3

Site code	FC3
Address	Woodlands Golf Course
Parish	Almondsbury/ Olveston
Ward	Frampton Cotterell Ward/Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential, Primary School, Local Centre, Mobility Hub, Extra Care Village,
Capacity - homes	1034 + (716 beyond the plan period)
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP5 New Woodlands.



Outer allocation boundary includes land proposed for areas of public open space and other Green Belt compliant infrastructure, such as access roads, drainage infrastructure, sports pitches, play areas, green infrastructure and allotments, necessary and appropriate to deliver the development. Internal shaded area to be removed from the Green Belt/establish a new Green Belt boundary.

FD1

Site code	FD1
Address	The Oaks, Filton Road, Hambrook
Parish	Winterbourne
Ward	Frenchay & Downend Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	150
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LWB/3/10) which runs down the eastern boundary of the site. Surface Water and Drainage The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features including a drainage ditch and pond which run along the eastern boundary of the site. Landscape and Green Belt New Green Belt boundary created on eastern edge of site by M32 motorway, northern boundary formed by Filton Road removing UWE sports facilities from GB. Western boundary formed by retaining and enhancing existing hedgerow west of The Hollies residential curtilage following western site edge, retaining and enhancing woodland are at southwest corner. Southern boundary created by retaining and enhancing existing hedgerow. Historic Conservation and Archaeology The site contains potential for Roman settlement in the southern section of the site. Development therefore has the potential to include heritage assets with archaeological interest, and as such, a desk-based assessment will be required and, where necessary, a field evaluation.


N
Playing Field
M32
Hillside
Gardens
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FD2

Site code	FD2
Address	Bolbrek Filton Road, Filton
Parish	Winterbourne
Ward	Frenchay & Downend Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	11
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Natural Environment Development should take into account the woodlands to the south of the site which should be retained. Landscape and Green Belt New Green Belt boundary at Filton Road to north beginning at Felbridge House. Eastern boundary at the eastern end of Southern Pastures residential curtilage with existing woodlands to the south creating new southern boundary. Historic Conservation and Archaeology Development proposals should take account of potential impact on the locally registered Garden Crest Hotel Park and Garden. This will require the submission of a Heritage Statement.


N
Filton Road
Felbridge House
Glenariff
Bolbrek House
The Old Stables
LB
Hotel
The Conifers
Broadlands Court
Beechwood Hb
Ashwood Hb
Elmwood Hb
Oakwood Hb
Southern Pastures
Pearl Lodge
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HA1

Site code	HA1
Address	Land at Castle Farm Road, Hanham
Parish	Hanham Abbots
Ward	Hanham Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	125
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should provide a minimum of two accesses to the site. Development should protect and enhance the significant number of footpaths through the site, including two Public Right of Way (PHA/6/20 and PHA/7). Surface Water The site is known to be at low risk of surface water flooding and falls within the Woodland Strategic Network. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Historic Conservation and Archaeology Development proposals should take account of three Grade II Listed Buildings (Hanham Court, Church of St George, C15th Monastic tithe barn) located to the south and east of the site, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. The site has the potential to contain archaeological features, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. Landscape, Green Belt and Green Infrastructure New Green Belt boundary to be formed from existing woodland in the southern and eastern edges of the site. Development should ensure a 10m buffer from edge of existing woodland. Natural Environment The site is located approximately 150m north of Bickley Wood SSSI. Development must avoid adverse effects to nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. Ancient Woodland, Ancient Trees, and Veteran Trees Hencliff Wood Ancient Woodland borders the north and west of the site. Development must not result in loss or deterioration of these irreplaceable habitats.

The site contains trees which are protected by Tree Protection Orders on the north-eastern margins of the site. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.

Contamination and Land Stability

There are known areas of contamination across the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.



HA2

Site code	HA2
Address	Land at Castle Inn Farm, Hanham
Parish	Hanham Abbots
Ward	Hanham Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	60
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpaths through the site, including the Public Right of Way (PHA/17). Flood Risk and Surface Water The south and west of the site falls within the Woodland Strategic Network. Development should identify opportunities to reduce the causes and impacts of flooding, including maximising opportunities for natural flood management and multi-functional green infrastructure. Historic Conservation and Archaeology The site contains the Grade II Listed Castle Inn Farmhouse on the western boundary, and directly adjoins the Grade II Listed West Hanham House. Development proposals should take account of these Listed Buildings, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. Landscape and Green Belt New Green Belt boundary created by retaining and enhancing hedgerow at northern edge, protecting existing woodlands to the east boundary, retaining and enhancing existing hedgerow and woodlands immediately south of castle woodland farm to form a southern Gren Belt edge. The site contains a Local Green Space designation (Bickley Woods), which should be retained. Natural Environment The southern boundary of the site overlaps partially with Bickley Wood SSSI. Development must avoid adverse effects to these nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. The site contains an area designated as Local Site of Nature Conservation Interest and Priority Habitat. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts.

Ancient Woodland, Ancient Trees, and Veteran Trees

Bickley Wood Ancient Woodland is located in the centre of the site towards the south east. Development must not result in loss or deterioration of these irreplaceable habitats.

The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.

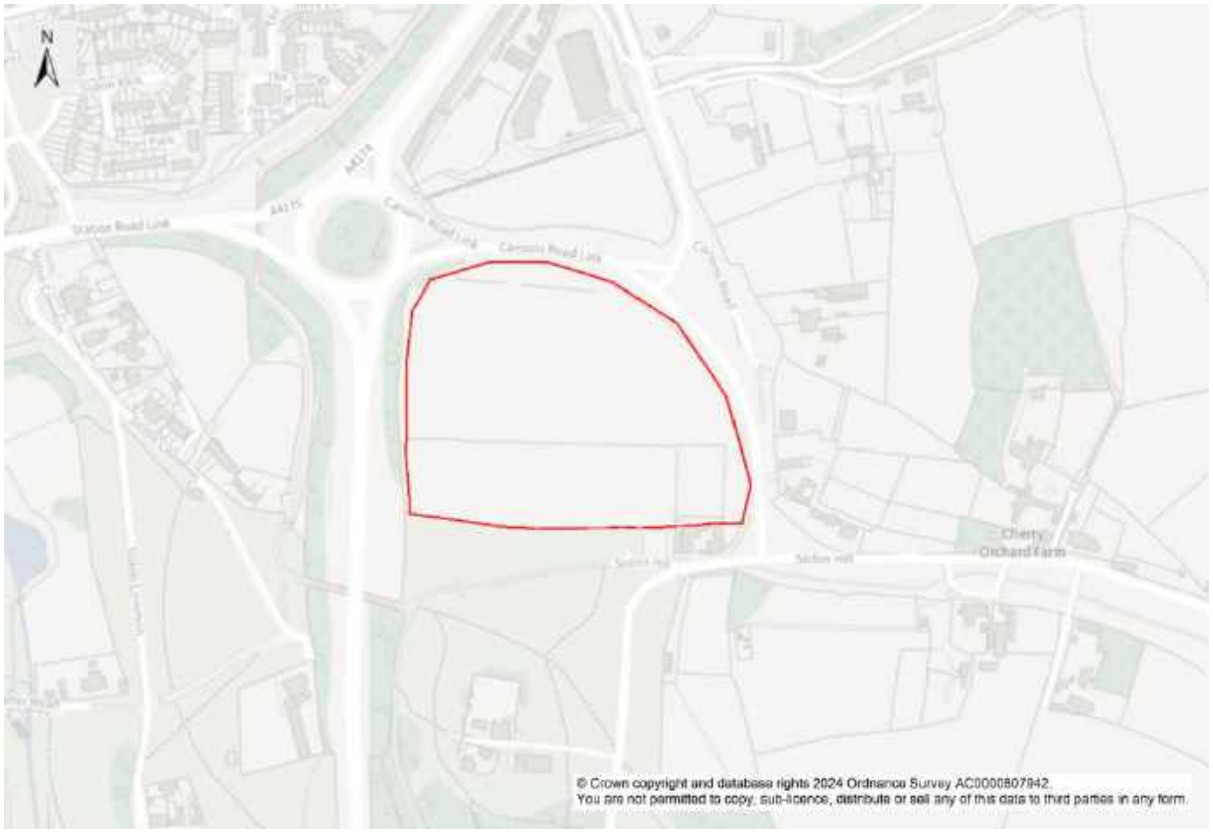
Contamination and Land Stability

There are known areas of contamination across the site, particularly along the eastern boundary. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.



NC1

Site code	NC1
Address	West of Carsons Road
Parish	Siston
Ward	New Cheltenham Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	0
Capacity - employment	Employment, 25000m2 B1, 20,000m2 B2/B8
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (PSN/8/40/61/10) which crosses from north to south on the sites western boundary. Natural Environment The site adjoins the Siston Common South SNCI and associated Priority Habitats. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts, and promote the conservation, restoration and enhancement of priority habitats and habitat networks. Landscape, Green Belt and Green Infrastructure New Green Belt boundary formed by Carsons Road Link to east and by retaining and enhancing existing hedgerow to the south of the site. Take account of the area of Common Land which adjoins the southern and eastern edges of the site.


N
A4174
Station Road Link
Cemetery Road Link
Cherry Orchard Farm
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PW1

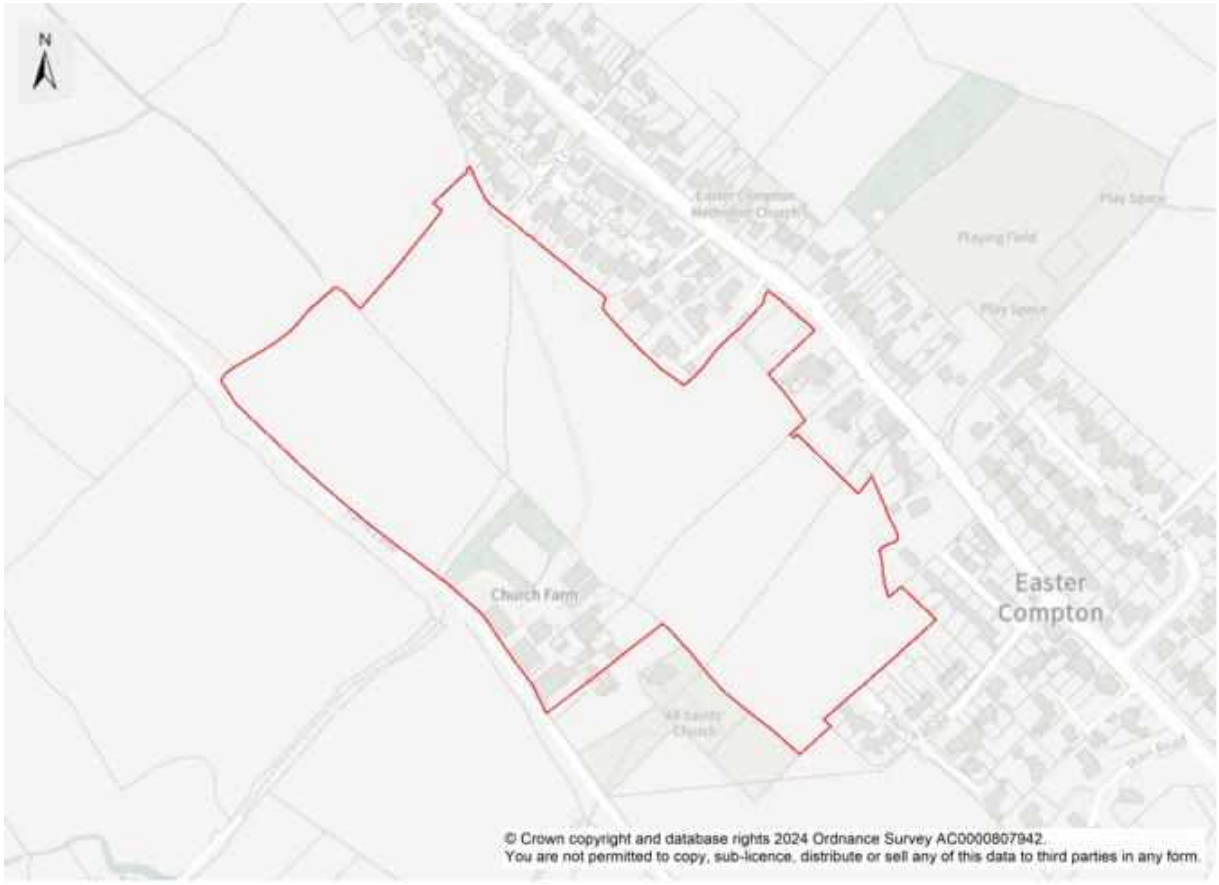
Site code	PW1
Address	15 and 17a, London Road, Warmley
Parish	Siston
Ward	Parkwall & Warmley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	30
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Flood Risk and Surface Water The site is known to be at risk of surface water flooding across the site and overlaps with the Grassland Strategic Network of the Nature Recovery Network. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should consider the risk of flooding from any source, now and in the future, including from: the sea, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canals and lakes and other artificial sources. Historic Conservation and Archaeology Development should take account of non-designated heritage asset located to the south of the site along the A420. The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. Landscape and Green Belt Development should demonstrate how they will ensure a strong defensible Green Belt boundary. Contamination and Land Stability There are potential areas of contamination across the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Development should be supported by an Air Quality Assessment, as the site falls within an Air Quality Management Area.


N
Play Space
Station Close
A420
London Road
Station Road
Allotments
Crown Way
Warfield Road
St Barnabas Close
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PSB1

Site code	PSB1
Address	Land south of the B4055, Easter Compton
Parish	Almondsbury
Ward	Pilning & Severn Beach Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	150
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP4 Easter Compton Village Extension.



PSB2

Site code	PSB2
Address	Land Between Over Lane and the B4055, Easter Compton
Parish	Almondsbury
Ward	Pilning & Severn Beach Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	70
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP4 Easter Compton Village Extension.


N
Blackhorse Hill
Over Lane
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PSB3

Site code	PSB3
Address	Land off Blackhorse Hill
Parish	Almondsbury
Ward	Pilning & Severn Beach Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	40
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP4 Easter Compton Village Extension.

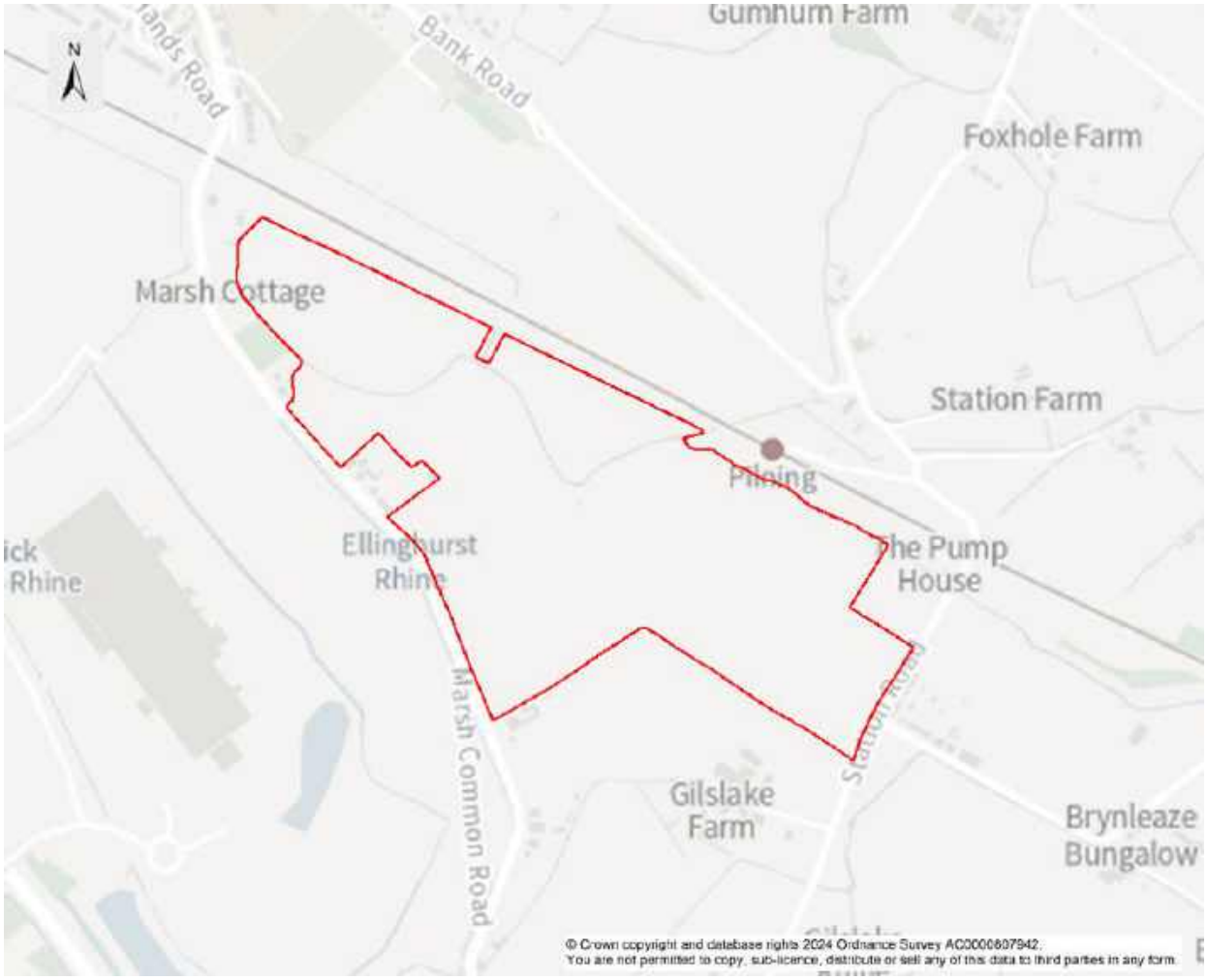


PSB4

Site code	PSB4
Address	Land to the east of the B4055, Pilning Station
Parish	Pilning and Severn Beach
Ward	Pilning & Severn Beach Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	0
Capacity - employment	Employment 13.6ha E(g), B2, B8

Development considerations	Overarching Policy Compliance It is expected that development of employment uses would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Subject to resolving wider infrastructure capacity constraints, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (ORN/45/10) which crosses from east to west. Development should take account of wider infrastructure capacity constraint and submit transport evidence to demonstrate safe access into the site from B4055 and Bristol Road Bridge. Flood Risk Development is proposed for employment uses (i.e., less vulnerable uses), given these are compatible with the location of the site within Flood Zone 2. Development should be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Surface Water and Drainage Development should take account of a number of ordinary watercourses, including the 'The Pill Rhine' and 'The Ellinghurst Rhine' within the site boundary, that form part of the wider Lower Severn Internal Drainage Board drainage system. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of the Wessex Water gravity-fed public sewer and note there are no public surface water sewers in this area. Natural Environment Development must protect and enhance designated sites of importance for biodiversity and mitigate any direct or indirect impacts, and promote the conservation, restoration, and enhancement of priority habitats (such as of Coastal and Floodplain Grazing Marsh) and habitat networks. Development must be supported by appropriate Habitat Regulation Assessment, to ensure that development would not result in a significant effect on the conservation objectives of the Severn Estuary European Site. Landscape and Green Belt

	New Green Belt boundary to be created at eastern edge of site at Station Road, retaining and significantly enhancing hedge to south east. Northern edge formed by railway embankment. Historic Conservation and Archaeology Development proposals must take account of the Grade II Listed Whitehouse Farm and Brynleaze Farm, and preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. The site includes, or has the potential to include, heritage assets with archaeological interest, and therefore a desk-based assessment and field evaluation will be required. Contamination and Land Stability Development must demonstrate the area impacted by gas pipeline, and associated Health and Safety Executive Zone is discounted from the developable area and appropriately considered within the overall site masterplan. Utilities Development should look to take account of, or relocate, overhead power lines crossing the site from north to south. Design Development should consider the principles of 'agent of change' to ensure that there are no unreasonable restrictions placed on operation of the trainline to the north and industrial uses to the south as a result of new development. Development should ensure a suitable treatment/buffer of the site adjacent to residential uses, be sensitive to and protect the amenity of, nearby residents.


Gumhurn Farm
Bank Road
Foxhole Farm
Marsh Cottage
Station Farm
Piling
Ellingburst
Rhine
The Pump
House
Marsh Common Road
Gilslake
Farm
Brynleaze
Bungalow
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SV1

Site code	SV1
Address	Land South of Gloucester Road, Almondsbury
Parish	Almondsbury
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential, Extra Care Housing, employment
Capacity - homes	350
Capacity - employment	Small Scale Commercial (up to 350m2)
Development considerations	For further information on the development considerations please see Local Plan Policy LP10 Almondsbury Village Extension.



Outer allocation boundary includes land proposed for areas of public open space and other Green Belt compliant infrastructure, such as access roads, drainage infrastructure, sports pitches, play areas, green infrastructure and allotments, necessary and appropriate to deliver the development. Internal shaded area to be removed from the Green Belt/establish a new Green Belt boundary.

SV3

Site code	SV3
Address	Land at Hortham Lane, Hortham, BS32 4JH
Parish	Almondsbury
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	30
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water and Drainage The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features including a Wessex Water foul sewer located immediately outside of the eastern boundary of the site in Hortham lane. There are no Wessex Water surface water sewers located within close proximity of the site. Historic Conservation and Archaeology Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Landscape, Green Belt and Green Infrastructure New Green Belt boundary created on western and southern boundaries by existing treelines. North boundary formed by Gloucester Road, retain and significantly enhance hedgerow on east adjacent to Hortham Lane. Noise Site location adjacent to the M4 and A38 means an acoustic report will be required.


N
A38
Road
Bristol Assen
Of Jehovah's
Hickory Lane
Came
Cope Park
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SV5

Site code	SV5
Address	Land on the South Side of Gaunts Earthcott Lane,
Parish	Almondsbury
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	0 + (180 beyond the plan period)
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP5 New Woodlands.



SV7

Site code	SV7
Address	Land off Gaunts Earthcott Lane, Woodlands
Parish	Almondsbury
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	0 + (100 beyond the plan period)
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP5 New Woodlands.


N
Gaunts House
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SV9

Site code	SV9
Address	Land Off Tockington Lane
Parish	Almondsbury
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	10
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water and Drainage There is an ordinary watercourse that runs along the western edge of the site. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features including a Wessex Water foul sewer located in Lower Court Road, which is to the South of the site. There are no Wessex Water surface water sewers located within close proximity to the site. Landscape, Green Belt and Green Infrastructure New Green Belt boundary created from existing woodland on north, south and eastern edges of site. Historic Conservation and Archaeology Development proposals should take account of Lower Almondsbury Conservation Area which overlaps with the site in the south-east corner, and Grade II No5 and 7 Lower Court Road to the south, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. The site has potential for medieval heritage assets with archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation.


N
Tockington Lane
Lower Court Road
Marshwall Lane
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SV10

Site code	SV10
Address	The Quarters Colony Farm
Parish	Almondsbury
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	90
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape, Green Belt and Green Infrastructure New Green Belt boundary created by Hortham Lane at the north and west of site retaining hedge and treeline. Retain and enhance treeline at south of site. This site is located 300m and 600m (approximately) from two SNCI site 'Hortham Wood' and 'Tockington Park Wood'. Development must protect and enhance locally designated sites of importance for biodiversity, and mitigate any direct or indirect impacts. Contamination and Land Stability There are known areas of contamination across the site, particularly but not limited to the eastern boundary of the site adjacent to the M5. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Flood Risk Development of homes within Flood Risk Zone 3a will be considered incompatible. Development should avoid the area to the north of the site that is known to be subject to Flood Zone 2, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Noise Site location adjacent to the M5 means an acoustic report will be required. Other Uses Onsite sports and leisure uses must be retained or replaced in kind and quality.


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SV13

Site code	SV13
Address	Land to south of Trench Lane, Winterbourne
Parish	Almondsbury/Winterbourne
Ward	Severn Vale Ward/Winterbourne Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	100
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP5 New Woodlands.



SV14

Site code	SV14
Address	Recreation Ground Oaklands Drive, Almondsbury
Parish	Almondsbury
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	0
Capacity - employment	Employment 3250m2 E Class

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water. The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Landscape, Green Belt and Green Infrastructure New Green Belt boundary created by A38 to east and lane to the west. Northern boundary created by residential curtilage. Historic Conservation and Archaeology Development proposals should take account of Grade II Pear Tree Cottage located 30m north and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Development should take account of non-designated heritage asset Locally listed Oaklands Park and Gardens, covering the north-west of the site. Ancient Woodland, Ancient Trees, and Veteran Trees The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.


N
Over Lane
Sundays Hill
Oaklands Drive
Almondsbury Hill
Play Space
Gloucester Road
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WI8

Site code	WI8
Address	Land at Hambrook Business Park, The Stream, Hambrook
Parish	Winterbourne
Ward	Winterbourne Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	10
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LWB/81/10) which crosses from east to west. Flood Risk Development should take account of the northern portion of the site that is known to be subject to Flood Zone 2 and 3a, it should be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Landscape and Green Belt New Green Belt created on north, west and southern edges of site by retaining existing hedgerow and treeline, southern boundary created by Gloucester Road. The site is located on land which is in Grade 1 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e. Grade 3b and 'urban land') have been considered first and areas of higher quality land have been protected. Historic Conservation and Archaeology The site falls within the Hambrook Conservation Area. Development proposals should take account of the Hambrook Conservation Area and the Grade II listed Hambrook Farm on site and high number of designated heritage assets located within the vicinity of the site, including: the Grade II Listed Brook House, Storage Chamber, Hambrook House & Cottage, The Grange and The Grange Barn and the Grade II* Faber Farmhouse. Development must seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement.


N
M32
Old Gloucester Road
The Stream
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Charfield

CH1

Site code	CH1
Address	Land north of Wotton Road, Charfield
Parish	Charfield
Ward	Charfield Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	250
Capacity - employment	-
Development considerations	For further information on the development considerations please see Local Plan Policy LP9 Charfield Village Extension. .


N
Avon House
Marlees
New Street
Farm Lees
Poskett Way
Longs View
Allotments
Play Space
Charfield
Green
Charfield
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CH2

Site code	CH2
Address	Land to the south of Charfield
Parish	Charfield
Ward	Charfield Ward
Map link	Spatial Strategy Map
Proposed use	Residential, Age Friendly Housing, Commercial (up to 350m2) Sport Pitches
Capacity - homes	525
Capacity - employment	Commercial (up to 350m2)
Development considerations	For further information on the development considerations please see Local Plan Policy LP9 Charfield Village Extension..



Edge of Market Town

CS3

Site code	CS3
Address	Barnhill Quarry
Parish	Sodbury
Ward	Chipping Sodbury & Cotswold Edge Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	300
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LYA/77/80) which crosses from east to west at the northern edge of the site. Natural Environment The site is located within Barnhill Quarry RIGS. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. The southern boundary of the site overlaps partially with Barnhill Quarry SSSI. Development must avoid adverse effects to these nationally designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. Contamination and Land Stability Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
Lodge Yard
The Windmill
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FC1

Site code	FC1
Address	Land on the East side of Dyers Land, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	150
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development must demonstrate suitable mitigation for vehicular access to the south through approved application site P19/2575/F to reduce impacts on the local network. Contamination and Land Stability There are potential areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Natural Environment The site is adjacent to Fields at Mission Road / North Road SNCI and associated Priority Habitats. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts, and promote the conservation, restoration and enhancement of priority habitats and habitat networks. Historic Conservation and Archaeology Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation.


N
Engine Common
Engine Common
North Road Community Primary School
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THO2

Site code	THO2
Address	Land to West of Park Farm
Parish	Thornbury
Ward	Thornbury Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	15
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Flood Risk and Surface Water The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of the existing strategic public foul sewer, which runs adjacent to the southern border which serves the nearby Park Farm estate, and the nearest public surface water sewers which are located in Park Farm. Historic Conservation and Archaeology The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required.


N
Travellers Site
Pp
Severndale
Oldbury Lane
Lay-by
13.3m
Pond
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THO3

Site code	THO3
Address	Land west of B4061, Thornbury
Parish	Thornbury
Ward	Thornbury Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	40
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (OTH/51/20) which crosses from south west to north west. Flood Risk Development of homes within Flood Risk Zone 3a will be considered incompatible and otherwise require an Exception Test to be prepared. Development should take account of watercourse running from the south to north of the site that is known to be subject to Flood Zone 2 and 3a, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Drainage The site is known to be at risk of surface water flooding and is identified as a Wetland Opportunity within the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document. (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features including watercourse running through the site form south to north as well as a pond on site. Landscape and Green Belt New Green Belt boundary at northern edge of site created by allotments, retaining and enhancing existing hedgerow. Western edge of site creates boundary from existing woodland and stream corridor. Historic Conservation and Archaeology Development proposals should take account of: the Thornbury Conservation Area in the northern part of the site; the Grade II Listed The Cedars and the Grade II Thornbury Grange located approximately 30 metres to the east; and

	the non-designated heritage asset Locally Listed Park and Garden Marlwood Grange located adjacent to the south of the site; and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <u>Contamination and Land Stability</u> There are potential areas of contamination within north western part of the site, associated with the previous petrol station use adjacent to the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. <u>Design</u> Take account of the overhead line, which crosses the south-western corner of the site.



Rural Villages

BV1

Site code	BV1
Address	Land at, Wick Quarry, Wick
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	25
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LDN/2/20) which crosses from east to west. Surface Water and Drainage Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of the Wessex Water foul sewer located south of the site in the London Road and note that there are no Wessex Water surface water sewers within close proximity of the site. Landscape and Green Belt New Green Belt boundary formed by the quarry to the north and Castle wood to the west. Retain and enhance hedgerow at eastern edges of site. Natural Environment The northern part of the site is located within Wick Quarry RIGS. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. Historic Conservation and Archaeology The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. Contamination and Land Stability A portion of the site close to Bury Road may contain contaminated land associated with the Wick Quarry restoration. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


Tunnel (dis)
El Sub Sta
El Sub Sta
Tracy View
Pond
Bury Lane
Quarry Farm Cottage
Bury Hill
Monarch's Way
Dog Brook
London Road

BV2

Site code	BV2
Address	Land to the Rear of, London Road, Wick
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	5
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water and Drainage Development should take account of the watercourse (Dog Brook) which runs along the northern boundary of the site. The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of the Wessex Water foul sewer located along the southern boundary in London Road and note that there are no Wessex Water surface water sewers within close proximity of the site. Landscape and Green Belt The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. New Green Belt boundary formed at Bury Lane of west of site, northern edge formed by Dog Brook and retaining and enhancing existing hedgerow. London Road forms boundary to the south. Land and residential properties in between BV2 & BV4 removed from Green Belt Design Development should respect the privacy and amenity of neighbouring residential properties to the north and south of the site.


N
Castle Wood
London Road
London Road
Kingsfield Close
High Street
Bath Road
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BV4

Site code	BV4
Address	Land north of, London Road, Wick
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	30
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features, including a Wessex Water foul located immediately outside of the southern boundary in London Road and note that there are no Wessex Water surface water sewers within close proximity of the site. Development should take account of the Dog Brook watercourse which runs along the northern and eastern boundaries of the site. Landscape and Green Belt The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. New Green Belt boundary formed at northern edge by Dog Brook and retaining and enhancing existing hedgerow to north and western edges. Southern boundary created by existing hedgerow and London Road. Historic Conservation and Archaeology Development proposals should take account of Grade II Pool Farmhouse and Grade II Guildestone 165m south-west, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. Development should take account of non-designated heritage asset, in the form of the Tracey Park Local Historic Park and Garden located to the south of the site. Contamination and Land Stability There are known areas of contamination on the site and a petrol station adjacent to the east. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
Castle Wood
London Road
London Road
Kingsfield Close
High Street
Bath Road
Limebrook Farm
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BV7

Site code	BV7
Address	CEMEX Floors, London Road
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	45
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Rights of Way (LDN/2/20, LDN/4A/10 & LWA/53/10) which cross the site from east to west. Contamination and Land Stability There are potential areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Landscape and Green Belt New Green Belt boundary created by significant retaining and enhancing of tree planting to west and north of site. Historic Conservation and Archaeology There are a number of Listed Buildings within 250m of the site including Bury Manor and Wall, Pool Farmhouse, The Lawn and Guildstone. Development must preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement.


N
Castle Wood
Dog Wood
London Road
High Street
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BV8

Site code	BV8
Address	Land to rear of 91 High Street, Wick
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	10
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. This may include widening the existing access point from the A420. Development should protect and enhance the footpath through the site, including the Public Right of Way LWA/53/12)] which runs west to east across the site from Woodcroft Lane. Surface Water and Drainage Development should take account of the watercourse (Dog Brook) which runs along the northern boundary of the site. Development should take account of the Wessex Water foul sewer located 100m south of the site in the High Street, and note that there are no Wessex Water surface water sewers within close proximity of the site. Landscape and Green Belt New Green Belt boundary created at Woodcroft Lane on western edge, residential curtilage at southern border and by retaining and enhancing existing hedgerow at northern edge. Historic Conservation and Archaeology Development proposals should take account of the Grade II Listed The Lawn and The Bury Hill Manor, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. Design Focus development in the western corner of the site and demonstrate an understanding of setting of adjacent designated heritage assets, through the design of the site.


N
Castle Wood
London Road
London Road
High Street
High Street
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BV11

Site code	BV11
Address	Land east of Abson Road, Pucklechurch
Parish	Pucklechurch
Ward	Boyd Valley Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	60
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LPU/60/10) which crosses from north west to south east. Surface Water Development should take account of existing private foul drainage on site (Septic Tank), and a water sewer located to the west of the site (which serves the wider Pucklechurch area). Landscape and Green Belt New Green Belt boundary to be formed from existing hedgerows to north & east which should be retained & enhanced. The southern boundary should snap to Hodden Lane with residential property at North Crest also removed from Green Belt. Historic Conservation and Archaeology Development proposals should take account of the Grade I listed Dyrham Park and its Grade II* Registered Garden, and seek to preserve and enhance the significance of the identified heritage assets. It should also consider the impact on the rural setting of Pucklechurch and Siston Conservation Areas. This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Design Development proposal should take account of the Strategic Viewpoint located in Dyrham Park to mitigate the impact of the development scale, design, and landscaping and respond to the context.


N
Holly Close
Hawkridge Drive
Hodden Lane
Eagle Crescent
Partridge Road
Oaktree Avenue
The Moorings
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CH3

Site code	CH3
Address	Woodend Farm, Woodend Lane, Cromhall
Parish	Cromhall
Ward	Charfield Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	-
Capacity - employment	Employment Class E, 350m2 E(g) office

Development considerations	Overarching Policy Compliance It is expected that development of employment would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water and Drainage The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should explore options for drainage of surface water, noting that there are no Wessex Water surface water or foul sewers present in this location. Natural Environment The site is located approximately 111m from Slickstones Quarry SSSI. Development must avoid adverse effects on this nationally-designated site and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. Historic Conservation and Archaeology Development should take account of the Woodend Farm building, which is considered to be of a ‘non-designated heritage asset’ value located on site.

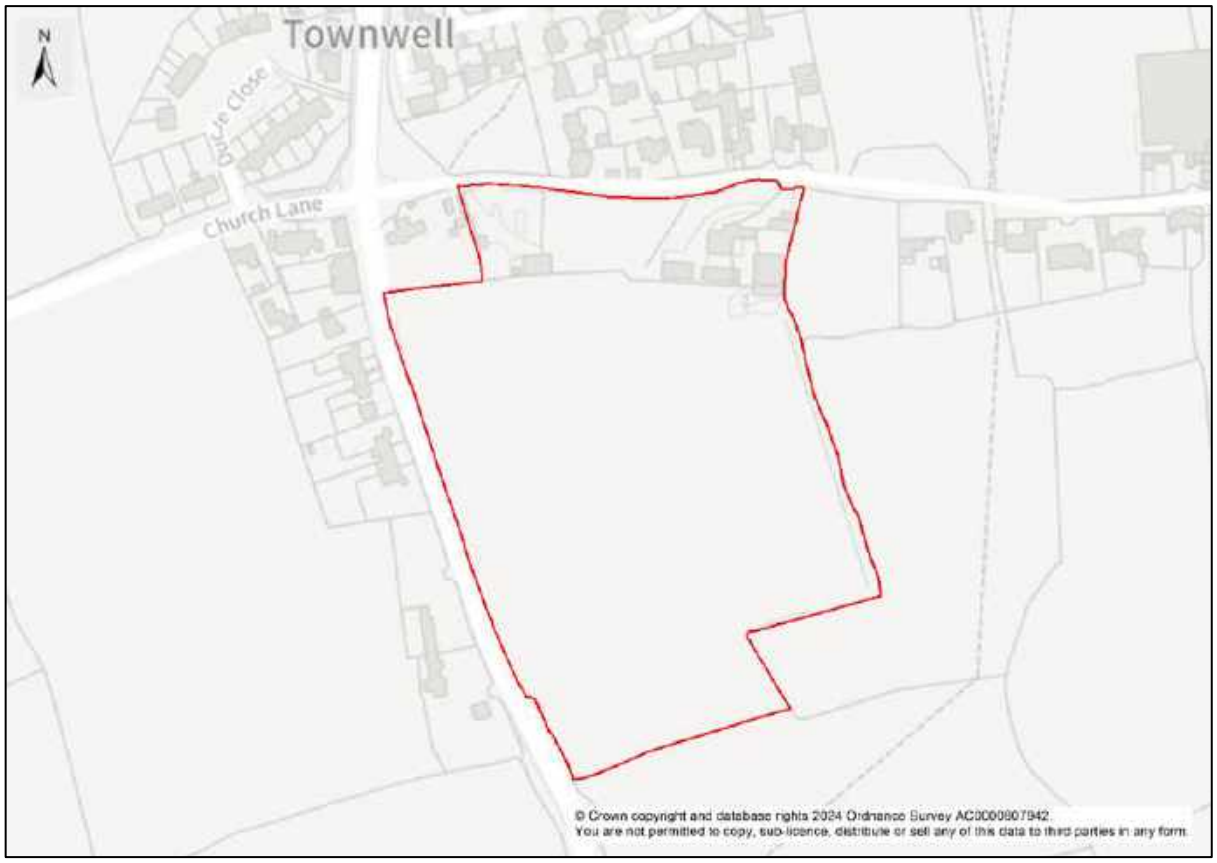

Woodend Lane
N
Woodend
Farmhouse
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CH4

Site code	CH4
Address	Land at Longcross Farm, Cromhall
Parish	Cromhall
Ward	Charfield Ward
Map link	Spatial Strategy Map
Proposed use	Residential with provision of land for school
Capacity - homes	30
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Subject to resolving strategic capacity issues, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for safe and easy walking, cycling, and wheeling, and effective access to public transport. Surface Water and Drainage. Development should take account of adjacent ordinary watercourse that runs along the eastern side boundary and appears to connect into the pond. The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of the nearest Wessex Water surface water sewer which is approximately 50m to the north of the site, and the Wessex Water foul sewer along Bristol Road. Historic Conservation and Archaeology Development proposals should take account of the Grade II Varley Farm and The Gables and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Development should take account of non-designated heritage assets including the locally-listed buildings of the Old Hospital and Village Hall (formerly Taboltsend Farm). The site contains potential for medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. Contamination and Land Stability. There is potential for contamination on the site associated with former agricultural tanks. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Design Development should aim to retain a rural edge and approach from the south of

	the site.


N
Townwell
Church Lane
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CS1

Site code	CS1
Address	Land between France Lane and Park Street, Hawkesbury Upton
Parish	Hawkesbury
Ward	Chipping Sodbury & Cotswold Edge Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	20
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including walking, cycling, wheeling and effective access to public transport. Development should submit transport evidence to demonstrate safe access to the site from France Lane and A46. Flood Risk and Surface Water The site is within the Strategic Woodland Ecological Network of the Nature Recovery Network. Development should identify opportunities to reduce the causes and impacts of flooding, including maximising opportunities for natural flood management and multifunctional green infrastructure. Development should take account of the Wessex Water foul sewer located immediately outside of the southern boundary of the site. Landscape and Green Belt The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. Historic Conservation and Archaeology Development proposals should take account of the Hawkesbury Upton Conservation Area, which is located approximately 30m to the west of the site, and seek to preserve and enhance the significance of this identified heritage asset. This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Design Development should respect the privacy and amenity of neighbouring residential properties to the west. Development should seek to protect the setting and rural approaches of the village and Hawkesbury Upton Conservation Area. Contamination and Land Stability There are areas of potentially contaminated land along the western boundary. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
St Wulfstan Close
France Lane
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CS2

Site code	CS2
Address	Land South of Luckington Road, Acton Turville
Parish	Acton Turville
Ward	Chipping Sodbury & Cotswold Edge Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	50
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should demonstrate that safe vehicular access can be achieved via Littleton Drew Road. Landscape and Green Infrastructure The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. The site is located on land which is in Grade 2 and 3 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected. Heritage Conservation and Archaeology Development proposals should take account of: Acton Turville Conservation Area and associated designated heritage assets including Grade II* St Marys Church; and, Badminton House and Dodington Park Nationally Registered Park and Gardens; and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Medieval archaeological interest has been identified in close proximity to the site and therefore an archaeological assessment will be required and, where necessary, a field evaluation.


N
Luckington Road
Acton
Turville
Littleton Drew Lane
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CS4

Site code	CS4
Address	Buffer Depot, Acton Turville
Parish	Acton Turville
Ward	Chipping Sodbury & Cotswold Edge Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	0
Capacity - employment	3ha Employment E(g), B2, B8

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LAT/1/10 and LAT/2/10) which crosses from south west to north east. Flood Risk An Ordinary Watercourse runs through the site and is located towards the site's southern boundary. Development of homes within Flood Risk Zone 3a will be considered incompatible, and otherwise require an Exception Test to be prepared Development should take account of the southern area of the site that is known to be subject to Flood Zone 2 and 3a, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Surface Water and Drainage The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features including a short section of a Wessex Water Foul Sewer crosses the site towards the western boundary with Station Road. There are no Wessex Water Surface Water sewers within close proximity to the site. Landscape and Green Infrastructure The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. Historic Conservation and Archaeology Development proposals should take account of Acton Turville Conservation area and both the Grade II No 1 and 2 Yew Tree Cottages Station, located 30m west, and the Nationally Registered Park and Garden Badminton House, with Walk Avenue located in the north-east, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement.

	Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation.



CS5

Site code	CS5
Address	Land at Rushmoor Dairy, Badminton
Parish	Badminton
Ward	Chipping Sodbury & Cotswold Edge Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	0
Capacity - employment	600m2 E(g) Office, 500m2 B2, B8

Development considerations	Overarching Policy Compliance It is expected that development of employment uses would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Flood Risk Development should take account of the northern portion of the site that is known to be subject to Flood Zone 2 and 3a in the north of the site, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Surface Water and Drainage Development is subject to ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. The site is known to be at risk of surface water flooding and is identified as a Wetland Opportunity within the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Landscape and Green Belt The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. Historic Conservation and Archaeology Development proposals should take account of the Great Badminton Conservation Area and associated large number of Grade II and Grade II* listed designated heritage assets, which are located 90m to the east, and the Nationally Registered Parks and Garden Badminton House, and should seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. Development should take account of non-designated heritage asset locally listed Park and Garden Lygrove House located to the west.


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FC2

Site code	FC2
Address	Land off Park Lane, Coalpit Heath
Parish	Westerleigh and Coalpit Heath
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	95
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Ancient Woodland, Trees, and Veteran Trees The site contains a small area of trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Design Development should take account of the railway line on the raised bank to the south, and the steeply sloping nature of the site. Development should look to take account of the oil pipeline buffer.


N
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FC4

Site code	FC4
Address	Land off, Engine Common Lane, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	130
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Flood Risk Development should take account of the eastern area of the site that is known to be subject to Flood Zone 2 and 3a, it be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Contamination and Land Stability There are potential areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Landscape The site is located adjacent to Fields of South Engine Common SNCI. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts.


N
Engine Common
North Road Community Primary School
Playing Field
Brimsham Green School
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FC5

Site code	FC5
Address	Land at Holly Hill Farm, Iron Acton
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	20
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Landscape and Green Belt New Green Belt Boundary formed at southern edge with significant hedgerow and landscaping creation. Retain and Enhance hedgerow on eastern border, with western boundary form by Eastview/Nibley Lane. Northern edge follows by Holly Hill Road. Development should be concentrated to the western portion of the site on the previously developed land snapping to the existing hedgerow to the east that runs through the site from north to south. Historic Conservation and Archaeology The site wraps around a locally listed building and is within 250m of many Grade II listed buildings. Development proposals should take account of 'Iron Acton Conservation Area adjacent to the site north-west, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement.


N
Hollands Holme
Iron Acton Church of England Voluntary Controlled Primary School
High Street
Church Of St James The Less
Allotments
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FC6

Site code	FC6
Address	Land off Bristol Road, Frampton Cotterell
Parish	Frampton Cotterell
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	60
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features including Wessex Water Foul sewers located in close proximity to the site with sewers shown in Perrinpit Road (to the North) and Bristol Road (East). There are no Wessex Water Surface Water sewers within close proximity to the site. Landscape, Green Belt and Green Infrastructure New Green Belt boundary on eastern edge snap to Church Road retaining and enhancing hedgerow on northern and western edges of site. Historic Conservation and Archaeology Development proposals should take account of Grade II Tanners Farmhouse 100m north-west, and seek to preserve and enhance the significance of this identified heritage assets. This will require the submission of a Heritage Statement. Limited archaeological work has been undertaken around Frampton Cotterell to provide a sufficient baseline to understand the archaeological potential. An archaeological Desk Based Assessment would be required.


N
North Corner
Western Avenue
Robel Avenue
School Road
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FC7

Site code	FC7
Address	Land at 404 North Road, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	30
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LIA/16/10) which crosses through the site. Surface Water and Drainage Development should take account of drainage features, including an ordinary watercourse which runs along the eastern boundary of the site. Another watercourse runs adjacent to the western site boundary between the site and North Road. Development should take account of the nearest Wessex Water foul sewer which is located in North Road approximately 270m to the south of the site, and note there are no Wessex Water surface water sewers in this locality. Take account of the pumping infrastructure on the entrance to the site. Ancient Woodland, Ancient Trees, and Veteran Trees The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Historic Conservation and Archaeology The site on which development is proposed includes Roman heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation.


N
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FC8

Site code	FC8
Address	Land at North Road, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	20
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water and Drainage The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Ancient Woodland, Ancient Trees, and Veteran Trees The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Historic Conservation and Archaeology The site on which development is proposed potentially includes post-Medieval heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Design Development should take account of neighbouring 'Western Global' manufacturing facility located to the east and Recycling Business located to the north, and consider the principles of 'agent of change' to ensure that there are no unreasonable restrictions placed on existing businesses adjacent to the site as a result of the new development. Development should respect the privacy and amenity of neighbouring residential properties to the south, north and west. Contamination and Land Stability Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
North Road Community Primary School
Playing Field
Broad Lane
Broad Lane
Lodge Road
New Lodge Orchard
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FC9

Site code	FC9
Address	Land to rear of 450 North Road, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	8
Capacity - employment	-
Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Ancient Woodland, Ancient Trees, and Veteran Trees The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Contamination and Land Stability There are known areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. Design Development should take account of the existing residential properties located to the west of the site, and ensure integration of these within the new development.


N
Tanhouse Lane
Holmlea House North
SMC House
The Stables
Travellers Site
Acres Fair
Pond
Willowcrest
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FC10

Site code	FC10
Address	Land off North Road, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	20
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape and Green Belt Development should demonstrate how they will ensure a strong defensible Green Belt boundary. Site is two parcels either side of North Road, development on western side will need to follow built development line Utilities Development should take account of the overhead powerline which crosses the central area of the eastern portion of the site from east to west. Ancient Woodland, Ancient Trees, and Veteran Trees The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Contamination and Land Stability There are potential areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
Pump
Pump
Track
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FC11

Site code	FC11
Address	Field to south of Rock View, Engine Common Lane
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	12
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water The site is known to be at risk of surface water flooding and falls within the Woodland Network of the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features including an ordinary watercourse runs along the entire length of the western site boundary. Development should take account of the nearest Wessex Water foul sewer which is located approximately 545m to the north west of the site. There are no Wessex Water surface water sewers located within close proximity to the site. Ancient Woodland, Ancient Trees and Veteren Trees The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Historic Conservation Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation.


N
Tanhouse Lane
Holmlea House North
S M C House
The Stables
Rock View
Newland House
Travellers Site
Acres Fair
Pond
Willowcrest
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FC13

Site code	FC13
Address	Tytherington Quarry, Tytherington Road
Parish	Tytherington
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Employment
Capacity - homes	0
Capacity - employment	Hotel and Leisure

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features, including the former Limestone Quarry now used as a sizeable 'Settling Pond'. The nearest public foul sewer is east of the M5 motorway in Stowell Hill Road and Woodlands Road minor housing estate, and there are no public surface water sewers recorded in this area. Natural Environment The site is located approximately 125m from Tytherington Quarry SSSI. Development must avoid adverse effects to nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. The site is located within the Tytherington Quarry Regionally Important Geological Site. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. Historic Conservation and Archaeology Development proposals should take account of Grade II Barmers Land Farmhouse and Barn located 450m east of the site, and seek to preserve and enhance the significance of this identified heritage assets. This will require the submission of a Heritage Statement. Contamination and Land Stability There are known areas of contamination on the site in the south. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
Grovesend
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FC14

Site code	FC14
Address	Former Watermore Junior School
Parish	Frampton Cotterell
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	20
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Natural Environment An ecological appraisal has outlined that there are habitats present that could be used by protected species and the submission of a habitat management plan and a lighting design strategy for biodiversity is required. The site contains trees which are protected by Tree Protection Orders on the site and should be protected where possible. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Surface Water and Drainage The site is known to be at risk of ground water flooding. Development should consider the risk of flooding from any source, now and in the future, including from: the sea, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canals and lakes and other artificial sources. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Historic Conservation and Archaeology Proposals should demonstrate how they will respond to the locally listed Victorian School building heritage asset on site and retention of this asset is preferred. Where proposals deviate from this preferred approach a 100% affordable housing scheme must be brought forward to demonstrate a clear justification in planning balance. The site is in close proximity to a known historic Medieval settlement and a programme of archaeological work should be undertaken. Design The development should be informed by previous planning application PT18/0930/R3O which was approved on 18 October 2018. The appearance, layout and scale should response to the local character, context and setting of the site in particular in relation to locally listed buildings on site and heritage assets in proximity.


N
TCB
Children's Nursery
Rudgeway Primary School
LB
Play Area
Hall
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FC15

Site code	FC15
Address	Land at Berrows Mead, Rangeworthy
Parish	Rangeworthy
Ward	Frampton Cotterell Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	19
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Flood Risk and Drainage The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of the two existing Wessex Water public surface water and foul sewers, which cross the site from the south west corner over to the east boundary. Development should demonstrate that there will be no negative impact on existing sewer networks and mitigate any impacts arising from development. Landscape and Green Belt The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Design Development should be comprehensively masterplanned with adjacent sites. Development should respect the privacy and amenity of neighbouring residential properties along Berrows Mead.


N
Brethren's Meeting Room
The Grove
Berrows Mead
Gifford Close
New Road
Kings Field
Play Space
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SV2

Site code	SV2
Address	Land at Vattingstone Lane Alveston
Parish	Alveston/Olveston
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	130
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water Development should take account of the ordinary watercourse that is located approximately 40m to the south west of the site. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features, including a Wessex Water surface water sewers is located approximately 150m to the South of the site. A Wessex Water foul sewer is located to the immediate South of the site boundary line in Strode Common. Landscape, Green Belt and Green Infrastructure New Green Belt boundary to be created on west of site by retaining and enhancing existing hedgerow. New hedgerow and landscaping to northern edge. Historic Conservation and Archaeology Development proposals should take account of Barrow South West of Vattingstone Lane Scheduled Monument which exists to the north of the site, and seek to preserve and enhance the significance of this identified heritage asset. This will require the submission of a Heritage Statement. Site includes area of known to be of high archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. Contamination and Land Stability There are potential areas of contamination within the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
Vattingstone Lane
Alveston Down
Play Space
Stroode Common
White Cottage
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SV6

Site code	SV6
Address	Land North of A38, Alveston
Parish	Alveston
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	40
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape, Green Belt and Green Infrastructure New Green Belt boundary created on west, north and eastern edges by retaining and enhancing outer treeline. New boundary created on southern edge by A38. Historic Conservation and Archaeology Development proposals should take account of the Grade II Listed St Helen's Church which exists to the east of the site, and seek to preserve and enhance the significance of this identified heritage asset. This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Design Development should respect the privacy and amenity of neighbouring residential properties to the west and south.


N
Saint Helen's
C of E Primary School
St Helen's Church
War Memorial
St Helens Vicarage
Lych Gate
The
Old Vicarage
Shelter
LB
The Kelstons
MS
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SV12

Site code	SV12
Address	Land to the North of Berkeley Vale Motors, Alveston
Parish	Alveston
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	20
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Landscape, Green Belt and Green Infrastructure New Green Belt boundary created on east of site by Gloucester Road and by retaining existing treelines to north and west. Development should retain trees that front the A38. Historic Conservation and Archaeology Development proposals should take account of the Grade II listed Ship Inn located to the west of the site, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Contamination and Land Stability There are potential areas of contamination within western part of the site, associated with the previous petrol station use adjacent to the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.


N
The Winnocks
The Fox
Sealings
Stone
Elmbrees
Primrose
White House
The Beeches
The Lodge
The Ship Inn
Alveston Sports Pavilion
Cricket Ground
Shelter
Pinehurst
Merrymead
Tiffany
Crossways House
Woodleigh
Garaine
Sinks
Path (um)
Stack
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SV15

Site code	SV15
Address	Land by Aust Road and Elberton Road, Olveston
Parish	Olveston
Ward	Severn Vale Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	20
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water and Drainage The site is known to be at risk of surface water flooding along its northern boundary and approximately 50% of the site is at high risk of groundwater flooding. There are no existing drainage features on the site, therefore development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Landscape and Green Belt New Green Belt boundary created on the eastern edge by Elberton Road to junction with B4461 to south western boundary formed by B4461 from allotments to site north edge, existing hedgerow retained and enhanced to form northern boundary. Historic Conservation and Archaeology Development proposals should take account of the Olveston Conservation Area to the south of the site and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. The site is north of a Medieval settlement and therefore an archaeological assessment will be required and, where necessary, a field evaluation.


N
The Coach House
Allotments
Elberton Road
Ley Lane
Ley Lane
St Mary's Church
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THO1

Site code	THO1
Address	Land off Alveston Hill, Thornbury
Parish	Thornbury
Ward	Thornbury Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	60
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. The development should deliver an active travel route on site connecting to planned improvements on the A38 linking A38 improvements to Malwood School and Down Road. Development should protect and enhance the footpath through the site, including the Public Right of Way (OTH/58/10) which crosses from south west to north east. Surface Water Development should take account of the ordinary watercourse located approximately 25m to the north east edge of the site. Development should take account of drainage features including a Wessex Water foul sewer, which crosses both the western and northern edge of the site. There are no Wessex Water surface water sewers located within close proximity to the site. Landscape and Green Belt New Green Belt boundary to be formed from existing tree line at north of the site, retain and enhance existing hedgerow to the south. New boundary formed by Thornbury on the eastern boundary, western boundary cemetery. As outlined above the development should deliver an active travel route on site connecting to planned improvements on the A38 linking A38 improvements to Malwood School and Down Road. Historic Conservation and Archaeology Development proposals should take account of both the Grade II Ship Inn, located 180m to the south-east, and Grade II Marlwood Grange, located 165m to the north, alongside the non-designated heritage asset Marlwood Grange Local Historic Park and Garden, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Development should look to preserve the rural approach to Thornbury from Alveston. An assessment of the impact on views out of the Thornbury Conservation Area towards the site is required. There is potential for a Medieval earthworks and a prehistoric barrow within the vicinity of the site. A desk-based archaeological assessment will be required and, where necessary, a field evaluation.


N
South Lodge
Cemetery
Quarry Road
Green Road
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WI1

Site code	WI1
Address	Land to the North of the Railway Line, Winterbourne
Parish	Winterbourne
Ward	Winterbourne Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	70
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features, including a Wessex Water pumped foul rising main which crosses the site in the northern section. There are no public surface water sewers located in this area. Natural Environment The site is located approximately 15m distance from Winterbourne Railway Cutting SSSI. Development must avoid adverse effects to nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. The site is located approximately 10m from both the Bradly Brook SNCI and River Frome and Oldbury Court Estate SNCI. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. Landscape and Green Belt New Green Belt boundary created at southern boundary retaining and enhancing treeline and railway embankment. Western boundary drawn to Bristol Road up towards Winterbourne Hill at north of the site. Design Development should look to focus development around the existing build line along Mill Road.


N
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WI2

Site code	WI2
Address	Land at York Gardens, Winterbourne
Parish	Winterbourne
Ward	Winterbourne Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	20
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance existing informal pathway through the site to allow continued access by the local community to the fields from York Gardens. Surface Water The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features, including a Wessex Water pumped foul rising main which crosses the site in the northern section. There are no public surface water sewers located in this area. Natural Environment The site is located approximately 15m distance from Winterbourne Railway Cutting SSSI. Development must avoid adverse effects to nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. The site is located approximately 10m from both the Bradly Brook SNCI and River Frome and Oldbury Court Estate SNCI. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. Landscape and Green Belt New Green Belt boundary created by hedgerow planting on southern and western boundaries. Design Development should look to focus development around the existing build line along Mill Road. Development proposals will need to, in conformity with Strategic Principle 21

	'Agent of Change' and Saved Policy PSP21 'Environment Pollution and Impacts', demonstrate how noise from adjacent existing community uses will be considered and mitigation put in place to avoid impact on new residential development or impact on the continued operation of community uses. Development should not impede access and continued function of the existing community facility buildings.



WI3

Site code	WI3
Address	Land west of Winterbourne Hill
Parish	Winterbourne
Ward	Winterbourne Ward
Map link	Spatial Strategy Map
Proposed use	Residential
Capacity - homes	100
Capacity - employment	-

Development considerations	Overarching Policy Compliance It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. Transport and Access Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LBW/61/10) which crosses from north to south. Surface Water and Drainage The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features including an existing public foul sewer which runs through the entire site north to south, and note that there are no public surface water sewers located in this area. Landscape and Green Belt New Green Belt boundary created by significantly retaining and existing hedgerow on west and south site boundaries. Historic Conservation and Archaeology Development proposals should take account of 'Church Lane, Winterbourne' Conservation Area adjacent to the site north-west, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement.


N
Winterbourne
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