

URBAN SCHEDULES - Edge of Bristol

Site reference	Site name/ location	Area (ha)	Second Interim SHLAA output	Second Interim SHLAA Benchmark Capacity	Primary constraints	Secondary constraints	Other constraints identified @ Baseline	Key constraints summary	Potential mitigation/ further work (subject to ongoing review)	Availability summary, other known legal or delivery constraints	Capacity review notes	CFS submission capacity	Estimated capacity over plan period	Indicative lead-in time from allocation (2023)	Indicative annual build rate	Estimated dwellings within plan period	Assessment Outcome	First 5 years	Years 6-10	Years 10+
HE201059	Barrow Wood	75.4	Not discounted.		Ancient Woodland on western part of site accounting for around 18.2ha of the site.	Greenbelt; area of critical drainage on part; part Priority Habitat	Site has woodland on all or part of site. Site or part of site currently used for sport and/or recreation.	Woodland across site, Green Belt, and other constraints.	Avoid and safeguard woodland areas. Exceptional circumstances case required.	Site submitted to local plan 2038 process.	Revised area discounting constrained parts equates to around 57ha. Potential on eastern edge of site accounting for around 12ha. @50% = c.240. Assume CFS submission	200	200	3	55		Site identified as having potential for further consideration	110	90	
HE20110	The Vale, south west Bristol	290.4	Not discounted.	5711	Former refuse and woodland (c. 42.3ha). Part zone 3b.	Greenbelt; part flood zone 3a; part LGS; area of critical drainage on part; part Priority Habitat	• Listed Buildings present. • Site has woodland on all or part of site. • Site or part of site currently used for sport and/or recreation.	Flood zone 2 on part of site. Waste site on part.	Avoid part subject to FZ 2 and waste site. Exceptional circumstances case required.	Site submitted to local plan 2038 process.	Triangle to north of railway accounts for around 57ha. This area is discounted from potential due to flood zone 2 status. 250 dwellings per year assumed however further work required on deliverable build rates.	4500	2500	5	250	2500	Site identified as having potential for further consideration		1250	1250
HE20139	South of Long Ashton, between railway and bypass	50.3	Not discounted.			Greenbelt; High Grade agricultural land; area of critical drainage on part; part Priority Habitat	• Site has woodland on all or part of site.	Site quite isolated and detached from settlement. Potentially difficult to integrate with effective transport infrastructure. Ashton Brook runs through site Steep topography in part. Proximity to A370 and railway - may create noise and other adverse impacts.	Consider potential for site to be well-connected to existing settlements. Exceptional circumstances case required.	Site submitted to local plan 2038 process.	Potential on lower ground on around 28ha.		560	5	68		Site identified as having potential for further consideration		340	220
HE2018	Parsonage Farm, Church Lane	7.3	Not discounted.			Greenbelt; part Priority Habitat		Site has likely adverse impact on Green Belt purposes especially coalescence.	Site not considered suitable.	Site submitted to local plan 2038 process.		200	0				Site discounted through Broad Location assessment			
HE2021	Land at Bridge Farm, Yanley Lane, Long Ashton	13.9	Not discounted.		Close proximity to 3b	Greenbelt; part flood zone 3a; High grade agricultural land	• Listed Buildings present. • Part of site extends under bypass	Green corridor, FZ2.	Site not considered suitable including for flood risk reasons and considered preferable to retain a green edge to the settlement.	Site submitted to local plan 2038 process.		350	0				Site discounted through Broad Location assessment			
HE20276	Land west of Wildcountry Lane	5.9	Not discounted.		Part 3b	Greenbelt; High Grade agricultural land; area of critical drainage on part		Green belt, ACD, and high agricultural land value.	Exceptional circumstances case required.	Site not submitted to local plan 2038 process.							Site discounted through Broad Location assessment			
HE20277	Land south of Weston Road	1.0	Not discounted.			Greenbelt; High Grade agricultural land		Site is an irregular shape and somewhat detached from main settlement of Long Ashton. It has railway immediately to south.	Exceptional circumstances case required.	Site not submitted to local plan 2038 process.			0				Site discounted through Broad Location assessment			
HE20286	South east of A38/A4174 roundabout, Dundry	2.7	Not discounted.			Greenbelt; area of critical drainage on part		Site is close to existing main roads including A38 corridor.	Consider potential for development as part of wider strategic site. Exceptional circumstances case required.	Site submitted to local plan 2038 process.	CFS submission suggested 120, however likely to be too high. Maintain BD at 100.		100	3	50		Site identified as having potential for further consideration	100		

HE20287	South of fitness centre near Long Ashton Park and Ride site	10.4	Not discounted.			Greenbelt		Only small part in North Somerset.		Site submitted to local plan 2038 process.		120					Site discounted through Broad Location assessment				
HE20288	Land at Yanley Lane, Long Ashton	1.4	Not discounted.		Part 3b	Greenbelt		Preferable to retain this land open to retain a green edge to the settlement. Part flood zone 3b.		Site not submitted to local plan 2038 process.		0					Site discounted through Broad Location assessment				
HE20321	Land at Gatcombe Farm, Weston Road, Long Ashton	4.9	Not discounted.		Scheduled Monument			Site discounted at Baseline assessment		Site not submitted to local plan 2038 process.							Site discounted through Broad Location assessment				
HE2043	Builders Yard, Weston Road, Long Ashton	1.4	Not discounted.			Greenbelt; High Grade agricultural land	• Site has woodland on all or part of site.	Site currently a builders yard with trees, and structures on site.	Potential for a limited number of dwellings set within a landscaped site. Exceptional circumstances case required.	Site submitted to local plan 2038 process.	BDC of 50 is likely too high. CFS submission form suggested 25 units that could be more appropriate reflecting the trees on site.	25	25	3	25		Site identified as having potential for further consideration	25			
HE2047	Wildcountry Lane	3.8	Not discounted.			Greenbelt; High Grade agricultural land			Exceptional circumstances case required.	Site not submitted to local plan 2038 process.							Site discounted through Broad Location assessment				
HE20499	Land off Ashton Road	1.6	Not discounted.			Greenbelt; area of critical drainage on part	• Site is likely to be too small to form a sustainable, freestanding opportunity.	Green belt, ACD. Small site not well related to any existing area of settlement and also likely to be difficult to associate with any strategic growth potential in the area.	Exceptional circumstances case required.	Site submitted to local plan 2038 process.							Site discounted through Broad Location assessment				
HE20615	Land west of A4174, Highridge, Dundry	7.1	Not discounted.			Greenbelt; area of critical drainage on part		Site is close to existing main roads including A38 corridor.	Consider potential for development as part of wider strategic site. Exceptional circumstances case required.	Site submitted to local plan 2038 process.	CFS submission is 400. Adjust potential downwards to 200.	400	200	3	55		Site identified as having potential for further consideration	110	90		
HE2094	East of Dundry Lane near Barrow Tanks	1.3	Not discounted.			Greenbelt	• Site is likely to be too small to form a sustainable, freestanding opportunity.	Small site not well related to any existing area of settlement and also likely to be difficult to associate with any strategic growth potential in the area.		Site not submitted to local plan 2038 process.							Site discounted through Broad Location assessment				
												5795	3585						345	1770	1470