GDV:
£500m+

USE: R&D, sustainability, residential

LOCATION: Emersons Green/Lyde Green

PLANNING AUTHORITY: South Gloucestershire Council

CURRENT STAGE/STATUS: Allocated in the Draft Local Plan, submission of outline consent by beginning of 2027

SITE AREA: c.157 ha

North Lyde Eco-Tech Village could accommodate up to 2,000 new homes, with mixed-use economic development opportunities, including an 'extension' of the Bristol & Bath Science Park.

The development is being promoted by an institutional master developer with a long-term stewardship model alongside a legacy landowner, ensuring quality, resilience and coherence across phases.

Sustainability is embedded throughout, with North Lyde allocated as an employment-led, net zero energy settlement, delivering extensive green infrastructure, sustainable mobility and a minimum 10% biodiversity net gain, directly supporting regional clean growth and net zero objectives.

The site is between Yate and Bristol, and has excellent links to the M4 and M32.

KEY FACTS

- c.2,050 dwellings (1,050 within the plan period; remainder beyond)
- c.80ha including country park, SuDS and biodiversity corridors delivering a minimum 10% biodiversity net gain
- 1,000 to 2,000 high-value jobs enabled over time
- c 15.1 ha employment land

INVESTMENT PROPOSITION

This offers a flexible investment opportunity for institutional investors, developers and occupiers, centred on advanced manufacturing and AI-enabled growth sectors. It supports joint ventures, phased land deals and forward-funded delivery, alongside build-to-suit options for end users.

The scheme enables phased capital deployment aligned with demand, allowing investors and occupiers to scale over time while maintaining a coherent, high-quality masterplan.