South Gloucestershire Future Economic Needs Assessment Addendum (February 2025)

Sites Schedule Annex

Schedule 1 Allocated Supply (safeguarded sites with available unconsented land)
Schedule 2 Consented Supply
Schedule 3 Proposed Allocations
Schedule 4 Safeguarded Sites (including sites with no available unconsented land)

Schedule 1 - Allocated Supply (safeguarded sites with available unconsented land)

Site Information				Available Land without Consents by Estimated Use Class (Ha)			
Site ID/Name	Sub-zone	Total Site Area (Ha)	Total Available Land without Consents (Ha)	Office E(g)(i) [B1a]	R&D E(g)(ii) [B1b]	Industrial E(g)(iii) [B1c]/B2	Storage and Distribution B8
SEA3 Aztec West Business Park	North Fringe	61.3	3.6	0.9	0.9	0.9	0.9
SEA5d Employment Land at Filton Northfield (Ring Mead/ Bishop Drive)	North Fringe	3.5	2.5	0.5	0	1.8	0
SEA6d Land East of A38, Filton/Patchway (South Parcel)	North Fringe	16.1	1.29	0	1.29	0	0
SEA9 Old Gloucester Road, Hambrook	North Fringe	8.5	0.65	0.65	0	0	0
SEA12c Emersons Green (Vertex Park and Residual)	South & East Rural	12.1	3.1	0	0	0	3.1
SEA18 Station Road, Kingswood	East Fringe	10.1	0.75	0	0	0.75	0
SEA21 McBraida Site	East Fringe	1.2	0.3	0	0	0.3	0
SEA39 Arnold Fields Trading Estate, Wickwar	Yate & Surrounding Areas	2.3	0.55	0	0	0.55	0

Total Available Land without Consent (Ha)	Office	R&D	Industrial	Storage and Distribution
12.74	2.05	2.2	4.3	4

Indicative Density	80%	50%	40%	50%
Indicative Floorspace (sqm)	16,400	10,950	17,200	20,000

Schedule 2 - Consented Supply

LA	Permission Number	Sub-Zone	Use Gain	Use Loss	Floorspace Sq.m (Net) Gain	Floorspace Sq.m (Net) Loss	Description	Address	Notes	Main use ga
South Gloucestershire	P20/11795/F	East Fringe	B1		86		Erection of first floor rear extension to facilitate the sub-division of existing building from 3 no. units to 7 no. units (Class B1/B8) with associated works.	Unit 1, Crown Road, Warmley, South Gloucestershire, BS30 8JJ		B1
South Gloucestershire	P20/11795/F	East Fringe	B8		86		Erection of first floor rear extension to facilitate the sub-division of existing building from 3 no. units to 7 no. units (Class B1/B8) with associated works.	Unit 1, Crown Road, Warmley, South Gloucestershire, BS30 8JJ		B8
South Gloucestershire	P21/03958/F	East Fringe		E(g)		(159)	External alterations to building and change of use from Class E(g)/B2/B8 to: (1) use for storage and distribution purposes together with associated display and/or for the sui generis use for the storage, display and sale of wall and floor tiles and associated products (Class E(g), B2, B8 and Sui Generis); or (2) use for the display and sale of pet products and pet food (Class E(a)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Factory B,Tower Lane, Warmley, South Gloucestershire, BS30 8XT	33% even split of 478	E(g)
South Gloucestershire	P21/03958/F	East Fringe		B2		(159)	External alterations to building and change of use from Class E(g)/B2/B8 to: (1) use for storage and distribution purposes together with associated display and/or for the sui generis use for the storage, display and sale of wall and floor tiles and associated products (Class E(g), B2, B8 and Sui Generis); or (2) use for the display and sale of pet products and pet food (Class E(a)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Factory B,Tower Lane, Warmley, South Gloucestershire, BS30 8XT	33% even split of 478	B2
South Gloucestershire	P21/03958/F	East Fringe		B8		(159)	External alterations to building and change of use from Class E(g)/B2/B8 to: (1) use for storage and distribution purposes together with associated display and/or for the sui generis use for the storage, display and sale of wall and floor tiles and associated products (Class E(g), B2, B8 and Sui Generis); or (2) use for the display and sale of pet products and pet food (Class E(a)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Factory B,Tower Lane, Warmley, South Gloucestershire, BS30 8XT	33% even split of 478	B8
South Gloucestershire	P21/06060/F	East Fringe	B8		96		Erection of a commercial industrial unit (Use Class B8 with ancillary Class E(g)(i)) and provision of associated parking and service area.	Crown Industrial Estate, Crown Road, Warmley, South Gloucestershire, BS30 8JJ		B8
South Gloucestershire	P21/06067/F	East Fringe		E(g)(iii)		(1,515)	Conversion of a light industrial unit (Class E) to a veterinary clinic (Sui-generis) to include installation of external chiller units, infill panels to replace main roller shutters and insertion of ventilation duct grilles with additional ancillary works.	Unit 108, Longmead Road, Emersons Green, South Gloucestershire, BS16 7FG	Floorspace measured from floor plans	E(g)(iii)
South Gloucestershire	PK10/1057/F	East Fringe		B2		(48,651)	Demolition of existing buildings and redevelopment of site for residential	Former Motorcycle Works, Douglas Rd. Kingswood		B2
South Gloucestershire	PK12/1619/F	East Fringe		B8		(2,552)	demolition of existing warehouse building and erection of foodstore	Land at Anstey's Road, Hanham		B8
South Gloucestershire	PK13/2502/O	East Fringe	B1(b)		13,261		Science Research Park B1b (Balance remaining)	Emersons Green East, "SPark"		B1(b)
South Gloucestershire	PK18/2397/F	East Fringe	B1(b)		6,666		Erection of rear extension to form Research and Development workshop (use class B1b) to National Composites Centre, creation of car parking area and associated works.	National Composites Centre, Bristol & Bath Science Park, Feynman Way Central, Emersons Green	Total 23964.2 less existing 17298 = 6666.2 gain in floorspace	B1(b)
South Gloucestershire	PK18/4456/F	East Fringe	B1(b)		306		Partial demolition of existing buildings. Erection of 5no units with a mixed use comprising B1 (b&C) (Research and Development and Industrial Process), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of 1no si	Redfield Lodge Works, New Pit Lane, Bitton, BS30 6NT	611.75 new floorspace. Even split between B1b and b1c = 305.875	B1(b)
South Gloucestershire	PK18/4456/F	East Fringe	B1(c)		306		Partial demolition of existing buildings. Erection of 5no units with a mixed use comprising B1 (b&C) (Research and Development and Industrial Process), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of 1no si	Redfield Lodge Works, New Pit Lane, Bitton, BS30 6NT	611.75 new floorspace. Even split between B1b and b1c = 305.875	B1(c)
South Gloucestershire	PK18/4456/F	East Fringe		B2		(498)	Partial demolition of existing buildings. Erection of 5no units with a mixed use comprising B1 (b&C) (Research and Development and Industrial Process), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of 1no si	Redfield Lodge Works, New Pit Lane, Bitton, BS30 6NT	1044.7 existing less 547.1 retained = 497.6sq loss	B2
South Gloucestershire	PK19/5111/F	East Fringe		B1(a)		(792)	Demolition of existing office building. Erection of 5 no. flats and 3 no. dwellings, parking and associated works.	Portland Building, Portland Street, Staple Hill, BS16 4PS		B1(a)
South Gloucestershire	P20/06928/O	Elsewhere	E(g)		150		Erection of 13 No. dwellings, 1 No. building to form Office (Class E(g)(i)) and retail units (Class E(a)); construction of access and allotments (Outline) with access to be determined, all other matters reserved.	Pool Farm, Wotton Road, Rangeworthy, South Gloucestershire, BS37 7NA		E(g)
South Gloucestershire	P20/15583/F	Elsewhere	B2		167		Erection of 1 no. industrial building (Class B2) with associated works.	Site Adjacent To Springs Farm, Wapley Road, Codrington		B2
South Gloucestershire	P20/15584/F	Elsewhere		B2		(488)	Demolition of existing building and erection of two storey building (Class B2).	Site Adjacent To Springs Farm, Wapley Road, Codrington		B2
South Gloucestershire	P20/15584/F	Elsewhere	B2		468		Demolition of existing building and erection of two storey building (Class B2).	Site Adjacent To Springs Farm, Wapley Road, Codrington		B2
South Gloucestershire	P21/03748/O	Elsewhere	E(g)(ii)		1,258		Demolition of 2no. single storey buildings. Erection of three storey building comprising of 15no. office units (Class E) (Outline) with access, layout and scale to be determined, all other matters reserved.	Henfield Business Park, Westerleigh Road, Coalpit Heath, South Gloucestershire, BS36 2UP		E(g)(ii)
South Gloucestershire	P21/03748/O	Elsewhere		E(g)		(165)	Demolition of 2no. single storey buildings. Erection of three storey building comprising of 15no. office units (Class E) (Outline) with access, layout and scale to be determined, all other matters reserved.	Henfield Business Park, Westerleigh Road, Coalpit Heath, South Gloucestershire, BS36 2UP	33% split of 494	E(g)
South Gloucestershire	P21/03748/O	Elsewhere		B2		(165)	Demolition of 2no. single storey buildings. Erection of three storey building comprising of 15no. office units (Class E) (Outline) with access, layout and scale to be determined, all other matters reserved.	Henfield Business Park, Westerleigh Road, Coalpit Heath, South Gloucestershire, BS36 2UP	33% split of 494	B2
South Gloucestershire	P21/03748/O	Elsewhere		B8		(165)	Demolition of 2no. single storey buildings. Erection of three storey building comprising of 15no. office units (Class E) (Outline) with access, layout and scale to be determined, all other matters reserved.	Henfield Business Park, Westerleigh Road, Coalpit Heath, South Gloucestershire, BS36 2UP	33% split of 494	B8
South Gloucestershire	P21/05739/F	Elsewhere		B8		(1,159)	Demolition of existing commercial buildings. Erection of 5 No. detached dwellings with associated works.	Buildings At Henfield Farm, The Hollows, Coalpit Heath, South Gloucestershire, BS36 2UU		B8
South Gloucestershire	P20/05916/F	North Fringe	B1		251		Erection of mixed-use development comprising of Hotel and Restaurant, Supermarket, Coffee Shop with Drive Thru Facility and multi-use building (comprising flexible combinations of Use (Class A1) shops, (Class A2) financial and professional, (Class A3) food and drink, (Class A5) hot food takeaways, (Class B1) business, (Class D1) non-residential institutions, and (Class D2) Assembly and Leisure), with parking, landscaping and associated works.	Land Off Fox Den Road, Stoke Gifford, South Gloucestershire	1/6 even split of 1504sqm multi-use building	B1
South Gloucestershire	P20/10203/F	North Fringe		B1(a)		(8,384)	Demolition of existing building. Erection of 3 no. office buildings (Class B1a) with associated landscaping and works.	1120 Park Avenue, Aztec West, Almondsbury		B1(a)
South Gloucestershire	P20/10203/F	North Fringe	B1(a)		18,307		Demolition of existing building. Erection of 3 no. office buildings (Class B1a) with associated landscaping and works.	1120 Park Avenue, Aztec West, Almondsbury		B1(a)
South Gloucestershire	P20/10204/F	North Fringe		B8		(773)	Change of use from B8 (storage and distribution) to mixed use D2 (assembly and leisure) and B1(c) (light industrial). Demolition of existing Unit 2 and erection of replacement building and associated works	Unit 1 And Cold Carriers, Ravenscourt Road, Patchway		B8
South Gloucestershire	P20/10204/F	North Fringe	B1(c)		372		Change of use from B8 (storage and distribution) to mixed use D2 (assembly and leisure) and B1(c) (light industrial). Demolition of existing Unit 2 and erection of replacement building and associated works	Unit 1 And Cold Carriers, Ravenscourt Road, Patchway		B1(c)
South Gloucestershire	P21/06339/RVC	North Fringe	B1(c)		2,662		Variation of condition 2 attached to permission PK17/5963/F to install additional windows to the front elevation of Unit 12. Erection of 2no. buildings to form 14no. industrial units of mixed use classes B1(c), B2 and B8 with access parking and associated works.	Unit 12, Warmley Business Park, Crown Way, Warmley, South Gloucestershire, BS30 8FR	33% even split of 7985 GEA	B1(c)
South Gloucestershire	P21/06339/RVC	North Fringe	B2		2,662		Variation of condition 2 attached to permission PK17/5963/F to install additional windows to the front elevation of Unit 12. Erection of 2no. buildings to form 14no. industrial units of mixed use classes B1(c), B2 and B8 with access parking and associated works.	Unit 12, Warmley Business Park, Crown Way, Warmley, South Gloucestershire, BS30 8FR	33% even split of 7985 GEA	B2
South Gloucestershire	P21/06339/RVC	North Fringe	B8		2,662		Variation of condition 2 attached to permission PK17/5963/F to install additional windows to the front elevation of Unit 12. Erection of 2no. buildings to form 14no. industrial units of mixed use classes B1(c), B2 and B8 with access parking and associated works.	Unit 12, Warmley Business Park, Crown Way, Warmley, South Gloucestershire, BS30 8FR	33% even split of 7985 GEA	B8
South Gloucestershire	PT12/1930/O	North Fringe	B1		2,000		Mixed use development across 53.80 hectares of land comprising up to 1,100 new dwellings (Use Class C3) a local centre (Use Classes A1,A2,A3,A4, A5,B1,D1,D2) a primary school together with supporting infrastructure and facilities including: new vehicular	Land At Wyck Beck Road And Fishpool Hill, Patchway, Cribbs Causeway		B1
South Gloucestershire	PT18/2111/F	North Fringe	B1(a)		1,506		Change of use of existing hangar from B2 to mixed use B1 and A3 for use as a marketing office, general offices, cafe and flexible space as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Demolition of part of building. Ere	Hangar 16U, Former Filton Airfield,		B1(a)
South Gloucestershire	PT18/2111/F	North Fringe		B2		(1,840)	Change of use of existing hangar from B2 to mixed use B1 and A3 for use as a marketing office, general offices, cafe and flexible space as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Demolition of part of building. Ere	Hangar 16U, Former Filton Airfield,		B2
South Gloucestershire	PT14/3867/O	North Fringe	B1(a)		78,030		B1/B2	Cribbs Patchway New Neighbourhood	Filton Airfield 12ha B1(a), 12ha B1b/c or B2. Floorspace figures based on ES addendum	B1(a)
South Gloucestershire	PT14/3867/O	North Fringe	B1(b)		7,783		B1/B2	Cribbs Patchway New Neighbourhood	Filton Airfield 25% split 12ha B1b/c or B2	B1(b)
South Gloucestershire	PT14/3867/O	North Fringe	B1(c)		7,783		B1/B2	Cribbs Patchway New Neighbourhood	Filton Airfield 25% split 12ha B1b/c or B2	B1(c)
South Gloucestershire	PT14/3867/O	North Fringe	B2		15,565		B1/B2	Cribbs Patchway New Neighbourhood	Filton Airfield 50% split 12ha B1b/c or B2	B2
South Gloucestershire	PT14/3867/O	North Fringe	B1(a)		500		B1/B2	Cribbs Patchway New Neighbourhood	Filton Airfield small offices within employment hub	B1(a)
South Gloucestershire	PT11/3510/RM	Severnside	B8		36,166		Erection of two buildings for storage and distribution	Westgate Ditribution Park, Elinghurst Farm, Pilning		B8
South Gloucestershire	PT17/3392/F	Severnside		B1(a)		(791)	Demolition of existing (Class B1) office buildings and erection of 2no. buildings consisting of 4no. units comprising of (Class B8) storage and distribution and 7no units (Class B2) general industrial use with ancillary offices, parking and associated wo	Severnside Calibration Centre, 20 Marsh Common Road, Pilning		B1(a)
South Gloucestershire	PT17/3392/F	Severnside	B2		900		Demolition of existing (Class B1) office buildings and erection of 2no. buildings consisting of 4no. units comprising of (Class B8) storage and distribution and 7no units (Class B2) general industrial use with ancillary offices, parking and associated wo	Severnside Calibration Centre, 20 Marsh Common Road, Pilning		B2
South Gloucestershire	PT17/3392/F	Severnside	B8		1,000		Demolition of existing (Class B1) office buildings and erection of 2no. buildings consisting of 4no. units comprising of (Class B8) storage and distribution and 7no units (Class B2) general industrial use with ancillary offices, parking and associated wo	Severnside Calibration Centre, 20 Marsh Common Road, Pilning		B8
South Gloucestershire	P21/05264/PNOR	Yate & Chipping Sodbury	E(g)(ii)			(2,533)	Prior Notification of Change of Use from Offices (Class B1(a)) to 27 Dwellinghouses (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Hillside Court,Bowling Hill, Chipping Sodbury, South Gloucestershire, BS37 6IX	Existing E(g)(i) floorspace loss taken from live application P22/06158/F	E(g)(ii)
South Gloucestershire	PK12/1913/O	Yate and Sodbury	B2		12,660		Mixed development	New Neighbourhood, Yate	B2 Employment - Light Industrial and other non-B class uses	B2
South Gloucestershire	PK12/1913/O	Yate and Sodbury	B1(a)		15,355		Mixed development	New Neighbourhood, Yate	B1 Office Accommodation	B1(a)
South Gloucestershire	P22/05802/F (consent) PT15/5536/F (completion), PT14/2936/F (completion), PT09/0085/F (completion)	Severnside	E(g)(ii)		240		Erection of 1 no. commercial office building, yard and transport area and ancillary works.	Severn View Industrial Park Central, Avenue Hallen South Gloucestershire, BS10 7SD	Seabank	E(g)(ii)
South Gloucestershire	P22/02775/CLP	Severnside	B2		2,839		Development of buildings and associated areas for the production of chemical and allied products (including non-ferrous metals) (within Class B2), offices (within Class E(g) and warehouses (within Class B8) pursuant to outline planning permission ref. SG.4244, in respect of Plot 2, Land at Western Approach, Severn Beach, Bristol, including access and servicing arrangements, vehicle parking, landscaping, attenuation features and associated works.	Plot 2 Land at Western Approach	Portal West	B2
South Gloucestershire	P22/02775/CLP	Severnside	B8		25,554		Development of buildings and associated areas for the production of chemical and allied products (including non-ferrous metals) (within Class B2), offices (within Class E(g) and warehouses (within Class B8) pursuant to outline planning permission ref. SG.4244, in respect of Plot 2, Land at Western Approach, Severn Beach, Bristol, including access and servicing arrangements, vehicle parking, landscaping, attenuation features and associated works.	Plot 2 Land at Western Approach	Portal West	B8
South Gloucestershire	P21/06880/F	Severnside	B2		18,600		Hybrid planning application, comprising of full planning permission for raising of site levels and associated enabling works to create pre-development plateau; and outline planning permission for erection of strategic employment development comprising of industrial (Class B2) and/or storage and distribution (Class B8) with ancillary office space, external yards, parking and associated works, with access to be determined and all other matters reserved.	Former Avion Works, Severn Road, Hallen, South Gloucestershire, BS10 7ZE	49a Central Park	B2
South Gloucestershire	P21/06880/F	Severnside	B8		167,400		Hybrid planning application, comprising of full planning permission for raising of site levels and associated enabling works to create pre-development plateau; and outline planning permission for erection of strategic employment development comprising of industrial (Class B2) and/or storage and distribution (Class B8) with ancillary office space, external yards, parking and associated works, with access to be determined and all other matters reserved.	Former Avion Works, Severn Road, Hallen, South Gloucestershire, BS10 7ZE	49b Central Park	B8

LA	Permission Number	Sub-Zone	Use Gain	Use Loss	Floorspace Sq.m (Net) Gain	Floorspace Sq.m (Net) Loss	Description	Address	Notes	Main use ga
South Gloucestershire	P22/00243/F	Severnside	E(g)(iii)		1,581		Demolition of existing buildings. Erection of 7 no. buildings to form 27 no. units of General Industrial (Class B2), Storage and Distribution (Class B8) and Light Industrial (E(g)(iii) with parking and associated works	Hallen Industrial Estate, Severn Road, Hallen, South Gloucestershire, BS10 7SE	55a Central Park (south)	E(g)(iii)
South Gloucestershire	P22/00243/F	Severnside	B2		1,581		Demolition of existing buildings. Erection of 7 no. buildings to form 27 no. units of General Industrial (Class B2), Storage and Distribution (Class B8) and Light Industrial (E(g)(iii) with parking and associated works	Hallen Industrial Estate, Severn Road, Hallen, South Gloucestershire, BS10 7SE	55b Central Park (south)	B2
South Gloucestershire	P22/00243/F	Severnside	B8		1,581		Demolition of existing buildings. Erection of 7 no. buildings to form 27 no. units of General Industrial (Class B2), Storage and Distribution (Class B8) and Light Industrial (E(g)(iii) with parking and associated works	Hallen Industrial Estate, Severn Road, Hallen, South Gloucestershire, BS10 7SE	55c Central Park (south)	B8
South Gloucestershire	P22/00243/F	Severnside		B2		4,524	Demolition of existing buildings. Erection of 7 no. buildings to form 27 no. units of General Industrial (Class B2), Storage and Distribution (Class B8) and Light Industrial (E(g)(iii) with parking and associated works	Hallen Industrial Estate, Severn Road, Hallen, South Gloucestershire, BS10 7SE		B2
South Gloucestershire	DOC23/00104	Severnside	B8		5,064		Discharge of condition 1 (layout details) attached to planning permission SG.4244 dated 27th November 1957 for the erection of 2 no. commercial warehouse buildings and associated works including service routes, car parking and balancing pond.	Central Park III - Plot A, B & C - Loc8 Yate Ltd		B8
South Gloucestershire	DOC22/00068	Severnside	B2		511		Discharge of condition 1 (layout details) attached to planning permission SG.4244 dated 27th November 1957.	Central Park III - Plot D - Kept Ltd/ Mordail Ind Ltd		B2
South Gloucestershire	DOC22/00068	Severnside	B8		4,599		Discharge of condition 1 (layout details) attached to planning permission SG.4244 dated 27th November 1957.	Central Park III - Plot D - Kept Ltd/ Mordail Ind Ltd		B8
South Gloucestershire	DOC22/00143	Severnside	B8		3,202		Discharge of condition 1 attached to planning permission SG4244 for the erection of 6 no. buildings comprising a total of 113 no. storage warehouse units and associated external works including servicing areas, landscaping, and drainage pond	Central Park III - Plot E - Storage24 Group		B8
South Gloucestershire	DOC23/00243	Severnside	B2		327		Discharge of Condition 1 (Layout and appearance) attached to planning application SG.4244 - (please refer to decision notice SG4244 for description).	Central Park III - Plot K (North) - Linton Ltd		B2
South Gloucestershire	DOC23/00243	Severnside	B8		2,939		Discharge of Condition 1 (Layout and appearance) attached to planning application SG.4244 - (please refer to decision notice SG4244 for description).	Central Park III - Plot K (North) - Linton Ltd		B8
South Gloucestershire	P22/02510/RM	Severnside	B8		21,854		Reserved Matters Application pursuant to condition 1 of planning permission ref. SG4244 (dated 27th November 1957) comprising the appearance, layout, and scale of 1 no. commercial building (Use Class B8), including servicing arrangements, vehicle parking, landscaping, attenuation features and associated works.	Plot 3, Land At Western Approach, Severn Beach, South Gloucestershire, BS35 4JX	Portal West	B8
South Gloucestershire	P21/05372/RM	Severnside	B8		26,717		Reserved Matters Application pursuant to condition 1 of planning permission ref. SG4244 (dated 27th November 1957) comprising the layout, design and external appearance of 1 no. commercial building (Use Class B8) including servicing arrangements, vehicle parking, landscaping, attenuation features and associated works.	Plot 4, Land At Western Approach, Severn Beach, South Gloucestershire, BS35 4JX	Portal West	B8
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B2		1,213		#N/A	#N/A	Area 45c - Central park - 12.3ha	B2
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B8		13,644		#N/A	#N/A	Area 45c - Central park - 12.3ha	B8
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B2		4,042		#N/A	#N/A	Area 45c - Central park - 12.3ha	B2
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B8		45,477		#N/A	#N/A	Area 45c - Central park - 12.3ha	B8
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B2		37,412		#N/A	#N/A	Area 45a - Westgate - 93.5ha	B2
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B8		420,881		#N/A	#N/A	Area 45a - Westgate - 93.5ha	B8
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B2		2,142		#N/A	#N/A	Area 45b - Central Park South - 8.72ha undeveloped parts	B2
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B8		24,093		#N/A	#N/A	Area 45b - Central Park South - 8.72ha undeveloped parts	B8
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B2		487		#N/A	#N/A	Central Park III - Plot K (south) 1.218ha	B2
South Gloucestershire	*1957 consent - Need to Apportion*	Severnside	B8		5,481		#N/A	#N/A	Central Park III - Plot K (south) 1.218ha	B8
South Gloucestershire	P22/01914/RM	East Fringe	E(g)(ii)		9,821		Erection of 1 no Research and Development Building (forming Inhalation Centre of Excellence) (Class E) and associated works with appearance, landscaping, layout, scale and access to be determined. Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK13/2502/O	Land At Bristol And Bath Science Park, Dirac Crescent, Emersons Green, South Gloucestershire, BS16 7FR	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	E(g)(ii)
South Gloucestershire	P20/06928/O	Elsewhere	E(g)(i)		275		Erection of 13 No. dwellings, 1 No. building to form Office (Class E(g)(i)) and retail units (Class E(a)); construction of access and allotments (Outline) with access to be determined, all other matters reserved.	Pool Farm, Wotton Road, Rangeworthy, South Gloucestershire, BS37 7NA	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	E(g)(i)
South Gloucestershire	P21/05366/F	Elsewhere		B8		596	Hybrid planning application seeking full planning permission for the demolition of existing buildings; erection of 1 no. retail/cafe building (Class E); 6 no. supported living dwellings and 1 no. associated management building, and site infrastructure, access and associated works. Erection of 1no. building for community and health services, 50 no. dwellings with associated works (Outline) with access to be determined, all other matters reserved.	Land At Chief Trading Post, Barry Road, Oldland Common, South Gloucestershire, BS30 6QY	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B8
South Gloucestershire	P22/05069/F	Elsewhere		B8		388	Siting of 50 no. shipping containers with other associated works to facilitate change of use of land and 2 no. existing buildings from HGV and waste metal storage facility to battery testing facility (sui generis) as defined in Town and Country planning (Use Classes) Order 1987 (as amended)	Land At Cromhall Quarry, Bristol Road, GL12 8AA	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B8
South Gloucestershire	P21/04921/PNOR	North Fringe		B1(a)		1,197	Change of use from office (Class B1) to 28 no. flats (Class C3)	Church House, Church Road, Filton, Bristol BS34 7BD	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B1(a)
South Gloucestershire	P22/01201/F	North Fringe	B8		8,640		Erection of 1 no. self storage building (Class B8), with car parking and associated work	Plot C4, Horizon 38, Bolingbroke Way, Patchway, South Gloucestershire, BS34 6FE	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B8
South Gloucestershire	P22/02489/F	North Fringe		B1(c)		1,904	Demolition of an existing building. Erection of 1 no. new unit for flexible uses within Commercial/Business (Class E(g)(iii)) and/or General Industry (Class B2) and/or Storage and Distribution (Class B8) with ancillary offices and associated works including service yard, parking, staff amenity area and landscaping works	Britannia House, Britannia Road, Patchway, South Gloucestershire, BS34 5TA	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B1(c)
South Gloucestershire	P22/05209/F	North Fringe		E(g)(i)		1,261	Change of use from existing office to include a mix of office (Use Class E(g)(i)) and private hospital facility (Use Class C2 (hospital)) as defined in Town and Country planning (Use Classes) Order 1987 (as amended). Installation of services plant and associated fencing.	Unit 1400, Bristol Parkway North, Newbrick Road, Stoke Gifford, South Gloucestershire, BS34 8YU	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	E(g)(i)
South Gloucestershire	P22/06713/PND	North Fringe		E(g)(i)		3,750	Prior notification of the intention to demolish 2 no. office buildings.	Cascade 1, Unit 1190, Park Avenue, Aztec West, Almondsbury, South Gloucestershire, BS32 4FP	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	E(g)(i)
South Gloucestershire	PT11/1345/RVC	North Fringe	B8		594		Erection of (i) a warehouse unit (Class B8 of the Town and Country Planning (Use Classes) Order 1987) with associated offices (Class B1) and showroom for the sale and display of goods, (Class A1), and a (ii) warehouse unit (Class B8 of the Town and Count	Land Off Highwood Lane, Cribbs Causeway, South Gloucestershire	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B8
South Gloucestershire	P22/02162/F	Severnside		E(g)(iii)		187	Demolition of existing buildings. Erection of 5 no. commercial/industrial units (Class B2/B8/E(g)(iii) with parking and associated works at Pilning Forge. Erection of two storey side extension to Meadow View house to form attached garage.	Pilning Forge, Whitehouse Lane, Pilning, South Gloucestershire, BS35 4LR	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	E(g)(iii)
South Gloucestershire	P22/02162/F	Severnside		B2		187	Demolition of existing buildings. Erection of 5 no. commercial/industrial units (Class B2/B8/E(g)(iii) with parking and associated works at Pilning Forge. Erection of two storey side extension to Meadow View house to form attached garage.	Pilning Forge, Whitehouse Lane, Pilning, South Gloucestershire, BS35 4LR	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B2
South Gloucestershire	P22/02162/F	Severnside		B8		187	Demolition of existing buildings. Erection of 5 no. commercial/industrial units (Class B2/B8/E(g)(iii) with parking and associated works at Pilning Forge. Erection of two storey side extension to Meadow View house to form attached garage.	Pilning Forge, Whitehouse Lane, Pilning, South Gloucestershire, BS35 4LR	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B8
South Gloucestershire	P22/02162/F	Severnside	E(g)(iii)		173		Demolition of existing buildings. Erection of 5 no. commercial/industrial units (Class B2/B8/E(g)(iii) with parking and associated works at Pilning Forge. Erection of two storey side extension to Meadow View house to form attached garage.	Pilning Forge, Whitehouse Lane, Pilning, South Gloucestershire, BS35 4LR	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	E(g)(iii)
South Gloucestershire	P22/02162/F	Severnside	B2		173		Demolition of existing buildings. Erection of 5 no. commercial/industrial units (Class B2/B8/E(g)(iii) with parking and associated works at Pilning Forge. Erection of two storey side extension to Meadow View house to form attached garage.	Pilning Forge, Whitehouse Lane, Pilning, South Gloucestershire, BS35 4LR	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B2
South Gloucestershire	P22/02162/F	Severnside	B8		173		Demolition of existing buildings. Erection of 5 no. commercial/industrial units (Class B2/B8/E(g)(iii) with parking and associated works at Pilning Forge. Erection of two storey side extension to Meadow View house to form attached garage.	Pilning Forge, Whitehouse Lane, Pilning, South Gloucestershire, BS35 4LR	New addition following 2022/23 monitoring updates provided by SGC (Oct 2024)	B8
South Gloucestershire	PT16/6614/RM	Severnside	2022/23	B8	119,658				VACANT COMPLETION - VERY LARGE SO IMPORTANT TO INCLUDE - PANATTONI	B8

Floorspace Totals	Total Gain	Total Loss	
Office [B1, B1(a), E(g), E(g)(i)]	116,700	(6,616)	
R&D [B1(b), E(g)(ii)]	39,094	-	
Industrial [B1(c), E(g)(iii), B2]	114,623	(46,514)	
Warehouse & Logistics [B8]	938,156	(4,234)	
Total	1,208,574	(57,364)	

Equivalent Land Area Totals			
Office [B1, B1(a), E(g), E(g)(i)]	14.6	-0.8	
R&D [B1(b), E(g)(ii)]	7.8	0.0	
Industrial [B1(c), E(g)(iii), B2]	28.7	-11.6	
Warehouse & Logistics [B8]	187.6	-0.8	
Total	**238.7**	**-13.3**	

Schedule 3 - Proposed Allocations

Site ID	Employment Area Name	Use Class	Change in Area Allocated (ha)
Losses			
SEA7	Land West of A38 and South of Hallen Railway Line	E(g), B2, B8	-2.9
SEA10	Parkway Business Park	E(g)(i)	-15.1
SEA12c	Emersons Green (Vertex Park and Residual)	E(g), B2, B8	N/A *(-4.8)*
SEA19b	North of Douglas Road (Lucas Works)	E(g)(iii), B2	-1.1
SEA25	Former Kleeneze Site	B8 (demolished/ vacant)	N/A *(-2.3)*
SEA51	University of the West of England	E(g), B2 (land vacant)	N/A *(-9.2)*
Sub Total (Losses)			**-19.1**
Gains			
SEA45g	Severnside Employment Area (Land East of B4055, Pilning Station)	E(g)(iii), B2, B8	13.6
SEA59	North Lyde 'ecotech' Village	E(g), B2, B8	16.6
SEA60	Carsons Green and Rockhouse Farm New Neighbourhoods - 3 Land Parcels	E(g), B2, B8	5.8
SEA61	Glenfern and Land to the East of Carsons Road	E(g), B2, B8	2.6
SEA62	West of Carsons Road	E(g), B2, B8	4.6
SEA64	Homeapple Close, Bridgeyate	B2, B8	0.5
SEA65	Land at Rushmore Dairy, Badminton	E(g)(i), B2, B8	0.8
SEA66	Buffer Depot, Acton Turville	E(g), B2, B8	3
SEA68	Oaklands Drive, Almondsbury	E(g)	1.1
SEA69	Woodend Farm, Woodend Lane, Cromhall	E(g)(i)	1.2
Sub Total (Gains)			**49.8**
Total			**30.7**

Schedule 4 - Safeguarded Sites (including sites with no available unconsented land)

Site ID	Site Name	Sub-zone	Safeguarded Area (Ha)	Total Available Land without Consents (Ha)
SEA1	Abbey Wood Business Park	North Fringe	1.7	0
SEA2a	Almondsbury Business Park (Western Site)	North Fringe	14.3	0
SEA2b	Almondsbury Business Park (Central Site)	North Fringe	21.7	0
SEA2c	Almondsbury Business Park (Eastern Site)	North Fringe	6.2	0
SEA3	Aztec West Business Park	North Fringe	61.3	3.6
SEA4	Bristol Business Park	North Fringe	14.6	0
SEA5a	Land at Filton Northfield (First Field Way)	North Fringe	1.8	0
SEA5b	Land at Filton Northfield (Brabazon Roundabout))	North Fringe	0.7	0
SEA5c	Land at Filton Northfield (Blenheim)	North Fringe	1	0
SEA5d	Land at Filton Northfield (Ring Mead/ Bishop Drive)	North Fringe	3.5	2.5
SEA6a	Land East of A38, Filton/Patchway (North Parcel)	North Fringe	1.3	0
SEA6b	Land East of A38, Filton/Patchway (Rolls Royce Main)	North Fringe	35.1	0
SEA6c	Land East of A38, Filton/Patchway (South of B4057)	North Fringe	22.2	0
SEA6d	Land East of A38, Filton/Patchway (South Parcel)	North Fringe	16.1	1.29
SEA7	Land West of A38 and South of Hallen Railway Line	North Fringe	58.7	0
SEA8	Ministry of Defence, Abbey Wood	North Fringe	36.4	0
SEA9	Old Gloucester Road,Hambrook	North Fringe	8.5	0.65
SEA10	Parkway Business Park	North Fringe	14.5	0
SEA11	Parkway North Business Park	North Fringe	5.5	0
SEA12a	Emersons Green (Science Park)	East Fringe	22.2	0
SEA12b	Emersons Green (Emerald Park and Harlequin Office Park)	East Fringe	34.2	0
SEA12c	Emersons Green (Vertex Park and Residual)	South & East Rural	12.1	3.1
SEA13	Chapel Lane,Warmley	East Fringe	0.4	0
SEA14a	Tower Road, Warmley (Eastern Site)	East Fringe	17.1	0
SEA14b	Tower Road, Warmley (Western Site)	East Fringe	2.5	0
SEA15	Bristol Uniforms Site	East Fringe	0.6	0
SEA16	Oatley Trading Estate, Kingswood	East Fringe	0.3	0
SEA17	The Civic Centre, Kingswood	East Fringe	1	0
SEA18	Station Road, Kingswood	East Fringe	10.1	0.75
SEA19a	North of Douglas Road (Wood Road/ Moravian Road)	East Fringe	4.1	0
SEA19b	North of Douglas Road (Lucas Works)	East Fringe	0.4	0
SEA20	Eclipse Office Park	East Fringe	0.5	0
SEA21	McBraida Site	East Fringe	1.2	0.3
SEA22	Longwell Green Industrial Estate	East Fringe	9.8	0
SEA23a	Southway Drive, North Common (North Site)	East Fringe	3	0
SEA23b	Southway Drive, North Common (South Site)	East Fringe	1.9	0
SEA24	Hanham Business Park	East Fringe	2	0
SEA25	Former Kleeneze Site	East Fringe	0.8	0
SEA26	Bath Road, Willsbridge	South & East Rural	1.1	0
SEA27	Hayward Industrial Estate	East Fringe	0.8	0
SEA28	2-8 London Road, Warmley	East Fringe	1.4	0
SEA29	Beeches Industrial Estate, Yate	Yate & Surrounding Areas	9.4	0
SEA30	Bowling Hill, Chipping Sodbury	Yate & Surrounding Areas	7.7	0
SEA31	Broad Lane, Yate	Yate & Surrounding Areas	6.0	0
SEA32	Council Offices, Badminton Road	Yate & Surrounding Areas	2.6	0
SEA33	Great Western Business Park, Yate	Yate & Surrounding Areas	33.4	0

Site ID	Site Name	Sub-zone	Safeguarded Area (Ha)	Total Available Land without Consents (Ha)
SEA34	Indesit Site, Station Road	Yate & Surrounding Areas	5.7	0
SEA35	The Ridge, Yate	Yate & Surrounding Areas	2.5	0
SEA36	Westerleigh Business Park, Yate	Yate & Surrounding Areas	22.1	0
SEA37	Thornbury Industrial Estate	Thornbury and North Rural	16.5	0
SEA39	Arnold Fields Trading Estate, Wickwar	Yate & Surrounding Areas	2.3	0.55
SEA40	Old Cider Mill Trading Estate	Yate & Surrounding Areas	1.7	0
SEA41	Pucklechurch Trading Estate	South & East Rural	8.2	0
SEA42	Station Premises and Yard, Winterbourne	Yate & Surrounding Areas	0.5	0
SEA43	Station Road, Charfield	Thornbury and North Rural	0.9	0
SEA44	Sunguard Vivista Premises, Marshfield	South & East Rural	0.3	0
SEA45a	Severnside Employment Area (Westgate)	Severnside	162.2	0
SEA45b	Severnside Employment Area (Central Park South)	Severnside	110.5	0
SEA45c	Severnside Employment Area (Central Park)	Severnside	208.9	0
SEA45d	Severnside Employment Area (Old Power Station Site)	Severnside	81.2	0
SEA45e	Severnside Employment Area (Mount Park and Surroundings)	Severnside	70.5	0
SEA45f	Severnside Employment Area (Central Park South East)	Severnside	15.3	0
SEA45g	Severnside Employment Area (Land East of B4055, Pilning Station	Severnside	13.6	-
SEA47a	Cribbs Causeway (Lysander Road North)	North Fringe	16.4	0
SEA47b	Cribbs Causeway (The Laurels)	North Fringe	10	0
SEA47c	Cribbs Causeway (Lysander Road South)	North Fringe	8	0
SEA48	Jupiter Road	North Fringe	7.8	0
SEA49	Patchway Industrial Estate	North Fringe	22.3	0
SEA50	Pearce/Auto Techniques Site	North Fringe	0.9	0
SEA51	University of the West of England	North Fringe	22.9	0
SEA52a*	Brabazon (Mixed Use including Offices) - 8 Land Parcels	North Fringe	9.8 to 33.8	0
SEA52b	Brabazon (Research and Industrial)	North Fringe	6.7	0
SEA52c	Land West of A38 (Aerospace Museum)	North Fringe	3.6	0
SEA52d	Land West of A38 (Royal Mail Depot)	North Fringe	6.9	0
SEA53	Badminton Court/Dairy Crest Site	Yate & Surrounding Areas	1.2	0
SEA55	Hatters Lane	Yate & Surrounding Areas	1.9	0
SEA57	Stover Road + North Road Industrial Estate	Yate & Surrounding Areas	17.9	0
SEA58	Badminton Road Trading Estate	Yate & Surrounding Areas	11.1	0
SEA59	North Lyde 'ecotech' Village	East Fringe	16.6	-
SEA60	Carsons Green and Rockhouse Farm New Neighbourhoods - 3 Land Parce	East Fringe	5.8	-
SEA61	Glenfern and Land to the East of Carsons Road	East Fringe	2.6	-
SEA62	West of Carsons Road	East Fringe	4.6	-
SEA64	Homeapple Close, Bridgeyate	South & East Rural	0.5	-
SEA65	Land at Rushmore Dairy, Badminton	South & East Rural	0.8	-
SEA66	Buffer Depot, Acton Turville	South & East Rural	3	-
SEA67	Collester Way, Thornbury	Thornbury and North Rural	0.7	0
SEA68	Oaklands Drive, Almondsbury	Thornbury and North Rural	1.1	-
SEA69	Woodend Farm, Woodend Lane, Cromhall	Thornbury and North Rural	1.2	-
TOTAL			**1,418.9 to 1,442.9**	**12.74**

* SEA52a estimated based on conversion of floorspace figures

Schedule 4 includess losses and gains to safeguarded land areas shown in Schedule 3 - Proposed Allocations

Further detail on Schedule 4 sites with available land without consents can be found in Schedule 1 - Allocated Supply