

**Site reference:**

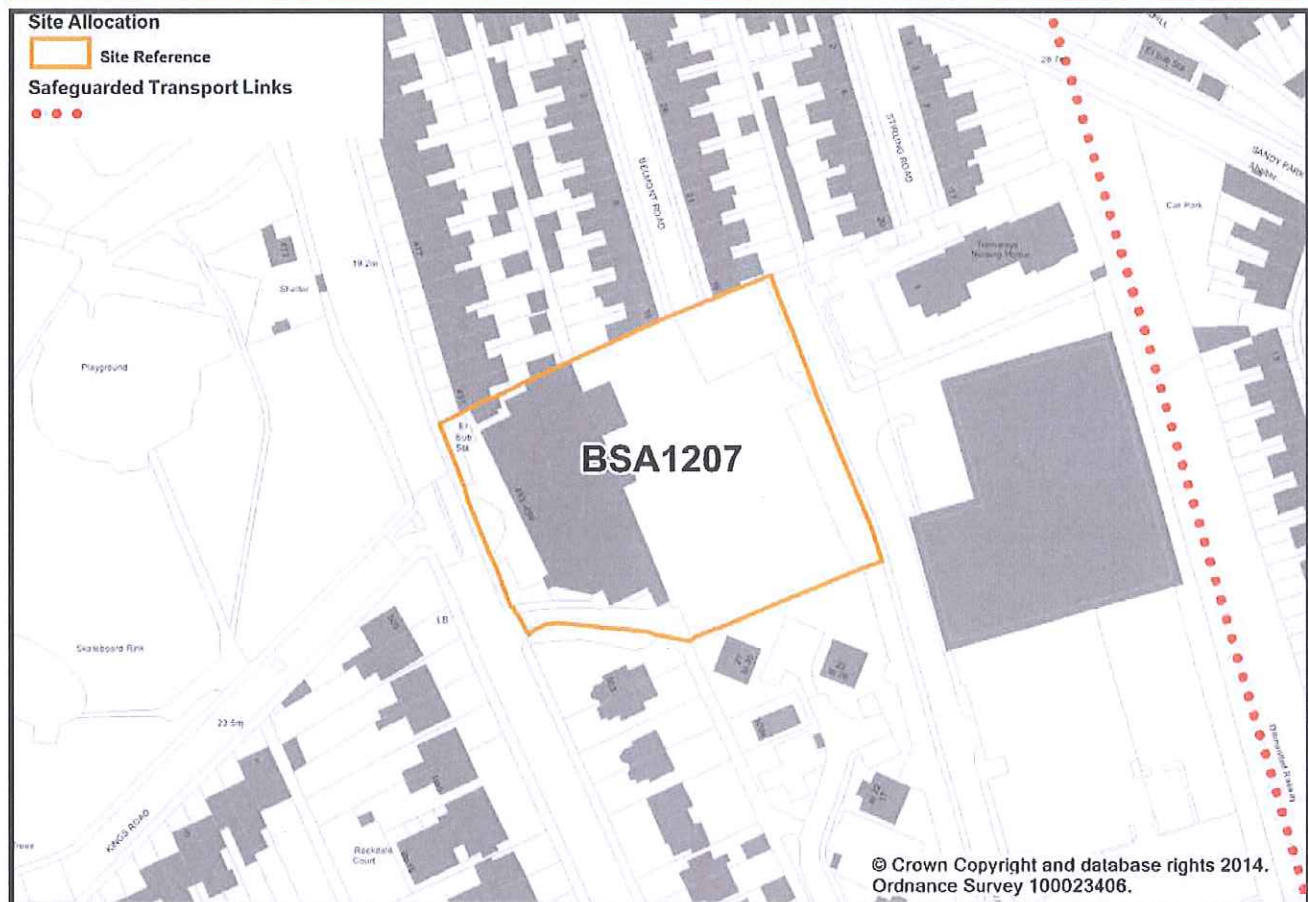
**BSA1207**

**Site address/location:**

493-499 Bath Road, Kensington Park,  
nr Arno's Vale

**Site area:** 0.7 hectares

**Ward:** Brislington West



**Allocation: Housing**

**Development considerations**

Development should:

- address noise and pollution issues from Bath Road.

The estimated number of homes for this site is 85.

## Explanation

### A housing allocation is appropriate as:

- The site has a largely residential context and is currently underused, therefore the allocation represents a good use of land in line with Core Strategy Policy BCS20 Effective and Efficient Use of Land.
- It is in a sustainable location approximately 300m from the shops and services of Sandy Park Road Local Centre and close to the supermarket at Castle Court and bus routes along Bath Road.
- It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026.
- It reflects the Core Strategy approach to the location of new housing by developing new homes on previously developed sites.

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