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*Portishead Branch Line (MetroWest  
Phase 1) Environmental Impact  
Assessment*

# Transport Assessment Appendix B: List of Committed Developments

Prepared for  
**West of England Councils**

February 2016



1 The Square  
Temple Quay  
Bristol BS1 6DG  
United Kingdom

# Document History

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Transport Assessment Appendix B: List of Committed Developments

West of England Councils

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## Section

1. List of Committed Developments (Commercial and residential, North Somerset and Bristol City areas)

UA	Ref	Area	Further Detail
BCC	O10_877	Former Courage Brewery Counterslip Redcliff Bristol	
BCC	O10_1067	Former Imperial Tobacco Office Building Hengrove Way Bristol BS14 0HR	
BCC	O10_878A Part 2	ND10 The Zone Anvil Street Bristol BS2 0LT	
BCC	O10_565	Land Bounded By Redcliff Street, St Thomas Street And Three Queens Lane, Redcliffe Bristol	
BCC	O10_1159	Pring & St Hill Ltd Malago Road Bristol BS3 4JH	
BCC	O10_1206	80 Stokes Croft Bristol BS1 3QY	
BCC	O10_1235	Ashton Vale And Former Alderman Moore Allotments Off Ashton Road (B3128) Bristol	
BCC	O10_1243	Paintworks Bristol BS4 3EH	
BCC	O10_1245	Sainsburys Winterstoke Road Bristol BS3 2NS	
BCC	O10_1029	Former Post Office Sorting Depot Cattle Market Road Bristol BS1 1BX	
BCC	O10_878E	Plot ND9 Temple Quay 2 Avon Street Bristol	
BCC	O10_541	Huller House/South Warehouse, Redcliff Backs.	
BCC	O10_1112	Warehouse Adjacent To Trewlawney House, Surrey Street And Including 31-32 Portland Square St Pauls Bristol	
BCC	O10_878D	Plot ND6 Temple Quay North Temple Gate Bristol	
BCC	O10_1256	Riverview House 171 - 178 Coronation Road Bristol BS3 1RF	
BCC	O10_226	Land At Canons Marsh Anchor Road Bristol	
BCC	O10_1260	Land Surrounding Dove Lane St Pauls Bristol	
BCC	O10_593C	Wapping Wharf/Princes Wharf, City Docks. (Other Phases)	
BCC	O10_593C Part 1	Land At Wapping Wharf Wapping Road Bristol	
BCC	O10_1274	Filwood Park Hengrove Way Bristol	
BCC	O10_1270	Bristol General Hospital Guinea Street Bristol BS1 6SY	
BCC	OH_5074	8-10 Colston Avenue Bristol BS1 4ST	
BCC	OH_5079	Former Bristol Magistrates' Court Nelson Street City Centre Bristol BS1 2PY	
BCC	OH_2381	St Stephens House Colston Avenue Bristol	
BCC	OH_5211	13-21 Baldwin Street Bristol BS1 1NA	
BCC	OH_5072	10 Anchor Road Bristol BS1 5TT	
BCC	OH_5071	Pro-Cathedral Park Place Clifton Bristol BS8 1JR	
BCC	OH_5158	Bristol Entertainment Centre Frogmore Street Bristol BS1 5NA	
BCC	BSA1002	Land at and adjacent to Malago House Bedminster Road, Bedminster	
BCC	BSA1108	Land at Novers Hill, east of Hartcliffe Way and west of Novers Lane / Novers Hill	
BCC	BSA1109	Land adjoining Hartcliffe Way and Hengrove Way, Inn's Court.	

UA	Ref	Area	Further Detail
BCC	BSA1111	Marksbury Road College Site	
BCC	BSA1113	Land adjoining Airport Road between Creswicke Road and to the east of Ilminster Avenue.	
BCC	BSA1114	Land at Novers Hill, adjacent to industrial units.	
BCC	BSA1115	Former Florence Brown school, west of Leinster Avenue	
BCC	BSA1116	Open spaces either side of Inns Court Drive	
BCC	BSA1117	Land adjoining Airport Road between Creswicke Road and to the east of Ilminster Avenue.	
BCC	BSA1118	Broad Plain House and associated land, Broadbury Road	
BCC	BSA1124	Kingswear and Torpoint	
BCC	BSA1201	Land at Broom Hill, Brislington	
BCC	BSA1203	Government Offices, Flowers Hill, Brislington	
BCC	BSA1207	493-499 Bath Road, Kensington Park, nr Arno's Vale	
BCC	BSA1301	Site of former City of Bristol College (Hartcliffe Campus), Hawkfield Road, Hartcliffe	
BCC	BSA1401	Hengrove Park	
BCC	BSA1402	Former New Fosseway School, Hengrove	
BCC	KS09	Newfoundland Way	
BCC	KS10	Redcliffe Way	
BCC	KS05	Central Ambulance Station	
BCC	KS02	The Horsefair / Callowhill Court	
BCC	SA104	McArthur's Warehouse, Gasferry Road	
BCC	SA103	Purifier House West, Anchor Road	
BCC	SA105	Land and buildings south of Brunel Lock Road, including A-Bond Warehouse	
BCC	SA607	Fire Station, Temple Back	
BCC	SA501	Lakota Nightclub / Former Coroner's Court, Upper York Street / Backfields	
BCC	SA505	The Carriage Works & Westmoreland House	
BCC	TQ01	Plot 3 Temple Quay	
BCC	TQ08	Plot ND5 Temple Quay North	
BCC	TM02	Temple Circus, Temple Street	
BCC	TM05	Templegate Peugeot	
BCC	TM01	Plot 6 Temple Quay	
BCC	AR01a	Former Diesel Depot Site	

UA	Ref	Area	Further Detail
BCC	SL00	Silverthorne Lane	
BCC	TM1140	Alterations to Unit A including its partial demolition, insertion of mezzanine floor and re-cladding together with the erection of unit for class D2 (gym)	Bath Road Retail Park Bath Road Brislington Bristol BS4 3LP
BCC	TM1140		Bath Road Retail Park Bath Road Brislington Bristol BS4 3LP
BCC	TM1185	Demolition of the laundry building, former nurses accommodation, physiotherapy and William Lloyd unit, along with modern accretions to other listed buildings on the site and erection of a range of buildings from two to seven storeys and conversion of the remaining buildings to provide 190 residential units and 2,442 metres square commercial floorspace comprising A1 A2 A3 A4 B1 and D2	Bristol General Hospital Guinea Street Bristol BS1 6SY
BCC	TM1185		Bristol General Hospital Guinea Street Bristol BS1 6SY
BCC	TM1148	Outline planning application for a 10 year masterplan of the campus for the future development of the faculty buildings, amenities and environs.	Faculty Of Art Media And Design University Of The West Of England Bristol Kennel Lodge Road Bristol BS3 2JT
BCC	TM1148		Faculty Of Art Media And Design University Of The West Of England Bristol Kennel Lodge Road Bristol BS3 2JT
BCC	TM1410A	Reserved Matters for 5,601 sqm employment space	Filwood Park Hengrove Way Bristol
BCC	TM1410B	Mixed use development, including the creation of a new park, erection of up to 150 no. residential units, 8000 sqm of employment floorspace (Use Class B1/B2)	Filwood Park Hengrove Way Bristol
BCC	TM1153	Re-development to provide a mixed use scheme comprising business (B1), 398 no. residential apartments (C3), retail units (A1), professional services (A2), food and drink uses (A3, A4 & A5), creche (D1), health and leisure club (D2) and a micro brewery (Sui Generis)	Finzel's Reach (former Bristol Brewery) Counterslip Bristol BS1 6BX
BCC	TM1458	Housing, Commercial, Other	Former Diesel Depot / Arena site, Bath Road
BCC	TM1131A	mixed use development within two buildings (A and B) comprising ground floor commercial use (A1, A2, A3, A4, A5, B1, D1 or D2) with residential units (total 107) and office/studio space (B1) above.	Former Post Office Sorting Depot Cattle Market Road Bristol BS1 1BX
BCC	TM1129	New office development associated with: Demolition of existing factory buildings (use class B1 and B2) and erection of new office building (use class B1)	Imperial Tobacco Ltd Winterstoke Road Bristol BS3 2LJ
BCC	TM1129		Imperial Tobacco Ltd Winterstoke Road Bristol BS3 2LJ
BCC	TM1130	Change of use of part of the building to a nursery; erection of new, rear elevation; construction of an all-weather sports pitch;	Imperial Tobacco Ltd Winterstoke Road Bristol BS3 2LJ
BCC	TM1128	a mixed use development totaling 406 residential apartments, 17 live/work units,	'Lakeshore' (Former Office Block To Wills Factory) Hengrove Way Bristol BS14 0HR

UA	Ref	Area	Further Detail
BCC	TM1165A	Mixed use development comprising residential units, offices, leisure, retail and food and drink uses, education, cultural and crèche facilities,	Land At Canons Marsh (incl. car park & Brandons Yard)
BCC	TM1025A	mixed use scheme including residential, retail, office, community workspace, hotel and leisure uses (Classes C1, C2, C3, A1, A2, A3, B1, D1, D2)	Anchor Road City Centre Bristol Land At Wapping Wharf Wapping Road Bristol
BCC	TM1177	Outline application for mixed use redevelopment of land to comprise a maximum of 32,442 sq m of floorspace; up to 21,892 sq m residential floorspace (a maximum of 250 separate units); up to 8,400sq m of commercial floorspace (B1 Class); up to 2,000sq m of commercial floorspace (A1, A2, A3, A4 or A5); a doctors surgery of up to 150 sq m (D1);	Land Surrounding Dove Lane St Pauls Bristol
BCC	TM1467	Community use (including school) and housing with business. The site should provide 2,000 to 3,000m <sup>2</sup> of business and / or community facilities.	Marksbury Road College Site
BCC	TM1392A	Outline application for the retention of Endemol buildings, demolition of other existing buildings and erection of new buildings of 2-7 storeys built on top of new undercroft car park to provide employment floor space (B1); Retail floor space (A1, A3 & A4); up to 11 live/work units; and up to 210 residential units (C3); with revised vehicular access off Bath Road. (Major annlication)	Paintworks Phase III site, Bath Road
BCC	TM1392A		Paintworks Phase III site, Bath Road
BCC	TM1338A	Outline planning application - Erection of Public House.	Plot 1 - Phase 6 Imperial Park South Side Of Main Access Wills Way Bristol
BCC	TM1338C	Outline planning application - Erection of business units (Use Class B1	Plot 3 - Phase 6 Imperial Park South Side Wills Way Bristol
BCC	TM1380	mixed use comprising around 145 residential units (Use Class C3), around 5000sqm of employment floorspace (Use Classes B1(b) (c), B8) and around 600 sqm of retail floorspace (Use Classes A1/A2/A3).	Sainsburys Winterstoke Road Bristol BS3 2NS
BCC	TM1380		Sainsburys Winterstoke Road Bristol BS3 2NS
BCC	TM1057	Redevelopment of land fronting St. Michaels Hill and Tyndalls Avenue to provide academic/educational facilities (Use Class D1)	University Of Bristol Site St Michaels Hill & Tyndall Avenue Bristol BS2 8BH
BCC	TM1057		University Of Bristol Site St Michaels Hill & Tyndall Avenue Bristol BS2 8BH
BCC	TM1462	Employment & Other (hotel)	Bristol and Exeter Yard (TCN) site
BCC	TM1469	Housing, offices and open space in the form of a large high quality park	Hengrove Park
BCC	TM1482	Community use, open space, business and housing.	Knowle West Health Park, Downton Road
BCC	TM1014	Housing, Offices	Land and buildings south of Brunel Lock Road, including A-Bond Warehouse
BCC	TM1014		Land and buildings south of Brunel Lock Road, including A-Bond Warehouse

UA	Ref	Area	Further Detail
BCC	TM1488	Housing and light industry	Land at and adjacent to Malago House, Bedminster Road, Bedminster
BCC	TM1470	Housing and business	Land at Novers Hill, adjacent to industrial units
BCC	TM1451	Employment, residential, other	Plot 6 Temple Quay, The Friary
BCC	TM1473	Housing and business	
NSC	4/353j	Block Q, Newfoundland Way, East Quay, Portishead	
NSC	4/353n	Block D, Dockside, Portishead	
NSC	4/353p	Block G Dockside	
NSC	4/353q	East Dock, Dockside	
NSC	4/553	Land at 176 High Street, Portishead	
NSC	4/522	Severn Paper Mill, Portishead	



Ref	Dwelling Totals	Hectares	Ward	OSGR (X)	OSGR (Y)	Planning Status	Development Status	Certainty
O10_877	203		Lawrence Hill	359252.73	172971	Permitted	Under Construction	Near Certain
O10_1067	152		Hartcliffe	358184.05	168644	Permitted	Under Construction	Near Certain
O10_878A Part 2	109		Lawrence Hill	359835.82	172830	Permitted	Under construction	Near Certain
O10_565	568		Lawrence Hill	359130.06	172639	Permitted	Not started	Near Certain
O10_1159	183		Southville	358584.32	171314	Permitted	Not started	Near Certain
O10_1206	79		Ashley	359162.55	173920	Permitted	Not started	Near Certain
O10_1235	137		Bedminster	356701.06	170949	Permitted	Not started	Near Certain
O10_1243	221		Brislington West	360832.32	171771	Permitted	Not started	Near Certain
O10_1245	145		Bedminster	357064.67	170670	Permitted	Not started	Near Certain
O10_1029	107		Lawrence Hill	359892.57	172430	Permitted	Not started	Near Certain
O10_878E	173		Lawrence Hill	359932	172682	Permitted	Not started	Near Certain
O10_541	55		Lawrence Hill	359009.45	172557	Permitted	Not started	Near Certain
O10_1112	59		Ashley	359337.91	173720	Permitted	Not started	Near Certain
O10_878D	60		Lawrence Hill	359699.43	172815	Permitted	Not started	Near Certain
O10_1256	78		Southville	357731.67	172013	Permitted	Not started	Near Certain
O10_226	170		Cabot	358069.84	172485	Permitted	Under construction	Near Certain
O10_1260	250		Ashley	359670.99	173813	Permitted	Not started	Near Certain
O10_593C	431		Cabot	358489.73	172179	Permitted	Not started	Near Certain
O10_593C Part 1	194		Cabot	358441.43	172133	Permitted	Not started	Near Certain
O10_1274	150		Filwood	359522.93	169342	Permitted	Not started	Near Certain
O10_1270	190		Cabot	358863.5	172164	Permitted	Not started	Near Certain
OH_5074	56		Cabot	358652.53	172952	Permitted	Not Started	Near Certain
OH_5079	81		Cabot	358735.6	173207	Permitted	Not Started	Near Certain
OH_2381	52		Cabot	358661.08	172995	Permitted	Under Construction	Near Certain
OH_5211	87		Cabot	358708.4	172903	Permitted	Not Started	Near Certain
OH_5072	68		Cabot	358176.58	172603	Permitted	Not Started	Near Certain
OH_5071	117		Clifton East	357721.51	173197	Permitted	Under Construction	Near Certain
OH_5158	84		Cabot	358391.13	173028	Permitted	Not Started	Near Certain
BSA1002	90		Bedminster	358389.72	170753	Allocated	Not started	Reasonably Foreseeable
BSA1108	440		Filwood	358289.37	169507	Allocated	Not started	Reasonably Foreseeable
BSA1109	430		Filwood	358793.7	168724	Allocated	Not started	Reasonably Foreseeable

Ref	Dwelling Totals	Hectares	Ward	OSGR (X)	OSGR (Y)	Planning Status	Development Status	Certainty
BSA1111	85		Windmill Hill	359051.93	170656	Allocated	Not started	Reasonably Foreseeable
BSA1113	100		Filwood	359997.74	169518	Allocated	Not started	Reasonably Foreseeable
BSA1114	50		Filwood	358275.35	169972	Allocated	Not started	Reasonably Foreseeable
BSA1115	85		Filwood	358635.77	169640	Allocated	Not started	Reasonably Foreseeable
BSA1116	70		Filwood	358822.62	168967	Allocated	Not started	Reasonably Foreseeable
BSA1117	50		Knowle	360312.66	169839	Allocated	Not started	Reasonably Foreseeable
BSA1118	50		Filwood	358933.26	169728	Allocated	Not started	Reasonably Foreseeable
BSA1124	119		Windmill Hill	358728.97	170517	Allocated	Not started	Reasonably Foreseeable
BSA1201	300		Brislington East	362663.54	171085	Allocated	Not started	Reasonably Foreseeable
BSA1203	100		Brislington West	362306.08	170014	Allocated	Not started	Reasonably Foreseeable
BSA1207	85		Brislington West	361282.92	171400	Allocated	Not started	Reasonably Foreseeable
BSA1301	300		Whitchurch Park	358960.67	167923	Allocated	Not started	Reasonably Foreseeable
BSA1401	1000		Hengrove	359680.15	168591	Allocated	Not started	Reasonably Foreseeable
BSA1402	175		Hengrove	360971.54	169001	Allocated	Not started	Reasonably Foreseeable
KS09	100		Lawrence Hill	359775.52	173688	Allocated	Not started	Reasonably Foreseeable
KS10	140		Lawrence Hill	359147.17	172341	Allocated	Not started	Reasonably Foreseeable
KS05	100		Cabot	359378.57	173063	Allocated	Not started	Reasonably Foreseeable
KS02	200		Cabot	359226.78	173465	Allocated	Not started	Reasonably Foreseeable
SA104	80		Cabot	357812.45	172306	Allocated	Not started	Reasonably Foreseeable
SA103	50		Cabot	357921.34	172515	Allocated	Not started	Reasonably Foreseeable
SA105	100		Cabot	356994.42	172170	Allocated	Not started	Reasonably Foreseeable
SA607	140		Lawrence Hill	359293.88	172841	Allocated	Not started	Reasonably Foreseeable
SA501	60		Ashley	359131.6	173770	Allocated	Not started	Reasonably Foreseeable
SA505	100		Ashley	359178.68	174053	Allocated	Not started	Reasonably Foreseeable
TQ01	50		Lawrence Hill	359735.77	172593	Allocated	Not started	Reasonably Foreseeable
TQ08	147		Lawrence Hill	359868.72	172650	Allocated	Not started	Reasonably Foreseeable
TM02	50		Lawrence Hill	359368.48	172493	Allocated	Not started	Reasonably Foreseeable
TM05	60		Lawrence Hill	359541.22	172231	Allocated	Not started	Reasonably Foreseeable
TM01	80		Lawrence Hill	359634.56	172479	Allocated	Not started	Reasonably Foreseeable
AR01a	70		Windmill Hill	359894.23	172125	Allocated	Not started	Reasonably Foreseeable

Ref	Dwelling Totals	Hectares	Ward	OSGR (X)	OSGR (Y)	Planning Status	Development Status	Certainty
SL00	1200		Lawrence Hill	360346.26	172532	Allocated	Not started	Reasonably Foreseeable
TM1140		1.35	Brislington West	361431	171196	Permitted	Not Started	Near Certain
TM1140		-1.35	Brislington West	361431	171196	Permitted	Not Started	Near Certain
TM1185		1.54	Cabot	358857	172166	Permitted	Not Started	Near Certain
TM1185		1.54	Cabot	358857	172166	Permitted	Not Started	Near Certain
TM1148		2.94	Southville	356151	171812	Permitted	Not Started	Near Certain
TM1148		-2.94	Southville	356151	171812	Permitted	Not Started	Near Certain
TM1410A		1.97	Filwood	359425	169223	Permitted	Not Started	Near Certain
TM1410B		5.10	Filwood	359525	169346	Permitted	Not Started	Near Certain
TM1153		1.79	Lawrence Hill	359192	172963	Permitted	Not Started	Near Certain
TM1458		4.05	Windmill Hill	359899	172135	Allocated	Not started	Reasonably Foreseeable
TM1131A		1.12	Lawrence Hill	359905	172424	Permitted	Not Started	Near Certain
TM1129		1.93	Bedminster	356906	170950	Permitted	Under Construction	Near Certain
TM1129		-1.93	Bedminster	356906	170950	Permitted	Under Construction	Near Certain
TM1130		-1.26	Bedminster	356963	170862	Permitted	Not Started	Near Certain
TM1128		4.67	Hartcliffe	358165	168621	Permitted	Not Started	Near Certain

Ref	Dwelling Totals	Hectares	Ward	OSGR (X)	OSGR (Y)	Planning Status	Development Status	Certainty
TM1165A		1.39	Cabot	358049	172487	Permitted	Under Construction	Near Certain
TM1025A		2.68	Cabot	358530	172174	Permitted	Not Started	Near Certain
TM1177		1.72	Ashley	359669	173821	Permitted	Not Started	Near Certain
TM1467		2.34	Windmill Hill	359066	170668	Allocated	Not started	Reasonably Foreseeable
TM1392A		2.40	Brislington West	360835	171816	Permitted	Not Started	Near Certain
TM1392A		-2.40	Brislington West	360835	171816	Permitted	Not Started	Near Certain
TM1338A		1.08	Hartcliffe	358630	168653	Permitted	Not Started	Near Certain
TM1338C		1.44	Hartcliffe	358512	168544	Permitted	Not Started	Near Certain
TM1380		4.05	Bedminster	357079	170677	Permitted	Not Started	Near Certain
TM1380		-4.05	Bedminster	357079	170677	Permitted	Not Started	Near Certain
TM1057		1.26	Cabot	358319	173464	Permitted		Near Certain
TM1057		-1.26	Cabot	358319	173464	Permitted		Near Certain
TM1462		1.11	Lawrence Hill	359648	172329	Allocated	Not started	Reasonably Foreseeable
TM1469		49.84	Hengrove	359716	168534	Allocated	Not started	Reasonably Foreseeable
TM1482		4.48	Filwood	358682	170116	Allocated	Not started	Reasonably Foreseeable
TM1014		3.15	Cabot	356991	172152	Allocated	Not started	Reasonably Foreseeable
TM1014		3.15	Cabot	356991	172152	Allocated	Not started	Reasonably Foreseeable

Ref	Dwelling Totals	Hectares	Ward	OSGR (X)	OSGR (Y)	Planning Status	Development Status	Certainty
TM1488		2.84	Bedminster	358388	170745	Allocated	Not started	Reasonably Foreseeable
TM1470		2.18	Filwood	358274	169956	Allocated	Not started	Reasonably Foreseeable
TM1451		1.47	Lawrence Hill	359603	172468	Allocated	Not started	Reasonably Foreseeable
TM1473		8.48	Whitchurch Park	358980	167885	Allocated	Not started	Reasonably Foreseeable
4/353j	94		Portishead Central	347669	177212	Full Planning consen	Not started	Near Certain
4/353n	124		Portishead Central	347419	177008	Full Planning consen	Under construction	Near Certain
4/353p	110		Portishead Central	347588	177267	Full Planning consen	Under construction	Near Certain
4/353q	13		Portishead Central	347420	176888	Full Planning consen	Not started	Near Certain
4/553	58		Portishead South & N Weston	346691	175638	Full Planning consen	Under construction	Near Certain
4/522	135		Portishead East	347557	176784	Outline planning con:	Not started	Near Certain