



South Gloucestershire **Local Plan**

Proposed Submission: Policies, Sites and Places Plan

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South Gloucestershire
Council

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<u>Contents</u>	<u>Page</u>
1. Introduction	1
2. Part 1 – Development Management Policies	5
3. Responding to Climate Change and High Quality Design	6
4. Managing Future Development	19
5. Tackling Congestion and Improving Accessibility	25
6. Managing the Environment and Heritage	53
7. Maintaining Economic Prosperity	87
8. Providing Housing and Community Infrastructure	117
9. Major Infrastructure: Oldbury New Nuclear Build	140
10. Part 2 – Sites and Places	
10. Town Centres	151
11. Site Allocations and Safeguarding	152
12. Local Green Spaces	158
13. Heritage at Risk Register	158
14. Implementation and Monitoring	158
15. Glossary	160
<u>Appendices:</u>	
1. Superseded Development Plan Policies	169
2. Local Green Spaces	175
3. Town Centre Summaries	184
4. Heritage at Risk	198

Policy Index		
PSP Policy Number	PSP Policy Chapter	PSP Policy Name
PSP1	Responding to Climate Change and High Quality Design	Local Distinctiveness
PSP2	Responding to Climate Change and High Quality Design	Landscape
PSP3	Responding to Climate Change and High Quality Design	Trees and Woodland
PSP4	Responding to Climate Change and High Quality Design	Designated Local Green Spaces
PSP5	Responding to Climate Change and High Quality Design	Undesignated Open Spaces within Urban Areas and Settlements
PSP6	Responding to Climate Change and High Quality Design	Onsite Renewable & Low Carbon Energy
PSP7	Managing Future Development	Development in the Green Belt
PSP8	Managing Future Development	Residential Amenity
PSP9	Managing Future Development	Health Impact Assessments
PSP10	Tackling Congestion and Improving Accessibility	Active Travel Routes
PSP11	Tackling Congestion and Improving Accessibility	Transport Impact Management
PSP12	Tackling Congestion and Improving Accessibility	Motorway Service Areas and Roadside Facilities
PSP13	Tackling Congestion and Improving Accessibility	Safeguarding Strategic Transport Schemes and Infrastructure
PSP14	Tackling Congestion and Improving Accessibility	Safeguarding Rail Schemes and Infrastructure
PSP15	Tackling Congestion and Improving Accessibility	Park and Ride/Share
PSP16	Tackling Congestion and Improving Accessibility	Parking Standards
PSP17	Managing the Environment and Heritage	Heritage Assets and the Historic Environment

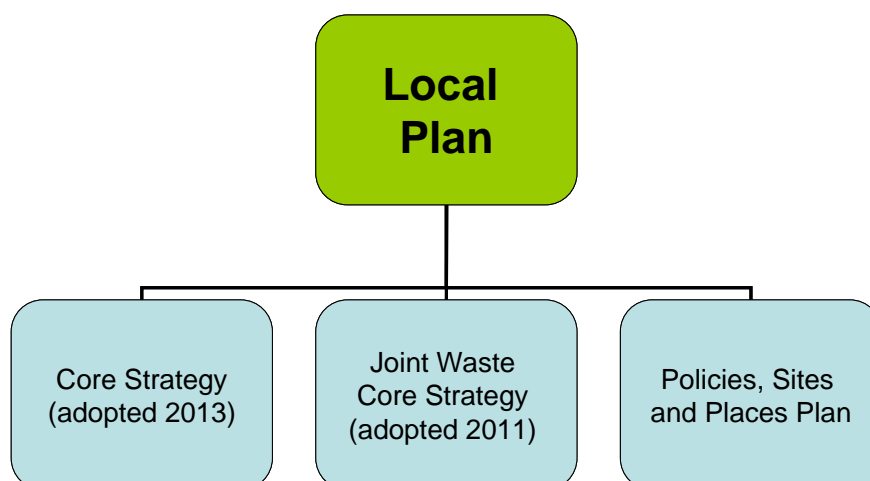
PSP18	Managing the Environment and Heritage	Statutory Wildlife Sites: European Sites & Sites of Special Scientific Interest (SSSIs)
PSP19	Managing the Environment and Heritage	Wider Biodiversity
PSP20	Managing the Environment and Heritage	Flood Risk, Surface Water and Watercourse Management
PSP21	Managing the Environment and Heritage	Environmental Pollution and Impacts
PSP22	Managing the Environment and Heritage	Unstable Land
PSP23	Managing the Environment and Heritage	Mineral Working and Restoration
PSP24	Managing the Environment and Heritage	Mineral Safeguarding Areas
PSP25	Managing the Environment and Heritage	Hydrocarbon Extraction (inc. Fracking)
PSP26	Managing Economic Prosperity	Enterprise Areas
PSP27	Managing Economic Prosperity	B8 Storage and Distribution Uses
PSP28	Managing Economic Prosperity	Rural Economy
PSP29	Managing Economic Prosperity	Agricultural Development
PSP30	Managing Economic Prosperity	Horse Related Development
PSP31	Managing Economic Prosperity	Town Centre Uses
PSP32	Managing Economic Prosperity	Local Centres Parades and Facilities
PSP33	Managing Economic Prosperity	Shopping Frontages
PSP34	Managing Economic Prosperity	Public Houses
PSP35	Managing Economic Prosperity	Food and Drink Uses (including drive through takeaway facilities)
PSP36	Managing Economic Prosperity	Telecommunications Infrastructure
PSP37	Providing Housing and Community Infrastructure	Internal Space and Accessibility Standards for Dwellings

PSP38	Providing Housing and Community Infrastructure	Development Within Existing Residential Curtilages, Including Extensions and New Dwellings
PSP39	Providing Housing and Community Infrastructure	Residential Conversions, Sub-Divisions and Houses in Multiple Occupation
PSP40	Providing Housing and Community Infrastructure	Residential Development in the Countryside
PSP41	Providing Housing and Community Infrastructure	Rural Workers Dwellings
PSP42	Providing Housing and Community Infrastructure	Custom Build Dwellings
PSP43	Providing Housing and Community Infrastructure	Private Amenity Space Standards
PSP44	Providing Housing and Community Infrastructure	Open Space, Sport and Recreation
PSP45	Providing Housing and Community Infrastructure	Burial Facilities, including Crematoria
PSP46	Major Infrastructure	Oldbury New Nuclear Build (NNB)
PSP47	Part 2	Site Allocations and Safeguarding

1. Introduction

The South Gloucestershire Local Plan

- 1.1 The Policies, Sites and Places Plan (PSP Plan) is the final document in the current South Gloucestershire Local Plan. The Local Plan comprises the Joint Waste Core Strategy (adopted 2011) and Core Strategy (adopted 2013). This document will update and replace the previous South Gloucestershire Local Plan (adopted 2006) and Minerals & Waste Local Plan (adopted 2002) and will guide future planning decisions in the district.



- 1.2 The Local Plan ‘lead’ document is the Core Strategy. This sets out the overall development strategy for South Gloucestershire and contains the strategic planning policies to deliver that strategy. As the strategic component of the Local Plan, the Core Strategy sets out 9 strategic objectives. These establish the basis for the policies contained in the Plan and how the Council expresses and responds to the challenge of delivering sustainable development. Six of these objectives form the basis of the main chapters of the Core Strategy, whilst the other three comprise the over-arching and cross-cutting objectives that are reflected in all Core Strategy policies – delivering sustainable communities, improving health and well-being, and mitigating and adapting to the impacts of climate change. The same approach is also followed in this Plan with the development management policies contained in Part 1, grouped under each of the six Core Strategy strategic objectives which include, where appropriate, embedded references to the three cross-cutting objectives relating to, delivering sustainable communities, improving health and well-being, and mitigating and adapting to the impacts of climate change, as these permeate and run through the majority of all policies contained in the Plan, given they are intrinsically linked to sustainable development.
- 1.3 To support the delivery of the Core Strategy, the PSP Plan will set out and comprise:
- Part 1 - Development Management Policies:**
- 1.4 These policies now replace those in the South Gloucestershire Local Plan and the Minerals and Waste Local Plan, as well as introduce new policies. The suite of development management policies have been drawn up to accord with the National

Planning Policy Framework (NPPF) and latest National Planning Practice Guidance (NPPG).

- 1.5 These policies sit alongside the Core Strategy (adopted 2013) and Joint Waste Core Strategy (adopted 2011), forming the Local Plan for South Gloucestershire. All of these documents will be used by the Council when assessing planning applications. The final policy in Part 1 relates to the potential New Nuclear Build near to Oldbury-on-Severn.

Part 2 – Sites and Places:

- 1.6 This section of the Plan contains details of town centres and site allocations, including those site allocations and designations rolled forward from the South Gloucestershire Local Plan. Part 2 also includes a link to the Local Green Spaces appendix. This part of the plan also sets out the buildings at risk register.

Local Plan Policies Map

- 1.7 The Local Plan Policies Map shows designations and allocations arising from Part 1 or Part 2 of the PSP Plan, for example, local green spaces, town centre boundaries and retail frontages. Designations and constraints defined by other processes, including Sites of Special Scientific Interest and Conservation Areas are to be presented on an online constraints map.

Using this Plan

- 1.8 The Development Management Policies within the PSP Plan need to be considered together to determine whether or not a proposal would be considered acceptable. A development proposal which meets the requirements of one policy, will not necessarily gain planning permission if it fails to have regard to, or is in conflict with, other policy requirements in this plan, or any other relevant policy within the Core Strategy and/or the Joint Waste Core Strategy.
- 1.9 Careful consideration should be given to all planning issues relating to a development proposal, to ensure all relevant development management policies and site allocation policies have been addressed.
- 1.10 Failure to meet the requirements of all policies relevant to a development proposal are likely to result in a planning application being refused.

Consultation Undertaken

- 1.11 Work on the PSP Plan commenced in May 2013. Since this time, there has been an on-going programme of community and stakeholder consultation and engagement, including a Call for Sites in January 2014 inviting the identification of sites to be considered for development in the Plan.
- 1.12 In June 2014, the Council commenced a specific, informal public consultation on the contents of the draft Plan. This informal stage of consultation was in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England)

Regulations 2012, which specifies the consultation a local planning authority must undertake on a Local Plan before it can proceed to publish a proposed submission version of the Plan.

- 1.13 That period of informal public consultation invited representations from the public, partners, developers, Parish and Town Councils and other key interested parties on the emerging draft Plan, which included the development management policies and parish led proposals. A further Call for Sites also took place. Informal consultation on that document was completed at the end of August 2014.
- 1.14 Additional targeted engagement also took place between June 2014 and February 2015 on defined elements of the Plan, with specific parishes and local members, including those local planning authorities and statutory or prescribed bodies in line with the Council's obligations under the Duty to Co-operate.
- 1.15 The feedback received as a result of these consultations and engagement processes informed the preparation of the Proposed Submission version of the Plan (dated March 2015) which underwent formal consultation in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 between May and July 2015.
- 1.16 Due to the circumstances relating to the Five Year Housing Land Supply, the proposed submission version of the plan (dated March 2015) was not submitted for Examination as scheduled. The Plans submission was paused whilst consultation on additional housing allocations was undertaken.
- 1.17 A further consultation (in line with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) relating to the need for additional allocations took place between November 2015 – January 2016. At the same time additional consultation in policy PSP38 (Internal Space Standards) was undertaken.
- 1.18 A strategic development plan document for the West of England, the Joint Spatial Plan, is being progressed to determine the overall housing number for the West of England and South Gloucestershire over the period 2016-2036. Therefore, housing allocations and a review of settlement boundaries are to be progressed in a new Local Plan, which is due for adoption in 2018. The new Local Plan for South Gloucestershire will be directly informed by the housing requirements and policies set out in the Joint Spatial Plan. Once the new Local Plan is adopted it will replace this PSP Plan and the adopted 2013 Core Strategy.
- 1.19 This PSP Plan does not now include additional housing allocations. However, housing and mixed use residential sites allocated in the 2006 South Gloucestershire Plan, which have not yet been built out are retained and included within Part 2 of this plan.
- 1.20 The representations received to the March 2015 version of the Plan (under Regulation 19) in respect of elements of the plan not related to the allocation of additional housing sites and to the consultation on Policy PSP37 (Internal Spaces Standards) concluded in January 2016, were considered and policies have been updated. The updated policies are presented in this 2016 Proposed Submission version of the Plan.

Purpose of this 2016 Submission Draft Consultation

- 1.21 This is the final stage for making representations before the PSP Plan is submitted for independent examination by a government appointed Planning Inspector. Once all representations have been received, the Council will submit its proposed submission version of the Plan, a summary of the main issues raised as part of the consultation and any proposed changes it considers appropriate, for examination by the Secretary of State, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.22 A statement of engagement has also been prepared alongside this document, which explains in detail who has been consulted during the preparation of the PSP Plan, how this consultation was carried out and how all comments were taken into account in preparing the Plan.

Accompanying Documents

- 1.23 A Sustainability Appraisal report which includes an Equalities Impact Assessment accompanies this document and is published separately.

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2. Part 1 of the PSP Plan

Introduction to the Development Management policies

- 2.1 This section relates to Development Management policies. These policies will replace those in the South Gloucestershire Local Plan and Minerals and Waste Local Plan, as well as introduce new policies. These Development Management policies have been drawn up to accord with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), as well as reflect comments received from Parish/Town Councils, developers, environmental organisations and other stakeholders.
- 2.2 These Development Management policies will sit alongside the Core Strategy (adopted 2013) and Joint Waste Core Strategy (adopted 2011) and form the Development Plan for South Gloucestershire. The Development Plan must be read as a whole and proposals will be considered against all relevant policies.
- 2.3 There are 46 Development Management policies in Part 1 of the Plan. After each specific policy is the supporting justification. The relationship with the superseded policies from the South Gloucestershire Local Plan (2006) and Minerals and Waste Local Plan (2002) is set out in Appendix 1.
- 2.4 The policies are arranged in order of the chapters in the Core Strategy, as follows:
- Responding to Climate Change and High Quality Design
 - Managing Future Development
 - Tackling Congestion and Improving Accessibility
 - Managing the Environment and Heritage
 - Maintaining Economic Prosperity
 - Providing Housing and Community Infrastructure

Major Infrastructure: Oldbury New Nuclear Build

- 2.5 The final policy in this part of the Plan relates to the potential New Nuclear Build near Oldbury-on-Severn.

3. Responding to Climate Change and High Quality Design

- 3.1 This section contains 6 policies which are intended to be read alongside those in Chapter 5 of the Core Strategy such that, together, they form the Local Plan policies on responding to climate change and high quality design. The following Core Strategy objectives relating to this topic also apply to the Policies, Sites and Places Plan.

Core Strategy Policies	
Policy CS1	High Quality Design
Policy CS2	Green Infrastructure
Policy CS3	Renewable and Low Carbon Energy Generation
Policy CS4	Renewable or Low Carbon District Heat Networks
Core Strategy Objectives	
<ul style="list-style-type: none"> ➤ Promoting high quality design that responds to its context, the distinctive assets of the district and creates 'sense of place' and civic pride ➤ Create attractive, cohesive, safe and inclusive communities. ➤ Integrate housing, jobs, services, public transport and facilities so that people lead healthier lives and have the opportunity to reduce their CO2 footprint. ➤ Protecting the landscape for its own sake ➤ Create a network of attractive and accessible spaces for people and wildlife, and to provide climate change adaptation and mitigation functions ➤ Providing opportunities for flora and fauna to adapt to climate change ➤ Ensuring that environments for recreation, play and well being are delivered as an integral part of communities ➤ Promoting energy efficient development and new sources of decentralised, renewable and low carbon sources of energy ➤ Understanding and reducing susceptibility to flood risk ➤ Managing the impacts of urban intensification 	

POLICY PSP1 – LOCAL DISTINCTIVENESS

Development proposal(s) will be acceptable where the proposals demonstrate an understanding of, and positive response to the buildings and characteristics that make a particular contribution to the distinctiveness of that particular area/locality.

Innovative architectural responses will be favourably considered, where this would result in a high quality design that would in itself contribute positively to the distinctiveness of a place.

- 3.2 NPPF para 58 requires that development should, 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'.
- 3.3 South Gloucestershire underwent rapid growth during the latter part of the 20th Century. Much of this development, as across the country, reflected trends in architecture, availability of new or the most cost effective building materials and prevailing highway design standards. (This development was not subject to planning policy that sought to accentuate local distinctiveness). This has led to development forms that are replicated nationwide and are thereby indistinct / could be 'anywhere'.
- 3.4 Core Strategy Policy CS1(1) requires that; 'siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context'. It however remains common for developers, in undertaking a context appraisal, to attempt to justify further indistinct development by referring to usually 20th century post-war development of indistinct quality nearby and/or claiming that the locality lacks distinction by way of the variety of ages and styles of development that exist in a locality. In justifying new development in accordance with the NPPF requirements, this approach will not be acceptable.
- 3.5 This policy is thus designed to supplement Core Strategy Policy CS1(1) and is primarily aimed at development that is not within or adjacent to a Conservation Area or impacts on a listed building where Policy PSP17 would be applicable. It will be expected therefore that context appraisals, if necessary, look further afield than the immediate locality to identify and respond to distinctive building types and other features, such as boundary treatments, plot size and shape, and landscape treatments, to inform new development.
- 3.6 In the principal urban areas of South Gloucestershire it is common to find 18th & 19th Century dwellings and other buildings defined by the pennant stone, often with decorative brick (quoins) detailing to the corners of buildings and openings, or rendered buildings with very limited detailing. Chimneys are also usually on the gable ends of roofs, a variety of sizes and sometimes decorative. Eaves and verges are often clipped. Other later building styles that have some quality also exist, such as 1930-50s speculative and local authority dwellings, primarily semi-detached dwellings characterised by generous proportions, bay windows, overhanging eaves, prominent chimneys and hipped roofs, or 1970s estates that at their best demonstrate forms of housing with strong horizontal characteristics, large window proportions providing light internal spaces and a mix of materials. There may also be localities where the settlement form and/or street scene has a strong and attractive character defined by

the regularity of plot width and depth, repetitive nature and quality of the buildings and contribution of distinct high quality boundary treatments and landscaping.

(This text is not meant as a comprehensive description and should not be used as a character appraisal. Settlement form, materials and detailing varies across the district. The text is provided only by way of illustration).

- 3.7 Conservation Area Appraisals, Village Design Statements and The South Gloucestershire Landscape Character Assessment may, where available, in the vicinity of a development, also provide good sources of information that assist in discerning such distinctive local character.
- 3.8 It should be noted that the policy does not seek to discourage innovative design. Modern forms of development are particularly encouraged where they promote sustainability and health and wellbeing objectives. High quality development of this nature should, however, also take cues from locally distinctive development forms.
- 3.9 For information on the documents required to be submitted as part of an application, please refer to the Planning Applications Checklist on the Council's website.

Delivery

- 3.10 This policy will be delivered through development management.

POLICY PSP2 – LANDSCAPE**Landscape Protection and Enhancement**

Development proposals will be acceptable where they conserve and where appropriate enhance the quality, amenity, distinctiveness and character of the landscape. This includes, but is not limited to:

- landscape attributes which define the inherent character of an area, such as: landscape patterns arising from roads, paths, hedges, waterways and buildings; designed and natural landscapes, which include elements of natural beauty, historical or cultural importance and ecological features;
- the tranquillity of a landscape, sense of place and setting;
- landscape features, such as trees, hedgerows, woodlands, views, banks, walls, ponds and waterways;
- distinctive or characteristic topography and landforms.

Landscape Design

Amenity space, hard and soft landscape works and open space provision will be required to be of a high standard of design, appropriate to the use and character of the development and its location; and designed as an integral part of the development, incorporating existing landscape features where appropriate, for the benefit of the development proposal.

Landscape Management

Landscape features which contribute to landscape character, quality, amenity or local distinctiveness are to be retained and protected, and along with new landscape features, managed in a manner which ensures their long term health and viability.

Where landscape character has been degraded or eroded, development will be expected to contribute to the restoration of landscape character and distinctiveness.

Cotswolds Area of Outstanding Natural Beauty

Within the Cotswolds Area of Outstanding Natural Beauty (AONB), or on land that may affect its setting, great weight will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Major development proposals will only be acceptable where it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.

- 3.11 The landscape of South Gloucestershire will be protected for its intrinsic beauty. The Council places a high priority on the conservation and enhancement of the character and quality of the distinctive landscapes of South Gloucestershire for their own sake, so that they can contribute to quality of life in the district.
- 3.12 South Gloucestershire has a varied and complex landscape which includes the nationally protected landscapes of the Cotswolds Area of Outstanding Natural Beauty (AONB) and the protected habitats of the Severn Estuary, whilst being an important area for growth and economic development.
- 3.13 The eastern portion of South Gloucestershire lies within the Cotswolds AONB. The Cotswolds were designated as an AONB in 1966 with an extension in 1990 that made it the largest AONB in England. The Countryside and Rights of Way Act 2000 requires local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs.
- 3.14 The NPPF requires that great weight should be given to conserving landscape and scenic beauty in AONBs and, together with National Parks, they have the highest status of protection.
- 3.15 The Council has endorsed the Cotswolds Conservation Board Management Plan (2013) and the Cotswolds AONB Landscape Character Assessment (2004) and Landscape Strategy and Guidelines, and will use these in combination with the South Gloucestershire Landscape Character Assessment in considering development proposals within and adjoining the AONB.
- 3.16 In addition, in order to preserve or enhance the appearance of the Cotswolds AONB, this area is designated as an Area of Special Control of Advertisements (ASCA). Within this area, the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 impose stricter controls over the range and type of advertisements which can be displayed without the need for express consent.
- 3.17 The Landscape Character Assessment SPD supports the landscape policies in the Local Plan. The Landscape Character Assessment provides a statement of the existing landscape character features and attributes which make up the 21 distinctive areas within South Gloucestershire. There is an endorsed Community Forest Plan, for the Forest of Avon, which covers South Gloucestershire.
- 3.18 The definition of landscape is broad. Following the European Landscape Convention 2007 it encompasses towns and villages, coast, ordinary and degraded land, as well as countryside and natural landforms. Whilst including the visual appearance of the land, including shape, form and colour, it is the interrelationship of geology, topography, soils, land use, ecology, archaeology and architecture which influence the formation of landscape.
- 3.19 Inherent characteristics of the locality or attributes may include openness or enclosure, key views or wide vistas, landscape patterns such as roads, waterways, rights of way and hedgerows. These characteristics in combination with individual features of the landscape, such as woods, ponds and walls, are the particular combination of attributes and features which makes one locality different and distinct from another.

- 3.20 The amenity of an area reflects its value, including functions such as defining and separating settlements, providing green space close to where people live, providing recreational opportunities, nature conservation functions, as well as visual amenity. Visual amenity is the value of a particular area in terms of what is seen.
- 3.21 The quality of a landscape is defined as being based on judgements about the physical state of the landscape and about its intactness from visual, functional and ecological perspectives. It may also reflect the state of repair of individual features and elements that make up the character in any one place.
- 3.22 The definition of tranquillity arises from a combination of elements. The Council uses the criteria devised by the Campaign to Protect Rural England (CPRE). Tranquillity is an important element in people's experience and enjoyment of the countryside, as well as for wildlife, and it contributes to local character and distinctiveness.
- 3.23 The South Gloucestershire Landscape Character Assessment should be used when assessing sites and their context. A detailed, site specific landscape and visual assessment will also be required in order to pick up local detail. The landscape and visual impact assessment methodology should be appropriate to the scale and type of the development proposed and should be provided in accordance with the 'Guidelines for Landscape and Visual Impact Assessment'¹ (3rd edition). These assessments must be at an appropriate scale and level of detail for the site, including attributes and features of the site that make a contribution to the local character and distinctiveness. The amenity of the site in its setting should also be assessed.
- 3.24 Consideration will be given to the contribution which various attributes and features associated with the site make to the local and wider environment.
- 3.25 Amenity space, hard and soft landscape works or open space provision should be designed as an integral part of the development. These should be located and laid out in such a way as to maintain or enhance the local environment, incorporating existing natural vegetation and features wherever possible, for the benefit of the appearance of the development.
- 3.26 Where a public space is to be adopted by the local authority, a planning obligation to cover maintenance costs will be required. Submitted plans should clearly show the area for adoption. Public spaces are required to provide a high quality design, appropriate to the location and create a sense of place. Where appropriate a plan should be provided indicating the boundary between public and private space.
- 3.27 Adequate information to assess the scheme and its impact on the site and surroundings is required to be submitted.
- 3.28 Design statements should explain how the site and its context have influenced the site design. Statements should include a full site analysis, identifying as appropriate:
- the significant townscape, landscape and natural features and designations;

¹ Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute and Institute of Environmental Management and Assessment

- an accurate, scaled topographic site survey, which includes the location of existing buildings, trees, hedgerows and other landscape features on the site and details of site levels;
- the relationship of the site to surrounding development and/or countryside, including other neighbouring uses and open spaces within both the public and private domains;
- existing rights of way and accesses for pedestrians, cyclists and vehicles, both within the site and the surrounding area;
- any known elements of historic importance, which may be affected by the development, including archaeological remains, ancient monuments, historic buildings, important historic parks and gardens or other historic landscape features;
- areas known or designated for their nature conservation interest.
- tree and hedgerow survey, including trees on neighbouring sites which adjoin the boundary or which influence or will be affected by the development; and
- vegetation survey/wildlife survey of the site.

3.29 In submitting detailed drawings and specifications, planting plans should clearly indicate retained vegetation; the position, species, density and size of proposed planting; means of protection; and management intentions. Services on site such as water supply, drainage, electricity supply, lighting etc. should be indicated on the landscape drawings.

Delivery

3.30 The policy will be delivered through development management.

POLICY PSP3 – TREES AND WOODLAND

Development proposals should minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value.

Development proposals which would result in the loss of, or damage (directly or indirectly) to, existing mature or ancient woodland, veteran trees, ancient or species-rich hedgerows will only be acceptable where the need for, and benefits of, the development in that location clearly outweigh the loss or damage.

Where tree loss or damage is essential to allow for development, replacement trees of an appropriate size and species should be provided.

Development proposals should, where appropriate, include:

- **the protection of trees; and**
- **additional tree planting, in accordance with Core Strategy Policy CS1 and the Landscape Character Assessment SPD's aim to increase tree cover, including, but not limited to, planting along arterial roads, in car parks and in the public realm; and**
- **new planting schemes that retain and integrate healthy, mature trees and hedgerows, and include native species.**

- 3.31 Trees and woodland have a number of important functions. They are important visual features in urban and rural settings, contributing towards the amenity or landscape value of a locality. Trees also make a contribution in terms of adapting to a changing climate by providing cooling, capturing pollution, intercepting and infiltrating rainfall and helping to guard against the fragmentation of wildlife habitats. In line with the Council's Climate Change Strategy, Policy PSP3 aims to protect existing trees and encourage new planting. A tree survey must be submitted to support a planning application where the development would affect a tree, whether on or adjacent to the application site.
- 3.32 Ancient woodland is a unique habitat that has evolved over centuries, with a complex interdependency of geology, soils, hydrology, and flora and fauna. Ancient woodland and veteran trees are a finite resource within South Gloucestershire. In accordance with the NPPF, planning permission will be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland (Para 118). An appropriate buffer will be required for development, in order to protect areas of ancient woodland and veteran trees. Within South Gloucestershire the average proportion of ancient woodland (as a % of land area) is 1.9% compared to a Great Britain average of 2.40%, therefore it is vital that this valuable natural resource is protected.
- 3.33 The retention of existing healthy trees on a new development can greatly improve its appearance and give instant maturity. Trees should therefore be regarded as an asset, not a constraint during the planning and design of any new development. Well-designed landscaping can have a positive influence on the final appearance and attraction of a new development. Including planting and areas of public open space in

the development layout can significantly improve the environment for new residents, softening the appearance of new buildings and give the development an established appearance. Carefully designed tree planting has a significant effect, providing areas of shade and screening at a number of levels. Care is required in the selection of tree species and the location for planting, to ensure the trees are allowed to reach their natural mature height and spread. Where planting is proposed in areas of high footfall or vehicle movement, consideration should be given to species selection.

- 3.34 The Council's adopted Landscape Character Assessment SPD, contains details of landscape strategies for locations across the district, including locations appropriate for tree planting or management of existing trees. The Council's emerging Tree Asset Management Plan (due for adoption in September 2016), seeks to increase tree canopy coverage from 11% to 15% across South Gloucestershire by 2060, opportunities to support this ambition will be encouraged in accordance with this policy. Where development proposals are of an appropriate scale, they will be expected to include tree planting in order to contribute to the aim to increasing tree cover. Small scale proposals, such as householder development for conservatories, loft conversions, dormer windows, walls, fences, porches and satellite dishes are unlikely to be considered to be of appropriate scale.
- 3.35 In accordance with Core Strategy Policy CS1 and Landscape Policy PSP2, site layouts should be designed to preserve and enhance the existing vegetation on the site. New tree planting should be an integral component of new development.
- 3.36 The justification for requiring new or compensatory tree planting is set out in Core Strategy Policy CS1. Tree planting should be accommodated on the site as part of a comprehensive landscape plan for the development, however, if considered appropriate, where this cannot be achieved, the possibility of securing obligations for off-site planting, as part of the Section 106 requirements for the site, will be investigated.
- 3.37 On development sites, where there are trees of merit, the Council will consider the protection of trees using a Tree Preservation Order. In some cases, the Council will consider the use of conditions to protect important trees through the development process.
- 3.38 The Council will encourage new woodland creation as a positive Green Infrastructure requirement for development schemes. In accordance with the NPPF, the Council will promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity. This new woodland should be developed in accordance with the recommendations set out in the South Gloucestershire Landscape Character Assessment, in line with the requirements of the landscape strategy for the specific landscape character area applicable to the site. The Landscape Character Assessment supports the aims of the endorsed Community Forest Plan, for the Forest of Avon, which covers South Gloucestershire.
- 3.39 Further guidance is available in the Council's 'Trees on Development Sites' Supplementary Planning Guidance (adopted November 2005).

Delivery

- 3.40 This policy will be delivered through development management.

POLICY PSP4 – DESIGNATED LOCAL GREEN SPACES

Inappropriate development proposal(s) within a designated Local Green Space, as shown on the Policies Map and listed in Appendix 2, will only be acceptable, in very special circumstances.

Very special circumstances will not exist unless the potential harm to the designated space by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The construction of new buildings on Local Green Spaces is inappropriate.

Exceptions to this are:

- **buildings for agriculture and forestry, within Local Green Spaces located outside a settlement boundary; or**
- **the provision of appropriate facilities for outdoor sport, outdoor recreation and cemeteries, as long as it does not conflict with the purpose of designating the Local Green Space; or**
- **the extension or alteration of a building, provided that it does not result in a disproportionate addition over and above the size of the original building, in line with Policy PSP7; or**
- **the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.**

3.41 Designated Local Green Spaces are spaces which are of particular importance to communities and which they wish to see have special protection that rules out new development other than in very special circumstances or through the exceptions set out above.

3.42 Inappropriate development is, by definition, harmful to Local Green Spaces and will not be approved except in very special circumstances. In considering a planning application substantial weight will be given to any potential harm to a Designated Local Green Space arising from the proposal(s), and in particular how harm would impact upon the reasons why the local community supported the designation of that space.

3.43 The designation of a Local Green Space does not affect permitted development rights. Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.

3.44 Neighbourhood Plans may also identify specific areas for designation as Local Green Space in line with the NPPF. These areas have to be local in character and be demonstrably special to a local community.

- 3.45 Policy PSP5 will be used, where appropriate, to protect undesignated open space, within settlement boundaries.

Delivery

- 3.46 The policy will be delivered through development management. Designation of Local Green Spaces can also occur through Neighbourhood Plans.

POLICY PSP5 – UNDESIGNATED OPEN SPACES WITHIN URBAN AREAS AND SETTLEMENTS

Development proposal(s) on undesignated open space within the urban areas and settlements defined on the Policies Map, will be acceptable if it does not adversely affect the contribution that an open area makes to the quality, character, biodiversity, sustainable water management, recreation opportunities, heritage value, amenity or distinctiveness of the locality.

Where a site contributes to local character and distinctiveness, measures to enhance and manage these areas will be negotiated.

3.47 There are many areas of public, semi public or private open space which contribute to the quality, character, biodiversity, sustainable water management, recreation opportunities, heritage value, amenity or distinctiveness of a locality. These spaces are varied and there are a number of ways in which an open area may contribute to the locality, including but not limited to:

- forming a break between developments;
- contributing to visual amenity, for example by accommodating a view or vista;
- contributing to the setting of a development;
- being a characteristic feature of the locality, such as commons, greens, wide verges and other spaces which form part of the settlement pattern;
- accommodating or forming the setting to features or sites of visual, landscape, geological or heritage value;
- accommodating habitats and species which contribute to the biodiversity of the locality; and
- forming the setting to, or contributing to the visual amenity of, public rights of way.

3.48 Where development would affect an open area or its setting, the area should be assessed to determine its contribution to the quality, character, biodiversity, sustainable water management, recreation opportunities, heritage value, visual amenity and distinctiveness of the locality. Where the contribution is significant the open area will be protected. Within some Conservation Areas, important open areas/green space have been identified for protection within the Conservation Area Assessment process. Opportunities to locate significant features and/or open space within the public realm will be taken where it is demonstrated that this offers the best future management and maintenance regime.

Delivery

3.49 This policy will be delivered through development management.

POLICY PSP6 - ONSITE RENEWABLE & LOW CARBON ENERGY

Major development proposals will be expected to provide sufficient renewable and/or low carbon energy generation on or near the site, to reduce total annual electricity and gas use in the building(s) in line with the energy hierarchy below, by at least 20%, providing this is practical and viable:

- 1. minimise end-user energy requirements;**
- 2. incorporate renewable energy sources;**
- 3. incorporate low-carbon energy sources.**

All major development proposals² should ensure the design and orientation of roofs will assist the siting and efficient operation of solar technology. All major greenfield development should also include measures to reduce carbon dioxide emissions from energy use in accordance with the above energy hierarchy.

The Council will take positive account of and support development that provides further energy efficiency, renewable and low carbon energy measures on or near site, where measures comply with other policies of the plan.

3.50 Paragraph 94 of the NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change. The Deregulation Bill 2013-14 / 2014-15, amends the Planning & Energy Act 2008 to state: '(1) A local planning authority in England may in their development plan documents, and a local planning authority in Wales may in their local development plan, include policies imposing reasonable requirements for: a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development; b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;' The Deregulation Bill deletes similar references to energy efficiency.

3.51 The Housing Standards Review (HSR) imposes a "Building Regulations" approach, with optional technical standards in respect of water, access and space standards. The Government reaffirmed its commitment to implement the zero carbon homes policy for new homes from 2016. The HSR did not however remove the ability of councils to set energy generation standards (Merton Rules) as allowed by the Planning & Energy Act and left in place by the Deregulation Bill.

Delivery

3.52 This policy will be delivered through development management. Given the evolving legislative environment and practice the Council will continue to monitor the applicability of this policy. In addition, once regulations and guidance have been clarified in respect of Zero Carbon buildings the policy will be reviewed via the review of the Core Strategy (to be completed in 2018).

² Major development is defined as 10 or more dwellings or over 1000msq of commercial space.

4. Managing Future Development Policies

- 4.1 The policies in this chapter support Core Strategy Policy CS5, which sets out the strategy for development. These policies, together with the policies in the chapter of the same name in the Core Strategy, form the Local Plan policies on managing future development. The following Core Strategy objectives relating to this topic also apply to the Policies, Sites and Places Plan.

Core Strategy Policies	
PolicyCS4A	Presumption in Favour of Sustainable Development
Policy CS5	Location of Development
Policy CS6	Infrastructure and Developer Contributions
Core Strategy Objectives	
<ul style="list-style-type: none"> ➤ Concentrating the majority of new development to take advantage of existing services and facilities and higher levels of accessibility ➤ Locating development where it will provide the opportunity to minimise the need to travel and allow safe and convenient access to services by walking, cycling and public transport ➤ Recognising and protecting the identity and heritage of existing communities ➤ Promoting greater self-containment and enhancing the service centre role of the market towns of Thornbury, Yate and Chipping Sodbury ➤ Supporting local housing needs and services in villages ➤ Protecting the Green Belt and the countryside from inappropriate development ➤ Providing a range of infrastructure, together with integration and access, in step with new development ➤ The Council will continually and positively work with communities, developers and infrastructure providers to ensure implementation of the plan is viable and not put at risk throughout the economic cycle as part of pursuing sustainable development 	

POLICY PSP7 – DEVELOPMENT IN THE GREEN BELT

Inappropriate development is harmful to the Green Belt and will not be acceptable unless very special circumstances can be demonstrated that clearly outweigh the harm to the Green Belt, and any other harm.

In addition to the provisions of Core Strategy Policy CS5, the following explains how three specific points in the National Planning Policy Framework are to be applied in South Gloucestershire:

1. Sport and Recreation

When assessing an application for the change of use of land to create outdoor sport and recreation facilities, consideration will be given to the role the proposed development will play in providing opportunities for the outdoor sport and recreation, as a beneficial use of the Green Belt, in order to support the establishment of very special circumstances, in line with national policy.

2. New buildings for outdoor sport and recreation

New buildings for outdoor sport and recreation must:

- i. preserve the openness of the Green Belt and must not conflict with the purposes of including land within it, unless very special circumstances exist; and**
- ii. be directly related to and ancillary to the outdoor use; and**
- iii. be of a scale and size proportionate to the outdoor use.**

3. Proportionate additions to a building

Additions and alterations to buildings in the Green Belt will be acceptable provided they do not result in disproportionate additions over and above the size of the original building. As a general guide, an addition resulting in a volume increase up to 30% of the original building would be likely to be proportionate.

Additions that exceed 30% volume increase will be carefully assessed, with particular regard to whether the proposal would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the new extension(s) will be considered proportionate.

Additions resulting in a volume increase of 50% or more of the original building would most likely be considered a disproportionate addition and be refused as inappropriate development.

4.2 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.3 Paragraphs 89 and 90 of the National Planning Policy Framework set out a number of instances where development in the Green Belt is not inappropriate, subject to certain criteria. Core Strategy Policy CS5 identifies two of these instances as limited infilling (referred to in that policy as 'small scale infill development') within the settlement boundaries of villages shown on the Policies Map and development brought forward under a Community Right to Build Order.

4.4 Policy PSP7 provides additional clarification to two instances detailed in paragraph 89 of the NPPF. These relate to new buildings for outdoor sport and outdoor recreation, and for proportionate additions to a building.

4.5 This policy does not repeat national policy and, therefore, there are other developments that are also not inappropriate in the Green Belt, however, these are set out in the NPPF.

4.6 In accordance with paragraph 81 of the NPPF, beneficial uses of the Green Belt such as, opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land; will be positively considered. The NPPF does not state that change of use of land is appropriate, therefore, very special circumstances have to apply. The policy therefore, specifically recognises that the NPPF seeks the beneficial use of the Green Belt, in regard to outdoor sport and recreation, when assessing if very special circumstances apply, alongside all other considerations. In line with the NPPF, 'very special circumstances' will not exist, unless the potential harm to the Green Belt, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations.

4.7 The term 'original building' in the Policy refers to the volume of a building when the original planning permission for its construction was given, or, for older buildings, the volume of the building on July 1st 1948 (when the Town Planning Act was introduced). Any additions that have occurred since the original building date will be considered cumulatively and will count against the overall increase in volume of the building when new additions are being assessed. This is because small reductions in openness, repeated many times, can have a cumulatively detrimental effect on the Green Belt.

Delivery

4.8 This policy will be delivered through development management.

POLICY PSP8 – RESIDENTIAL AMENITY

Development proposal(s) will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of the development or of nearby properties.

Unacceptable impacts could result from (but are not restricted to):

- a. loss of privacy and overlooking;**
- b. overbearing and dominant impact;**
- c. loss of light (daylight/sunlight);**
- d. noise or disturbance; and**
- e. odours, fumes or vibration.**

- 4.9 Due consideration needs to be given to the potential impact of development on residential amenity, both current and future. The opportunity to protect and enhance the amenity of existing residential properties, will be the aim of all new development. When considering the impact of development on residential amenity, as set out in the policy, there are several factors to take into account, including privacy, general impact, loss of daylight or sunlight, noise, disturbance, odours and fumes.
- 4.10 Applications for development proposals will therefore be required to demonstrate how the development will respect the residential amenity of neighbouring dwellings and, where appropriate, that adequate provision is made in new developments for private amenity space, as set down in Policy PSP43.

Delivery

- 4.11 This policy will be delivered through development management.

POLICY PSP9 – HEALTH IMPACT ASSESSMENTS

For Very Major Developments proposals* applicants will be required to submit a Health Impact Assessment and address its recommendations in the planning application.

New development proposals should provide a healthy living environment that promotes health and wellbeing, addresses adverse health impacts and reduces health inequalities.

Development proposal(s) should not have a harmful impact on health and wellbeing, or create or widen existing health inequalities.

* In relation to this policy, Very Major Development is defined as:

- for residential development, over 200 dwellings or a site area of over 4ha;
- for other development, over 10,000m² floorspace or a site area of over 4ha;
- Significant Sites, as defined in the Council's Statement of Community Involvement.

- 4.14 The National Planning Policy Framework (NPPF) recognises that well designed environments promote good health and wellbeing. The way in which we build and shape the environment holds great potential to address public health concerns, such as obesity and heart disease. Although access to primary healthcare services are a key component of development planning, the wider determinants of health, such as access to woodland, green spaces and outdoor sports, good transport links, education, housing, employment and community development must also be considered when making planning decisions. Therefore, an integrated approach to planning the built environment will be required to optimise good health and wellbeing in new developments.
- 4.15 A Health Impact Assessment (HIA) provides a systematic way of identifying and analysing the health consequences of a development, so that the health benefits may be enhanced and risks to health may be minimised. It includes consideration of the social, psychological and physical health impacts of development on different groups within the population, particularly children, the elderly, disabled and more vulnerable groups within our communities. Public participation is considered a major component of the HIA process.
- 4.16 The preparation of a HIA is the responsibility of the applicant. The HIA should be proportionate to the size of the development and its likely impact on health and wellbeing. Health and wellbeing is strongly linked to sustainability, equalities and the environment and a HIA should take account of any additional impact assessments undertaken in these domains.
- 4.17 Where the need for a HIA has been identified, this should be carried out at the pre-application stage, so that recommendations may be taken into account with the planning application when submitted.
- 4.18 Further guidance is provided in a Planning Advisory Note to assist in the preparation of a HIA, including screening, scoping, appraisal and consultation. Developers should

have regard to this document and the national guidelines and best practice for HIA referred to within the Advisory Note.

4.19 As a minimum, a HIA report should include:

- description of the proposal for development;
- scope of the HIA – population and geographic area covered;
- health profile of the populations affected;
- identification of the health impacts;
- assessment of the health impacts;
- conclusions;
- recommendations; and
- future monitoring and management arrangements.

4.20 For Very Major Developments, the Design and Access Statement should include a summary of the HIA process and justify the design of the scheme in light of the HIA recommendations.

4.21 For developments requiring an Environmental Impact Assessment (EIA), the potential health impacts identified as part of the HIA should be clearly cross-referenced between both documents where appropriate.

4.22 When determining the health impacts of a development, regard should be had to the information contained in the Joint Strategic Needs Assessment for South Gloucestershire, the Joint Health and Wellbeing Strategy for South Gloucestershire and the Avon & Somerset Community Risk Register.

Delivery

4.23 This policy will be delivered through development management and will be supported by a Planning Advisory Note.

5. Tackling Congestion and Improving Accessibility Points

- 5.1 This section contains 7 policies which are intended to be read alongside those in Chapter 7 of the Core Strategy, such that together, they form the Local Plan policies on tackling congestion and improving accessibility. The following Core Strategy objectives relating to this topic also apply to the Policies, Sites and Places Plan.

Core Strategy Policies	
Policy CS7	Strategic Transport Infrastructure
Policy CS8	Improving Accessibility
Core Strategy Objectives	
<ul style="list-style-type: none"> ➤ Reducing congestion and air pollution by improving accessibility by means other than the private car ➤ Widely, improving and enhancing opportunities for walking, cycling and using public transport, and particularly to significant destinations, such as educational establishments, hospitals and employment areas ➤ Completing delivery of the Greater Bristol Bus Network and delivering the North Fringe to Hengrove package, the link from Temple Meads - Emersons Green and the Greater Bristol Metro Project 	

- 5.2 The *Joint Local Transport Plan 3 (JLTP3)* provides a wider context for the transport objectives set out in the Core Strategy and in this Plan. *The Joint Rights of Way Improvement Plan (JROWIP)* should be read alongside these policies. The legal record of PROW is the Definitive Map and Statement (DMS) which offers protection to any routes recorded on it. This document provides a record of PROW in South Gloucestershire and, under Section 56 of the Wildlife and Countryside Act 1981, is conclusive evidence that at the Relevant Date the public had, at least, the rights shown on the Map without prejudice to the possibility of the existence of higher rights over a particular way or to any other rights that may exist.

POLICY PSP10 – ACTIVE TRAVEL ROUTES

Existing and proposed Active Travel Routes (ATRs) will be safeguarded. Development proposals that would reduce, sever or adversely affect the utility, amenity, safety and delivery of existing or proposed ATRs will be acceptable where the developer can demonstrate that an alternative ATR of an equal or improved quality can be provided.

Where a new or improved ATR is proposed, it shall be designed for use by pedestrians, cyclists and equestrian users, unless appropriate evidence demonstrates that the route is only required for travel by particular categories of user(s).

Where appropriate, new development proposal(s) will be expected to provide links to an existing or proposed ATR.

To deliver new/enhanced routes of an acceptable quality the following must be addressed:

- **local circumstances and character; and**
- **purpose of travel and likely user(s) of the ATR; and**
- **minimising conflict between potential multiple users of the ATR; and**
- **usability; and**
- **route safety; and**
- **local community aspirations.**

- 5.3 The term Active Travel Route (ATR) is an umbrella term that describes any Public Right of Way (PROW) or other routes specifically catering for travel by pedestrians, cyclists or horse riders, or any combination of these user groups. To facilitate a strong ATR network the policy seeks to safeguard routes that are available for walking, cycling and horse riding, or any combination of these activities,
- 5.4 Strategic ATRs are shown on the Policies Map. Proposed strategic ATRs, or existing ATRs that are proposed for improvement are also shown on the Policies Map. The strategic ATRs on the policies map include aspirational new routes from the 2016 cycling strategy which are to be implemented. Figure 1 displays the 2016 strategic cycle routes.
- 5.5 The routes shown on the Policies Map are not an exhaustive display of all ATRs, only the Strategic ATRs. The wider access network comprises several types of ATR, including those shown on the Public Rights of Way (PROW) definitive map and statement, as well as those adopted routes contained on the List of Highways. The PROW definitive Map and statement, which is maintained by the Council is available to view online here: www.outdoorswest.org.uk/map

- 5.6 There are some ATRs that are not formally recorded on either of these records, such as the Bristol to Bath railway path, as well as other routes on access land or open space. The Council recognises these differences, however, it is considered that in planning for new development, all ATRs should be considered holistically and be afforded equal protection. Within South Gloucestershire there are also several “permissive” routes that form key parts of the network and are crucial to public access within urban areas and to the open countryside. Where such routes are affected by development proposals the Council will negotiate for the retention of public access, though this would not necessarily have to be along the same route.
- 5.7 To establish the detailed locations of existing or proposed ATRs and the relevant plans and strategies (including the Joint Rights of Way Improvement Plan) which may be affected by or relevant to an ATR, developers are strongly encouraged to engage with Council officers early in the planning process.
- 5.8 The Council will refuse permission for development on or adjacent to an existing or proposed ATR that would adversely affect the use of that route in accordance with the policy. Development may be acceptable where alternative ATR alignments are proposed, but the developer will be required to demonstrate that the alternative route provides at least the equivalent convenience, attractiveness and safety for relevant users as the existing or proposed route. Where relevant, features associated with the original Right of Way should be incorporated wherever practical. Under certain circumstances the Council recognises that diversion of an existing Right of Way may represent the most appropriate course of action. The Council’s PROW diversion policy requires replacement routes to be like for like or offer improvement. Early discussions with Council Officers to determine the best course of action is recommended.
- 5.9 When considering the impact on an ATR, designing route improvements, or new routes, it will be imperative to consider and understand; the main purpose of travel, the likely users and to then set the design parameters accordingly. For example, an urban route that links to a major employment area might be designed to a standard most suitable for commuter cyclists and pedestrians, whilst a rural bridleway might be more heavily used for recreational purposes involving horse riders and dog walkers and its design reflect the use accordingly.
- 5.10 First priority should be given to the needs of those wishing to travel via active modes. However, design of an ATR should not generally be at the expense or exclusion of certain groups of user, unless the purpose of travel and likely user(s) of an ATR demonstrate that not all users need be accommodated. Further information and guidance concerning the needs of different user groups can be found in the Joint Rights of Way Improvement Plan.
- 5.11 In circumstances where a route would be needed by all users and conflict would be unavoidable, the Council may require separate cycle, pedestrian and/or bridleway routes. Proposals which give rise to conflict on an existing or proposed ATR, or that negatively affect an ATRs recreational or utility value will be resisted. Developments that affect PROW must take into account the current government guidance and relevant PROW legislation.

5.12 There are a number of general objectives relating to the provision and enhancement of the ATR network that underpin Policy PSP10. These are:

- they should provide high levels of connectivity to and through local and town centres;
- the ATR network should link with Green Infrastructure networks where practical and appropriate;
- opportunities should be sought to link to national trails including the National Coast Path;
- barriers to active movement should be removed to provide accessible, direct and convenient routes, whilst also creating safe routes;
- access via active travel from communities to and through the countryside should be maximised to encourage healthy lifestyles;
- access to public transport facilities via active travel modes should be maximised to improve convenience and accessibility;
- clear signposting of ATRs should be provided;
- safety and security should be ensured through adequate and appropriate design, lighting and surveillance, especially on ATRs where the primary journey purpose is commuting and/or the journey to school or other educational facilities;
- they should provide adequate and safe pedestrian and cycle routes to schools; and
- the needs of disabled and less able people should be fully taken into account in the design and layout of any routes.

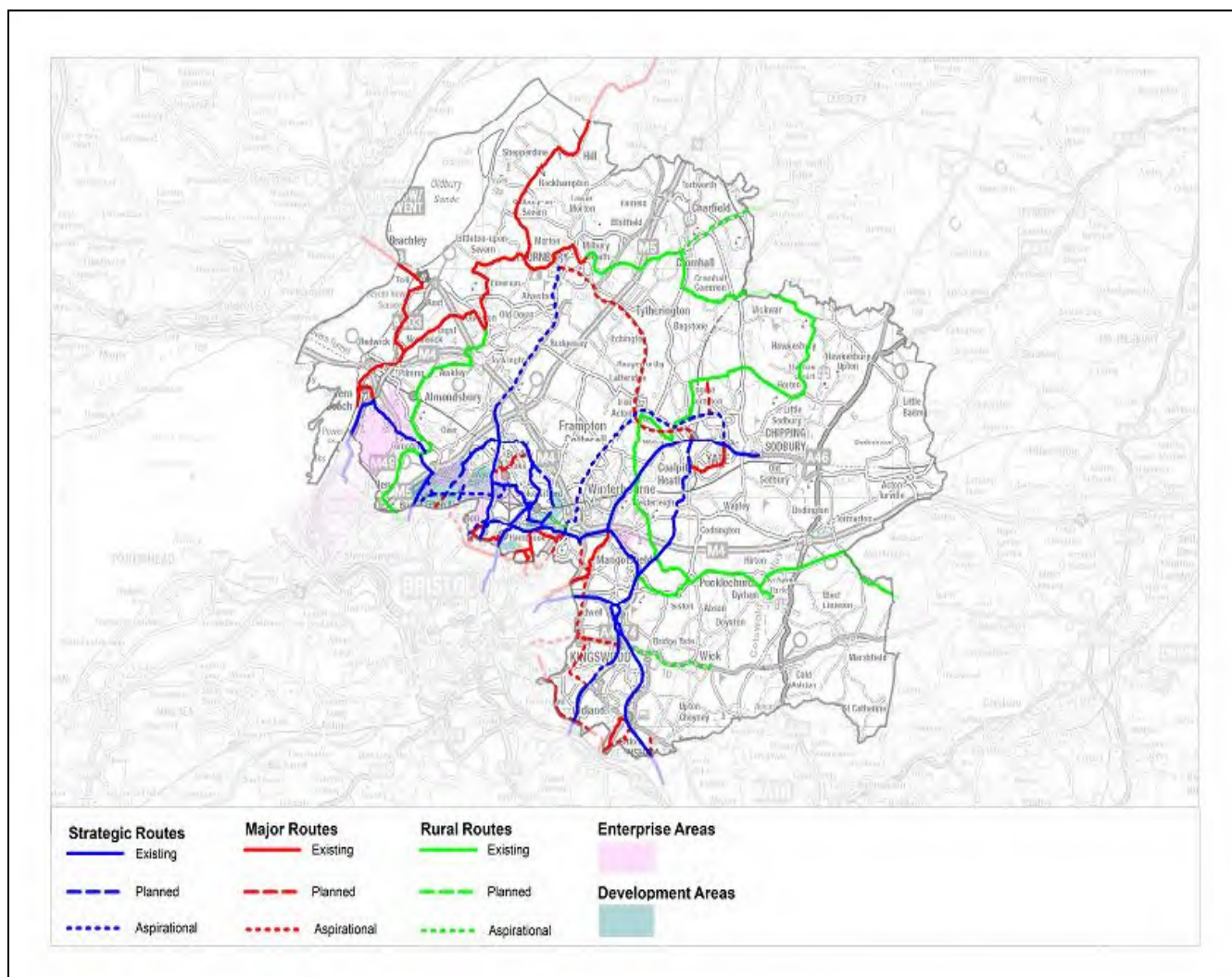
5.13 Proposals for new development will be expected to incorporate existing ATRs along their existing routes and/or reflect desire lines. New ATRs should be of an appropriate width and gradient for the user group(s) that they are designed for, including wheelchair users. Routes should be well signposted, legible and should be overlooked by development, where appropriate, to deter vandalism and improve the security of users. The design and layout of new ATRs should accord with the latest government guidance and local circumstances, other relevant guidance, strategies, plans, best practice and local standards.

5.14 Surfaced cycle routes, except where on carriageways, are generally open to walkers and wheelchair users. The Council is aware of the need to reduce potential conflict between cyclists and pedestrians, particularly visually impaired and deaf/blind, elderly and disabled people. Conflict can also occur on bridleways between horse riders and cyclists who have a subservient right to use bridleways and should give way to horse riders. The design of individual routes will take this matter into consideration, together with the purpose of the route and the anticipated number of users on the route.

- 5.15 Roads in new developments should be designed to facilitate the safe movement of cyclists where a segregated route is not provided, through for example the use of traffic calming, junction treatment and traffic management and the redistribution of carriageway space. New development should incorporate convenient links to existing and proposed pedestrian and cycle routes outside the development site and provide short, direct routes to community facilities, areas of employment, and transport interchanges, thereby encouraging journeys to be made by non-car modes. Where appropriate in new development the Council will require the provision of, or seek contributions towards creating or enhancing, safe routes to school.
- 5.16 Where appropriate, the Council will seek to introduce "Quiet Lanes", by the designation of 20mph speed restrictions and/or the introduction of suitable traffic management measures, on roads where it would be appropriate to slow motorised traffic in order to improve the safety and attractiveness of ATRs for cyclists, pedestrians and horse riders.

Delivery

- 5.17 Where ATRs and ATR improvements are proposed they will be delivered through development management in accordance with Core Strategy Policy CS6 and Policy PSP11.

Figure 1: 2016 Strategic Cycle Routes

POLICY PSP11 –TRANSPORT IMPACT MANAGEMENT

Development proposals which generate a demand for travel, will be acceptable where:

- 1. appropriate, safe, accessible, convenient, and attractive access is provided for all mode trips arising to and from the proposal; and**
- 2. any new or improved bus stops meet the Council's adopted standards and the appropriate national guidance; and**
- 3. residential development proposal(s) are located within either**
 - i. an appropriate walking and cycling distance of key services and facilities and employment opportunities; or**
 - ii. within 400m of a suitable bus stop facility, served by an appropriate public transport service(s), which connects to destination(s) containing key services and facilities, and employment opportunities; and**
- 4. commercial development is located within 400m of a suitable bus stop facility, served by appropriately frequent bus services, linking to major settlement areas; and**
- 5. appropriate on-site loading, unloading and waiting facilities are provided for commercial developments; and**
- 6. it would not generate traffic that would:**
 - i. create or exacerbate congestion;**
 - ii. severely impact on the amenities of the surrounding area and**
 - iii. along access routes (local network to strategic road network);**
 - iv. have an unacceptable effect on highway and road safety;**
 - v. harm environmentally sensitive areas; and**
- 7. any new transport related infrastructure provided in relation to the proposal would not create or exacerbate traffic congestion or have an unacceptable effect on highway and road safety; and**
- 8. unobstructed emergency vehicle access is provided; and**
- 9. potentially significant transportation impacts are accompanied by an appropriate Transport Assessment and where necessary a Travel Plan.**

- 5.18 In accordance with the NPPF and as set out in Core Strategy Policy CS8 the Council promotes sustainable transport access to all developments by all residents and employees of all abilities.
- 5.19 Appropriate levels of parking for all vehicles are set out in PSP16 and associated schedules.
- 5.20 A failure to meet policy criteria 3(i) and 3(ii) will be considered on balance with other objectives in the development plan and NPPF, along with the degree of harm arising, such as number of car dependent journeys that might arise and residents that would be without sustainable access to facilities and services.
- 5.21 Criteria 3(i) requires residential development to be within an appropriate walking and cycling distance of key services and facilities. The council considers key services and facilities required for residential development to be those set out in the table below.
- 5.22 The appropriate walking and cycling distances set out below do not consider route quality and are set out based on an “as the crow flies” basis from the proposal site to services and facilities. Individual circumstances on the ground, including route safety, direction and lack of any dedicated cycling or walking facilities, may result in key services and facilities becoming inaccessible despite falling within the appropriate walking and cycling distances. Conversely high quality, safe routes or dedicated walking and cycling routes may facilitate access to key services and facilities from proposal sites, which are beyond the appropriate distances below. Therefore in applying this policy, consideration will also be given to distances as travelled.

Key Services & Facilities	Appropriate Walking and Cycling Distances
Retail (comparison) shops and services and/or Market towns & Town Centres (Defined in policy CS14 of Core Strategy)	1,200 Metres
(Weekly) Superstore or supermarket	
(Day to day) Smaller food (convenience) shops	
Local health services Pharmacy	800 Metres
Dedicated community centres (defined by South Gloucestershire Council)	800 Metres
Post Offices	800 Metres
Public Houses	800 Metres
Secondary school	3 Miles
Primary school	2 Miles
Major employers Designated Town Centres and Safeguarded Employment Areas (Defined in Policy CS12 of Core Strategy)	2,000 Metres

- 5.23 Policy provision 3(i) requires residential development to be located where it is served by an appropriately frequent public transport service connecting to destinations

containing key services, facilities and employment opportunities. Appropriate public transport service means:

- i. total journey time under 1 hour; and
- ii. at least 5 services a day during the week, 3 at weekends; and
- iii. during the week; one service arriving at the destination before 9am, and one leaving after 5.

5.24 For the purpose of meeting provisions of 3(i) the following range of destinations contain the required range of key services, facilities and employment opportunities:

- i. Town Centres as designated in Core Strategy Policy CS14; or
- ii. Cribbs Causeway and Longwell Green out of centre retail areas; or
- iii. Town centres within neighbouring local authorities.

5.25 In addition to this list, outside of designated town centres, employment opportunities are present in Safeguarded Employment Areas, defined in CS14 and Enterprise Zones, set out in PSP26 and shown on the Policies Map. Public transport connections to these locations, are only likely to satisfy the need for access to employment opportunities.

5.26 Other destinations served by appropriate public transport will be considered where evidence is provided that the range of facilities and services and employment opportunities are present. In assessing access to public transport consideration will be given to the viability of existing services.

5.27 The Council will ensure that all the transportation implications of any development site are fully examined and that where necessary an appropriate Transport Assessment or Statement is undertaken and submitted with the application.

5.28 All such assessments must examine, and where appropriate mitigate, the transportation impact arising from the additional travel demand associated with a development for a 10 year period after its completion. Particular attention must be paid to addressing the safety and congestion issues arising from the traffic associated with any development. Development will be expected to incorporate or contribute to traffic management/calming measures, on and off site, where improved safety and environmental enhancement are required as a result of the development. This is because the NPPF states that safe access by all people is essential and that minimising congestion is fundamental to sustainable economic growth. Furthermore, safety and congestion issues can have consequential effects on the environment and other local assets.

5.29 When considering their development proposal the developer should take full account of the needs of pedestrians, cyclists, public transport, emergency and service vehicles when considering access requirements. Where conflicts are identified between these different types of road user, the resolution of such conflicts will be achieved taking into account the needs of different users. For example pedestrians will generally have priority over car traffic.

- 5.30 Developers will also be expected to fund the provision of any infrastructure required to provide access to their site by all modes of transport, as well as making appropriate contributions to any off-site works, wherever materially detrimental impacts are identified. Any on-site infrastructure must be designed to discourage un-necessary vehicular trips and through traffic.
- 5.31 This will include provision for access by public transport, cycling and walking. Should new or improved bus stops be required, then these must meet the Council's adopted Bus Shelter Design & Procurement Process document or its subsequent replacement and/or conform to the appropriate national guidance.
- 5.32 It is recognised that transport proposals may have consequential impacts in relation to air and noise pollution. These potential impacts are addressed in Policy PSP21 - Environmental Pollution and Impacts. Impacts on residential amenity should have regard to the potential unacceptable impacts set out in PSP Policy 8 - Residential Amenity.

Delivery

- 5.33 The Council in partnership with developers, will deliver this policy through development management.

POLICY PSP12 – MOTORWAY SERVICE AREAS AND ROADSIDE FACILITIES

Development proposals for new Motorway Service Areas on the Strategic Highway Network, or the provision of new roadside service facilities on other transport routes for motorists, will be acceptable where:

- a) its primary use supports the safety and welfare of the road user, with other uses being ancillary; and**
- b) it would not have unacceptable transportation effects; and**
- c) it does not present adverse implications for nearby town centres, in terms of retail and commercial draw.**

5.34 Any development, including Motorway and Trunk Road Service Areas, which require access from the Strategic Road Network, must conform to the standards and guidance on spacing, laid down by the Government and/or the Highways Agency. These are currently set out in DfT Circular 02/13 The Strategic Road Network and the Delivery of Sustainable Development. It is the developer's responsibility to ensure that they adhere to the correct guidance.

Delivery

5.35 This policy will be delivered through development management.

POLICY PSP13 – SAFEGUARDING STRATEGIC TRANSPORT SCHEMES AND INFRASTRUCTURE

In addition to the Strategic Transport Infrastructure proposals identified in Core Strategy Policy CS7, the council will work with its partners to deliver the following within the plan period:

- 1. the Avonmouth Severnside Package; and**
- 2. the approved MetroBus network as defined on the Policies Map.**

The long term aspiration for the MetroBus network is to provide for bus segregation, the delivery of which is subject to future funding. Development proposal(s) will be carefully considered to ensure this aspiration can be delivered, where it is practical and achievable.

The A38 Combination Ground Underpass is safeguarded and defined on the Policies Map.

5.36 The strategic transport schemes listed in Core Strategy Policy CS7 and in Policy PSP13 are crucial to supporting the Council's development strategy and to delivering our transport objectives. In addition, the Avonmouth Severnside Package will be promoted during the plan period.

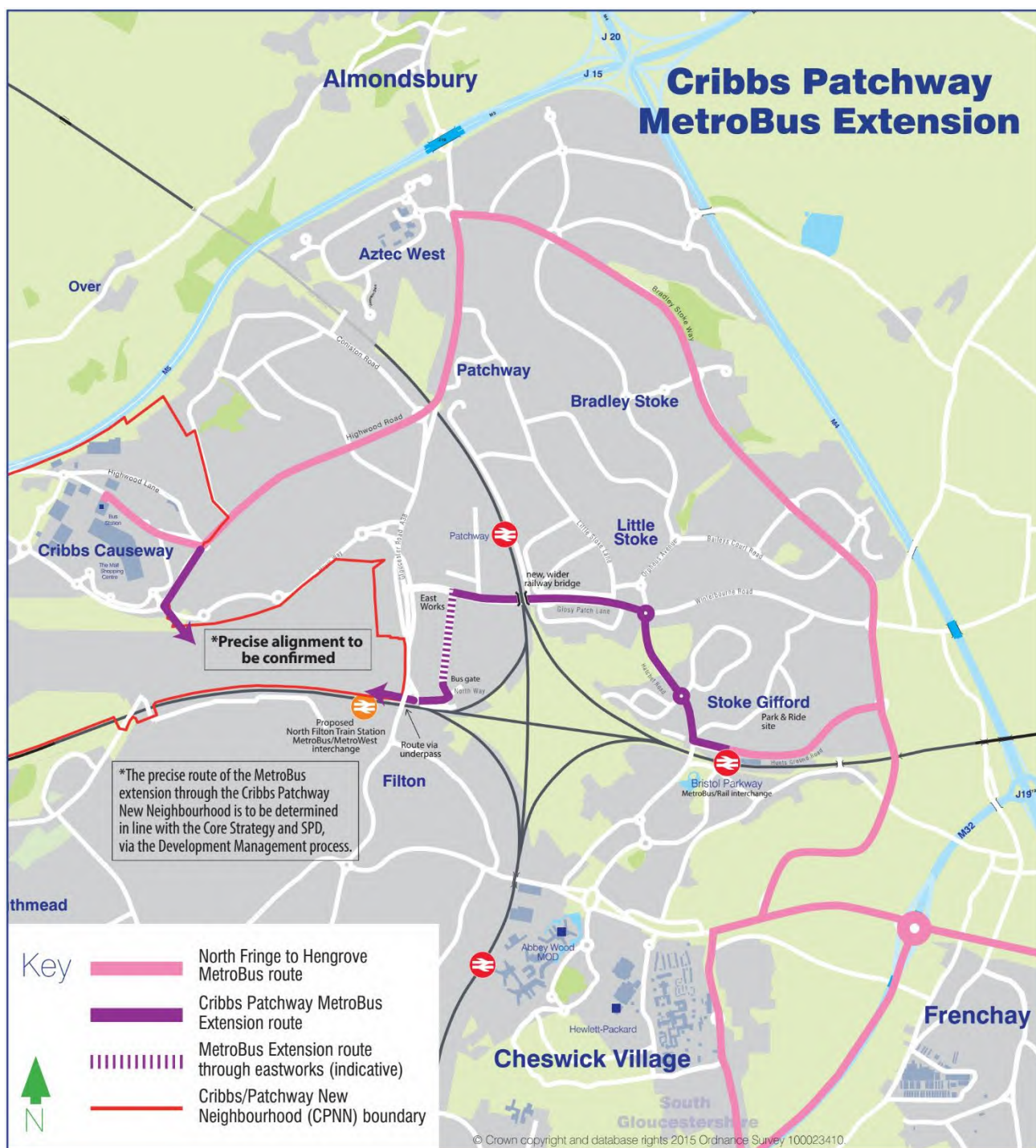
5.37 The principal elements of the Avonmouth Severnside Package comprises:

- A package of sustainable transport measures to promote walking, cycling and public transport use in the area; and
- A new intermediate junction on the M49 which, as identified in Figure 14 of the Core Strategy, will be a key driver to growth, improving the accessibility of the Avonmouth/Severnside Enterprise Area. A new junction in this location has been a long term aspiration that is now being advanced in partnership with Highways England through inclusion of the scheme within the Roads Investment Strategy, which was published in December 2014 and allocates funding for the delivery of the scheme by 2020.

5.38 The approved MetroBus network is defined on the Policies Map. This is being delivered through the North Fringe to Hengrove Major Transport Package, which has been granted planning permission and construction commenced in 2015. This network replaces the 2006 Local Plan Policy T3 Public Transport Routes. To protect the future delivery of the enhancements to the MetroBus routes, proposals will be carefully considered to ensure this can be delivered, where it is practical and achievable. If a proposal is with 20m of the edge of the MetroBus route then advice from the Strategic Transport and Environmental Policy Team at the Council should be sought. Delivery of the MetroBus will be in accordance with the Cribbs Patchway and East of Harry Stoke New Neighbourhoods adopted Supplementary Planning Documents for these two areas. In respect of the MetroBus route along the Stoke Gifford Transport Link officers are exploring with developers/landowners the potential to facilitate or to accommodate

any future segregation (for public transport purposes) of the Stoke Gifford Transport Link as confirmed by the PTSE Committee on the 6th May 2016.

- 5.39 The Cribbs Patchway MetroBus Extension will extend the already approved MetroBus network in the Bristol North Fringe, as set out in Core Strategy Policy CS7. The extension will provide a direct route between Parkway railway station and The Mall, travelling through the Cribbs Patchway New Neighbourhood (CPNN). Part of the scheme involves the replacement of the existing narrow railway bridge on Gipsy Patch Lane with a new wider bridge, in order to remove a transport pinch point and to improve walking and cycling facilities.
- 5.40 The Council has confirmed the detailed route and design for the Cribbs Patchway MetroBus Extension through the CPNN to Bristol Parkway Station and it is now progressing its delivery. The principle is established in the Core Strategy and CPNN Supplementary Planning Document (SPD). It is the Council's clear expectation that the eastern exit/entry route into the CPNN site for the Cribbs Patchway MetroBus Extension, should be via the Combination Ground junction and allied underpass. The Metrobus Extension is to be delivered through a combination of public investment and developer contributions, with the co-operation of landowners and through the development management process. The route for the extension is displayed in Figure 2, below. Until such time as the route is secured the Council will take a precautionary approach in considering any proposals which might prejudice the route. The scheme will be constructed by 2019/20.
- 5.41 The A38 Combination Ground Underpass is safeguarded for the MetroBus extension and existing users. It provides the opportunity to deliver the MetroBus extension route as shown on Figure 2, below.

Figure 2: Cribbs Patchway MetroBus Extension

5.42 The CPNN SPD also sets out the requirement for a high quality strategic public transport link connecting the proposed new railway services on the Henbury Line (to be delivered through the MetroWest Phase Two project) and the Cribbs Causeway retail area. The Cribbs Patchway MetroBus Extension will deliver this link through

interchange with the proposed railway services at the planned new station at North Filton. This is an important element of providing high quality alternatives to the car for travel to the Mall and the surrounding retail and leisure facilities.

- 5.43 Other strategic transport schemes (for example: future strategic public transport routes, including provision of dedicated/segregated lanes, where appropriate, to communities, such as Yate, Thornbury and the other areas in the East Fringe) may be progressed during the Plan period. Where evidence of need emerges for such schemes, they will be considered through the development management process set out in PSP12. Future aspirations are set out in CS7 and/or the Joint Local Transport Plan (JLTP3) or will be set out in successor strategic plans.

Delivery

- 5.44 Major Transport Schemes are likely to require Government funding support, although funding contributions will also be sought from developers, recognising that the major schemes are integral to the delivery of the new development.

POLICY PSP14 – SAFEGUARDING RAIL SCHEMES AND INFRASTRUCTURE

In addition to the provisions of Core Strategy Policy CS7, development proposals will be expected to safeguard the role of the existing rail lines, rail freight facilities and railway stations within South Gloucestershire and the delivery of the Severn Beach station enhancement.

Land is safeguarded and defined on the Policies Map for a new station at Charfield.

- 5.45 This policy safeguards existing rail lines, rail freight facilities and rail stations within South Gloucestershire. Improvements to the rail network are set out in Core Strategy Policy CS7 and embedded in the CPNN SPD (see Policy PSP13). In addition, land will continue to be safeguarded for a new station at Charfield.
- 5.46 The provision of a new station at Charfield would provide an alternative to the private car for people living and working in Charfield and the surrounding area, including parts of neighbouring Gloucestershire. The safeguarded land is considered to be the most appropriate location in terms of its accessibility and configuration. The adjacent land has also been safeguarded for the provision of a station car park.
- 5.47 The Council would also wish to ensure that the new station is accessible by foot, cycle and public transport and facilities should enable this. The provision of a feeder bus service linking the station to the surrounding area would be integral to the provision of the new station.
- 5.48 Should alternative proposals be brought forward for a new railway station, these will be assessed against the accessibility criteria set out above and will be supported if the scheme promoter can demonstrate that the new facility will offer equal or better accessibility than the safeguarded site.
- 5.49 Severn Beach station is part of Metro West Phase 1 programme, which is funded through the Local Growth Fund. Phase 1 will see a new rail line to Portishead and increased rail services to Bath, and on the Severn Beach line. As part of this work it is proposed that stations under the Phase 1 programme will be improved, which will include new signage, information and dependant on station condition, improvements may include platform resurfacing. Severn Beach is within the project area of the Heritage Lottery Fund Landscape Partnership Scheme 'A Forgotten Landscape'. A new shelter fence and planters have recently been completed at Severn Beach station funded by the Heritage Lottery Fund Landscape Partnership Scheme 'A forgotten landscape', South Gloucestershire Council, ACORP and Great Western Railway.

Delivery

- 5.50 The implementation of the station and car park is subject to a business case, funding availability and the support and permission of the appropriate rail body(ies).

POLICY PSP15 – PARK AND RIDE/SHARE

Development proposals for park and ride, park and share, and kiss and ride facilities will be acceptable where they:

- 1) encourage a reduction in the use of the private car by encouraging the use of public transport for longer journeys; and**
- 2) are located on an existing or proposed public transport route and provide, where necessary, measures to facilitate the delivery of frequent, efficient and reliable public transport services; and**
- 3) provide access and facilities for walkers, people with disabilities, motorcyclists and cyclists; and**
- 4) would not have unacceptable effects on the strategic and local highway network or any other unacceptable transportation effects.**

In the case of a park and share proposal, criteria (2) would not need to be satisfied.

Land is safeguarded and defined on the Policies Map for the Park and Ride facility at Nibley, Yate, and for a Park and Share facilities at Tormarton, close to the M4 Junction 18.

- 5.51 This Policy is intended to set the framework for determining how suitable a location is for Park and Ride, Park and Share, and ‘kiss and ride’ facilities. In addition to the criteria set out above, locations would need to have regard to all development plan policies and in particular, Policy PSP8 Residential Amenity and Policy PSP21 Environmental Pollution Impacts.
- 5.52 The Council’s proposed Park and Ride locations are shown on the Core Strategy key diagram. There is an operational Park and Ride at Parkway North, and proposed locations at Emersons Green (planning permission granted and land/delivery secure via S106) and Nibley, Yate. The site at Nibley, Yate can accommodate up to 236 car park spaces and is safeguarded on the Policies Map.
- 5.53 These sites will cater for the interchange between different types of transport, for example bus, car, cycle, pedestrians and taxis. In general, they will be relatively close to the home locations of transport users and sited along key public transport corridors, serving both employment areas of South Gloucestershire and Bristol City. The main aim is to intercept car users close to the origin of their journeys and encourage the use of public transport in order to achieve modal transfer from the private car. The approach also aims to enable long distance car travellers to make use of public transport for the continuation of their journey to the principal urban area. The aim is to intercept car users before they reach congestion points on the highway network.
- 5.54 Facilities would be expected to provide good passenger waiting facilities; effective on-site security measures; and comprehensive public transport information facilities, including real time information.

- 5.55 The Council will consider formalising Park and Share facilities close to motorway junctions, as indicated in the Core Strategy Policy CS7. A recent study confirmed there is likely to be future demand for Park and Share facilities at Tormarton, close to the M4, Junction 18 and at Falfield, close to the M5, Junction 14. The Tormarton site is Council owned and is safeguarded on the Policies Map for a Park and Share site. The Council is considering options for a site at Falfield that could be brought forward in line with CS7 and Policy PSP15. Current analysis indicates limited demand and site availability for a Park and Share facility at Aust.
- 5.56 The land safeguarded for sites at Nibley, Yate and at Tormarton are both within the Green Belt. 'Local transport infrastructure' such as this Park and Ride/Share sites are not an inappropriate form of development, in accordance with the NPPF paragraph 90. They preserve the openness of the Green Belt; do not conflict with the 5 purposes of land in the Green Belt; and demonstrate a requirement for this location. Both safeguarded sites conform to the provisions in the NPPF's Green Belt policy. Furthermore the Tormarton site is previously developed and therefore its complete redevelopment is acceptable in line with the NPPF (para 89).
- 5.57 The term 'kiss and ride' describes where a passenger is dropped off from a car to continue their journey by public transport, whilst the driver and vehicle continue to another destination.

Delivery

- 5.58 This policy will be delivered through development management. Facilities are expected to come forward in support of the Council's Park and Ride, Park and Share approach, as indicated in the Core Strategy Policy CS7. They are expected to be funded through contributions from developers, as well as from other resources identified by the Council, such as Government funding for transport schemes. Privately funded schemes would be expected to support the Council's approach and meet Policy PSP15.

POLICY PSP16 – PARKING STANDARDS

New development proposal(s) will be acceptable where the following parking standards are met:

Cycle Standards

- 1) The cycle parking standards (spaces and infrastructure) as set out in Schedule A, supported by appropriate and reasonable infrastructure to meet the needs of cyclists.

Non-Residential Standards

- 2) In new non-residential development, the car parking provision should not exceed the maximum standards set out in Schedule B, unless:
 - it can be demonstrated that demand will substantially exceed the standards; and
 - there are limited off-site parking opportunities (existing or proposed) to meet this demand.

The provision of on-site car parking below the maximum standards will be expected in the following circumstances:

- at locations which have good accessibility by non-car modes;
- at locations where there is existing capacity in public on and off-street or shared parking availability; and
- provided that the lower level of parking at the development would not result in unacceptable road safety problems.

Residential Standards

- 3) In new residential development the minimum residential car parking standards are as defined:

Minimum parking spaces* per dwelling

<u>Dwelling type</u>	<u>Parking space provision</u>
1 bed dwelling/flat/apartment	1
2 bed dwelling/flat/apartment	1.5**
3 bed dwelling/flat/apartment	2
4 bed dwelling/flat/apartment	2
5 and 5+ bed dwelling/flat/apartment	3

Garages

Only garages that meet the following internal space standards will count towards the parking standards:

- **Single garage: 6m x 3m**
- **Double garage: 6m x 5.6m**

Where a garage is provided to the minimum size standards it will be accepted as providing the 'secure undercover [cycle] spaces'. Where garages are provided below the minimum size requirements only 50% of them will count towards the parking standards. Garages will not be acceptable as the sole parking space(s) serving a dwelling.

Visitor spaces

An additional 0.2 spaces per dwelling for use by visitors should be provided, unless otherwise agreed by the Council***

Houses in Multiple Occupation (HMOs)

- 4) Where planning permission is required for a House in Multiple Occupation (HMO), the minimum number of 0.5 car parking spaces per bedroom should be provided.**

This can be provided within the curtilage, or alternatively through submission of appropriate evidence of the availability of on street parking during evenings and weekends.

Cycle parking should be provided at a minimum of one secure and covered space per bedroom.

Standards for People with Disabilities

- 5) The minimum provision for on-site car parking for people with disabilities in new development should be appropriately located and represent no less than 6% over and above the standard parking provision, or a provision of one bay, whichever is the most. Provision for mobility scooters should be determined on merit – except for Nursing and Residential Care Homes, Sheltered Housing, Extra Care Housing, where no less than 6% over and above the standard parking provision, or a provision of one bay, whichever is the most.**

*An external parking space is typically a minimum of 2.4 x 4.8m in size. Roadside visitor parking spaces plotted parallel to the highway may well need to be up to 6m in length, but may also be narrower than 2.4m depending on the location. Spaces to the side/between flank walls of dwellings should allow additional space for access to the vehicle. A minimum of 3m is recommended to accommodate a single space between two dwellings. Minimum length of a space in front of a garage and on curtilage parking 5.5m. If a driveway is also used as both vehicular and pedestrian access to a dwelling the parking area should have a minimum width of 3.2m.

**Requirement rounded down to the nearest whole number. Where 2 bed flats are proposed the Council will encourage the provision of 1 parking space per flat, with the remainder of the requirement provided as unallocated visitor spaces in close proximity of the units they serve.

***The minimum number of dwellings that will require an additional visitor space is 5. The requirement for visitor spaces will be rounded to the nearest whole number.

Schedule A - Cycle Parking Standards

Type of land use	Per	Proposed cycle parking standards. Minimum provision required
Shops, services less than 3,000m ² gross floor area (GFA) (A1, A2)	100m ² GFA (visitor) (staff)	2 spaces outside entrance 1 secure, undercover space per 8 employees
Food retail over 3,000m ² (A1 only)	1,000m ² (staff)	24 1 per 8
Non-food retail over 3,000m ² (A1, A2)	1,000m ² (staff)	20 1 per 8
Garden centres, including those attached to other retail premises	(indoors) 1,000m ² (outdoors) 1,000m ² staff	10 10 1 per 8
Motor vehicle services (garage, workshops, car sales, car hire)		To be determined on merit
Restaurants, cafes (A3). Pubs, Drinking Establishments (A4)	(dining area) 100m ² (bar/dance floor) 100m ² staff	5 8 1 per 8
Hot food takeaway (A5)	100m ² staff	2 1 per 8
Offices, studios, laboratories (B1)	visitor parking per 100m ² staff	2 1 per 8
Light industry (B1)	100m ²	1
General industrial (B2)	1,000m ²	2
Warehouses, repositories	1,000m ²	1
Hotels, motels, guest houses (C1)	10 bedrooms (dining area) 100m ² (bar/dance floor) 100m ²	1 2.5 4
Multiple occupation/bedsits (C4)	unit	1 secure, undercover space
Student accommodation (Sui Generis/C3/C1)	unit	1 secure, undercover space

General Hospital (C2)	(in patients) 100 beds (day surgery) 100 beds (outpatients) suite accident units (10,000 visits per annum) staff	10 10 2 3 1 per 2
Other hospitals and nursing homes (C2)	(in patients) 100 beds (day surgery) 100 beds (outpatients) suite staff	10 10 2 1 per 8
Newly built and converted dwellings with garage (C3)	1 bedspace/bedroom unit 2 or more bedrooms	1 (provided garage design accommodation both car and cycle storage). Otherwise 1 secure, undercover space 2 secure, undercover spaces
Newly built and converted dwellings without garage (C3)	1 bedspace/bedroom unit 2 or more bedrooms	1 secure, undercover space 2 secure, undercover spaces
Flats (C3)	unit	1 secure, undercover space
Places of worship (D1)	100 seats	5
Health Centres, doctors surgery, dentist surgery, veterinary surgery (D1)	consulting room staff	1 1 per 8
Day nurseries/playgroups, crèches (D1)	staff	1 per 8
Community centres, family centres/family resource centre (D1)	visitor staff	To be determined on merit 1 per 8
Primary schools (Non-residential) (D1)	visitor/parents staff students	1 per 100 pupils 1 per 8 To be determined on merit
Secondary schools (Non-residential) (D1)	visitor/parents staff students	1 per 200 pupils 1 per 8 1 per 5
Colleges, University (Non-residential) (D1)	visitor staff students	1 per 500 students 1 per 2 1 per 2
Churches, exhibition halls (D1), stadia and spectator facilities, cinemas, bingo halls (D2), and theatres (Sui-Generis)	100 fixed seats (open hall) 100m ²	5 2.5

Multi-screen cinema (D2)	100 seats staff	6 1 per 8
Sports hall, indoor bowls, health club/gymnasium (D2) Ice rink/swimming pool (D2)	100m ² staff 100m ² rink/pool staff	2 1 per 8 2 1 per 8
Bowling centres (D2)	10 lanes staff	8 1 per 8
Tennis courts, squash courts, playing fields (D2)	per court/pitch	2
Golf courses	18 hole 9 hole	To be determined on merit To be determined on merit
Golf driving range (D2)	10 tees	To be determined on merit
Marinas	10 berths	3
Museums and libraries (D1)	spaces per 100m ² staff	4 1 per 8
Public transport interchanges	visitor staff	To be determined on merit

Schedule B – Parking Standards

Use Class	Description of Use	Parking Provision Maximum Standards	Notes
A1	Shops (including cash and carry)	Below 1,000m ² : 1 space per 35m ² Above 1,000m ² : Food: 1 space per 14m ² Non Food: 1 space per 20m ²	
A2	Financial and Professional Services	1 space per 35m ²	
A3	Restaurants & cafés Transport cafes	1 space per 5m ² dining area 1 lorry space per 5m ² of dining area	(1) Residential accommodation assessed separately
A4	Pubs, Drinking Establishments	1 space per 5m ² public drinking area	(1) Residential accommodation assessed separately
A5	Hot food takeaway	Maximum of 5 spaces	
B1	Business (Including: Offices, Research & Development, and Light Industry)	1. In the allocated and safeguarded employment sites (Policy CS12) in the following locations: <ul style="list-style-type: none">• Bristol North Fringe• Emersons Green - 1 space per 35m ² 2. Elsewhere - Below 2,500m ² : 1 space per 35m ² - Above 2,500m ² : 1 space per 30m ²	
B2	General Industrial	1 space per 50m ²	1) Where office content is over 10% the office floorspace will be assessed as B1 (see above).
B8	Storage & Distribution	1 space per 200m ²	1) Where office content is over 10% the office floorspace will be assessed as B1. 2) Restricted by condition/agreement to “Wholesale Distribution” only. Any element of cash and carry – retail standards apply.

Use Class	Description of Use	Parking Provision Maximum Standards	Notes
C1	Hotels (including Boarding & Guest Houses/Youth Hostels)	1 space per bedroom, plus 1 coach space per 30 bedrooms	1) For conference/function and public drinking/dining areas additional provision as per Class A3 permitted. 2) Adequate setting down provision for coaches and taxis is also required. May be reduced where occupants are restricted by legal agreement to those requiring a high degree of care.
C2	Residential Institutions (Hospitals, Residential Colleges)	To be determined on merit 2 spaces per 5 bed spaces	Hard play areas should be accessible for parking use on open days etc.
C2	Residential Schools, Convalescence	1 space per 2 staff 1 space per 6 bed spaces	
	Nursing and Residential Care Homes, Extra Care Housing	To be determined on merit ³	
C2A	Secure Residential Institutions (Secure Hospital, secure Local Authority accommodation)	1 space per 2 staff 1 space per 6 bed spaces	
C3	Dwelling Houses	See Policy PSP16	
C3b	Supported housing (up to 6 people living in a single household receiving care)	1 space per warden Plus 1 space per dwelling for communal/visitor parking ¹	
Sui Generis	Hostels (Sui Generis)	1 space per warden 1 space per 6 residents for visitors/communal parking	

³ 1 space per 2 dwellings may be appropriate for unassisted 'independent' retirement living models with high levels of market units. 1 space per 4 dwellings may be appropriate for frail elderly assisted living schemes. An additional space per 4 dwellings should also be provided for communal/visitor parking and 1 space per warden/staff, if applicable.

Use Class	Description of Use	Parking Provision Maximum Standards	Notes
C3c	Group housing (up to 6 people living in a single household not receiving care, e.g. a small religious community) (Other than use within C4)	1 bed dwelling – 1 space 2 bed dwelling – 1.5 spaces 3 bed dwelling – 2 spaces 4 bed dwelling – 2 spaces 5 bed dwelling – 3 spaces	
C4	Houses in Multiple Occupation	See Policy PSP16	
D1	Non Residential Institutions Places of worship, church halls Clinics, health centres, consulting rooms	1 space per 10 seats 3 spaces per consulting room 1 space for each duty doctor, nurse, or other medical staff 1 space per 2 admin/clerical staff	In applying these standards account will be taken of the particular services provided.
	Day nurseries, crèches, day Centres	1 space per 2 staff	Adequate and safe space for pick up/set down must be provided.
	Higher & further education	1 space per 2 staff plus 1 space per 15 students	1) Based on total number of students attending, rather than full-time equivalent. 2) Adequate and safe space for pick up/set down must be provided.
	Schools	1 space per 2 staff	1) Adequate and safe space for pick up/set down must be provided. 2) Hard play areas should be accessible for parking use on open days etc. 3) Additional parking provision permitted where facilities are used for community use.
D2	Assembly and Leisure Cinema & conference facilities D2 other than cinema, conference facilities & stadia	1 space per 5 seats 1 space per 22m ²	1) Adequate and safe space for pick up/set down must be provided, including where applicable space for coaches

Use Class	Description of Use	Parking Provision Maximum Standards	Notes
D2	Stadium (sports/entertainment)	1 space per 15 seats	Coach parking should be provided & treated separately from car parking
Sui Generis	Theatres	1 space per 25m ²	Workshop and other uses assessed as below: Includes staff parking Includes staff parking Visitor and staff parking must be clearly marked.
	Petrol filling station	1 space per 35m ² of sales kiosk	
	Vehicle repair garages	3 spaces per repair/service bay	
B2	Tyre and exhaust centres	4 spaces per MOT bay	
Sui Generis	Motor vehicle sales	1 space per 50m ² of sales display area	
Motorcycle Parking: For all developments, (except residential developments and those where there is no on-site car parking provision proposed) provision should be made for motorcycling parking spaces equal to 3% of the number of car parking spaces required.			

General notes to Schedule B:

1. Car parking spaces per square metre of gross floorspace, unless otherwise stated.
2. In mixed use development the gross floorspace given over to each use should be used to calculate the overall total maximum parking figure
3. A3 Use Class now divided into A3, A4 and A5 (Use Class (Amendment) Order 2005)

5.59 The Council remains committed to reducing travel by car, especially driver only journeys. In order to achieve this, we have adopted car parking standards for retail, employment, recreation and education uses that aim to encourage modal shift to more sustainable modes of transport by managing car parking availability at these destinations.

5.60 This approach is supported by the adoption of minimum cycle parking standards, thereby ensuring that where car parking is not available, cycle parking provides an easy alternative to the car, thus further enhancing the potential for modal shift. As the cycle parking standards are minimum standards, employers can provide additional cycle parking in support of their travel plans or travel surveys. The infrastructure provided at each site will be determined at the planning application stage, by making reference to appropriate national guidance. The Council will ensure that matters such as design layout, location and security are fully addressed.

5.61 The Council also acknowledges that in a vibrant and economically sustainable environment, car ownership remains high. In this regard, we have provided minimum parking standards at source, in residential locations, to ensure that car ownership levels can be accommodated and do not result in indiscriminate parking that may harm the urban environment, and create highway safety and accessibility concerns.

5.62 In accordance with the Council's 'Residential Parking Standards Supplementary Planning Document', it is not acceptable to rely upon garages as the sole dedicated parking provision for any residential development. This is because national research indicates that property owners often use their garages for other lawful domestic

purposes and therefore they cannot be relied upon to provide vehicular parking. The garage and the space in front of the garage door will then be regarded as a single parking space for the purpose of calculating the parking provision.

- 5.63 For B1 Use Classes in the allocated and safeguarded employment sites (Policy CS12) in the Bristol North Fringe and Emersons Green areas, a higher car parking standard of 1 space per 35m² has been set. Large scale B1 developments are travel intensive and if on-site car parking is not restricted, then this type of development could exacerbate congestion, which would be detrimental to the quality of life in these urban areas and could undermine their economic wellbeing. The justification for this is based on the Council's desire to encourage a modal shift away from the private car to more sustainable transport modes.
- 5.64 The Bristol North Fringe location already possesses a level of provision for public transport and facilities for walking and cycling, which is more extensive than is available elsewhere in South Gloucestershire. The Council, in both the Bristol North Fringe and Emersons Green locations, is promoting improvements to these more sustainable modes, which should further enhance the availability of sustainable transport modes over the Plan period.
- 5.65 The Council also promotes good design in the provision of layout of all parking facilities. Hence, we apply nationally accepted guidelines to these facilities. We may also require any parking facility to be examined using vehicle tracking software, thereby ensuring all vehicles, including those belonging to the emergency services, to gain safe access to the site.
- 5.66 As the Council acknowledges that for some people, alternatives to the car may not be readily achievable, good design must also include making appropriate provision for access by the mobility impaired and other disability groups. The Council, has adopted minimum parking standards for the mobility impaired. These standards aim to ensure equality of access to South Gloucestershire's amenities, retail and employment opportunities.
- 5.67 Developers should address parking provision in the comprehensive Transport Assessment or Statement where it is submitted with the planning application (see Policy PSP11).
- 5.68 South Gloucestershire Council has adopted local parking standards for residential and non-residential development comprising of maximum standards for commercial uses to maximise sustainable modes of traffic with minimum standards for residential uses to accommodate car ownership rates. The absence of adopted standards would result in reduced take up of sustainable modes of transport and parking congestion upon local residential streets that would result in increased traffic flows, associated congestion and related environmental factors. Parking provision that does not accord with the standards set out in Policy PSP16 and its appendices, may be acceptable. In such cases, conclusive factual statements confirming why deviation from the standards is necessary, must be included in the Transport Assessment. Where such departures from standard are agreed with the Highway Authority, a Travel Plan or other measures may be required to mitigate any intensified transport impact.

Delivery

- 5.69 This policy will be delivered through development management.

6 Managing the Environment and Heritage

- 6.1 This chapter contains 9 policies which amplify Core Strategy Policies CS9 and CS10. These 9 policies together form the Local Plan policies on Managing the Environment and Heritage. The following Core Strategy objectives relating to this topic also apply to the Policies, Sites and Places Plan.

Core Strategy Policies	
Policy CS9	Managing the Environment and Heritage
Policy CS10	Minerals
Core Strategy Objectives	
<ul style="list-style-type: none"> ➤ Conserving and enhancing the character and distinctiveness of the district's heritage assets and maximising their contribution to quality of place ➤ Conserving and enhancing the district's distinctive landscapes, natural environmental resources and biodiversity ➤ Safeguarding mineral resources for the longer term while ensuring an adequate and steady supply to meet identified needs ➤ Safeguarding the quality of natural resources and ensuring prudent use ➤ Protecting land, air, aqueous environments, buildings and people from pollution 	

POLICY PSP17 – HERITAGE ASSETS AND THE HISTORIC ENVIRONMENT

Conserving and Enhancing

Development proposals should serve to protect, and where appropriate, enhance or better reveal the significance of heritage assets⁴ and their settings. They should be conserved in a manner that is appropriate to their significance.

General Principles

Listed Buildings: Alterations, extensions or changes of use to listed buildings, or development within their setting, will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings. Where development proposals affect listed buildings whose architectural or heritage significance has been degraded or eroded, the Council may seek the implementation of measures and/or management plans to secure the restoration of the heritage assets and/or their setting or contributions towards such works.

Conservation Areas: Development within or affecting the setting of a conservation area will be expected to:

- preserve or, where appropriate, enhance those elements which contribute to their special character or appearance; and
- pay particular attention to opportunities to enhance negative parts of conservation areas and to draw on local character and distinctiveness.

Proposals should demonstrate that:

- size, form, position, scale, materials, design, colour and detailing have proper regard to the distinctive character and appearance of the conservation area; and
- buildings, groups of buildings, historic street and plot patterns, open spaces, building lines, views, vistas, ground surfaces, boundary walls and other architectural or hard landscape features, which contribute to the character or appearance of the conservation area are retained; and
- existing trees, hedges and green spaces, or other natural features, which contribute to the character or appearance of the conservation area, will be retained and protected.

⁴ The NPPF defines a heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

The Council will seek to retain buildings and structures which contribute positively to a conservation area. The loss of any building that is important or integral to the character or appearance of the conservation area is likely to amount to substantial harm.

Archaeology: Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ.

In exceptional cases, where this is not justifiable or feasible, provision should be made for excavation and recording with an appropriate level of post-excavation assessment and analysis.

Non-designated archaeological heritage assets of regional and/or local importance should normally be preserved in situ but, where harm to the asset is justified, provision should be made for excavation and recording with an appropriate level of post-excavation assessment and analysis. Curation and publication of findings will be expected in all instances to appropriate standards.

Any impact on the setting of archaeological heritage assets (both designated and non-designated) will need to be assessed to determine how and to what degree these settings make a contribution to the significance of those heritage assets. Proposals will be expected to preserve and where appropriate, enhance the setting of archaeological heritage assets, and those elements which contribute to their significance.

Lower Severn Vale Levels: Where appropriate, development proposals involving ground breaking of previously undisturbed land within the Lower Severn Vale Levels will be required to present the findings of an archaeological desk-based assessment and field evaluation prior to a decision being made, unless clear evidence exists for previous disturbance of the site.

Historic Parks and Gardens & Battlefields: Development proposals will be expected to:

- protect and, where appropriate, enhance the design, character, appearance and settings of historic parks, gardens or battlefields; and
- safeguard those features which contribute to their significance, character or appearance.

Where development proposals affect a park, garden or battlefield of historic significance whose historic landscape character has been degraded or eroded, the Council may seek the implementation of measures and/or management plans to secure the restoration of features, landscaping or historic planting schemes, or contributions towards such works.

Locally important heritage assets⁵: Development proposals affecting locally important heritage assets should ensure they are preserved or enhanced, having regard to their significance. The Council will seek to retain buildings, included on

⁵ Includes heritage assets identified by the local planning authority, including local listing and assets on the Historic Environment Record (HER)

the Local List, as well as other non-designated heritage assets identified in the development management process.

Understanding the Heritage Asset and the Impact of Development

Development proposals involving or affecting heritage assets should demonstrate:

- the significance of the heritage asset(s) affected;
- the impact of the proposal on the significance of the heritage asset(s) and their setting(s); and
- how the development will protect, and/or enhance or better reveal the significance of the heritage asset(s) and their setting(s).

The level of detail should be proportionate to the significance of the heritage asset(s) affected and the nature of the works.

Assessment of development which does not conserve or enhance a heritage asset

The conservation of South Gloucestershire's heritage assets is a priority for the Council and, as a consequence, where development would result in harm to the significance of a heritage asset or its setting, planning permission will be refused, unless it can be clearly demonstrated that all of the following can be met:

- the proposal results in public benefits that outweigh the harm to the heritage asset, considering the balance between the significance of the asset affected, the degree of harm and the public benefits achieved;
- there is no other means of delivering similar public benefits through development of an alternative site;
- there is no other alternative proposal, or a similar proposal, which achieves similar public benefits, but with less harm to the heritage asset;
- the harm to the heritage asset is minimised and mitigated through the form of the development and the provision of heritage enhancements; and
- the heritage asset will be properly recorded to professionally accepted standards.

Where the loss of the whole or part of a designated or non-designated heritage asset is acceptable under this policy, the council will ensure, via conditions or legal undertaking that all reasonable steps have been taken to ensure that development will proceed after the loss has occurred. This is to ensure that needless harm to heritage assets does not occur.

- 6.2 The National Planning Policy Framework sets out the Government's planning policies for England, and protecting and enhancing the historic environment is an important component of the national policy's drive to achieve sustainable development. Planning

law requires that applications for planning permission must be determined in accordance with the development plan⁶, unless material considerations indicate otherwise. In the case of the historic environment, the material considerations include relevant national planning policies included in the NPPF, Planning Practice Guidance and Historic England Good Practice and Technical Advice Notes. The principal statutory duties in relation to listed buildings, conservation areas and scheduled monuments are set out in the South Gloucestershire Technical Advice Note: Understanding Heritage Assets.

- 6.3 The historic environment encompasses a range of heritage assets including landscapes, buildings, monuments, sites, places and areas. Heritage assets can be both designated⁷ and non-designated⁸, recognising that the value we hold for the historic environment extends far beyond nationally designated heritage assets, particularly at a local level. The Technical Advice Note: Understanding Heritage Assets provides further guidance on designated and non-designated heritage assets within South Gloucestershire and should be read in conjunction with the Development Plan. The historic environment is a finite resource, which cannot be replaced once it is lost or altered. It should, therefore, be preserved for this and future generations for its intrinsic historic, architectural, archaeological or artistic interest, as well as its ability to contribute to the character and distinctiveness of a place and its role in creating a sense of local identity.
- 6.4 The historic environment is recognised as an essential tool in helping to deliver the social, economic and environmental benefits that attract people to live and work in the district. The historic environment can be a positive force for change, with some of the most successful regeneration schemes having used the historic environment as a basis for delivery of dramatic physical and economic transformation. Understanding the significance of the historic environment is essential to considering how best to manage and utilise it.
- 6.5 The NPPF promotes the conservation and enhancement of heritage assets. In order to best manage heritage assets, it is essential to understand what is special about them. The NPPF recommends that local planning authorities should have up to date evidence about the historic environment in their area in order to help assess their significance and the contribution they make to the environment. In addition to their architectural, historic, artistic or archaeological interest, special interest often derives from social, cultural and evidential values.
- 6.6 An essential part of the evidence base that the Council maintains is the **Historic Environment Record (HER)**. This is a comprehensive database of *known* heritage assets, but can also be used for identifying the potential archaeological or heritage interest of a site. In addition to the HER, the Council maintains a list of locally important historic buildings and structures, which make a significant contribution to the local character and distinctiveness – **The Local List**. The Council has an adopted Local List Supplementary Planning Document, which highlights the valuable contribution locally

⁶ This includes the Local Plan and neighbourhood plans

⁷ Listed buildings, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas

⁸ Other assets identified as being of heritage significance, which warrant consideration in planning decisions, including local listing and archaeological sites/assets included on the Historic Environment Record.

listed buildings make to communities and the local scene, and explains why the Local List has been created, the criteria for including buildings, and the effects of inclusion on the Local List.

- 6.7 Historic England maintains a register of designated heritage assets at risk, including conservation areas, grade I and II* listed buildings, scheduled monuments and registered parks and gardens. There are currently 13 assets within South Gloucestershire, which are included on the national **Heritage at Risk Register** and the Council will seek to work with property owners, the community and Historic England to find positive resolutions to these assets. In addition to the national heritage at risk register maintained by Historic England, the Council also maintains its own **Register of Buildings at Risk** in order that the condition of the stock of listed buildings within the district is monitored, and resolutions with owners to repair and enhance these buildings can be sought.
- 6.8 Proposals within conservation areas or within the setting of heritage assets should pay particular attention to opportunities to enhance or better reveal their significance or to address any attributes that may be identified as having a negative impact on the traditional character or appearance of a conservation area. Negative attributes could include, but are not restricted to, dilapidated buildings or harmful gap sites, intrusive structures or equipment, the erosion or loss of traditional features (i.e. boundary walls) or the erosion or loss of landscapes and public spaces.
- 6.9 The NPPF places great emphasis on the need for applicants to describe the significance of any heritage assets, including those with known or potential archaeological interest, affected by their development proposal and its impact on significance. As a minimum, the Historic Environment Record should be consulted. Sites with potential archaeological interest are those that occur within a context (e.g. surrounding landscape) of known archaeological sites or landscapes, but which have not been previously investigated in order to determine their significance. The significance of heritage assets should be considered individually and collectively, particularly where groups of heritage assets form a “landscape/seascape”.
- 6.10 A desk-based assessment consulting a wide range of data sources, including documentary, historic, cartographic, photographic and archaeological archives, may permit understanding of the significance of a heritage asset. Where the proposal relates to a building or structure, assessment of the fabric itself will be essential. Further information on the assessment of significance can be found in Historic England Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, as well as the Council's Heritage Statements Advice Note.
- 6.11 Where the significance of a heritage asset is not known, or cannot be determined through consultation with the HER or through the results of a desk-based assessment, the applicant will be expected to undertake field evaluation to clarify information that contributes to the significance of that asset. Such information may include the character, extent, survival and date of the asset. Field evaluation can comprise trial trenching, geophysical survey and building recording. Field evaluation should be undertaken in advance of submission of an application, so that it can be considered in determining the application. The assessment should incorporate all activities that will be required in construction and not just the final design of a development. Therefore the assessment should take account of all ancillary and infrastructure works,

construction and landscaping activities required to build and complete the development.

- 6.12 Where proposals will involve total or partial loss of a heritage asset and where this harm is justified, the applicant will be required to complete a programme of recording of that asset to professionally accepted standards, and to ensure that the results of that programme of recording are published in the most appropriate format and proportionate to its significance.

Delivery

- 6.13 This policy will be delivered through development management.

POLICY PSP18 – STATUTORY WILDLIFE SITES: EUROPEAN SITES & SITES OF SPECIAL SCIENTIFIC INTEREST (SSSIs)

European Sites

Development proposals likely to have a significant and/or adverse effect on the European features of interest of the Severn Estuary Special Protection Area (SPA), Special Area of Conservation (SAC) or Ramsar (European Site), either directly, indirectly, on their own or in combination with other plans and projects, will be subject to the tests set out under Article 6(3)/6(4) of the Habitats Directive 1992.

Development will *not* be acceptable where any adverse effects on the European features of interest arise, unless the effects:

1. are avoided; or
2. where an adverse impact cannot be avoided, the impact will be adequately mitigated; or
3. have imperative reasons of overriding public interest.

Where development proposals cannot satisfactorily demonstrate that it would not adversely affect the European features of the Severn Estuary SPA/SAC/Ramsar, the precautionary principle will apply and proposals will not be acceptable.

SSSIs

Development proposals which would directly or indirectly have an adverse effect on the nature conservation or geological interests of a Site of Special Scientific Interest (SSSI) will only be acceptable where the benefits of the development at that location clearly outweigh both the impact on the site and on the wider national network of SSSIs.

Development proposals will have to demonstrate that there are no other reasonable and satisfactory alternatives, including that of locating it elsewhere.

Where a development proposal is to proceed, mitigation and/or compensatory measures will be required to minimise and reduce any potential impacts to an acceptable level. Such measures will form the basis of an appropriate planning condition or legal undertaking.

European Sites

- 6.14 In recognition of its importance for wildlife in South Gloucestershire, the Severn Estuary is subject to a series of international nature conservation designations. It is designated as a Special Protection Area (SPA) under Directive 2009/147/EC on the Conservation of Wild Birds (known as 'the Birds Directive'); and is a Special Area of Conservation (SAC) under Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora ('the Habitats Directive 1992'), implemented in Britain by the Conservation (Natural Habitats & c) Regulations 2012 (known as 'the Habitat Regulations'). It is also designated as a Ramsar Site under the Ramsar

Convention 1971: it is Government policy that these are subject to the same legal protection and statutory provisions as SPAs and SACs. Together, these sites form a European network known as Natura 2000 (N2K) sites.

- 6.15 Development affecting these sites are legally required to be subjected to the most stringent and rigorous assessment under Regulations 61 - 63 of the Habitat Regulations 2012. The wildfowl and waders for which the Severn Estuary is designated as a SPA/Ramsar, also utilise wetlands within the coastal floodplain alongside the Estuary and any areas used by these birds are subject to the same statutory provisions as the European Site. Where development is likely to affect the European features of interest for which the Severn Estuary is designated a European Site (the site's 'conservation objectives'), there exists a strict hierarchy of expectation. Firstly, any adverse effects on the Natura 2000 Site should be stringently avoided. These include both direct impacts, such as land take or industrial discharges; and indirect effects, such as increased traffic or recreational pressure. If this is not feasible, the Council will expect any impacts to be comprehensively mitigated at the developer's expense. Only where there are Imperative Reasons of Overriding Public Interest (ROPI) under Regulation 62, will development having a deleterious effect on the European Site be allowed and such decisions are not made by the Council.
- 6.16 It is the responsibility of developers to demonstrate that any planning application would not result in a significant effect on the Severn Estuary SPA/SAC/Ramsar, by including the relevant information within the scheme. If an application cannot unequivocally demonstrate that it would not result in harm to the European features of interest to the satisfaction of the Council and Natural England, the 'precautionary principle' applies and planning permission will be refused.
- 6.17 Some 1,030ha of coastal floodplain to the south of Severn Beach is covered by an historic planning permission granted in 1957/58 (known as Severnside or 'the ICI consent') and deemed legally extant by the Courts in the early 2000s. This is currently only partially implemented and, as such, is subject to the legal provisions of Regulation 63 – 'review of consent'. In December 2011 a joint study by the Council, Bristol City Council and Natural England – the Severnside & Avonmouth Wetland Habitat Project or 'Cresswell Report' – identified that the loss of the ICI land in conjunction with the Avonmouth Employment Area ('the Enterprise Area') is likely to have a significant effect on the conservation objectives of the Severn Estuary SPA/Ramsar and to mitigate against this, some 80ha of new wetland habitat needs to be created. This is addressed in Policy PSP26 on the Enterprise Area.
- 6.18 These provisions apply to other 'plans or projects' outside of development, but which also have the potential to have a significant effect, either alone or in combination with other plans or projects, on the conservation objectives of the Severn Estuary European Site. They also apply to SPA, SAC or Ramsar sites outside of the unitary authority area (within a radius of 15km) where impacts arising from development or other plans or projects might have cumulative effects on a European Site.

SSSIs

- 6.19 Sites of Special Scientific Interest (SSSIs) constitute the best examples of a variety of wildlife habitats, geological features and rare species of flora and fauna in Britain. In many cases, these sites contain the last examples of a range of rare, fragile, and/or declining and finite habitats nationally, and the network is vital in conserving the

species of animals and plants, which are reliant on these habitats. Some SSSIs are so important that they gain extra European protection under the Habitats or Birds Directive, as discussed above.

- 6.20 SSSIs are notified by Natural England and are legally protected under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000). The notification includes a list of operations likely to damage the SSSI features of interest and requires landowners to consult Natural England before carrying them out. Where appropriate, Natural England will enter into management agreements with landowners to secure their protection.
- 6.21 SSSIs can be seriously damaged or destroyed by operations, including development, both within and outside the boundaries of sites. Given this, the Council will consult Natural England on any proposals or schemes likely to directly or indirectly impact on a SSSI. Where a planning application is considered likely to have an adverse effect on a SSSI either on its own or cumulatively with other development proposals, in accordance with Paragraph 118 of the National Planning Policy Framework, it will be refused.
- 6.22 The only departure from this will be where the benefit of a development at the site in question clearly outweighs the damaging impact it is likely to have on the features of interest within the SSSI. In such exceptional circumstances, a planning application will be expected to unequivocally demonstrate that there are no other reasonable and satisfactory alternatives to the specification of the scheme; and that it cannot reasonably be located elsewhere. Where such development is justified, the Council will expect schemes to be conceived and designed to secure the retention of the features of nature conservation interest. Where adverse effects are unavoidable, in advance of determination of the planning application, the Council will expect schemes to include new compensatory habitat to off-set the loss of that part of the site, although this is a last resort after all other options have been explored, and should not result in the loss or damage of other valuable wildlife habitats or important physical features.
- 6.23 Where such development is acceptable, the Council will impose conditions or seek planning obligations to ensure the protection and long term management of the site.

Delivery

- 6.24 This policy will be delivered through development management.

POLICY PSP19 – WIDER BIODIVERSITY

Where appropriate, biodiversity gain will be sought from development proposals. The gain will be proportionate to the size of the scheme and be secured through an appropriate planning condition or legal undertaking. This will include sites of low nature conservation interest (for example, intensive agricultural land) where new semi-natural habitat (green infrastructure) would provide opportunities and gains for local wildlife.

Development proposals, where they would result in significant harm to sites of value for local biodiversity, or significant harm which cannot be avoided by locating it on an alternative site with less harmful impacts, adequately mitigated or, as a last resort, compensated for, will not be acceptable. Sites of value for local biodiversity include (but are not limited to):

- **local sites (Sites of Nature Conservation Interest or Regionally Important Geological Sites);**
- **sites supporting species of fauna or flora protected under the Wildlife & Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000 or Habitat Regulations 2010;**
- **sites supporting species and habitats listed on the South Gloucestershire Biodiversity Action Plan (BAP);**
- **sites supporting species and habitats listed by the Government as being of Principle Importance for Biological Diversity in Britain under Section 41 of the Natural Environment & Rural Communities Act 2006 (Priority Species and Habitats);**
- **sites supporting birds listed on the Red, Amber or Green Lists of Species of Conservation Concern;**
- **irreplaceable habitats, such as unimproved grassland (lowland hay meadows), ancient semi-natural woodland (including plantation on the sites of ancient woodland) and veteran trees;**
- **wildlife corridors or new green infrastructure, which enable the dispersal and favourable status of flora and fauna species; and**
- **brownfield sites supporting notable assemblages of invertebrates.**

6.25 The biodiversity of South Gloucestershire is of course not confined to its network of national and international statutory sites. A variety of types of habitat occurs across the locality and supports an array of both common and scarce flora and fauna species. Some of these form a network of 'Local Sites' – a non-statutory designation consisting of 'Sites of Nature Conservation Interest (SNCI) and Regionally Important Geological Sites (RIGS), and which contain the best examples of wildlife habitats, rare species or geological features in South Gloucestershire, outside of the statutory sites.

- 6.26 SNCI and RIGS are designated using a strict set of national criteria and before being adopted by the Council are ratified by the Local Partnership, a group consisting of the main nature conservation bodies across the West of England. Ancient Woodland, species-rich grassland, wetlands and main rivers all qualify for designation as well as a variety of quarries and rock outcrops and at present there are over 300 local nature conservation and regional geological sites within South Gloucestershire.
- 6.27 Where there is an opportunity for a Local Site to make a contribution to education and involve the local community they can be further designated as Local Nature Reserves (LNRs).
- 6.28 Outside of the recognised sites, there is a vast array of flora and fauna species across South Gloucestershire, from the common to the scarce, or critically endangered. Certain species, animals such as dormouse, otter, great crested newt or bats, are strictly protected under the Habitat Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). Many familiar species of birds, such as bullfinch, song thrush and house sparrow, have declined dramatically in recent years through a loss of habitat and because of this are included on the RSPB Red, Amber or Green Lists of Conservation Concern. Some of these also form part of the list of species and habitats of principle importance for biological diversity identified by the Government under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, known more briefly as 'priority species or habitats'.
- 6.29 The list includes species that are both familiar and scarce in South Gloucestershire from hedgehog and common toad to greater horseshoe bats; as well as habitats, such as lowland deciduous woodland, hedges and orchards. Paragraph 118 of the National Planning Policy Framework (NPPF) instructs that local planning authorities should specifically protect 'irreplaceable habitats': whilst using examples of ancient woodland and veteran trees, this would also include unimproved or species-rich grassland, the traditional lowland hay meadows, which is estimated to have declined by some 98% in the last 100 years, and coastal salt-marsh along the Severn Estuary. The value of some types of habitat for biodiversity is less well recognised or acknowledged. Brownfield land, particularly where it has been abandoned after tipping or earthworks, can have significant value for invertebrates, harbouring locally or nationally scarce species and an assemblage that is often vitally important to the wider ecosystem.
- 6.30 Even though protected under legislation or local development plan policy, the biodiversity associated with statutory or non-statutory nature conservation sites are reliant on other surrounding areas of habitat for dispersal, migration and genetic exchange. Woodland, hedges, grassland and waterways are important in acting as 'stepping stones' or 'corridors' for wildlife and is thus vital in maintaining and promoting the natural range and diversity of flora and fauna species. It is also critical that these corridors are identified and maintained both within South Gloucestershire and across the local authority boundary through the mapping of green infrastructure; as well as being safeguarded within the design of new development.
- 6.31 In line with ODPM Circular 06/05 on Biodiversity and Geological Conservation, which presently informs the National Planning Policy Framework, where the Council has reasonable grounds for believing development could impact on biodiversity, it will require the appropriate species and habitat surveys to be carried out to inform any planning application. The Bristol Regional Environmental Records Centre (BRERC) administers all biological and geological information within South Gloucestershire on

behalf of the Council (www.brerc.org.uk) and more locally significant planning applications will be expected to be informed by a data search by BRERC.

- 6.32 Core Strategy Policy CS9 seeks to conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity. Development resulting in significant harm to sites of value for biodiversity (geodiversity), such as those listed within Policy PSP18, which cannot be avoided or mitigated or offset, will invariably be refused. The only exception is where the importance of the development outweighs the value of the nature conservation interest. Planning applications will first be expected to avoid harm, through locating the scheme elsewhere if necessary; or by retaining the features of interest securely within the scheme with suitable mitigation to avoid or minimise any harm.
- 6.33 If this is not practical to achieve, applications will be expected to compensate for the impact of development by creating new areas of the same semi natural habitat in the immediate vicinity; or for geodiversity by recording the features of geological interest; or in some circumstances creating new exposures of the same geological interest nearby. Any new habitat created by way of compensation should not be at the expense of existing wildlife habitat; and will always only ever be regarded as a last resort. Any such measures will be drawn up and agreed prior to determining the application. Where development is to proceed, the Authority will impose planning conditions or planning obligations to ensure the protection, enhancement and long term management of the habitat or geological features.
- 6.34 Where surveys have identified a European Protected Species (EPS) as being present, including bats or great crested newts, the application will be subject to the same 'tests' as European Protected Species derogations and as required in law under the Habitat Regulations 2010. A mitigation strategy will need to form part of the application in order to demonstrate that there are no satisfactory alternatives to the present scheme; and that development would not be detrimental to the maintenance of the species at a favourable status in its natural range. Any such measures will be drawn up and agreed prior to determining the application. Where development is to proceed, the Authority will impose planning conditions or planning obligations to ensure the protection, enhancement and long term management of the habitat or geological features. Where an application fails this 'test' under the 2010 Regulations, planning permission will be refused.
- 6.35 Paragraph 118 of the NPPF instructs that 'opportunities to incorporate biodiversity in and around developments should be encouraged'. Accordingly, wherever appropriate, the Council will seek to ensure that biodiversity gain is derived from development. These gains will be proportionate and appropriate to the size and type of the scheme; and be secured through a planning condition or legal obligation. For major development, this will also require a management plan and a programme of future monitoring. The South Gloucestershire Biodiversity Action Plan consists of a range of species and habitats requiring urgent action to reverse significant declines in both local and UK populations. These include species such as glow worm, lesser horseshoe bat and wild service tree; and habitats such as species-rich grassland, saltmarsh and hedges. Where applicable, the Council will ensure that development contributes toward meeting the aims and targets of the individual action plans.

Delivery

- 6.36 This policy will be delivered through development management.

POLICY PSP20 - FLOOD RISK, SURFACE WATER AND WATERCOURSE MANAGEMENT**1. Flood Risk and Surface Water Management**

All development proposal(s) should follow the sequential approach to flood risk, for all potential flood risk sources.

All development proposal(s) will be expected to:

- (i) reduce surface water discharge from the site by, wherever practicable and feasible, providing a minimum 30% betterment to the existing situation; and
- (ii) incorporate Sustainable Drainage Systems (SuDS) to reduce surface water runoff and minimise the flood risk; and
- (iii) be supported by an appropriate surface water drainage strategy based on SuDS principles; and
- (iv) ensure that surface water drainage proposals are designed to:
 - 1. address existing drainage runoff within the site, and drainage runoff following development of the site; and
 - 2. not increase off-site flood risk; and
- (v) wherever practicable achieve the top tier of the following Surface Water Discharge Hierarchy, providing justification where lower tiers are considered appropriate:
 - 1. infiltration
 - 2. surface water body (watercourse/ditch) (non-infiltration)
 - 3. surface water sewer (non-infiltration)
 - 4. combined sewer (non-infiltration)

2. Land Drainage and Water Quality

Development proposals will be acceptable where:

- i) watercourses, ponds and lakes are retained, protected and enhanced as natural landforms, floodplains and wildlife habitats; and
- ii) It is designed and located to protect the existing floodplain and enable suitable access for maintenance; and

iii) Practicable the water environment is left in its natural state, and designed to avoid engineering activities which would cause harm to the water environment; and

iv) prevention and mitigation measures are sensitively designed to minimise the risk of pollution to the water environment.

3. Operation and Maintenance

Applicants must provide evidence of appropriate arrangements for future ownership, operation and maintenance of new and existing surface water drainage features, including SuDS, for the lifetime of the development proposal(s).

- 6.37 The aim of the sequential approach is to steer new development toward areas with the lowest probability of flooding from all potential sources. Flood risk sources include; main-river flooding, seawater flooding, ordinary watercourses flooding, reservoir and man-made structures, surface water flooding and groundwater flooding. The risk of flooding from all sources must also be taken into consideration in assessing development proposals for non-allocated sites. Increased risk from all sources of flood risk is set to be a significant consequence of climate change.
- 6.38 To determine the risk of flooding in the vicinity of a site, the Environment Agency's "What's In Your Backyard?" online flood mapping tool should be consulted. This lists flood zones 1, 2 and 3 for main-river and sea flooding, surface water flooding areas, groundwater flooding areas and reservoir flooding for areas across South Gloucestershire. The online mapping is available to view from the following address: www.environment-agency.gov.uk/wiyby.
- 6.39 Sequentially, the lowest risk area is flood zone 1 for (river and sea flooding). For fluvial and sea flooding, higher probability areas of flooding are principally land within Flood Zones 2 and 3. Development will not be acceptable if there are reasonably available sites appropriate for that development in areas of lower probability of flood risk. The national planning practice guidance on Flood Risk and Coastal Change contains Tables 1, 2 and 3 which are a useful guide to determine the level of risk within different flood risk zones, and the approach to applying the sequential and exception tests for different types of development within the flood risk zones.
- 6.40 The Council will apply the Sequential Test, and the Exception Test, as appropriate, dependent upon the nature of the development and the level of risk, in accordance with national planning policy in the NPPF, national planning practice guidance on Flood Risk and Coastal Change and Policy CS5 (7) of the Core Strategy.
- 6.41 As required by the NPPF a site-specific Flood Risk Assessment (FRA) will be required to be submitted for all applications, except those in Flood Zone 1, of less than 1 hectare in size. However, areas within Flood Zone 1 notified as having critical drainage problems are also required to submit an FRA. Development at risk of flooding must be made safe for its lifetime, which can be achieved by incorporating mitigation measures on site and off site.
- 6.42 Development resulting in the replacement of permeable surfaces by impermeable ones can have adverse effects, such as increased risk of surface water flooding and pollution, silt deposition, alteration to hydrological regime, damage to watercourse

habitats and river channel instability. Where it is not demonstrated to be practicable or feasible to achieve 30% betterment from the existing surface water discharge situation, the council as a minimum will expect no net increase in the amount of the surface water discharged as a result of the development. Development proposals will be assessed to ensure that the individual or cumulative effect of water discharge does not increase the risk of flooding, or cause other adverse environmental effects, either locally or elsewhere from new development.

- 6.43 The disposal of surface water run-off from development, both during construction and after completion, requires careful consideration in order to minimise its adverse environmental impacts. Sustainable Drainage Systems (SuDS) will be expected as the most appropriate means of surface water management. These should be considered at the outset of project design in order that the benefits to flood risk management, water quality, amenity, biodiversity, climate change adaptation and economic gain are maximised. Careful consideration should be given to locating SuDS within a flood plain and early consultation with the Council is recommended
- 6.44 SuDS should be designed as an integral part of the development scheme, carefully sited, overlooked where possible and designed to minimise risk to public safety. The Council would expect a risk analysis to be undertaken by the developer.
- 6.45 Properly designed, constructed and maintained, SuDS can provide protection against flooding and pollution, and aid in replenishment of water resources. They can also increase the amenity of a proposal, thereby increasing its intrinsic value, and provide areas of wildlife enhancement, and ecological benefit. The Council will therefore require applications to be accompanied by an assessment of the suitability of SuDS, within Surface Water Drainage Strategies, to assess these issues. If there is an existing culvert within the proposed development site, the developer should aim at opening up or “day-lighting”, existing culverted lengths.
- 6.46 A Surface Water Drainage Strategy based on SuDS principles, will be appropriate when in line with the requirements and checklists for Surface Water Drainage Strategies, contained in the West of England Developers Guide Part 1, Local Flood Risk Management Strategy (LFRMS) and also in line with the latest CIRIA guidance. However, information within a surface water drainage strategy need be no more than required for the particular location and type of development.
- 6.47 The Council will only depart from the highest tier in the Surface Water Discharge Hierarchy, where achieving the highest tier is not reasonably practicable, e.g. where infiltration is not possible for any reason, such as contaminated ground, topography etc. Movement down the hierarchy must be justified and evidence provided. Guidance is available on achieving the tiers within the Surface Water Discharge Hierarchy, principally the CIRIA SuDS Manual (C753), which is available to download free from: http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx
6. 48 The water environment includes rivers, wetlands, groundwater and reservoirs. Engineering activities such as culverts, bridges, watercourse diversions, bank modifications or dams, should normally be avoided in natural water environments due to the potential for harm to natural processes, and beneficial impact natural wetland environments have on water quality, drainage and wider green infrastructure benefits.

- 6.49 Maintaining the banks, cutting vegetation and litter clearance, may all require appropriately designed access for machinery, but this should not conflict with conservation of the ecology or have an adverse impact on the landscape. The creation of a maintenance strip can also provide a buffer zone adjacent to rivers and ordinary watercourses for landscape, wildlife and amenity purposes.
- 6.50 Appropriate information regarding ownership, operation and maintenance for the lifetime of a development should:
- i. include arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a residents' management company; and
 - ii. include arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components, ongoing inspections, operation costs, regular maintenance, remedial works and irregular maintenance); and
 - iii. be in line with the latest CIRIA guidance.

Delivery

- 6.51 This policy will be delivered through development management.

POLICY PSP21 – ENVIRONMENTAL POLLUTION AND IMPACTS

Development proposals will be acceptable where they clearly demonstrate that development is sited and designed to avoid any adverse impacts, directly or cumulatively, on:

- the environment; or
- the health, safety and amenity of users of the site or the surrounding area, by way of fumes, dust, noise, vibration, odour, light or other forms of air, land, water pollution, creating exposure to contaminated land or land instability.

Account will be taken of:

- The impact of existing sources of noise or other pollution on the new development; and
- The impact of the new development on existing uses by reason of its sensitivity to noise or other pollution.

A. Potentially Polluting Development

Development proposals which have the potential for adverse impact(s), but is justified for reasons of economic or wider social need, will be expected to provide an appropriate scheme of mitigation.

Account will be taken of:

- the location, design and layout of the proposed development;
- measures to bring levels of emissions to an acceptable level;
- measures to control run-off and other diffuse pollution;
- measures to avoid pollution of the ground, groundwater and atmosphere;
- hours of operation; and
- measures that reduce existing levels of pollution.

In all cases, development proposals will be expected to provide mitigation to an appropriate standard, with an acceptable design, particularly in proximity to existing, sensitive uses or sites.

B. Development Sensitive to Pollution

New development proposals sensitive to existing pollution sources, including fumes, dust, noise, vibration, odour, light or other forms of air, land or water pollution, will be acceptable where the pollution can be satisfactorily mitigated.

Development proposals sensitive to pollution will be acceptable where they would not threaten through the imposition of undue operational constraints, existing uses considered desirable for reasons of safeguarding, economic or wider social needs.

C. Noise, Air Quality and Contaminated Land

Noise

Noise generating development that would lead to significant adverse effects, including cumulative effects, on health and amenity from noise and vibration will be acceptable where an appropriate scheme of noise mitigation through design is provided. The scheme must be provided to an appropriate standard.

Account will be taken of:

- 1) the location, design and layout of the proposed development;
- 2) existing levels of background noise and the potential for a cumulative impact;
- 3) measures to reduce or contain generated noise;
- 4) hours of operation and servicing; and
- 5) increased HGV traffic generated from the development.

Development proposals that would introduce noise-sensitive receptors in locations likely to be affected by existing sources of noise, shall be accompanied by an assessment of environmental noise and an appropriate scheme of mitigation measures.

In assessing such a scheme, account will be taken of:

- 6) the location, design and layout of the proposed development;
- 7) measures to reduce noise within the development to acceptable levels, including both internal and external areas; and
- 8) the need to maintain adequate levels of natural light and ventilation to habitable areas of the development.

Air Quality

Development that, on its own or cumulatively, has the potential for significant emissions to the detriment of air quality, particularly in or adjacent to air quality management areas, will be acceptable where potential adverse effects are mitigated to an acceptable level, by an appropriate scheme of mitigation.

Development that would introduce new receptors into designated air quality management areas and other potential areas of poor air quality, should take account of existing air pollution and include measures to mitigate the impact on future receptors to an acceptable level. Development outside Air Quality Management Areas (AQMAs) should not cause new AQMAs to be designated.

Contaminated Land

Proposals for development on land, which may be affected by contamination, will be acceptable where adequate remedial measures are taken, to ensure that the site is suitable for the proposed use and will remain so.

New development proposals should demonstrate that:

- 1) any existing contamination of the land will be addressed by appropriate mitigation measures, to ensure that the site is suitable for the proposed use and that there is no unacceptable risk from contamination within the site or the surrounding area; and**
 - 2) the proposed development will not cause:**
 - a) the land, or land in the vicinity of the development;**
 - b) water resources within the influence of the land (groundwater and surface water);**
 - c) ecological systems;**
- to become contaminated, to the detriment of future use.**

6.52 This policy sets out a requirement for new development to take into account potential impact by way of pollution and any consequences from existing sources of pollution.

6.53 Pollution from development to land, air or water can occur in a number of forms, including smoke, fumes, dust, smell, vibration, noise and an increase in levels of artificial light. These can have adverse impacts upon health, both directly, for example an increase in air pollution can affect respiratory health, and indirectly, for example through degradation of the natural environment and local amenity, which can affect the quality of life and wellbeing of local residents. Certain types of development can also pose risks to ground and surface water quality. Light pollution can be detrimental in a number of ways, including visual/landscape impacts, as well as affecting ecology. Sensitive lighting schemes should be delivered as part of new development.

6.54 In assessing development proposals, regard will be had to the relevant legislation that exists to control pollution (which sits outside of the planning system), which will take precedence as a consideration in determining the application. It is not the role of the planning system to intervene where more specific legislation exists.

Noise

6.55 Noise pollution has the potential to impact adversely on environmental amenity and can have an effect on quality of life. Noise can also impact health and wellbeing, through for example, loss of sleep. Sources of environmental noise include, transport, noise from industrial sites and noise from fixed plants. In line with the Noise Policy Statement for England (NPSE) this policy promotes good health and quality of life through the effective management of noise. It seeks to mitigate the impact of new noise generating development and to ensure noise sensitive uses are located and designed to be protected from existing sources of environmental noise.

6.56 Noise generating development should be designed to avoid adverse impacts on existing noise sensitive receptors, in the vicinity and an assessment of environmental noise should include an appropriate scheme of mitigation measures (as detailed in the policy). The threshold of acceptability of noise will depend on several factors, including

the need for the development in the wider context, the type of noise being introduced, the time of day, and the sensitivity of the existing receptor(s) to noise.

- 6.57 Noise sensitive development, including houses, hospitals and schools, should not be located near existing sources of significant environmental noise, unless via an assessment of environmental noise and an appropriate scheme of mitigation measures is proposed.
- 6.58 The Council has produced technical guidance on noise and expects applicants to have full regard to the guidance contained within this document (Specific Guidance Note 1 – Planning and Noise).

Air Quality

- 6.59 Good air quality is important to protect people's health and the environment. Air pollution can arise from a variety of sources, including transport, industry and domestic sources, such as heating. Key pollutants of concern include, nitrogen dioxide, which is associated with adverse effects on human health, in particular respiratory function and fine particulate matter (PM10 and PM2.5), which is considered to have the most damaging health impacts, causing cardiovascular and respiratory disease. The main pollutant of concern in South Gloucestershire is nitrogen dioxide (NO₂), which originates primarily from road traffic emissions.
- 6.60 The aim of this policy is to reduce air quality impacts, both from potentially polluting development and on pollution sensitive development, to an acceptable level, and sustain compliance with and contribute towards the EU limit values and national objectives for air pollutants, thereby protecting health and the environment. Policies in Section 5 of this Plan to tackle traffic congestion will also help with this.
- 6.61 Air quality management areas (AQMA) are designated where local concentrations of pollutants exceed the national targets. There are currently three AQMA declared in South Gloucestershire at Kingswood, Staple Hill and Cribbs Causeway. Annual air quality reports published on the Council's website will review and update this situation.
- 6.62 Development should seek to minimise both its contribution to air pollution and the impacts of existing pollution that may affect any receptors the development creates. This is particularly relevant for development in or adjacent to AQMA and also in other areas of potential poor air quality, for example, adjacent to major road sources or industrial sources, which present a risk of a new AQMA being created through the introduction of new receptors where previously there were none. The cumulative impacts from individual sites in local areas must also be considered. Mitigation may be required to minimise any adverse effects to an acceptable level. Any new development in the AQMA should be consistent with the Council's Air Quality Action Plan.
- 6.63 An air quality assessment will need to be undertaken by a competent person for certain developments, in accordance with current guidance and best practice. The construction and operational phases of the development, the cumulative impacts of other developments in the local area, and the impact of any existing pollution sources on new receptors, should be considered in relation to EU limit values and national air quality objectives. Mitigation options, where necessary, will be location specific, will depend on the proposed development and should be proportional to the likely impact. Examples of mitigation include the design and layout to increase separation distances

from sources of air pollution, infrastructure to promote sustainable modes of transport with low impact on air quality, means of ventilation and using green infrastructure, in particular trees, to absorb dust and other pollutants.

Contaminated Land

- 6.64 Land can become contaminated through historical industrial uses, spills, leaks or deposits of waste. Land contaminated with substances or giving rise to gases from the breakdown of natural or man-made materials (e.g. landfill sites) can pose a risk to human health; ecosystems and wildlife; and give rise to pollution of water bodies, including rivers, streams and ground waters that maintain rivers and supply our drinking water. South Gloucestershire has had a varied industrial past and as such historic areas of potential contamination exist across the area. New development however, presents an opportunity to bring this contaminated land back into beneficial use.
- 6.65 Land contamination can typically be expected in areas where there have historically been industrial activities or mining; in ground where waste or other materials/demolition wastes have been imported (made ground), or in areas where the commercial use may have had the potential for leaks and spills, for example former petrol filling stations, vehicle repair sites, dry cleaning operations or agricultural activities.
- 6.66 When development is proposed on or adjacent to land that is known or suspected to be contaminated, or where development is proposed that would be sensitive to contamination, proposals for development should be accompanied by an appropriate level of supporting information. This would typically consist of a desk-based study and a site walkover as a minimum, to identify the potential nature of any contamination. Further information, such as a preliminary site investigation, may be required in some cases before planning permission is granted.
- 6.67 Where the initial supporting information identifies that contamination of the site is likely, a full ground investigation; a conceptual model identifying pollutant linkages; a risk assessment; and where necessary, a written remediation method statement are likely to be required. Details of any remedial measures required are likely to be requested by the Council through the imposition of a planning condition, to be agreed prior to commencement of the development and all the work completed prior to the site being occupied. Ground investigation work and risk assessments should be adequate and carried out by a competent person having full regard to current guidance and best practice.
- 6.68 When a new development is proposed that could cause land to become contaminated, for instance by nature of the proposed activity or use; or by reason of specific elements of the proposed development, the development should be designed in such a way as to prevent the risk of contamination occurring.

Delivery

- 6.69 This policy will be delivered through development management.

POLICY PSP22 – UNSTABLE LAND

Development proposals on land which may be affected by instability will be acceptable where adequate remedial, mitigation or treatment measures are taken to ensure that the site is safe, stable and suitable for the proposed use and will remain so.

New development proposals should demonstrate that:

- 1) any known existing, or reasonably anticipated land instability within the site, or surrounding area, arising from both natural and man-made sources within the proposed site, will be addressed by appropriate mitigation measures, to ensure that there is no unacceptable residual risk from land instability within the site, or the surrounding area;**
- 2) the proposed development will not cause the land or land in the vicinity of the development to become unstable, to the detriment of public safety and future use; and**
- 3) the layout and siting of the proposed development avoids features such as mine entries, which remain a public safety hazard, even after appropriate treatment.**

6.70 Past mining activity is the main source of unstable land in South Gloucestershire although natural causes, such as landslides, can also be a threat.

6.71 As a consequence of past coal mining activity, the Council consults with the Coal Authority in respect of potential land instability issues. However, unstable land, by its nature, can occur anywhere and a developer may therefore be required to provide a stability report in respect of sites outside these consultation areas, provided there are good reasons to believe that ground instability exists.

6.72 Should it be judged that instability problems do exist, the applicant will be required to take appropriate action to ensure the stability of structures erected.

6.73 According to the NPPF, where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Delivery

6.74 This policy will be delivered through development management.

POLICY PSP23 – MINERAL WORKING AND RESTORATION**Crushed Rock**

In order to maintain a landbank of at least 10 years, provision is made for the extraction of crushed rock through the following, as defined on the Policies Map:

Preferred Areas

- 1) South West of Tytherington Quarry;
- 2) East of Chipping Sodbury Quarry (Brinsham Farm); and
- 3) North of Wickwar Quarry.

Area of Search

- 4) North West of Wickwar (Churchwood) Quarry

Elsewhere, the extraction of crushed rock will only be acceptable where it relates to minor boundary adjustments at existing quarries, where this would prevent mineral sterilisation.

High Specification Aggregates

The opening up of a new site for the working of mineral for use as a High Specification Aggregate will only be acceptable where:

- 1) there is a demonstrable national or local need for the mineral for this purpose; and
- 2) sufficient mineral can be won to meet the specification requirements.

Ancillary and Secondary Operations

Development proposal(s) related to operations ancillary or secondary to the primary activity on the mineral site will be acceptable where the development proposal(s) primarily uses material extracted from the site. The operation and retention of such development will be limited to the permitted life of the site for mineral extraction.

Environmental Considerations

Development proposals for new mineral workings will need to demonstrate that permitted operations will not have unacceptable adverse impacts on the natural and historic environment, human health, or local amenity. Proposals will also need to comply with the Plan as a whole, however in considering unique issues associated with mineral workings, proposals will also, in line with government guidance, likely need to consider:

- i) blasting/vibration; and
- ii) separation and buffer zones.

The cumulative effect of multiple impacts from individual sites and/or from a number of sites should also be considered.

Restoration

Restoration and aftercare of mineral development should be in keeping with the character and setting of the local area and should contribute to the delivery of uses, which include, agriculture, geodiversity, biodiversity and habitats, native woodland, the historic environment or recreation, where these are consistent with the Local Plan.

Where possible and practicable, progressive restoration and aftercare will be required. Where this is not possible, restoration and aftercare should be carried out following completion of mineral working at the earliest possible opportunity, to a timescale to be agreed with the Council and completed without delay.

- 6.75 Proposals for mineral working not covered by Policies PSP23 - PSP25 or Core Strategy Policy CS10 will be determined in accordance with national policy.
- 6.76 Crushed rock requirements in the adopted Core Strategy are based on the 2009 National and Regional guidelines. Annualised, this sub-regional apportionment is 4.94 million tonnes per annum (mtpa). The sub-regional apportionment figure has been split 60:40 between South Gloucestershire and North Somerset, this results in a calculated apportionment of 58mt for 2008-2026 inclusive, set out in Core Strategy Policy CS10: Minerals, which annualised equates to 3.05mtpa.
- 6.77 Since then, the Council, together with the other unitary authorities in the West of England (WoE), has produced a Local Aggregates Assessment (LAA) for the WoE (2015). The LAA indicates that forecast provision, based on the 10 year average of crushed rock sales in the West of England between 2004 and 2013, is 3.57 million tonnes, which is lower than the 2009 guidelines, since it reflects the recent economic downturn. However, as the Core Strategy has been recently adopted, the forecast requirement set out in Policy CS10 should be planned for rather than that in the LAA. However, this policy does not include a landbank at the end of the Plan period. Given that a review of the Core Strategy/Local Plan is to be completed by the end of 2018, provision is being made to 2028 only, which equates to 64.1mt. This does not however preclude or prejudice the permitting of additional reserves from the Preferred Areas or Area of Search that will help to ensure that a minimum landbank of at least 10 years' supply is maintained throughout the Plan period, including at its end.

Meeting the calculated apportionment for South Gloucestershire

- 6.78 The crushed rock landbank is in the order of 70mt, although there are, in addition, considerable reserves in the inactive Cromhall Quarry. On paper this is sufficient to meet the required provision to 2028. However, in line with the NPPF consideration is needed on whether these reserves:
- would ensure a steady and adequate supply of minerals, particularly taking account of the uneven distribution of permitted reserves and the limited number of quarries in the district; and
 - ensure that large landbanks bound up in very few sites do not stifle competition.

- 6.79 In order to ensure a steady and adequate supply of minerals and maintain the required annual production of 3.05mtpa, the existing Preferred Areas in the South Gloucestershire Minerals and Waste Local Plan (May 2002) will be rolled forward.
- 6.80 In addition to the rolling forward of the MWLP Preferred Areas, planning permission was granted for a moderate expansion of Wickwar Quarry in 2015. This expansion provides, in combination with the existing permissions, an operational life for the quarry in the order of 10-13 years. To enable production at this quarry to continue to 2028 and beyond, further reserves are identified through a Preferred Area and an Area of Search.
- 6.81 Consideration of further extraction areas will be undertaken in the Core Strategy/Local Plan Review, through the rolling forward of the 10 year landbank.

Outside Preferred Areas and the Area of Search

- 6.82 Extraction of crushed rock outside of the preferred areas and area of search will not be permitted, except at the boundaries of existing quarries, where this would prevent mineral sterilisation. Considerations should include, protection of designated sites and the amenity of local communities.

High Specification Aggregate

- 6.83 Although quarry activity has now ceased, Carboniferous Sandstone has been worked in modest quantities in South Gloucestershire for use as High Specification Aggregate (HSA). This aggregate is used in road wearing courses and as road surface chippings in areas where high levels of skidding resistance and aggregate durability are required. There is no known interest in working the HSA resources in the WoE, however if a proposal were submitted it would need to demonstrate that there is a demonstrable national or local need for the mineral for this purpose; and sufficient mineral can be won to meet the specification requirements in order for it to be approved.

Ancillary and Secondary Operations.

- 6.84 Generally, excavated minerals require some form of processing, such as crushing and screening, before being sold. The Council expects operators to maximise the opportunity for screening ancillary plant and buildings by siting such development below the level of the adjoining ground. Secondary operations involve using minerals to produce a manufactured product, such as concrete batching plants and asphalt plants. The development of secondary plant often leads to an intensification of use on the mineral site, the generation of additional traffic, as well as potential amenity and pollution issues. For this reason, the Council will not permit secondary operations where the primary component of the finished product is not the mineral extracted from the site. As with ancillary operations, the Council will be looking for siting below the level of adjoining ground.

Environmental considerations

- 6.85 The NPPF requires that operations for mineral workings, where practical, occur outside of nationally designated sites, such as Areas of Outstanding Natural Beauty. The scope of issues to be included is likely to be wide and varied, and other policies in this plan will also be appropriate to apply to proposals. In addition, some specialist issues associated with mineral workings will also need to be taken into account, such as blasting/vibration and separation and buffer zones and impacts on water resources⁹. The issues to be considered in relation to a particular site proposal should be agreed with the Council.

Restoration and aftercare

- 6.86 Restoration and aftercare proposals for a mineral working site will be conditioned as part of planning permission. Schemes for restoration and aftercare should be in place prior to any approval of permission for mineral workings and should be reviewed prior to works commencing, to take account of changing local circumstances and environmental needs. The Council requires that all quarry sites are subject to restoration. Where additional landfilling and/or the importation of waste is required, this would normally require separate permission, the timescales of which would be addressed as part of the determination of such an application.

Tytherington Quarry (Carboniferous Limestone)

- 6.87 Tytherington Quarry is situated 1 km south east of Thornbury, between the A38 and the M5 motorway. The Quarry has a rail-head facility and the mineral branch line joins the main railway network at Yate. Road access to the M4 and M5 motorways is via the A38. Working has progressed in a south west direction, but the Quarry is currently mothballed.
- 6.88 It is envisaged that the Preferred Area would be worked as an extension to the Woodleaze area of the quarry, with processing being carried out in the current quarry plant area (Grovesend). The Jubilee Way Recreation Route runs along the western boundary, providing a link across South Gloucestershire between the Severn Way and the Cotswold Way. Two electricity pylons also cross the Preferred Area. Other constraints to working the site are: the proximity of properties to the south west of the site, the rights of way network linking the villages of Alveston and Tytherington, visual impact from the north west in the vicinity of the A38, archaeology, with two scheduled monuments in close proximity to the site, as well as a number of archaeological sites to the north and west, and hydrology and hydrogeology, due to the likely depth of working. The Preferred Area is a site of considerable archaeological potential and a prior evaluation and agreement of an appropriate scheme of archaeological mitigation will be essential.

⁹ A useful document to aid consideration of groundwater issues is "Groundwater Protection: Policy and practice (GP3)" (Environment Agency).

Chipping Sodbury Quarry (Carboniferous Limestone)

- 6.89 Chipping Sodbury Quarry is situated immediately to the north of Chipping Sodbury on the B4060. The old quarry area (Barnhill) and the plant site (Southfields) lie to the west of the B4060. Current extraction is proceeding on the east side of the B4060, in the Hampstead Farm and East Brinsham Farm phases. Access to the plant site from the excavation area is through a road tunnel beneath the B4060. In the longer term, working is likely to progress by crossing the B4060 into the West Brinsham Farm area.
- 6.90 The Preferred Area lies to the east of East Brinsham Farm. Due to the topography of the surrounding land, existing hedgerows and advance planting, it is well screened from public view. The main constraint to working the Preferred Area is the need to maintain the integrity of the Brinsham Stream water corridor. However, this constraint has been resolved through the review of conditions for the IDO permission which covers most of the area east of the B4060.

Wickwar Quarry (Carboniferous Limestone)

- 6.91 Wickwar Quarry is situated 1 km north west of Wickwar on the B4509. The old quarry area (Churchwood), the plant area and the concrete blockworks lie to the west of the B4509. The current quarry excavations and the primary crusher are east of the B4509, connected to the plant area by a conveyor which runs through a tunnel beneath the road. The main quarry access is to the west of the B4509. A Weight Restriction Order prevents heavy quarry traffic passing through Wickwar.

Preferred Area

- 6.92 It is envisaged that the Preferred Area would be worked in a northerly direction as an extension to Wickwar Quarry, but as a separate void in order to retain Churchend Lane. Access to the Preferred Area would be through a tunnel under this lane to accommodate dump trucks, utilising the existing plant.
- 6.93 The main constraints to working the site are: the proximity of properties at Churchend, listed buildings in the vicinity, archaeology, hydrology and hydrogeology, a public right of way across the site, hedgerows, blasting, and noise and air pollution.
- 6.94 The site is within an area of archaeological potential and based upon the established orientation, it is likely that a Roman Road runs through this site. The presence of this road and any roadside settlement that may be associated with it, would need to be assessed and depending on the quality of survival, the archaeology could be scheduled.
- 6.95 Due to the proximity of properties, surveys, assessment and mitigation strategies would be required to address landscaping, blasting, noise and air pollution.

Area of Search

- 6.96 Land to the west of Churchwood Quarry is identified as an Area of Search, as knowledge of the limestone resource is less certain. Working would be as an extension to Churchwood Quarry.

- 6.97 Potential constraints to working the area are: hedgerows, archaeology, ecology, hydrology and hydrogeology, blasting, and noise and air pollution. All of these would require survey, assessment and mitigation, as necessary.

Delivery

- 6.98 This policy will be delivered through development management.

POLICY PSP24 – MINERAL SAFEGUARDING AREAS

Mineral Safeguarding Areas are defined on the Policies Map for limestone, sandstone, brick and fire clay, and surface coal resources.

Within these defined areas, development proposals for non-mineral development will be acceptable where it is satisfactorily demonstrated that:

- i. they do not sterilise, or unduly restrict, the future extraction of mineral deposits; or**
- ii. the mineral resource is no longer of value or potential value for safeguarding; or**
- iii. it is not practicable or environmentally acceptable to extract the mineral resource prior to the proposed development; or**
- iv. the development is temporary and would be completed and removed, and the site restored to a condition that does not inhibit extraction of the mineral within the timescale that the mineral resource is likely to be needed; or**
- v. there is an overriding need for the development, which outweighs safeguarding or prior extraction of the mineral deposit; or**
- vi. the mineral resource would not be sterilised by the development.**

If planning permission is to be granted for non-mineral development within the MSA, applicants must demonstrate that the opportunity to recover mineral resource present has been considered. The prior extraction of minerals, where it is practicable and environmentally acceptable to do so, will be encouraged.

6.99 Mineral resources are finite and can only be worked where they are found. It is important that potential resources of economic significance are not sterilised by non-mineral development. Based on information provided by the British Geological Society, Mineral Safeguarding Areas have been defined that take account of existing mineral workings and areas, which contain resources which could become of economic importance, although safeguarding does not imply that planning permission for mineral working will necessarily be forthcoming. Therefore "...if an application is submitted for mineral extraction within a Mineral Safeguarding Area... the designation itself does not provide any support for a grant of consent" ('Mineral Safeguarding in England: good practice advice', by British Geological Society and the Coal Authority, 2011). These Mineral Safeguarding Areas are shown on the Policies Map.

6.100 The mineral content of a Safeguarding Area cannot be accurately assessed without a site investigation or a minerals resource assessment. Applicants wishing to develop land for non-mineral purposes in these areas will be required to provide mineral related information to enable the Council to assess the nature and extent of the mineral deposit. The level of detail provided should be appropriate to the scale and nature of the proposed development and should be carried out by a suitably qualified professional. The minerals resource assessment should specify whether there are minerals present and, if so, whether it is feasible to extract the mineral(s).

6.101 In order not to undertake prior extraction, the developer would normally be expected to demonstrate that the mineral resource is not economic or practicable to work, perhaps

because it is not present in sufficient quantity or extraction is not economically viable, perhaps because of significant constraints. Developers can submit information on the predicted economic value of the resource, taking account of the estimated quantity and quality present and the practicability and economic viability of extracting it, having regard to factors such as constraints and the anticipated difficulty, time and cost of extracting it.

- 6.102 To show “overriding need” for the development the developer would normally be expected to demonstrate that there are overriding factors, which outweigh the value of the mineral resource thought to be present. This would normally involve consideration of the importance of the development and of why the particular location is needed. Developing the strategic allocations identified in the Core Strategy may be considered to be of “overriding need”, unless prior extraction will not unduly delay development, as these allocations will be delivering a significant proportion of the housing required in South Gloucestershire in the period to 2027 and are also required to maintain a five-year housing land supply.

Delivery

- 6.103 This policy will be delivered through development management.

POLICY PSP25 – HYDROCARBON EXTRACTION (INC. FRACKING)

Development proposals for hydrocarbon extraction will be acceptable provided that the impacts are fully assessed with regard to the following operations:

Exploration and Appraisal

Development proposals for the exploration and appraisal of hydrocarbons will be acceptable where all of the following apply:

- 1) well sites and associated facilities are sited in the least sensitive location from which the target reservoir can be accessed;
- 2) wildlife habitats and ecosystems on the site and surrounding area are protected;
- 3) any adverse impacts are mitigated to an acceptable level, with safeguards to protect human health and environmental and amenity interests put in place as necessary, including for dust, noise, vibration, lighting, atmospheric pollution and groundwater contamination;
- 4) it is demonstrated that the integrity of the geological structure, including flow paths, is suitable;
- 5) where appropriate, an indication of the extent of the reservoir and the extent of the area of search within the reservoir is provided to the Council;
- 6) it is demonstrated that sufficient water is available for exploration and appraisal processes, and that there is sufficient capacity to store and treat water from dewatering operations and flow-back;
- 7) a traffic/vehicle movement plan has been completed to the satisfaction of the Council;
- 8) exploration and appraisal operations are for an agreed, temporary length of time; and
- 9) well sites and associated facilities are restored at the earliest practicable opportunity.

Production, Restoration and Aftercare

Development proposals for the production of hydrocarbons will be acceptable where all of the following apply:

- 10) an appraisal programme has been completed to the satisfaction of the Council;
- 11) an acceptable framework for the production of the reservoir has been submitted to the satisfaction of the Council, including pipework for connecting well pads with each other and to the National Grid;

- 12) the facilities required for production are justified in terms of their number and extent;**
- 13) extraction, processing, dispatch and transport facilities are sited, designed and operated to minimise environmental and amenity impacts;**
- 14) a scheme which includes progressive landscaping, as well as detailed plans for the removal of all equipment and restoration of the site, to a standard approved by the Council and the means to achieve this; and**
- 15) any adverse impacts, both individual and cumulative, can be mitigated to an acceptable level.**

6.104 Over the past few years there has been growing interest and activity in the UK in exploring the exploitation of unconventional gas, a natural gas, which is trapped deep underground by impermeable rocks, such as shale rock and coal beds. The extraction of shale gas uses a new technology known as hydraulic fracturing or fracking.

6.105 Extraction of unconventional gas is subject to the same licensing as oil and gas development and would require planning permission for the three phases of activity: exploration, appraisal and production. In addition to planning permission, the Environment Agency is responsible for the regulation of certain aspects of hydrocarbon extraction, and the Health and Safety Executive is responsible for regulating the requirements that ensure operators manage and control safety risks. The Council will work with all relevant agencies and departments to ensure that proposals for hydrocarbon extraction do not give rise to any unacceptable impacts on the environment or residential amenity.

6.106 Currently there is a petroleum licence for coalbed methane, which extends into the south of the district, although there has not, as yet, been any interest in the exploration of this gas. The UK has abundant shales at depth, although their distribution is not well known. A BGS/DECC report published in 2012 identifies that there may be shale gas resources within South Gloucestershire.

6.107 Vertical (and horizontal) drilling and hydraulic fracturing (fracking) are used to extract the gas. Fracking uses liquid to open up and extend existing narrow fractures or to create new ones. Water, mixed with sand and chemicals, is pumped under high pressure down boreholes into the rock, opening up the fractures and allowing gas to flow out.

6.108 Proposals would need to demonstrate that there would not be any adverse impact on water resources or the disposal of water (e.g. through submitting a hydrological report), that the integrity of the geological structure would remain intact, and there would not be an adverse impact on ground stability. Other impacts from gas extraction may include noise and vibration, as well as visual impact. An Environmental Impact Assessment is likely to be required for projects that involve fracking.

6.109 Restoration and aftercare will be secured through the imposition of suitable planning conditions and, where necessary, through section 106 Agreements. In line with

national guidance, a financial guarantee to cover restoration and aftercare costs may be required, where justified.

Delivery

6.110 This policy will be delivered through development management.

7. Maintaining Economic Prosperity Policies

- 7.1 South Gloucestershire has a robust, diverse and vibrant economy which has experienced high job growth rates and low unemployment. Maintaining economic prosperity is a key priority of the Council's Sustainable Community Strategy and the Council's Corporate Plan and is reflected in its Economic Development Strategy and in its work with the West of England Local Enterprise Partnership.
- 7.2 This section contains 11 policies which are intended to be read alongside those in Chapter 9 of the Core Strategy such that, together, they form the Local Plan policies on maintaining economic prosperity. The following Core Strategy objectives relating to this topic also apply to the Policies, Sites and Places Plan.

Core Strategy Policies	
Policy CS11	Distribution of Economic Development Land
Policy CS12	Safeguarded Areas for Economic Development
Policy CS13	Non-Safeguarded Economic Development Sites
Policy CS14	Town Centres and Retail
Core Strategy Objectives	
<ul style="list-style-type: none"> ➤ Ensuring that South Gloucestershire plays its role in making the West of England economy one of the most prosperous, innovative and vibrant in Europe, by providing a sufficient range of employment land for existing and new businesses of all sizes ➤ Providing for the key sectors of advanced engineering, including aerospace and defence; finance and business services; higher and further education; retail; environmental technology and hi-tech industries ➤ Taking opportunities to provide more balanced employment across the district so that every community has access to a range of employment opportunities locally ➤ Ensuring provision of appropriate communication technologies, such as broadband ➤ Enhancing town centre vitality and viability 	

POLICY PSP26 - ENTERPRISE AREAS

Within Enterprise Areas at Emersons Green, Filton and Avonmouth/ Severnside, development activity will be co-ordinated to provide essential infrastructure, and unlock the early delivery of business and employment opportunities.

Development proposal(s) within the three Enterprise Areas, identified on the Policies Map, will be acceptable where they:

- 1) Safeguard future economic prosperity; and**
- 2) Provide for integrated development while avoiding conflicts between neighbouring land-uses; and**
- 3) Make appropriate provision towards education, skills development and training and towards enabling communities and local businesses to access jobs and supply opportunities; and**
- 4) Contribute towards the provision of physical and social infrastructure in line with the City Region Deal; and**
- 5) Provide new high quality, people orientated, public space(s) and public realm, which enhance the environment for existing businesses and support the attraction of inward investment; and**
- 6) Make appropriate provision towards the sustainability of sites, the wider Enterprise Area and surrounding communities.**

7.3 The three Enterprise Areas are defined on the Policies Map.

7.4 Core Strategy Policies CS11 and CS12 indicate the distribution, supply and safeguarding of areas for economic development.

7.5 However, to ensure that major employment opportunities are realised, coordinated activity is required to overcome constraints, improve transportation, key social and physical infrastructure and target investment in key economic-growth sectors. To this end the Council has, with the Local Enterprise Partnership (LEP) and other development partners, identified three strategically important Enterprise Areas within the District.

7.6 Due to the funding mechanism they bring, which has been agreed by the Government through the City Region Deal, Enterprise Areas are critical to wider sustainable economic growth and investment in major sustainable transport, as set out at Policy CS7 of the Core Strategy and PSP13.

7.7 The Enterprise Areas are also important for the development of new technologies and products, energy generation and in contributing to national economic recovery and generating wealth and providing for future jobs. The Enterprise Areas in South Gloucestershire are intended to be complementary to the designated Enterprise Zone

at Temple Quarter in central Bristol, and two further enterprise areas in Bath (City Riverside) and at Weston Super Mare (J21).

7.8 Consistent with the West of England Strategic Economic Plan, the economic specialisms and sector focus for each of the South Gloucestershire's Enterprise Area are:

- Emersons Green – an area focused on science and technology to promote science based research and development; technology innovation; robotics and autonomous systems; composite materials development and application; digital media; micro-electronics and silicon design.
- Filton (partially within Bristol) – an area focused on aerospace and advanced engineering to promote defence design, research and manufacture; advanced manufacturing; emerging materials technologies; information technology and microelectronics research and design.
- Severnside (with Avonmouth in Bristol) – an area focused on large scale distribution and manufacturing, as a location for strategic industrial, warehouse and distribution (logistics) and energy and environmental technologies.

7.9 The six point policy criteria for acceptable proposal(s) in the in the Enterprise Areas can be achieved by:

1. Safeguarding future economic prosperity – through the nurturing and expansion of existing businesses, and the attraction of inward investment, relevant to the specialisms and economic sectors within each Enterprise Area.
2. Providing for integrated development – with local business needs, employment opportunities and supporting services being close to, and supporting, residential areas and communities, whilst avoiding conflicts between neighbouring land-uses, including unacceptable impacts on residential amenity and operation of existing businesses. Policy PSP8 Residential Amenity and PSP21 Environmental Pollution and Impacts should be referred to when considering this policy provision;
3. Make appropriate provision towards education - aligning education, skills and training with future employment opportunities to ensure that local people can benefit from the jobs created.
4. Physical and social infrastructure – targeting public and private investment in physical and social infrastructure to help bring forward employment, residential and allied community facilities. Key priorities are the investment in the Metro Bus and Metro Rail major schemes and supporting improvements to the transportation network, including provision of cycle and pedestrian links from and to development sites.
5. High Quality Public Space and Public Realm - Notwithstanding the employment nature of uses proposed within the Enterprise Areas, the aim is for very high quality standard of design to support marketing campaigns and encourage inward investment. Core Strategy Policies CS1 and CS24 sets out policy requirements in relation to high quality design.

6. Encouraging and upholding a high quality, resilient, environmentally sustainable, and inclusive model of economic development, through provision for example of: public transport services, cycling and walking facilities and travel plans, renewable energy and district heating, sustainable urban drainage, waste minimisation and energy efficiency.
- 7.10 In recognition of its nationally and internationally important wildlife, the Severn Estuary is subject to a series of international nature conservation designations. This is recognised in Core Strategy Policy CS35, and paragraphs 17.10 – 17.12 of its supporting text.
- 7.11 The historic 1957/58 consent governing Severnside was deemed legally extant by the High Court in the early 2000s and is currently under development. As a partially implemented planning permission, the Council was required to review this consent (in combination with the Avonmouth Employment Area and together, comprising the Enterprise Area (EA)) under Regulation 63 of the Habitat Regulations 2010. This review, commissioned jointly by the Council, Bristol City Council and Natural England and known as the 'Cresswell Report', concluded that development would result in a significant effect on the conservation objectives of the Severn Estuary European Site (SPA/Ramsar); and that to negate this, at least 80.5ha of new wetland habitat will need to be created.
- 7.12 The creation of at least 80.5ha of wetland reserves will unlock the full development potential of the Avonmouth/Severnside Enterprise Area, whilst meeting the conservation objectives of the Severn Estuary SPA/Ramsar (European Site); and enable the review of the historic 1957/58 'ICI' planning permission carried out in combination with development of Avonmouth Employment Zone under Regulation 63 of the Habitat Regulations 2010 to be discharged.
- 7.13 Natural England, South Gloucestershire and Bristol City council have developed a scheme to locate suitable land and create at least 80.5ha of compensatory wetland habitat in the vicinity of Avonmouth, Severnside and Severn Beach. The scheme will draw on financial contributions from a variety of sources, including: planning obligations from new permissions or national infrastructure projects commensurate with the size of the landholding within the Enterprise Area, and the West of England Economic Growth Fund (City Deal). The contributions will be 'banked; and used specifically to create new wetland habitat outside the red line areas of Avonmouth and Severnside and thereby fulfil the requirements of Regulation 63 and the Cresswell Report. However, contributions through planning obligations are likely to be relatively small compared to the sums needed. The process of accrual is also likely to be extremely slow, being predicated on schemes coming forward which are a departure from the type of development acceptable under the 1957/58 Consent.

Delivery

- 7.14 The purpose of the policy is to deliver the objectives of the Enterprise Areas, secure the funding routes for delivering strategic infrastructure and ensure this takes place in accordance with the Council's place making and strategic planning and transportation planning policy framework objectives to secure sustainable development. Partnership working will be critical to achieving these aims. The Council will work with:
- Bristol City Council and the West of England Local Enterprise Partnership;
 - Local MPs and civic leaders, including Filton and Patchway Town Councils;
 - Landowners and developers; and
 - Government agencies – Highways England, Environment Agency, Historic England and Natural England.

POLICY PSP27 - B8 STORAGE AND DISTRIBUTION USES

Proposal(s) for B8 storage and distribution uses of up to and above 3,000m² in size will be acceptable at the following safeguarded economic development areas, identified in Core Strategy Policy CS12 as defined by the Policies Map:

- i) Severnside;**
- ii) Cribbs Causeway and Land off A38 Filton/Patchway; and**
- iii) Emersons Green (excluding the Science Park).**

Proposal(s) for B8 storage and distribution uses up to 3,000m² in size will be acceptable in other safeguarded economic development areas identified in Core Strategy Policy CS12 where it is demonstrated that they:

- i. would not significantly conflict with neighbouring land uses; and**
- ii. the maximum density compatible with the site's location, its accessibility and its surroundings is achieved.**

Development proposal(s) over and above the 3,000m² in size threshold will be acceptable in other safeguarded economic development areas, provided that:

- i. sites within the preferred areas of Severnside, Cribbs Causeway and Emersons Green have been adequately considered and discounted; and**
- ii. it would represent an efficient and effective extension to existing facilities or re-use of existing buildings or previously developed land; and**
- iii. it would not significantly conflict with neighbouring land uses; and**
- iv. proposal(s) demonstrate that they contribute to the sustainability of the local economy and jobs market, by submitting an economic development assessment.**

In addition proposal(s) that have rail served distribution facilities i.e. those directly served by a rail connection or directly associated with a rail freight facility, will be acceptable.

Traffic Generation

Development proposal(s) for B8 storage and distribution uses will be acceptable where they can demonstrate that traffic generation, particularly from HGVs, does not either create or exacerbate adverse movement issues for reasons of:

- i. unacceptable environmental impacts, in accordance with Policy PSP21 environmental pollution and impacts; and/or**

ii. impacts on the Strategic Road Network, including trunk roads and motorways, and the local road network, in accordance with Policy PSP11 traffic impact management.

- 7.19 Policy PSP27 aims to create flexibility for businesses requiring storage and distribution facilities (B8 uses) of all sizes and aspirations, whilst ensuring that the highway network and the local environment is protected from adverse impacts. This accords with Core Strategy Policy CS12 which safeguards areas in South Gloucestershire for economic development and in particular B Use Classes and National Policy which seeks to support sustainable economic development in a globally competitive market.
- 7.20 Past local planning policy has restricted new B8 uses over 1,000m² in size to employment areas in Severnside, Emersons Green and Cribbs Causeway. This was to address concerns about impact from HGV traffic, impact on neighbouring land uses in the smaller employment areas and concentration of low density, low skilled employment uses in some locations.
- 7.21 In relation to transport impact, however, evidence suggests that a restrictive policy on the size of warehouses has led to an increase in trip generation, as stores are more quickly depleted and to a misconception that all users of B8 facilities will generate high levels of HGV movements.
- 7.22 Furthermore, changes in consumer habits brought about by online retailing are leading to increased demand in the market for dispersed B8 distribution centres. On the supply side, evidence suggests that land owners and developers at Severnside do not value developments of less than 5,000m². At Severnside all B8 developments in the last few years have been in the order of 10,000m² and up to and above 50,000sqm. Also, available sites within the other preferred employment areas are limited. This has created a gap in supply in meeting market demand for B8 development land.
- 7.23 In relation to the need to support local economic development, if existing B8 businesses are unable to expand locally and relocate out of the district, this could impact negatively on the safeguarding of local jobs and the local economy. There is also benefit in creating the flexibility to enable long term unoccupied or underused buildings and sites to be viable redevelopment opportunities which will assist with wider regeneration aspirations.
- 7.24 Therefore as a result of; changes in demand for B8 premises, supply issues in South Gloucestershire and to support local economic sustainability, flexibility for new and expanding businesses in employment areas is needed to cater for growth in B8 capacity.
- 7.24 This policy encourages larger scale developments, in excess of 3,000m² in size, to the well-established employment areas of Severnside, Cribbs Causeway and Emersons Green (excluding the Science Park) where there is capacity and the infrastructure is well connected.

- 7.25 The Policy also recognises the need to respond to changing economic circumstances and to use land efficiently by not being too restrictive, thus allowing units up to 3,000m² in size (and in some circumstances development over 3,000m²), in other employment areas. In addition it requires that all B8 proposal(s) must demonstrate that traffic impact is acceptable.
- 7.26 Where proposal(s) are considered for development of B8 uses in the safeguarded employment areas other than Severnside, Cribbs Causeway and Emersons Green, regard will also be had to ensuring that proposal(s) do not adversely conflict with neighbouring land uses in accordance with relevant policies including residential amenity, local distinctiveness, flood risk, parking standards and ecology. Schemes should also show how they use land efficiently, demonstrating that the maximum density compatible with the site's location, its accessibility and its surroundings, are achieved.
- 7.27 There are circumstances where developments which are greater than 3,000m² in other safeguarded economic development areas can be acceptable. In this case it should be demonstrated that sites within the preferred areas for larger scale B8 and proposal(s) have been considered and are not suitable or available and the proposed development will make efficient and effective use of previously used land and buildings.
- 7.28 Developments of an exceptional nature will also be required to demonstrate that they contribute to the sustainability of the local economy and jobs market, particularly for higher skilled roles or enable the retention or expansion of an existing local business. Proposal(s) will therefore need to be accompanied by an appropriate economic development assessment, relevant to the size and scale of the proposal(s).
- 7.29 In addition proposal(s) for B8 uses that are served by rail distribution facilities, such as those directly served by a rail connection or directly associated with a rail freight facility, which are strategically well-related to the regional railway network, will be supported.
- 7.30 NPPF para 32 requires all developments that generate significant amounts of movement to be supported by a Transport Statement or Transport Assessment. In relation to commercial development, significant is determined as a development over 3,000m² in size or one that exceeds the thresholds set out in paragraph 7.26 (a-g) below. The NPPF is not absolute and therefore it is recommended that advice is sought with regards to the requirements and content of any Transport Assessment, Statement or Travel Plan. Transport Assessments and Statements should include assessment of the impact of development on the strategic and local road networks, specifically the impact on local roads leading to the strategic network.
- 7.31 Developments between 3,000m² and 5,000m² in size will be required to submit a Transport Statement; and developments over 5,000m² will be required to submit a Transport Assessment and Travel Plan.

7.32 All developments that fall into the following thresholds will be required to submit an appropriate Transport Assessment or Statement (and a Travel Plan, where necessary):

- a) 30 or more two-way vehicle movements in any hour;
- b) 100 or more two-way vehicle movements per day;
- c) 100 or more parking spaces;
- d) significant freight or HGV movements per day, or significant abnormal loads per year;
- e) is a location where the local transport infrastructure is inadequate, for example, substandard roads, poor pedestrian/cyclist facilities and inadequate public transport provisions;
- f) is a location within or adjacent to an Air Quality Management Area (AQMA); and/or
- g) is a development likely to increase accidents or conflicts among motorised users and non-motorised users, particularly vulnerable road users such as children, disabled and elderly people, which will be required to submit a Travel Plan, in addition to a Transport Assessment.

Delivery

7.33 This policy will be delivered through the development management process.

POLICY PSP28 - RURAL ECONOMY

Sustainable new development which promotes a strong rural economy will be acceptable in rural areas. Proposal(s) for business development outside the defined urban areas and settlement boundaries will be acceptable:

1) In the case of new buildings or uses, where:

- (a) for buildings, there are no existing suitable underused buildings reasonably available and capable of conversion without major or complete reconstruction; and**
- (b) the proposed building is reasonably necessary for the purposes of the use and is clearly designed for that purpose; and**
- (c) the development relates well to settlements or existing groups of buildings; and**
- (d) the development makes efficient use of the land in relation to its location, layout, accessibility and surroundings; and**
- (e) the volume and nature of any goods sold would not have a significant adverse effect on shopping facilities available in nearby settlements; and**
- (f) the proposal(s) is of a scale which is consistent with its function, use and rural location.**

Development in the Green Belt is inappropriate, other than for the exceptions specified in the National Planning Policy Framework, or where very special circumstances can be demonstrated.

2) In the case of the conversion or re-use of existing buildings, where:

- (a) the building is of permanent construction; and**
- (b) the buildings are in keeping with their surroundings in terms of character, form, bulk and overall design; and**
- (c) the proposal(s) is of a scale which is consistent with its function, use and rural location.**

3) In the case of the intensification, extension or alteration of existing businesses located within the rural area, where:

- a) the development is located within the curtilage of the site; and**
- b) the development is reasonably necessary for the purposes of the business use and is clearly for that purpose; and**
- c) the volume and nature of any goods sold would not have a significant adverse effect on shopping facilities available in nearby settlements; and**

d) the proposal(s) is of a scale which is consistent with its rural location.

4) In the case of renewable or low carbon energy generation, which is consistent with Core Strategy Policy CS3.

- 7.34 The NPPF seeks to promote a strong, rural economy and expects planning policies to support economic growth and expansion in rural areas. This will assist in creating jobs and prosperity, and promote the retention and development of local services and community facilities in rural areas, such as shops, meeting places, cultural and sport venues. Core Strategy policies CS5 location of development and CS34 rural areas, provides the local strategic approach by which this will be delivered. National policy does not expect the sequential approach applied to town centre uses to be applied to small scale rural offices or other small scale rural development, to assist rural enterprises to thrive sustainably.
- 7.35 Rural enterprise developments which occur outside defined urban areas and rural settlement boundaries, where development is usually strictly controlled, will only be allowed where specific criteria are met. This will ensure the appropriate protection of the countryside for its own sake. Impacts from signage and advertising will also need to demonstrate that it does not detract from the rural character.
- 7.36 Farm diversification can assist farmers to stay in business and provide facilities for the local community and visitors to rural areas. Rural enterprises such as these, may provide opportunities to re-use traditional farm buildings, where parking can be contained to the farmyard, for example, for the farm shop.
- 7.37 When considering retail proposal(s), the Council will seek to ensure that the proposal(s) will not have a significant adverse impact on existing shopping facilities in nearby settlements. Where unrestricted retail use would result in significant adverse effects on nearby facilities, such as the village shop, the Council will consider conditions to limit the broad types of produce sold, in order to enable permission to be given.
- 7.38 If developments are to be acceptable in the countryside, the conversion or re-use of existing buildings is preferred. In order for schemes to protect and enhance the local area they need to take into account the local character, form, bulk, scale and overall design, in line with Core Strategy Policy CS1 and PSP1. This should include integrating accessibility and parking arrangements to limit impacts on the local highway network. The proposal(s) should also be of a scale which is consistent with its rural location.
- 7.39 With respect to the conversion of existing rural buildings, where it can be demonstrated that a business use of some description, including other tourism related activities, cannot be achieved, conversion for holiday accommodation would be preferable to a permanent residence in more remote locations, where this would take pressure off other housing in rural areas for holiday accommodation. Where buildings are to be used for holiday accommodation only, the Council will impose conditions restricting occupancy.

- 7.40 Proposal(s) for tourist accommodation will be considered having regard to the same criteria, though it is unlikely that new hotel development will be acceptable within the open countryside. Proposal(s) for touring caravans are particularly unlikely to meet the criteria in sensitive areas such, as the Cotswolds AONB and the Avon Valley.

Delivery

- 7.41 This policy will be delivered through development management.

POLICY PSP29 – AGRICULTURAL DEVELOPMENT

Development proposal(s) for agricultural development outside the defined urban areas and settlement boundaries will be acceptable providing that in the case of new buildings:

- 1) there are no existing suitable underused buildings, reasonably available; and**
- 2) the proposal(s) is reasonably necessary for the purposes of the use and is clearly designed for that purpose.**

- 7.42 In many circumstances, new agricultural buildings and uses will not require planning permission, although the Council will need prior notification in accordance with the General Permitted Development Order 1995 (as amended). Therefore, it is strongly recommended that developers liaise with the Council through pre-app advice or check with the Council if planning permission will be required.
- 7.43 The continued viability of farm holdings is important to the rural economy. However, modern farm buildings can have a major impact on the landscape, particularly in prominent locations in the open countryside and wherever possible the Council will encourage the use of existing buildings.
- 7.44 Particular attention should be paid to the siting, size, massing, form, materials and detailed design of new farm buildings in order to minimise any adverse effect on the character and diversity of the landscape and the general openness of the countryside. In this regard, particular care should be exercised in the Cotswolds AONB. Wherever possible, any new building should be located close to existing buildings. Where isolated locations are proven to be necessary, existing features such as hedgerows, woodlands and trees can be used in conjunction with the landform to reduce the visual impact of large buildings.

Delivery

- 7.45 This policy will be delivered through development management.

POLICY PSP30 – HORSE RELATED DEVELOPMENT

Development proposal(s) for horse related development outside the defined urban areas and rural settlement boundaries will be acceptable providing that:

- 1) new buildings, shelters or arenas are located, where possible, near to existing farmsteads or groups of buildings; and**
- 2) there are no existing suitable underused buildings available or capable of conversion, located near to existing farmsteads or groups of buildings; and**
- 3) the design of buildings, and the size of the site and the number of horses to be accommodated, has proper regard to the safety and comfort of horses and to the preservation and enhancement of the landscape; and**
- 4) where necessary, safe and convenient access to bridleways and riding routes are available to riders; and**
- 5) adequate provision is made for vehicular access, parking and manoeuvring and the development would not give rise to traffic conditions to the detriment of highway safety; and**
- 6) any temporary structures, and vehicles associated with the proposed development, are located in appropriately designed storage on site, to avoid any harm or degradation to open countryside and rural landscapes.**

- 7.46 Planning permission will normally be required for the use of land for keeping horses and for equestrian activities (e.g. exercise or recreation). Over intensive use will not be acceptable because of the likely erosion of vegetation, the character of the land and the impact on any Rights of Way.
- 7.47 Consideration must be given to the siting, design, massing, materials and design of buildings to ensure that the character, openness and diversity of the landscape are preserved or enhanced.
- 7.48 Green Belt development should preserve openness and not conflict with the purposes of including land within the Green Belt. The change of use of land for the keeping of horses is considered to be inappropriate development within the Green Belt except in very special circumstances.
- 7.49 In appropriate cases, where equestrian activities are acceptable in principle, the Council may impose conditions seeking removal of jumps and other equipment when not in use to safeguard the visual amenities of the area.
- 7.50 Where locating near groups of buildings which include existing residential properties, provisions of policy PSP8 Residential Amenity will need to be considered.
- 7.51 Proposal(s) for horse related dwellings will be considered against all development plan policies, such as Policies PSP40 (residential development in the countryside), PSP29 (agricultural development) and in particular PSP41 (rural workers dwellings).

- 7.52 Horse related development often also results in horse jumps and equestrian equipment, horse boxes, van bodies and farm machinery in and around the site. Where this leads to semi-permanent or regular use of land for such purposes it can have negative impacts on visual amenity, openness and the quality of the rural landscape. It will be necessary to set out within any application, how such ancillary but associated equipment or vehicles will be stored and located on site, to avoid operation of horse related developments cluttering and detracting from the quality of otherwise open countryside and rural settings. Planning conditions may be appropriate to ensure the provisions of the policy criterion are enforceable upon completion of the development.

Delivery

- 7.53 This policy will be delivered through development management.

- 7.54 Following the conclusion of a retail study prepared by Roger Tym and Partners, Core Strategy Policy CS14 provides the overall strategy for town centre and retail development. It lists town centres, emerging district centres, local centres and parades, and out of centre retail parks. It also indicates that for the period 2011 to 2026/27 there is no identified need for additional convenience shopping floorspace (other than to meet very local needs) and need for around 34,000m² of comparison shopping floorspace across the District in the period to 2026. The Core Strategy policy does not apportion that growth between centres.
- 7.55 The following PSP policies take forward the approach set out in Policy CS14 and address retail and allied issues.

POLICY PSP31 – TOWN CENTRE USES**Main Town Centre and A1 Retail uses**

- 1) Development proposal(s) for main town centre uses will primarily be directed to town and district centres, identified on the Policies Map. Development proposal(s) for main town centre uses within local centres and parades will be acceptable, where they are of scale and size appropriate to the location.
- 2) Large scale retail proposal(s) will be acceptable within Primary Shopping Areas, identified on the Policies Map.
- 3) Development proposal(s) for significant additional comparison retail floor space to meet identified need to 2021, in the Primary Shopping Areas of the following centres will be acceptable:

Town Centres	Scale of additional retail floor space (m ²)	Form of growth	Permitted/Completed Growth (2016)
Bradley Stoke	4,000	New development of non-retail land within Primary Shopping Area	
Emersons Green	1,000	Intensification within primary shopping area	
Filton	1,400		1400m ² - Permitted, and built 2015 at Shield Centre
Kingswood	3000	Redevelopment and additional A1 floorspace at Downend Road and Kingschase within the PSA	
Yate	1600		2000m ² Permitted and built in units east of Link Road
District Centre			
Stoke Gifford	5000	Within the boundary of new District Centre, within Primary Shopping Area and appropriate edge of centre sites.	

- 4) Small scale retail proposal(s) to meet local community needs will be acceptable outside of designated Primary Shopping Areas.

Edge and Out of Centre Development Proposal(s)

- 5) Where there are no suitable sites to meet the needs for main town centre uses in centres, edge of centre locations may be acceptable provided that the proposal(s) would support the role of the centre, and would be of a scale proportionate to the centre, and be well connected by pedestrian and cycle links to the Primary Shopping Area.

Out of Centre Development Proposal(s)

- 6) Out of centre proposal(s) for main town centre uses will only be acceptable where:
- i. no centre or edge of centre sites are available; and
 - ii. the proposal(s) would be in a location readily accessible on foot, cycle, and by public transport; and
 - iii. alternative formats for the proposed uses have been considered.
- 7) When considered with recently completed developments in the plan period from 2011, outstanding planning permissions and allocations in the catchment area they serve, out of centre development proposal(s) should not have an unacceptable impact on:
- a) existing, committed and planned public and private investment in a centre(s), in the catchment area of the proposal(s); and
 - b) the vitality and viability of established centres.
- 8) An impact assessment will be required for:
- a) retail proposal(s) larger than 350m² in all locations outside Primary Shopping Areas; or
 - b) with exception of offices, main town centre use proposal(s) above 1000m², where they are outside of the designated Town Centre boundary; or
 - c) office proposal(s) larger than 10,000m², where they are outside of the designated Town Centre boundary.

Markets (indoor, street and farmers markets)

- 9) Development proposal(s) which would undermine or lead to the loss of existing markets, will be acceptable where appropriate alternative market provision is provided.

Garden Centres

10) Development proposal(s) for new garden centres will need to follow the sequential and impact tests.

11) Development proposal(s) to remodel existing garden centres will be assessed to ensure that any general sales remain ancillary to the plant sales.

General assessment criteria

12) Development proposal(s) for all main town centre uses, including retail, in any location, will be expected to:

- i. positively respond to any centre specific health check or locally prepared and endorsed vision (see also CS1 criteria 4); and**
- ii. be in proportion to the role and function of the location; and**
- iii. ensure any shopfront(s), sign(s) or advertisement(s), are of a scale, detail, siting and type of illumination appropriate to the character of the host building, wider street scene and avoids a harmful effects on amenity of the surrounding area; and**
- iv. have convenient, safe and attractive access to and from surrounding residential areas for pedestrians and cyclists; and**
- v. have appropriate provision for parking and servicing; and**
- vi. not give rise to unacceptable levels of vehicular traffic to the detriment of the amenities of the surrounding area and highway safety; and**
- vii. where possible and viable include and make positive use of upper floors; and**
- viii. demonstrate a positive contribution towards the public realm and non-car circulation; and**
- ix. be well served by public transport.**

7.56 Primary Shopping Areas of Town and District Centres, along with Shopping Frontages within Town and District Centres are defined on the Policies Map. Policy PSP33 provides further guidance on the application of shopping frontage policies.

7.57 Policy relating to proposal(s) for retail and main town centre use within Local Centres and Parades, to meet local community needs, is set out in PSP33.

7.58 Retail Development means development falling within Use Classes A1. Main town centre uses are defined within the glossary of the NPPF and includes: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos,

health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

- 7.59 This policy indicates how identified comparison A1 retail need, will be accommodated in the district. This indicates the scale of retail A1 growth which will be encouraged and considered appropriate within selected Primary Shopping Areas. It is not intended that the policy should limit development of comparison retail floor space in the authority's Primary Shopping Areas. Further A1 retail development in Primary Shopping Areas will be supported where it is appropriate to the scale and function of the centre, and meets the general policy criteria.
- 7.60 A commentary on growth for each town and district centre is given within the Town Centre Summaries at Appendix 3 of the Plan. Where relevant these highlight locally prepared visions, health checks and town centre strategies, which should be addressed in considering proposal(s). To facilitate development that achieves key objectives for the new centre at Stoke Gifford a Development Vision is being prepared, to assist and guide development proposal(s) for retail and main town centre uses in this area. Key objectives for Stoke Gifford are defined in the Town Centre Summary in Appendix 3.
- 7.61 The identified need for comparison floor space is 34,000m² net by 2026/27. This is based on a retail study, which demonstrates needs arising from within the District for 18,000m² by 2021 and a possible further 16,000m² by 2026/27. Floor space needs beyond 2021 are less certain and will be subject to a future review in line with paragraph 9.26 of the Core Strategy, as part of the replacement to the Core Strategy, which is scheduled for 2018. In the interim, any additional proposal(s) will be considered against the strategy for retail development and investment for centres, set out within this policy and national policy related to sequential and impact test requirements. The retail study did not assess a strategic need for large scale convenience retail within the district. Proposal(s) for large scale convenience retail outside of Primary Shopping Areas will be subject to the provisions of this policy, sequential and impact tests of the NPPF.
- 7.62 Small scale retail (A1 use Classes) is considered in South Gloucestershire to be development below 350m² (internal floor space). Large scale A1 retail will be considered to be anything above 350m².
- 7.63 Out of centre is defined as locations outside the boundaries of Town, District boundaries and beyond edge of centre locations.
- 7.64 As defined in the glossary of the NPPF, the Primary Shopping Area identified within each Town/District centre is considered to be the 'centre' for the purposes of the sequential approach to A1 retail developments. Proposal(s) for A1 Use Classes within 300 metres of a Primary Shopping Area are considered to be edge of centre for development, beyond 300 metres they are out of centre. For most other main town centre uses, with the exception of offices which the NPPF contains guidance on, edge of centre means within 300 metres of a centre boundary.
- 7.65 As set out in the Core Strategy Policy CS14, the retail parks at Cribbs Causeway, Longwell Green and Abbey Wood Retail Park will be treated as out of centre, with no separate notation on the Policies Map.

- 7.66 The existing Abbey Wood Retail Park will remain out of centre, being 300 metres from the Primary Shopping Area within the new district centre of Stoke Gifford. The area of undeveloped land, to the east of Abbey Wood retail complex is within the town centre boundary of Stoke Gifford, with certain sections being considered edge of centre for the purpose of A1 retail development. The role of Abbey Wood Retail Park and its relationship with Stoke Gifford district centre will be addressed in the Joint Spatial Plan and review of the Core Strategy, scheduled for 2018.
- 7.67 Proposal(s) for any main town centre use, which include a shopfront, signage or advertisement, or individual applications for these forms of development where related to a main town centre use, should cross refer to the adopted Shopfronts and Advertisements Supplementary Planning Document (2012) when responding to provisions of policy criterion 12(iii).

Delivery

- 7.68 Policies PSP31 and PSP32 will be primarily delivered through development management.

POLICY PSP32 – LOCAL CENTRES, PARADES AND FACILITIES

Development proposal(s) for retail and main town centre uses in local centres, parades and elsewhere in the district will be acceptable where:

- 1) small scale retail, or main town centre are proposed of a scale and character appropriate to the location; and**
- 2) access for pedestrians, cyclists and those with impaired mobility is provided or enhanced; and**
- 3) car parking facilities that prioritise short stay are retained or enhanced; and**
- 4) vacant floorspace and living space would be brought back into active use; and**
- 5) an active ground floor frontage is maintained or provided; and**
- 6) they do not result in the loss of any retail and main town centre uses that meet essential day to day convenience, retail or service needs; and**
- 7) they avoid harm to the vitality, vibrancy and function of the centre or parade.**

7.69 The Core Strategy Policy CS14 lists 49 local centres and parades which provide local level services, meeting day to day convenience and service needs. New centres are also being created within new neighbourhoods and residential areas, there are also a large number of individual stores, community and service buildings within the urban areas and rural settlements of the district.

7.70 Local centres, parades and individual shops and facilities provide essential opportunities for residents to sustainability access shops and other services close to home, often walking and cycling. If functioning well, they can make a positive contribution to community cohesion and activity and promote healthier lifestyles. They also provide local full-time and part-time employment opportunities. This policy:

- i. encourages a pro-active approach to maintain and enhance local centres, shops and facilities for their community focus; and
- ii. controls proposal(s) which would reduce the range of shops, services and facilities that are locally available to meet day to day convenience and community needs.

7.71 Retail uses are those within Use Classes A1. Main town centre uses are defined in the NPPF and includes Use Classes A2 – A5, such as banks, building societies, cafes and restaurants and Use Classes D1 and D2 such as churches, community centres, doctors and gyms.

7.72 Small scale retail uses, as defined in policy PSP31 are A1 retail units up to 350m². Provisions of policy PSP31 and the sequential test and retail impact assessment will apply for larger A1 retail and main town centre use proposal(s), outside of Primary

Shopping Areas and defined Town and District Centres. Main town centre uses of an appropriate scale, will be those which address and provide for day to day needs of the local community.

- 7.73 Offices and residential uses on the ground floor within local centres and parades will not generally be considered to provide an active use or frontage that would contribute to the longer term viability, vitality and function of the centre or parade to meet the day to day needs of the community.

Delivery

- 7.74 Policies PSP31 and PSP32 will be primarily delivered through development management, but may also include direct action promoted by site owners, local community interests, or the Council, through the area asset management process.

POLICY PSP33 – SHOPPING FRONTAGES

Primary and Secondary Shopping Frontages are defined on the Policies Map. Within Primary Shopping Frontages, change of use from retail units to another use at ground floor, will only be acceptable where the development proposal(s):

- 1) makes a positive contribution to the vitality and viability of the centre; and**
- 2) does not undermine the retail function and character of the frontage, part of it, or the wider Primary Shopping Area; and**
- 3) includes a shopfront with a display function and be accessible to the public from the street; and**
- 4) maintains an active ground floor use.**

Within Secondary Shopping Frontages, changes of use to an appropriate main town centre use at ground floor level, will be acceptable where the development proposal(s):

- 5) maintains or enhances the function of the wider centre; and**
- 6) does not undermine the established character, vitality or civic role of the frontage; and**
- 7) maintains balance and diversity of uses in the frontage; and**
- 8) maintains an active ground floor use.**

7.75 This policy applies within the Primary Shopping Areas of the Town and District Centres identified in Core Strategy Policy CS14 and PSP31. The aim of the policy is to support the vitality and viability of these centres by promoting diversity, while recognising that the retail function should continue to underpin them.

7.76 Retail uses are those within Use Classes A1. Main town centre uses are defined in the NPPF and includes Use Classes A2 – A5, such as banks, building societies, cafes and restaurants and Use Classes D1 and D2 such as churches, community centres, doctors and gyms.

7.77 The Primary Shopping Frontages comprise a high proportion of Use Class A1 retail shopping uses, whereas the Secondary Frontages provide opportunities for a greater range of uses that complement the retail role of the centres while providing for a diversity of uses, services and facilities. Such uses include cafes, restaurants and financial services, as well as leisure and community facilities, which would add to the vitality of the area and are considered active ground floor uses.

7.78 Primary Shopping Frontages and the Primary Shopping Areas they sit within, are particularly sensitive to breaks in A1 retail, as this has an impact on footfall and affects shoppers' perceptions of parts of the centre. The retail function and character of a

frontage, part of it or wider Primary Shopping Area will be considered to have been undermined (criterion 2 of the policy) when a non A1 retail use would, individually or cumulatively, change the perceived function of that part of the frontage away from one associated primarily with shopping. The impact of proposal(s) for non A1 retail will be assessed having regard to the extent of frontage, location and potential impact on shopper footfall at that location or in other parts of the centre.

- 7.79 Active ground floor uses within Primary and Secondary Shopping Frontages, do not include office or residential. Whilst these uses contribute to the wider role of town centres, such uses on the ground floor do not contribute to the retail character and function of frontages, or longer term viability and vitality of a frontage or centre, as a focus and destination for shopping, leisure, entertainment, community and related uses.
- 7.80 For the purposes of prior approval in relation to permitted development rights, the Primary Shopping Areas and, thereby, the Primary and Secondary Frontages, are defined as 'key shopping areas'. Therefore change of use to residential on the ground floor, within Primary Shopping Frontages and Secondary Shopping Frontages of designated town and district centres will not be considered acceptable.

Delivery

- 7.81 This policy will be delivered through development management.

POLICY PSP34 - PUBLIC HOUSES

The Council supports the retention of Public Houses.

Development proposal(s) for the change of use, redevelopment and/or demolition of a Public House will be acceptable where:

- 1) the proposal(s) does not constitute the loss of, or would compromise the viability, of a service of particular value to the local community; or**
- 2) it can be demonstrated that use as a Public House is no longer viable; and**
- 3) the proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene; and**
- 4) significant external heritage assets features are retained.**

7.82 Core Strategy Policies CS13 and CS23 provide criteria for the assessment of proposal(s) for non-safeguarded economic development sites for the provision and safeguarding of community infrastructure and cultural activity. This policy provides additional criteria for the consideration of proposal(s) affecting public houses.

7.83 In many local communities, the public house provides a valuable meeting place and indeed, may provide the sole meeting place for local residents. In rural areas it can also play a vital role in maintaining villages as viable communities. Consequently, this policy is aimed at guarding against the loss of public houses, except where it is not capable of being viably operated, or marketing demonstrates that continuation as a public house is unrealistic.

7.84 Pubs can also be important local landmarks, often with distinctive identities and significant architectural qualities or heritage features. Development affecting pubs should not undermine the building's identity as a pub or harm its architectural character. In particular, features that distinguish the building as a pub should be retained.

7.85 To determine that a pub is no longer viable, the following evidence will need to be provided:

- i. that the public house has been vacant for a continuous period of at least two years; and
- ii. it has been continuously marketed for the duration of the vacancy, through appropriate marketing outlets, e.g not marketing avenues focused on residential or non-public house use.

7.86 While the Council's ability to resist the loss of pubs through planning controls is limited, there is an opportunity under Part 5 Chapter 3 of the Localism Act 2011, for local communities to identify 'assets of community value', which when added to a local list of 'community assets', provides that community with a 'Community Right to Bid', if the

property is offered for sale. This process has been used by communities in other districts to buy pubs threatened with closure. More information is available in a 'Community Right to Bid: Non-Statutory Advice Note', which was issued to local authorities in England by DCLG on 4 October 2012. When a public house is listed as an "asset of community value" there are also restrictions on the normally permitted development rights (not requiring planning permission), involving change of use from an A4 Public House, to other A use classes.

Delivery

7.87 This policy will be delivered through development management.

POLICY PSP35 - FOOD AND DRINK USES (INCLUDING DRIVE THROUGH TAKEAWAY FACILITIES)

Development proposal(s) for food and drink uses will be acceptable provided that, individually or cumulatively, any impact would not harm the character of the area, residential amenity and/or public safety.

To assess the impact of food and drink development proposal(s), the following matters will be taken into account:

- 1) a harmful concentration of food and drink uses would be created; and**
- 2) the number, distribution and proximity of food and drink uses, hot food takeaways, including those with an unimplemented planning permission; and**
- 3) noise, general disturbance, fumes, smells, litter and late night activity; and**
- 4) the availability of parking and servicing; and**
- 5) opening hours; and**
- 6) highway safety; and**
- 7) the availability of refuse storage and disposal facilities; and**
- 8) the appearance of any associated extensions, flues and installations.**

In addition to the above criteria, proposal(s) for drive through takeaways will be expected to avoid any harm to the ease of pedestrian and cycle movement, general vehicular circulation and available parking spaces.

- 7.88 Food and drink uses are defined as those including Use Classes A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), nightclubs, social clubs and other premises in which the consumption of alcohol and/or hot food is the primary activity.
- 7.89 In recent years, as town centres have diversified and consumer spending habits altered, there has been a noticeable increase in the number of pubs, restaurant and takeaways across the district. These uses are often beneficial to vibrancy, vitality and diversity of centres and parades contributing to the evening economy, leisure offer of an area and also tourism. However these uses require careful management to prevent harmful impacts, especially where there are a concentration of food and drink uses.
- 7.90 Some food and drink uses result in anti-social and environmental problems, including general disturbance, problematic late night activity, smells, litter and parking problems. These impacts can undermine the attractive character and experience of town centres, local centres and parades. These negative impacts can also have a significant effect

on residential amenity. Individual and multiple 'drive through' outlets can also harm the convenience of routes used by pedestrians and cyclists.

- 7.91 A harmful concentration is considered to arise when the cumulative impacts of food and drink uses are likely to result in negative impacts on the amenity of a centre, parade or residential amenity of the wider community. A harmful concentration is likely to occur when any of points 1 to 8 of the policy, have detrimental effects on the qualities and characteristics of a place, and thus detract from it being an enjoyable or otherwise satisfactory place to shop, work, visit or live. The point when a harmful concentration is reached will vary from place to place, depending on the character of the area and specific local circumstances.
- 7.92 Policies Sites and Places policy PSP8 Residential Amenity, should be referred to when considering the impact of noise, disturbance, odours or fumes from food and drink uses on any residential properties. PSP21 should be referred to when considering the impact of noise and air pollution from food and drink uses, on all surrounding uses and communities. When considering availability of parking and servicing, proposal(s) should refer to PSP16 and associated schedules A and B. In considering the availability of refuse and disposal facilities, proposal(s) should refer to Core Strategy Policy CS1 and supporting text at 5.13, and also the Supplementary Planning Document: Waste collection guidance for new developments (2015).
- 7.93 Many food and drink premises will require both planning permission and a license to operate. The granting of planning permission does not convey presumption to grant the other. There may be cases where the decision on a planning application reach a different conclusion to that of a licensing application, for example differing opening hours. However, relevant departments of the council will work to ensure a consistency of approach where appropriate.

Delivery

- 7.94 This policy will be delivered through development management.

POLICY PSP36 - TELECOMMUNICATIONS INFRASTRUCTURE

Development proposal(s) for new or upgraded telecommunications equipment and installations will be acceptable provided that:

- 1) they are sited, designed and landscaped in such a way as to minimise visual amenity or any other negative impact on the built, historic and natural environment, so as to achieve an acceptable balance between the technical needs of the operator and conservation of the environment;**
- 2) there is no reasonable possibility of sharing sites or facilities;**
- 3) there is no possibility of erecting antennae on an existing buildings or other structure; and**
- 4) the proposal(s) conforms to the international commission on non-ionising radiation protection (ICNIRP) guidelines, taking account, where appropriate, of the cumulative impact of equipment/installations on the mast/site.**

Where proposal(s) would have an adverse impact on the landscape, Sites of Special Scientific Interest, or on heritage or biodiversity assets, they will only be acceptable where they would make a significant contribution to the telecommunications network and there is no suitable alternative location outside these areas/sites that would meet the technical needs of the operator.

- 7.95 South Gloucestershire continues to experience interest in telecommunications infrastructure, including the mobile data network and more recently, the rollout of Next Generation Broadband.
- 7.96 Government advice recognises the need to facilitate the growth of telecommunications infrastructure, whilst ensuring that a balance is found to protect amenity. The Council will continue to support the provision of information communications technology, including high speed/superfast broadband, provided that the impact on the environment, visual and residential amenity is minimised. Particular regard will be given to safeguarding areas of environmental or historic importance and other heritage assets.
- 7.97 Development will be expected to demonstrate, through the submission of evidence with applications for planning permission, that the criteria in the policy have been met.
- 7.98 The Government has given permitted development rights to a variety of minor forms of telecommunications development. In relevant cases, the Council will exercise control over the siting and appearance of these types of developments, so as to protect amenity.

Delivery

- 7.99 This policy will be delivered through development management.

8. Providing Housing and Community Infrastructure Policies

- 8.1 This section contains policies which are intended to be read alongside those in Chapter 10 of the Core Strategy such that, together, they form the Local Plan policies relating to housing and community infrastructure. The following specific Core Strategy objectives relevant to this topic also apply to the Policies, Sites and Places Plan.

Core Strategy Policies	
Policy CS15	Distribution of Housing
Policy CS16	Housing Density
Policy CS17	Housing Diversity
Policy CS18	Affordable Housing
Policy CS19	Rural Housing Exception Sites
Policy CS20	Extra Care Housing
Policy CS23	Community Infrastructure and Cultural Activity
Policy CS24	Green Infrastructure, Sport and Recreation Standards
Core Strategy Objectives	
<ul style="list-style-type: none"> ➤ Providing decent and affordable housing in accessible locations and for local needs in rural areas ➤ Improving health and well-being by provision and access to a range of social, cultural, community, recreational facilities and green space in step with development whilst realising opportunities to redress any deficit ➤ Ensuring that environments for play are delivered as an integral part of the design of sustainable communities 	

POLICY PSP37 – INTERNAL SPACE AND ACCESSIBILITY STANDARDS FOR DWELLINGS

New market housing will be acceptable where it is consistent with the nationally described (minimum internal) space standards and accessibility standard – M4(2).

Affordable Housing provided in accordance with Policies CS18 & 19 of the Core Strategy shall:

- i. be consistent with the nationally described (minimum internal) space standards; and**
- ii. meet accessibility standard M4(2); and**
- iii. provide 8% of units to meet wheelchair standard M4(3).**

Policy M4 (2) & M4 (3) accessibility standards will only be required where step free access can be achieved.

- 8.2 In March 2015 the Government introduced optional Nationally Described Space and accessibility standards through the Housing Standards Review. The Council's Sustainable Community Strategy promotes suitable housing and healthy lifestyles. Core Strategy objectives also promote high quality design and health and well-being objectives. The quality of housing has significant implications for the health and wellbeing of people. Pressures to provide housing and to intensify uses in the urban areas could potentially lead to an erosion of space standards with long-term consequences for health and wellbeing. In order to underpin good practice in the sector, the policy therefore adopts the new optional Nationally Described Space and accessibility standards.
- 8.3 To allow the sector to adapt, the provisions of the policy will become applicable on all new planning permissions as of 6 months of adoption of the policy. NDS standards will also be required on affordable housing for where reserved matters are required from 6 months of adoption of the policy. NDS standards will be required for market and affordable housing as of 1 year of adoption of the policy on Reserved Matters applications pursuant to an extant Outline Planning Permission.
- 8.4 The 8% of affordable housing required to be M4(3) wheelchair adaptable and M4(3) wheelchair accessible dwellings (policy criterion iii), will be negotiable depending on the local circumstances of the site, in particular sustainable access to local services and facilities, particularly convenience food retail, employment opportunities, community and health facilities, and also topography at the site.
- 8.5 Level access may not be possible in all circumstances, i.e. particularly where a site or plot may be on a slope, be subject to flooding or not require lift access. Approved Document M refers to a steeply sloping plot as one where the gradient exceeds 1:15. M4 (1). The standard accepts that it may not be possible to achieve a step-free

access in such an instance (and permits a stepped approach). Therefore where the finished site and or plot levels and approach from relevant parking exceed 1:15 gradient, the plot is subject to flooding or lift access is not required (in the case of flatted development up to 4 storey) M4(2) & M4(3) accessibility standards, required by criterion ii and iii of the policy will not be required.

- 8.6 The Council also does not wish to prevent truly innovative housing. Where it can therefore be demonstrated that a dwelling will provide high levels of amenity through for example innovative methods of storage, high levels of daylight, immediate access to outdoor private space and high quality specification, the Council may make exception and permit dwellings below the prescribed space standards.

Delivery

- 8.7 This policy will be delivered through development management.

POLICY PSP38 - DEVELOPMENT WITHIN EXISTING RESIDENTIAL CURTILAGES, INCLUDING EXTENSIONS AND NEW DWELLINGS

In the urban areas and rural settlements with defined settlement boundaries, development within existing residential curtilages, including extensions and new dwellings, and residential extensions elsewhere, will be acceptable where they:

- 1) respect the building line, form, scale, proportions, window and door shape and reveals, alignment of openings, architectural style/detailing and external materials and boundary treatments, and hard & soft landscaping of the street and surrounding area;**
- 2) would not prejudice the amenities of neighbours;**
- 3) would not prejudice highway safety or the provision of an acceptable level of parking provision for existing and any new buildings, where appropriate;**
- 4) would not prejudice the provision of adequate private amenity space, or lead to the loss of trees and vegetation that provide valuable relief in highly built up localities or garden(s) that form part of a settlement pattern that contributes significantly to local character.**

In assessing the acceptability of proposal(s), the Council will have regard to the efficient and sustainable use of land.

- 8.8 The National Planning Policy Framework states that planning policies and decisions should aim to ensure that new development functions well, adds to the overall quality of the area, responds to local character whilst not preventing or discouraging appropriate innovation and is visually attractive, as a result of good architecture and appropriate landscaping. Policy CS1 of the Core Strategy also promotes high quality design.
- 8.9 The policy above specifically addresses extensions to dwellings and new buildings (whether for residential use or otherwise) in the curtilage of an existing dwelling. New dwellings will only usually be permitted within urban areas and rural settlements with defined settlement boundaries. Extensions to dwellings will also be permitted (subject to the criteria above) in the open countryside, and settlements without defined settlement boundaries, subject to Policy PSP7 in respect of the Green Belt.
- 8.10 It is impossible to devise a policy that addresses how to design an extension for every type of property and location, and the Council encourages innovative design. However, proposal(s) that abide by the following principles are unlikely to be refused planning permission.
- 8.11 Considerable weight will also be given to consideration of the first criterion of the policy, where the proposal(s) is visually prominent and/or is located within an area that is characterised by distinctive and repeated design elements, in a conservation

area, affects the setting of a listed building, or is in the open countryside. The policy will also be applicable in the case of Listed Buildings and buildings in conservation areas (see Policy PSP17).

Form & Scale

- 8.12 Extensions should either follow the building line and roof ridge height, such as at the end of a terrace, or appear subservient to the main dwelling house (by at least 400mm) by setting it back from the front wall and down from the ridge height by an equal distance. Roof shape should also reflect the existing building, usually pitched. Flat roofed extensions will not normally be appropriate. New dwellings or buildings such as garages should also not be overly large that they dominate either the original house or street scene. Dormer extensions should be designed so that their size and design is proportionate with the roof of the existing dwelling.



Design should ensure that extensions do not harm the balance and proportions of the original building and street scene.



(Source: North Somerset Council, Residential Design Guide SPD (Draft), Sept 2013)

Windows, Doors, Materials & Detailing

- 8.13 In general all windows, rooflights, dormers and doors should be the same style or complementary to the existing windows and doors. Window reveal depths should complement the existing building, and the positioning of windows or doors within an elevation should also normally 'line up' with existing openings (See below).



(Source: North Somerset Council, Residential Design Guide SPD (Draft), Sept 2013)

- 8.14 Materials and detailing should generally be the same as that of the main dwelling. Continuation of plinths, string courses, cills, lintels, decorative brickwork, quoins, barge boards, cornices, fascias and decorative tiling, etc. will help make an extension complement the original building. Materials and details that are different may be used, but should complement the original dwelling. It may be preferable to use a wholly different material and detailing as opposed to a poor match. Careful consideration therefore needs to be taken when introducing different materials and detailing. Chimneys similarly add character and visual interest to roofscapes. Where they exist they should normally be retained and in some cases, where extensions are proposed, new ones added. Front extensions such as porches, should also generally reflect the style (materials, roof pitch) of the dwelling and neighbouring properties.

Building Line and Gaps

- 8.15 Building lines are readily apparent in most areas and are a key driver of character. Extensions or new buildings that sit forward of the building line, consequently, will not normally be allowed. Gaps between houses can equally be an important characteristic, but also have a functional use for rear access and maintenance. Their infilling can detract from the street scene and result in a 'cramped' terracing effect. Proposal(s) for two storey side extensions should therefore be set back and generally leave at least 1m between the extension and side boundary.

Boundary Treatments and Street Landscaping

- 8.16 Boundary treatments such as gates, walls, fences, hedges and trees can make an important contribution to the character of a street. Existing boundary treatments and trees, where reflective of the character of the locality, should normally be preserved. Where new entrances are proposed these should retain as much of the original enclosure and vegetation as possible. Large, open, hard surfaced areas can have a harmful effect on the street scene and setting to the house. Where new boundary treatments are proposed, they should seek to emulate the existing dominant type of treatment in the locality.

Gardens

- 8.17 Building on gardens will usually be resisted where they provide an important amenity function and/or contribution to the character of a locality. In terms of function, garden trees and vegetation will be considered important where they provide 'green relief' in highly built up areas, particularly where access to public open space within walking distance is limited. In respect of contribution to character, as a rule, this will be the case where gardens are both substantive and highly regular in size and shape, and so make a distinguishing contribution to the townscape (grain) and rhythm of the street scene. Policy PSP3 – Trees & Woodlands is also applicable, where vegetation is proposed to be lost.

Neighbour/Residential Amenity

- 8.18 In applying this policy, the term "neighbours" should be taken to mean; properties adjacent to, and surrounding the application site which have a reasonable potential to be directly affected by harmful impacts arising from the proposal(s).
- 8.19 An over-large extension located on or near the boundary with adjoining properties can have an over-bearing and/or overshadowing effect, and/or result in an unsatisfactory loss of light to principal rooms (i.e. not utility rooms, bathrooms, or en-suites), to the detriment of the amenities of neighbouring occupiers. Similarly, inappropriately positioned windows can result in a loss of privacy to neighbouring occupiers. Policy PSP8 of the Plan specifically applies to residential amenity considerations and should be read alongside Policy PSP37.
- 8.20 The size and location of the development should also ensure that satisfactory private amenity space and parking provision, where appropriate, are provided in accordance with other policies of the plan and guidance.
- 8.21 Tandem development, consisting of one house immediately behind another and sharing the same access, is generally unsatisfactory because of the difficulties of access to the house at the back and the disturbance and lack of privacy suffered by the house in front. Careful consideration is therefore required of amenity and access issues.
- 8.22 Policy PSP7 identifies limited extensions to dwellings, as not inappropriate development in the Green Belt, providing they do not result in disproportionate additions over and above the size of the original building and do not prejudice the openness and the purposes of the Green Belt.

Delivery

- 8.23 This policy will be delivered through development management.

POLICY PSP39 - RESIDENTIAL CONVERSIONS, SUB-DIVISIONS AND HOUSES IN MULTIPLE OCCUPATION

The conversion or sub-division of existing residential buildings into smaller units of self-contained residential accommodation will be acceptable, provided that they would:

- 1) not harm the character and amenity of the area within which they are located; and**
- 2) not prejudice the amenity of neighbours; and**
- 3) provide adequate amenity space; and**
- 4) provide parking in accordance with the Council's parking standards.**

Where planning permission is required for Houses in Multiple Occupation (HMOs), these will be acceptable, provided that they would:

- 1) not impact on the character and amenities of the area within which they are located; and**
- 2) not prejudice the amenity of neighbours; and**
- 3) provide adequate amenity space; and**
- 4) refuse storage and servicing; and**
- 5) provide parking in accordance with the Council's parking standards.**

8.24 Policy CS17 in the South Gloucestershire Core Strategy relates to Housing Diversity. It states that 'the mix of housing should contribute to providing choice in tenure and type, having regard to the existing mix of dwellings in the locality and the character and relative accessibility of the location.

8.25 In applying this policy, the term "neighbours" should be taken to mean; properties adjacent to, and surrounding the application site which have a reasonable potential to be directly affected by harmful impacts arising from the proposal(s).

8.26 Most HMOs were formerly single dwelling houses falling into the C3 Use Class. Schedule 2, Part 3, Class L of the General Permitted Development Order grants automatic permission to change the use of any C3 dwelling house to a HMO accommodating 3-6 residents, which falls within the C4 Use Class. HMOs with 7 or more residents do not fall within any Use Class, and no Permitted Development Right to change to a HMO with 7 or more residents exists from any use. Consequently for the change of use of any premises to a HMO for 7 or more residents, an assessment has to be made as to whether a material change of use

from the prior lawful use has occurred and, if it is determined that it has, then planning permission is required.

- 8.27 Sub-division of existing dwellings and non-residential properties to form flats or HMOs can however, make a valuable contribution suitable for smaller households and single people. Such developments can nonetheless, if inappropriately located and/or by becoming concentrated in a locality, increase local congestion, on-street parking problems and undermine amenity and street character, by leading to the removal of front gardens and landscaping, to accommodate parking and bins on private amenity space.
- 8.28 Further guidance in relation to the criteria set out above regarding flat conversions and HMOs is also contained in Chapter 4 of the Residential Parking Standards SPD (December 2013) and particular regard should be had to the further explanation provided at paragraph 4.3 of the document.
- 8.29 Further guidance in relation to the criterion set out above regarding refuse storage and servicing can be found in the Council's Waste Collection: guidance for new developments SPD (January 2015).
- 8.30 The conversion of existing buildings for flats, subdivision into two or more properties, will generally be welcome where parking is provided on site, in accordance with the standards in PSP16, so it does not cause or add to existing parking problems in the locality, and therefore in accordance with Policy PSP39.

Delivery

- 8.31 This policy will be delivered through development management.

POLICY PSP40 - RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE

Development proposals for residential development in the open countryside, outside the settlement boundaries as defined on the Policies Map, will be acceptable for:

- 1) rural housing exception initiatives, which accord with Core Strategy Policy CS19;**
- 2) rural workers dwellings, in accordance with PSP41;**
- 3) the replacement of a single existing dwelling, where it is of a similar size and scale to the existing dwelling, within the same curtilage, and of design in keeping with the locality, and minimises visual intrusion in the countryside;**
- 4) the conversion and re-use of existing buildings for residential purposes where:**
 - i). the building is of permanent and substantial construction; and**
 - ii). it would not adversely affect the operation of a the rural business(es) or working farm(s); and**
 - iii). any extension as part of the conversion or subsequently is not disproportionate to the original building; and**
 - iv). If the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting.**

In all of the above circumstances, development proposals including any alterations, extensions or creation of a residential unit, will be acceptable where they do not have a harmful effect on the character of the countryside, or the amenities of the surrounding area.

The replacement of residential caravans or mobile homes, which do not benefit from a permanent planning permission, with permanent buildings will be only be acceptable. where allowed for under PSP41 rural workers dwellings.

In addition, the replacement of residential caravans or mobile homes on traveller sites with permanent buildings will not be acceptable.

- 8.32 Core Strategy Policy CS5 states that development in the open countryside will be strictly limited. Open countryside relates to all land outside of the main urban areas and settlement boundaries as defined on the Policies Map. Rural Housing Exception sites, rural workers dwellings, replacement dwellings, and conversion and re-use of existing buildings are acceptable residential developments in the open countryside. However, it is noted that changes to the General Permitted Development Order

1995 (as amended) introduced permitted development rights to convert agricultural buildings to residential, although rights do not apply to listed buildings or in AONBs and conservation areas. Additionally, whilst Core Strategy Policy CS5 states that development in the open countryside will be strictly limited, if a 5 year housing land supply cannot be demonstrated, Policy CS5 in so far as it relates to the supply of housing, will be considered out of date in accordance with the NPPF. Where residential development proposals, that do not conform with policy PSP40, are brought forward at times when a 5 year housing land supply cannot be demonstrated, applications will be assessed in accordance with all relevant development plan policies and the National Planning Policy Framework (NPPF, as set out in paragraph 14).

- 8.33 More detail on Rural Housing Exception sites are set out in Core Strategy Policy CS19. More detail on Rural Workers Dwellings are site out in Policy PSP41.
- 8.34 Re-using existing vacant buildings can help reduce vandalism and dereliction, and the demand for new buildings in the countryside. However, re-use/conversion can have an adverse impact on the character of the countryside. The building will need to be of a permanent and substantial construction.
- 8.35 In all circumstances proposals will need to demonstrate that they will not lead to harm upon the character of the local countryside or surrounding amenities. With respect to the enhancement of the immediate setting, in the case of conversion and re-use, this may include, but is not limited to, increasing wildlife value, improving local landscape setting, and repairing and replacing boundary treatments, such as walls and hedges.
- 8.36 It is essential that a replacement dwelling is sensitively designed and located, such that it is in keeping with and makes a positive contribution to, the character of the area and minimises intrusion in the open countryside. In order to achieve this, replacement dwellings should be of a similar size and scale to that which is being replaced.
- 8.37 This policy strictly prevents residential caravans or mobile homes without permanent planning permissions to be replaced with permanent buildings, except those permitted under PSP41, rural workers dwellings. The replacement of residential caravans or mobile homes on traveller sites with permanent buildings, will also not be permitted.

Delivery

- 8.38 This policy will be delivered through development management.

POLICY PSP41 - RURAL WORKERS DWELLINGS

Outside of the defined settlement boundaries, the erection of dwellings for permanent workers in agriculture, forestry or other rural businesses will be acceptable, where the applicant can demonstrate that:

- 1) the dwelling is required to satisfy a clearly established existing functional need to live at the place of work or within the immediate area, which can't be met within the defined settlement boundaries; and**
- 2) the rural business has been established for at least three years, has been profitable for at least one of them, is financially sound, and has a clear prospect of remaining so; and**
- 3) the need could not be fulfilled by another existing dwelling or building capable of conversion on the unit, or any other accommodation or building capable of conversion in the area, which is suitable and available for occupation by the worker concerned; and**
- 4) the proposal(s) is satisfactorily sited in relation to the rural business and wherever possible, is sited within a hamlet or existing group of buildings.**

In the case of new businesses, where the need and location have been established, but permanence cannot be demonstrated, consideration will be given to temporary accommodation, whilst the business establishes.

The removal of an occupancy condition on a rural worker's dwelling will be acceptable where it can be demonstrated there is no existing or foreseeable need on the unit or in the locality, and there has been an independent market assessment following an unsuccessful attempt to market the property at a realistic price.

8.39 New dwellings may be justified in the countryside to enable full-time rural workers in land-based businesses to live at, or in the immediate vicinity of, their place of work, although normally it will be as convenient for such workers to live in nearby towns and villages. This policy does not apply to seasonal workers, for example fruit picking or lambing seasons, which only requires such workers for a temporary period, at a particular time of the year.

8.40 A functional test will be applied to each proposal(s), to establish whether it is essential to the proper functioning of the land-based business for one or more workers to be readily available at most times of the day and night. The Council will normally only consider the needs of the business concerned and not the personal preferences or circumstances of the applicant. The need for security will rarely be sufficient justification alone for a new dwelling, especially where there is already a dwelling at, or in the immediate area of, the business. Similarly, permission for a new dwelling will not be granted where the need for accommodation could

reasonably be met by a building capable of conversion, or any other accommodation in the area that is suitable and available.

- 8.41 In order to justify the need for permanent accommodation, applicants will need to demonstrate that the business has been established for at least three years, has been profitable for at least one of them, is currently financially sound, and has a clear prospect of remaining so. All applications will therefore need to be accompanied by a detailed appraisal, undertaken by a competent and qualified consultant, with experience in such matters. In cases where permanence is still to be demonstrated, a further period of temporary consent may be permitted.
- 8.42 Where a need for a permanent rural worker's dwelling can be demonstrated, it should be sited so that it relates well to the business or other dwellings; avoiding isolated and prominent locations. The Council will consider whether to withdraw permitted development rights in order to retain control over any future extensions, which could result in a dwelling whose size exceeded what could be justified by the functional requirement. The Council will impose a condition limiting occupancy of any such dwelling to a person currently or formerly employed in farming, forestry or other land-based rural business.
- 8.43 Proposal(s) for the removal of an occupancy condition will only be permitted where it can be clearly demonstrated that there has been an independent market assessment following an unsuccessful attempt to market the property at a realistic price, reflecting the occupancy restriction; and there is no agricultural, forestry or other land-based rural business need for the dwelling on the unit, nor is such a need likely to arise in the foreseeable future; nor is there a need in the locality. Applications will therefore need to be accompanied by a detailed expert appraisal. In considering such applications, the Council will take into account the number of planning applications for agricultural, forestry or other land-based workers dwellings in the locality over recent years and the number of vacant dwellings with similar occupancy controls.
- 8.44 In circumstances where a dwelling is essential to support a new rural business, whether on a newly created unit or an established one, or where the long term viability of the business is in some doubt, the Council will not grant planning permission for a permanent dwelling. It will however consider granting temporary consent for accommodation that can be easily dismantled, providing the functional need has been demonstrated and there is clear evidence of a firm intention and ability to develop the business concerned; and that it has been planned on a sound financial footing. The same considerations will apply in respect of siting as those set out above, relating to permanent dwellings.

Delivery

- 8.45 This policy will be delivered through development management.

POLICY PSP42 - CUSTOM BUILD DWELLINGS

When considering such proposal(s) for self and custom build dwellings the Council will take a positive approach. With particular respect to self and custom build schemes of more than 10 dwellings in urban areas and 5 dwellings in rural areas, the Council will work pro-actively with applicants to find solutions to enable the viable delivery of custom build housing. In doing so the Council will maintain a register for prospective self and custom house builders and have regard to the register in its decision making, plan making, housing and regeneration functions. The Council will also:

1. seek to bring forward land for custom build dwellings through the review of the Local Plan (to be completed in 2018);
2. investigate opportunities for custom build dwellings on Council owned land as and when it becomes available for redevelopment / disposal;
3. encourage developers to provide serviced custom build plots on residential development sites of over 10 dwellings;
4. require developers to supply at least 5% of the total dwellings on residential and mixed-use sites of over 100 dwellings, as serviced plots 'and/or shell homes' for sale to self and custom builders;
5. require the developer to investigate whether it is viable to provide self and custom build plots on sites where the Council has agreed it is unviable to provide policy compliant S106 contributions (including affordable housing) if the affordable housing is consequently reduced to below 35% of the total dwellings and subsidy is not available to return the affordable housing to 35% of the total dwellings. The number of self and custom build plots (to be investigated) should be up to the equivalent in number of the difference in provision of affordable housing being provided and the 35% target affordable housing amount;
6. in respect of Core Strategy Policy CS13 – Non-Safeguarded Economic Development Sites, will prioritise the provision of self and custom build dwellings, ahead of mainstream developer models of housing delivery;
7. in respect of Core Strategy Policy CS19 – Rural Housing Exception Sites, require providers to investigate the provision of self and custom build housing as all and or part of the market housing allowance;
8. encourage local communities to provide land for self and custom builders through Neighbourhood Planning; and
9. where custom build plots are provided under criteria 2, 4 & 5 of the policy, will expect dwellings to be no larger than 108sqm (gross internal floorspace).

8.46 "Self-build" is the practice of creating an individual home for yourself. The self-builder's input into this process may vary from undertaking the actual building work to contracting out all the work to an architect or building package company, or contracting the development of the shell of a building and completing the internal building work themselves. Consequently, it is now also commonly termed "Custom Build" housing, i.e. the home is custom built to the individual's specification, as opposed to being designed and built by a construction company to a standard specification for sale. Custom-build housing can be built or commissioned by individuals (or groups of individuals) for their own occupation (see Glossary for the legislative and Custom & Self Build Toolkit's definitions). The Council considers that self-build has a number of advantages over mainstream developer models of delivery. These potentially include:

- lower development costs;
- increased housing choice;
- custom-builders are more likely to be innovative and use green technology;
- improved build quality;
- custom-builders are more likely to use local suppliers and trades people; and
- enhanced diversity of supply.

8.47 There are, however, a number of challenges facing self-builders, including access to land and finance, planning & other regulatory requirements & provision of infrastructure.

8.48 Self and custom house-builders in recent times have predominantly been wealthier older people (the grand designers) and no doubt opportunities for this group will continue to be available. The Council, however, wishes to increase opportunity for low and middle income groups (and downsizers) to build their own homes. Criteria 10 proposes a target size for custom-build dwellings that may be delivered through routes 2, 4 & 5, 6 & 7 in order to hold down the size and thereby value of plots of land, to make them more affordable for middle income earners. The proposed size is equivalent to a 6 person 3 storey 3 bed or 6 person 2 storey 4 bed dwelling as prescribed in the Nationally Described Space Standards (NDSS).

8.49 The policy therefore sets out the Council's approach to the delivery of custom-build dwellings in advance of review of the Core Strategy, which is to be completed in 2018. Legislation, Government policy and industry practice is expected to develop further over the next few years. It is expected therefore that the above policy and Council actions will also need to be revised in respect of the custom-build agenda.

8.50 It is expected (but not required) that sites of more than 1 custom-build plot will generally be brought forward by way of an outline planning permission followed by full details (reserved matters) for individual plots. Depending on the nature of the site and its context, the Council may therefore require that layout, scale and appearance parameters are agreed at the outline stage or by way of condition prior to site

commencement to inform future reserved matters. Depending on the scale, sensitivity and complexity of a site a design code may be appropriate.

- 8.51 The Council is also aware of instances where custom-build sites have been left in a poor condition with incomplete highways and communal areas. The Council will also therefore, where appropriate, require applicants to enter into a S106 legal agreement to ensure the principal access road and communal areas, plus any other mitigation, as may be appropriate, is delivered to adoptable standards by an agreed trigger, during the build out of the site.
- 8.52 Sites for 100% custom-build housing of 5 and more dwellings in rural areas or 10 and more dwellings in the urban areas, would be expected to deliver affordable units in accordance with Core Strategy Policy CS18. The Council would welcome affordable self-build units, however it recognises the challenges that this creates and will therefore welcome the affordable dwellings to be delivered via a Registered Social Landlord and contractor in the usual way.
- 8.53 Part 5 of the policy seeks the provision of self and custom-build plots on house builder lead schemes of over 100 units. Like affordable housing, such plots may also be exempt from any prospective CIL charge. Developers should consider delivery models (see para 8.53 below) and site management issues carefully at the outset. In respect of 'shell homes' they will be expected to be offered at a point prior to 2nd fix. Developers may offer options and packages to completion but purchasers should not be tied into the use of such services as a condition of sale. Options that offer prospective purchasers involvement in customizing external appearance (where appropriate), internal arrangements and sustainability credentials are also encouraged. The affordable housing requirement (Core Strategy Policy CS18) should be calculated on 100% of the unit numbers, including the self-build element.
- 8.54 Part 6 of the policy seeks the provision of custom build plots where planning applications and permissions are revised as a consequence of viability issues, if the affordable housing is consequently reduced to below 35% of the total dwellings and subsidy is not available to return the affordable housing to 35% of the total dwellings. The Council will in those cases require the developer to investigate whether it is viable to provide custom build plots up to the equivalent in number of the difference in provision of affordable housing being provided and the 35% target affordable housing amount. The Council will take account of any potential further negative impact on viability and other S106 obligations in deciding if and how many custom-build plots should be provided.
- 8.55 Parts 7 & 8 promote custom-build dwellings on non-safeguarded employment sites and as the market element on rural housing exception sites where practical and viable.

Delivery

- 8.56 The Council recognises the emergence of a variety of business models, including self-finish options and for persons to attempt to circumvent the aspirations of this policy. Therefore, applications for custom-build sites over 10 dwellings in urban areas and 5 dwellings in rural areas, under the terms of this policy, should be accompanied by a statement setting out how the proposed dwellings will be brought forward and how the proposed model fulfils the aspirations of the Government and this policy. Any such schemes that are permitted may be required to enter into a condition and or S106 agreement that requires the plots are sold for the purposes of custom-build, in accordance with the proposed business model, (as set out in the supporting statement) where acceptable.
- 8.57 The Government has also set out legislation that exempts Self-Build Homes from the Community Infrastructure Levy. In order to benefit from this exemption, self-builders must provide a self-build exemption claim (prior to commencement of development) and additional supporting evidence within 6 months of completion of the dwelling. This evidence must comprise:
- Proof of date of completion – a copy of the building completion or compliance certificate issued by building control
 - Proof of ownership – a copy of the title deeds
 - Proof of occupation of the dwelling, as the applicant's principal residence – a Council Tax certificate and two further proofs e.g. utility bill or bank statement etc.
- 8.58 In addition, applicants must also provide a copy of one of the following:
- Proof of an approved self-build mortgage
 - An approved VAT refund (refunds for DIY house-builders), or
 - A specialist Self-Build Warranty
- 8.59 If such evidence is not provided the full CIL levy will become payable. It should be noted that self-finish options may not be applicable for CIL exemption.
- 8.60 The policy will be reviewed, further to emerging Government policy, via the review of the Core strategy (to be completed in 2018).

POLICY PSP43 - PRIVATE AMENITY SPACE STANDARDS

All new residential units (including those created by the change of use, development or sub-division of existing buildings), will be expected to have access to private amenity space.

Private and communal external amenity space should be:

- **functional and safe; and**
- **easily accessible from living areas; and**
- **orientated to maximise sunlight; and**
- **of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and**
- **designed to take account of the context of the development, including the character of the surrounding area.**

Provision should, as a guide, meet or exceed the following minimum standards:

- **1 bedroom flat 5m²**
- **2+ bedroom flat 5m² + private shared communal space**
- **1 bedroom house 40m²**
- **2 bedroom house 50m²**
- **3 bedroom house 60m²**
- **4+ bedroom house 70m²**

Any private communal space must be subject to appropriate management controls to ensure proper maintenance.

For proposal(s) for specialist residential accommodation, including care homes, nursing homes and other non-custodial institutions, the development must ensure sufficient external space to accommodate the normal recreational and other needs of residents, visitors or employees.

8.61 The National Planning Policy Framework supports 'strong, vibrant and healthy communities' (para7), seeks positive improvements in the quality of people's lives, by 'improving the conditions in which people live' (para 9), and always seeking 'a good standard of amenity for all and future occupants of land and buildings' (para17).

- 8.62 The Council considers that access to adequate private outdoor space can play an important role in the physical and mental health and wellbeing of people. Access to daylight, fresh air, space to dry washing, space to socialise, space to play in, space to enjoy wildlife and a place to grow plants/vegetables etc can add significantly to the quality of life of residents of all ages. The Council is therefore concerned to ensure, that in a place like South Gloucestershire which is characterised by its suburban and rural areas, new residents are provided with such opportunity so supporting healthy communities. The policy therefore proposes minimum external space standards.
- 8.63 As such, the form of private amenity space will be dependent on the type of dwelling and could include a private garden, roof garden, balcony or ground level patio /defensible space and shared (communal) amenity areas, for example.
- 8.64 In terms of the usability of space, the size of the external amenity space should, as a minimum, accommodate a table and chairs suitable for the size of dwelling and, where relevant, provide space for a garden shed for general storage (including bicycles, where no garage provision or cycle storage to the frontage of the dwelling is possible) and space for refuse and recycling bins; an area for drying washing; circulation space and an area for children to play in. External private amenity or communal space does not include car parking or turning areas.
- 8.65 The space standards are a guide and include the totality of balconies, front & back gardens and communal spaces etc, but not access paths. They should also be applied as an average across a development taking into account paragraph 8.60 above.
- 8.66 Suitable arrangements for access to refuse and recycling bins must be made, in order to prevent bins/bags being transported through dwellings.
- 8.67 The Council recognises also that higher density development may be appropriate in certain locations and circumstances, such as where other planning policies are promoting regeneration around and along key transport corridors and nodes. In such circumstances it is expected that the standards will be relaxed, but that developers will be expected to demonstrate good design standards in terms of access to fresh air and daylight, for example through good practice and innovative solutions such as provision of balconies, large windows, open plan layouts, adopting Nationally Described Space Standards, light tubes, use of roof tops and well designed and managed communal space etc

Delivery

- 8.68 This policy will be delivered through development management.

POLICY PSP44 - OPEN SPACE, SPORT AND RECREATION**Protection**

- 1) Development proposal(s) on land and buildings in existing use, last used for, or proposed for use for sport and recreation, including open space and playing fields, will not be acceptable unless:**
- a. an assessment has been undertaken which clearly shows the land and/or the buildings are surplus to requirements; or**
 - b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, and the replacement provision is available for use before the existing provision and its use is lost; or**
 - c. the development is for alternative sport and recreation provision, the need for which clearly outweighs the loss; or**
 - d. the development proposal is of a limited scale and would substantially enhance sport and recreation provision at the site for community use; or**
 - e. in the case of school playing fields, the development is for education purposes or the Department for Education is satisfied that the land is no longer required for school use and its loss would not result in a shortfall in provision for the local community.**

Outdoor sport and recreation outside settlement boundaries

- 2) Development proposal(s) for the development, expansion or improvement of outdoor sports and recreation (including water related recreation, motorised and noisy sports and golf facilities) outside the urban areas and the boundaries of settlements, as defined on the Policies Map, will be acceptable where:**
- a. proposal(s) for facilities that are likely to be major travel generators are located on sites which are highly accessible by public transport, on foot and by bicycle; and**
 - b. the proposal(s) would not in itself, or when considered with other recent or proposed sports and recreation developments in the immediate locality, have an unacceptable effect on the historic environment, character and diversity of the landscape; and**
 - c. the proposal(s) would not give rise to unacceptable levels of on street parking to the detriment of the surrounding area and highway safety; and**
 - d. Any external lighting or advertisements would not result in the unacceptable loss of amenity, nor constitute a road safety hazard.**

New buildings will be acceptable where the conversion or re-use of existing buildings is not viable and where they are essential for and proportionate to the use of the land for outdoor sport and recreation.

- 8.69 The policy is consistent with the National Planning Policy Framework and sets out criteria for considering development proposals which affect provision of land and buildings for sport and recreational use.
- 8.70 In relation to criteria under 1, Core Strategy policy CS24 sets out the provision standards (quantity, quality and accessibility), when assessing provision levels and requirements these adopted standards will be used. In respect of the assessment of a suitable locations for replacement provision (criterion 1b), these should be in the same locality as the existing site, accessible by a range of transport and not dependent on private car to access.
- 8.71 The policy allows for the partial limited development of a site in circumstances where this would provide for substantial enhancement of sport and recreation provision on site for community use (criteria d). Only a small proportion of the site will be permitted for redevelopment, usually up to 5% with anything above and up to a limit of no more than 10% requiring exceptional circumstances to be demonstrated, and usually much less. Substantial enhancements will relate to the improvement of existing sport and recreation provision and will generally entail all weather surfacing, drainage provision/improvements, floodlighting, changing facility provision/improvements and contributions to the long term maintenance of the facility.
- 8.72 Criteria e of the policy acknowledges that, in accordance with paragraph 72 of the NPPF, Government attaches great weight to the need to create, expand or alter schools.
- 8.73 Policy PSP48 provides a framework for considering proposal(s) for outdoor sports and leisure activities outside the defined urban area and settlement boundaries. This includes water related activities, motorised and noisy sports, golf related activities and playing field based sports. Proposal(s) must accord with the relevant policies relating to the Green Belt.
- 8.74 The Council recognises that the location, rural nature and accessibility of much of South Gloucestershire, makes it an ideal location for many sporting and recreational activities. The policy criteria are intended to ensure proposal(s) are directed to the most suitable locations, whilst allowing providers the opportunity to select sites which meet their needs. The Council recommends early preliminary consultations over potential sites and proposal(s) prior to submission of an application.
- 8.75 Where sites are considered appropriate for outdoor sports and recreation and built facilities are small scale, essential and ancillary to the activity, existing buildings on site should, where appropriate, be converted or replaced. Where this is not possible, built facilities should be located in the least prominent part of the site, taking advantage of the natural landform to minimise visual impact in views from the surrounding area. In certain circumstances it may be appropriate to incorporate landscaping proposal(s) to minimise impact. In all instances new facilities will be

expected to be designed using locally sympathetic materials and include, tree planting schemes and ensure public access through the retention and creation of footpaths, cyclepaths and bridleways. Additionally, proposal(s) which are major travel generators, will be required to demonstrate how good access by public transport will be provided and/or improved. All proposal(s) that include floodlighting will be required to demonstrate how any adverse effect on residential amenity, wildlife and the landscape will be mitigated.

- 8.76 Noisy activities should be located away from residential properties to minimise impact on amenities. Safety issues for rights of way users and adjacent land users in relation to motorised and shooting sports and safety issues for participants and spectators of various activities, require careful assessment. Control of such activities, where they are temporary, may be limited where they are subject to permitted development rights, i.e. not requiring planning permission.

Delivery

- 8.77 This policy will be delivered through development management.

POLICY PSP45 – BURIAL FACILITIES (INCLUDING CREMATORIA)
<p>Outside of settlement boundaries, as defined on the Policies Map and outside of the Green Belt, new buildings serving cemeteries/burial facilities/crematoria will only be permitted where the conversion or re-use of existing buildings is not viable, and where they are essential to the primary purpose of the site and proportionate with the proposed use and existing building(s) on the site.</p>

- 8.78 Core Strategy Policy CS23 Community Infrastructure and Cultural Activity seeks to ensure that in the first instance the role and viability of existing facilities are enhanced. Policy PSP45 will only allow new buildings for burial facilities, including crematoria, which are proposed outside of settlement boundaries and outside the Green Belt, where the re-use or conversion of an existing building is not viable. Any new building will have to be for the primary purpose of the site and proportionate to it and its surroundings.
- 8.79 In accordance with the NPPF, in the Green Belt, only new buildings providing appropriate facilities for cemeteries are acceptable in principle. There are other policies in the Plan which will apply to burial facilities and crematoria, such as environmental policies, which will seek to ensure proposal(s) respect landscape quality and prevent environmental pollution, for example. These are sensitive uses where privacy for those visiting is as important as for those living close by. This will need to be reflected in the design of proposal(s), particularly for boundary treatment.
- 8.80 In addition, Section 5 of the Cremation Act 1902 sets down the statutory restrictions upon the siting of a crematorium.
- 8.81 Applications for private burial facilities will need to demonstrate how excess material from graves will be dealt with.

Delivery

- 8.82 This policy will be delivered through development management.

9. Major Infrastructure Projects- Oldbury New Nuclear Build

Introduction and Context

- 9.1 National Policy Statement (NPS) EN-1 sets out national policy for the energy infrastructure which, when combined with the relevant technology-specific energy NPS, provides the primary basis for decisions by the Secretary of State on applications for energy developments that fall within the scope of the NPS.
- 9.2 In the NPS for Nuclear Power Generation (EN-6) the Government has included a site near to Oldbury-on-Severn as potentially suitable for a new nuclear power station by 2025. The 420 acre (170 hectare) site for the Oldbury New Nuclear Build (NNB) is located next to the former nuclear power station and is owned by Horizon Nuclear Power, which was acquired by Hitachi in 2012.
- 9.3 In response to the identification of Oldbury as a potentially suitable site for a NNB and acknowledgement of the need to consider local planning policy in determining NSIPs (as referenced in National Policy Statements), Major Infrastructure Project Policies CS36 and CS37 have been accepted and included in the adopted South Gloucestershire Core Strategy.
- 9.4 Policy CS36 is an overarching policy relating to all Major Infrastructure Projects, whether determined by the Secretary of State, the Council or any other agency. Policy CS37 applies to nuclear related development, including that associated with the proposed new power station at Oldbury, decommissioning of the existing and other proposals relating to nuclear waste.
- 9.5 Although substantive work on the pre-application stages of the proposed Oldbury NNB may not start for some time, it is anticipated that this will be well within the Core Strategy Plan Period (which runs up to 2027). It is therefore considered important that the policy framework for what is likely to be the biggest development faced by the Council and its communities in generations, should be developed alongside and along with, the overall policy framework for South Gloucestershire.
- 9.6 This additional planning policy will support the delivery of the Core Strategy and help the Council achieve sustainable development, economically, socially and environmentally. The policy will inform the Council's pre-application engagement with the Oldbury NNB promoter, and its response to consultations, as well as informing the Council's input during Examination of the submitted Development Consent Order (DCO). In line with the Government's announcement and the adopted Core Strategy, this Plan's policy will also inform the negotiation of community benefits in recognition of the disturbance and burden placed on local communities, as a result of hosting a new nuclear power station.

POLICY PSP46 – OLDBURY NEW NUCLEAR BUILD (NNB)

In accordance with Core Strategy Policies CS36 and CS37, the NPS nomination of Oldbury as a potential site for a new nuclear power station and the delivery objectives for the Oldbury NNB project, the Council is committed to working in a collaborative partnership approach with the scheme promoter, our local communities, key Government agencies, National Grid and public bodies and other neighbouring and/or relevant local authorities*.

To inform this work, the Council has identified 10 themes and associated delivery objectives, which, as set out in the table below, are intended to provide a sustainable and integrated delivery strategy to minimise the impact on our local communities and environment, and ensure the provision of community benefit and legacy.

These themes and objectives will provide the framework within which the Council will engage with the promoter of the NNB at Oldbury throughout the pre-application and post-application engagement and the Examination process, and against which emerging project proposals will be assessed, including in the preparation of the Local Impact Report. It will be expected that the project promoter will provide full details to show how these objectives will be achieved through the proposed DCO.

The Council would expect the DCO application to set out and demonstrate the high regard to which they have given these themes and demonstrate how the objectives and mitigation, as set out in the table below, will be delivered through their project proposals.

The Council will also bring forward a Pre-Engagement Position Statement that sets out information on constraints and opportunities in relation to the proposed development as well as more detail on preferred mitigation approaches, legacy opportunities and community benefits.

* For the purposes of this Policy, in recognition of the scale of this project, the Council considers 'neighbouring or relevant local authorities' applies to the following, as they are considered to be within commuting distance of the proposed development site: Bristol, Bath & North East Somerset, North Somerset, Wiltshire, Somerset, Sedgemoor, Mendip, Stroud, Gloucestershire, Cotswold, Forest of Dean, Monmouthshire, Gloucester City, Taunton Deane and West Somerset

- 9.7 Given the timeframe for the proposed project planning, development, operation and decommissioning for a nuclear power station, and also that the nature of the proposals is not yet known, it is considered that other issues of relevance to the Council and its communities may arise. It may therefore be necessary for the Council to consider further planning policy development in the future.
- 9.8 The order of topics set out in the table below does not at this stage infer priority of issues for consideration.

- 9.9 In order to better inform pre-application discussions and improve efficiency in responding to early developer engagement, the Council will prepare a Pre-Engagement Position Statement that provides background information and detail in relation to the Delivery Objectives set out in the table below. This Statement will provide where possible and appropriate: information on constraints, further detail on evidence considered necessary to underpin proposals, and design and mitigation approaches, legacy and community benefits. The Statement will seek to maximise alignment with wider policy and objectives for the Council area. The Statement will be informed by duty to cooperate engagement with neighbouring Councils and advice from statutory bodies.

Theme	Issue	Delivery objectives
Flood & Flood Risk Management (incl. Coastal change)	<ul style="list-style-type: none"> The main site and its access is within the floodplain (flood zone 3) and impacted by tidal, fluvial and pluvial water The extent of flood protection would be determined by the developer's flood risk assessment (FRA) and modelling, including the implications of access roads on the flood cell. Environment Agency (EA) advise that, the level of protection against a flood event should provide for an event with an annual probability plus climate change of: <ul style="list-style-type: none"> 0.01% annual probability for the main site, 0.5% for dry access 0.1% for safe site access for worker/visitors to and from the site, 0.5% tidal flooding 1% for fluvial flooding 0.1% for fluvial and tidal flooding, Account should be taken of a potential breach of the sea wall. Existing flood risk problems at Oldbury-on-Severn could be compounded and the effects upon local villages and settlements will need to be fully assessed and addressed Community concerns about safety and flooding in a flood risk area 	<p>Acknowledging the Environment Agency's role in flood protection, the Council's delivery objectives include:</p> <ul style="list-style-type: none"> Protection of as much of the 'cell' as possible to provide flood protection for the wider area and alleviate existing flood issues, including at Oldbury-on-Severn while also delivering the flood resilience required for the site and its access A need to clarify the baseline conditions associated with any survey and assessment Ensure, where possible, that flood protection for the proposal, including associated development and access roads, does not compound impact on the local environment and communities The project promoter will need to provide reassurance to local communities about safety and flood resilience

Theme	Issue	Delivery objectives
Transport (Access and Movement) (including construction materials, equipment, including abnormal indivisible loads and workers)	<ul style="list-style-type: none"> Strategic Road Network (SRN) around Bristol is congested and limited capacity exists at key motorway junctions Local roads are not well suited to carrying the number and type of vehicle movements that will be necessary to construct the development Established port facilities exist at Avonmouth and Sharpness, but nothing adjacent to the site The Severn deep water channel runs close to the site. Limited capacity exists at M5 J14, but this is the closest junction on the SRN to the main site Strategic transport aspirations exist for Park and Ride/Share facilities at Falfield, Aust and Tormarton The travel to work area will include South Wales, so there is a need to capture worker movements as close as possible to the Severn Bridge Crossing A key focus for economic growth is the Avonmouth and Severnside Enterprise Area which is in close proximity to the main site. The Oldbury NNB needs to dovetail with these plans Limited rail infrastructure exists in the locality, though rail access does exist to the local quarry at Tytherington (east of 	<ul style="list-style-type: none"> Delivery of key infrastructure is a priority in advance of commencement of development, including site preparation works. Early implementation of a segregated transport link to the site to avoid impact on local communities Worker movements should be captured at key nodes in locations which dovetail with the Council's strategic transport aspirations and the preferred accommodation strategy for Oldbury NNB Encourage site access from the Strategic Road Network north of M4/M5 interchange Improve motorway access including M5 Junction 17 Integrate Park & Ride and logistics facilities with motorway access junctions improvements, including at Falfield, Tormarton and Aust For workers travelling from South Wales, need to capture worker movements as close as possible to the Severn Bridge Crossing Maximise opportunities for water based deliveries, with appropriate infrastructure to facilitate this Recognise the role which local ports could play Maximise opportunities for rail based deliveries and worker access, with appropriate enhancement to existing infrastructure to facilitate this Potential use of Tytherington quarry for rail access, lay down, logistics and/or aggregate source/storage, plus Charfield station for workers A sustainable, controlled and enforced solution for the movement of workers and materials from the SRN and other transport modes to the main site and any associated development that minimises disruption to local communities Strategic connectivity between the main site and the wider Avonmouth and Severnside Enterprise Zone area to capture the opportunities for Oldbury NNB and facilitate the efficient movement of goods, services, and workers to the main site Consider the use of temporary infrastructure (both marine and land based) for the duration of the construction period to overcome local difficulties with the minor road network inside the motorway box, and disruption and disturbance to local communities

Theme	Issue	Delivery objectives
	<p>Thornbury) and port facilities to the north at Berkeley</p> <ul style="list-style-type: none"> Potential use of a station at Charfield for worker commuting, and legacy 	<ul style="list-style-type: none"> Control hours of operation and transport routes to avoid impact on SRN and on the lives and businesses of local communities
Accommodation & Housing	<ul style="list-style-type: none"> A number of workers are likely to need to be accommodated within the main site for operational reasons Risk that purpose built temporary worker accommodation could overwhelm or unbalance local communities A significant proportion of the workforce is likely to want functional low cost accommodation The travel to work area will include adjoining authority areas, including to the north of the estuary Legacy housing is an aspiration. Private rented sector is not currently considered able to meet the scale of accommodation required by the development and only relatively limited tourism accommodation exists in the area 	<ul style="list-style-type: none"> A general preference for an integrated approach to worker accommodation, with existing communities rather than a large single campus. A mixed economy of provision that blends campus style accommodation with investment in private sector housing to meet project needs whilst also helping to resolve existing shortcomings and deliver strategic housing aspirations Any temporary campus accommodation within or relatively near to the main site should be of a relatively modest scale and must not impact on the wellbeing of existing local communities Off-site campus accommodation may be appropriate on sites that are <ul style="list-style-type: none"> Regeneration sites that are yet to be developed Utilise latent units if available Facilitate a potential legacy use A supply of housing that will be available for the workforce, but which also provides a legacy consistent with strategic housing aspirations of the Council and neighbouring authorities and the South Gloucestershire Local Plan review process and testing of future spatial options
Environment (archaeology & historic environment, landscape & visual, ecology)	<ul style="list-style-type: none"> Impact upon surrounding historic built and natural environment arising from the main development plus associated development and infrastructure and traffic movements 	<ul style="list-style-type: none"> Early and ongoing ecological surveys of the site and surrounding area Early production of a Habitat Regulations Assessment and for this to inform the design of the scheme If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning

Theme	Issue	Delivery objectives
	<ul style="list-style-type: none"> • The main site is located within a historic Levels landscape with direct relationship to international designations on the Severn Estuary. As such, a Habitat Regulations Assessment will be required that may shape the preferred development and associated development proposals, including transport and accommodation strategies • Both land and marine based impacts will arise, the nature of which will be different and may require alternative solutions • Uncertainty as to opportunities that exist for compensatory habitats in the local area • The main site is within an area of high archaeological potential and may contain assets of national importance • Physical form, scale and appearance of buildings within the wider context of the Severn Estuary and Levels landscapes • Potential for impact on the settings to above ground designated heritage assets • Both near and distant views, across an open flat and estuarine landscape, will be affected with impacts upon local, historic and designated landscapes and their settings 	<p>permission should be refused; this is the 'avoid, mitigate, compensate hierarchy' approach. Appropriate compensatory habitat should be located as close to the site as possible and is likely to be on land to the north of the site.</p> <ul style="list-style-type: none"> • Early investigation of buried archaeology, definition of settings to other heritage assets to establish nature of interest that may be affected. • Where possible, design and site layout should consider the preservation of archaeology in situ, but where archaeology is disturbed, it should be discovered, recorded and suitably displayed • The design of the buildings and landscape works should achieve a design quality that is sensitive to the character of the surrounding landscape, with careful consideration of layout, form, massing, materials and colour, and The height of any cooling facilities, should be minimised • Early application of a landscape character and visual impact assessment to determine appropriate mitigation for wider environment impacts • Landscape character assessment to address tranquillity, noise & light • Early implementation of key environmental mitigation measures, including landscape works to reduce construction impact • A local and wider landscape and visual mitigation package, including to addresses near and distant impacts of both the main site and also for associated infrastructure • Rationalisation of Public Rights of Way to better match local demand and long term management, and protect amenity of long distance routes • Re-instatement and enhancement of landscapes post construction and following removal of any temporary infrastructure • Need for monitoring, management and enforcement of environmental standards during construction as well as operation, to protect communities and the environment.

Theme	Issue	Delivery objectives
	<ul style="list-style-type: none"> • A number of Public Rights of Way will need to be diverted with potential long term impacts for the Severn Way coastal path and for views from Offa's Dyke on the northern bank • Noise disturbance, light pollution, water & air quality impacts on the environment and amenity 	
Economic Development/ Ensuring sustainable growth	<ul style="list-style-type: none"> • A key focus for economic growth is the Avonmouth and Severnside Enterprise Area and is in relatively close proximity to the main site. The Oldbury NNB needs to dovetail with these plans • Opportunities to maximise economic growth should be balanced against the impact that arises • Potential for boom and bust • Leakage of skills and training benefits and local labour to NNB at expense of existing local businesses. • Need to maximise local employment and business opportunities and benefits 	<ul style="list-style-type: none"> • Focus upon local supply chain development to address risk of boom and bust and provide lasting legacy • Promotion of integration of NNB with Local Enterprise Partnership (LEP) and Enterprise Area objectives and delivery • Ensure that Oldbury NNB does not outcompete existing local businesses for labour and skills • Early intervention in schools to raise aspirations and to promote Science, Technology, Engineering and Maths (STEM) – to dovetail with the future needs of NNB construction and operation • Early development of links to local training providers, including South Gloucestershire and Stroud College and the University of the West of England and Bristol University • Encourage local supply of aggregate and other materials/services where this accords with extant planning policy objectives
Education & skills	<ul style="list-style-type: none"> • Leakage of skills and training benefits and the need to maximise local employment and business opportunities • Long timeframes and lead in times if education and training opportunities are to be realised for Oldbury NNB 	<ul style="list-style-type: none"> • Alignment between NNB and LEP objectives and initiatives • Realise potential of existing education partnerships • Early development of links to local training providers, including University of the West of England and Bristol University and South Gloucestershire & Stroud College • Ensure delivery of education and training initiatives in advance of pre-application DCO application process. • Early intervention in schools to raise aspirations and to promote STEM, to dovetail with the future needs of NNB construction and operation

Theme	Issue	Delivery objectives
Community safety, community benefit and quality of life (including health and community facilities)	<ul style="list-style-type: none"> Health impact, including human health, social and cultural wellbeing Promoting healthy lifestyles Actual and perceived impacts may arise primarily as a result of the large influx of workers (many of them likely to be migrant), and related to construction traffic and works Concern about pressure on local health care Concern about pressure on local community facilities Actual and perceived impacts will arise 	<ul style="list-style-type: none"> Ensure that existing communities are not unbalanced by an influx of construction workers Separation of transport routes to avoid mixing construction traffic with community access to essential services, such as shops, schools etc. An assessment of health and community impacts including during construction and definition of the mitigation should be undertaken alongside the development of transport and accommodation strategies. Facilities should be provided to support the wellbeing of construction workers, without compromising access by local communities and ensuring the appropriate community benefit and legacy in the long term
<p>Emergency Planning*</p> <p>*The Office of Nuclear Regulation land use planning advice in respect of emergency planning around nuclear sites including Oldbury may be found at: http://www.onr.org.uk/land-use-planning.htm</p>	<ul style="list-style-type: none"> Arrangements are achieved that dovetail with the Council's preferred procedures Evacuation boundary as a result of an off-site incident: It is understood that the Office of Nuclear Regulation, propose to extend this, and this may have implication for the road network The Detailed Emergency Planning Zone (DEPZ) for Oldbury B would come into force once the site comes under the nuclear licence conditions, this could be some years in the future, but it is considered prudent to include this in planning at an early stage, so that developments in the affected area 	<ul style="list-style-type: none"> The promoter must demonstrate that it will ensure that the construction of the NNB proposal enables compliance with and compliments existing and future emergency planning arrangements

Theme	Issue	Delivery objectives
	could be controlled and residents are included from the outset	
Integration of the Existing and proposed nuclear sites	<ul style="list-style-type: none"> Minimise the extent and impact of the new build Maximise sustainability by reusing on site existing facilities, and associated off-site infrastructure 	<ul style="list-style-type: none"> Maximise reuse of land, buildings and infrastructure associated with the existing nuclear power station at Oldbury

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Policies, Sites and Places Plan:

Part 2: Sites and Places

Introduction

This part of the Plan sets out the policy for safeguarding and allocating a range of land uses required to support sustainable communities. Site allocations and safeguarding from the South Gloucestershire Local Plan, which are still relevant and deliverable, are also identified. Site allocations and safeguarding have also been set out in policies contained within Part 1 of the Plan.

10. Town Centres

- 10.1 The aim of national policy (NPPF) and Core Strategy Policy CS14 is to support the vitality and vibrancy of town centres by directing appropriate investment, including new retail development, through a sequential approach.
- 10.2 The NPPF requires local authorities to define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and to set policies that make clear which uses will be permitted in such locations. The NPPF also requires the allocation of appropriate edge of centre sites for main town centre uses that are well connected to the town centre, where suitable and viable town centre sites are not available, and if sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre.
- 10.3 Policy PSP31 defines town and district centres and primary shopping area boundaries, which are shown on the Policies Map. Following a review of physical and retail capacity in each centre it also apportions A1 retail growth between centres. Where specific opportunities for retail investment to expand in primary shopping areas exists. Policy PSP33 also identifies and provides for the primary and secondary shopping frontages within the centres.
- 10.4 The Town Centre policies have been informed draw from by profiles, which provide health checks and an assessment of each centre's economic, social and environmental sustainability. The profiles also consider the likely physical and retail capacity to accommodate growth. These were subject of consultation during the PSP Plans production, and form part of the evidence base for the Plan. Summaries drawn from the profiles are reproduced at Appendix 3 to this plan to provide a commentary on the vision, issues and opportunities for growth in each of the District's Town Centres.

11. Site Allocations and Safeguarding

- 11.1 Site allocations and safeguarding for a range of land uses are required to support the delivery of sustainable communities and have been identified in Policy PSP47 below. These include those allocations previously contained in the South Gloucestershire Local Plan (adopted 2006) that still require allocated status; and new allocations and safeguarding made in this Plan. Other site allocations and safeguarding are set within the Development Management Policies, in Part 1 of the Plan.

PSP47 – SITE ALLOCATIONS AND SAFEGUARDING		
<p>The sites listed below and shown on the Policies Map will be developed/safeguarded for the uses identified and brought forward in accordance with all other relevant development plan policies.</p>		
Topic/Use	Site/Use Details	Parish
Transportation	1. Bus link between Coniston Road, Patchway and Waterside Drive Aztec West*	Patchway
Education and/or Community Use	2. The Common East, Bradley Stoke (Wheatfield Drive)*	Bradley Stoke
Sports & Leisure	3. Within the Town Centre at Emersons Green* (indoor and outdoor leisure facilities)	Mangotsfield
	4. Tennis Court Road, Kingswood* (Sports/Leisure)	Unparished
	5. Safeguarding of: UWE Stadium** (21,700 seater sports stadium, ancillary and educational facilities)	Stoke Gifford
Community Facilities	6. Wellington Road, Yate*	Yate
Open Space	7. Adjacent to Thornbury Leisure Centre, Thornbury* (formal and informal open space)	Thornbury
	8. The Common, Yate* (formal and informal open space)	Yate
	9. Stub Ridings, Wickwar Road, Chipping Sodbury* (formal open space)	Sodbury
Education	10. Adjacent To Malmains Drive, Frenchay*	Winterbourne
	11. Adjacent To Wellington Road, Yate*	Yate
Housing/Mixed Use	12. South of Douglas Road, Kingswood (mixed residential development, comprising 306 dwellings, 40-bed nursing home, 28-bed sheltered housing scheme, and public open space)*	Unparished

	13. Waterworks Depot, Soundwell Road, Kingswood (approximately 75 dwellings)*	Unparished
	14. Land East of Coldharbour Lane and South of Bristol Business Park, Stoke Gifford (mixed use development, approximately 550 dwellings, retail and/or community meeting space and open space)*	Stoke Gifford
	15. Land at Harry Stoke (site allocated for housing and supporting facilities and open space, to meet local needs)*	Stoke Gifford
	16. Northfield (Charlton Hayes) (mixed use site)*	Patchway
	17. Emersons Green East (mixed use site)*	Emersons Green

* Site allocation retained from South Gloucestershire Local Plan (adopted 2006)

** New Allocation/Safeguarding

The following information is provided on the sites set out in Policy PSP47.

Transportation

Site 1: Bus link between Coniston Road, Patchway and Waterside Drive, Aztec West

- 11.2 This bus link utilises private land and will require the agreement of the land owner. It will remove the need for bus services to take a circuitous route between Bradley Stoke and Cribbs Causeway. It will also improve public transport access to Aztec West.

Education and/or Community Use

Site 2: The Common East, Bradley Stoke (Wheatfield Drive)* (site area updated to reflect the land not built upon)

- 11.3 This site is retained from the South Gloucestershire Local Plan, with the boundary amended to reflect the area of land that remains undeveloped. This site is reserved for Social Services provision under the terms of the Section 106 Agreement attached to the original permission at Bradley Stoke. The site was originally part of a wider area reserved for a primary school. Any final provision must however, be compatible with the adjacent primary school use. The two sites must be physically separated either through fencing or landscaping and incorporate separate accesses.

Sports & Leisure

Site 3: Within the Town Centre at Emersons Green* (indoor and outdoor leisure facilities) (site area updated to reflect the land not built upon)

- 11.4 Land is reserved for the development of indoor and outdoor leisure facilities to serve the future needs of the communities of Emersons Green. Maximum flexibility in the design and construction of any building will enable a range of activities to take place.

Site 4: Tennis Court Road, Kingswood* (sports/leisure)

- 11.5 The site is in the Council's ownership and is retained subject to the completion of the sports strategy that is reviewing formal sports pitches and facilities provision. Pending the completion of this, the Council's position is that existing facilities are currently heavily over used and are expected to continue to be so.

Site 5: Safeguarding of: UWE Stadium** (21,700 seater sports stadium, ancillary and educational facilities)

- 11.6 This is a site safeguarded for the bringing forward of a stadium, with 21,700 seats and ancillary and educational facilities, in line with the current planning permission.

Community Facilities

Site 6: Wellington Road, Yate*

- 11.7 The site is reserved for a community centre in line with the needs of the population in this area of Yate.

Open Space

Site 7: Adjacent to Thornbury Leisure Centre, Thornbury* (formal and informal open space)

- 11.8 This reserved land for formal and informal recreation at Thornbury Leisure Centre is within the Green Belt. The area has historically been used for recreational activity, including a skate park. Other uses on site include informal recreational use, such as dog walking. Allotments are also present on site. Evidence shows that there is a need for formal grass playing pitches at Thornbury, there are deficits for adult, youth and mini-football, which could potentially be accommodated on this site. It is proposed to maintain the site in the Green Belt. This is in accordance with NPPF paragraph 81, which requires local planning authorities to plan positively, enhancing the beneficial uses of the Green Belt. This includes looking for opportunities to provide for outdoor sport and recreation.

Site 8: The Common, Yate* (formal and informal open space)

- 11.9 The site is reserved for formal and informal open space aimed at meeting the assessed need of this area. Recent evidence has identified a demand for additional provision, whilst the anticipated expansion of the population through additional housing sites across the district, will also increase demand. The site has existing facilities in place and further pitches could be laid out to meet demand as it arises. This site also covers areas of informally used space.

Site 9: Stub Ridings, Wickwar Road, Chipping Sodbury* (formal open space)

11.10 The site is reserved for formal and informal open space aimed at meeting the assessed needs of this area. Recent evidence has identified a demand for additional provision, whilst the anticipated expansion of the population through additional housing sites across the district will also increase demand. The site has existing facilities in place and further pitches could be laid out to meet demand as it arises.

EducationSite 10: Adjacent to Malmain Drive, Frenchay*

11.11 This site has been reserved to accommodate a replacement facility for Frenchay CEVC Primary School. This site will be released if an alternative scheme is considered suitable.

Site 11: Adjacent To Wellington Road, Yate*

11.12 This site is allocated for a primary school. Currently the site is providing a temporary facility for outdoor recreation activities provided by Yate Town Council. The Council supports this temporary use provided that it does not involve built structures that would prejudice planned future educational development on the land.

Housing/Mixed UseSite 12: South of Douglas Road, Kingswood* (mixed residential development, comprising 306 dwellings, 40-bed nursing home, 28-bed sheltered housing scheme, and public open space)

11.13 This site allocation has been retained from the South Gloucestershire Local Plan (adopted 2006). Planning permission has been approved for the site. The site is expected to deliver units within the next five year period.

Site 13: Waterworks Depot, Soundwell Road, Kingswood* (approximately 75 dwellings)

11.14 This site allocation has been retained from the South Gloucestershire Local Plan (adopted 2006). In April 2016 the site was occupied by Bristol Water. Outline planning approval was gained in December 2008. The illustrative layout shows how the site could accommodate 75 units. Extension of time application approved in July 2015 following revisions to the S106 contributions to address viability concerns. The site remains an appropriate site for housing development for up to 75 dwellings, but will require access and highway improvements.

Site 14: Land East of Coldharbour Lane and South of Bristol Business Park, Stoke Gifford* (mixed use development, approximately 550 dwellings, retail and/or community meeting space and open space)

11.15 This site allocation has been retained from the South Gloucestershire Local Plan (adopted 2006). Hybrid planning permission has been granted for redevelopment on 13.5 hectares of land, to erect 694 dwellings with associated infrastructure including

Phase 1: comprising 284 dwellings, a 110m² Nursery and 261 Extra Care units with communal areas (2,217m² mixed use); and Phase 2: comprising up to 149 dwellings.

Site 15: Land at Harry Stoke (site allocated for housing, supporting facilities and open space, to meet local needs)*

11.16 This site allocation has been retained from the South Gloucestershire Local Plan (adopted 2006). Outline planning permission was granted in 2007, with reserved matters being guided by an endorsed masterplan and design codes. Site construction on the first phase is nearing completion.

Site 16: Northfield (Charlton Hayes) (mixed use site)*

11.17 This site allocation has been retained from the South Gloucestershire Local Plan (adopted 2006). Outline planning permission was granted in 2008, with a Deed of Variation approved in December 2010 to address viability concerns regarding the site. Succession of reserved matters applications submitted to date, all determined and implemented. Masterplans are in place to guide the various phases of development with design codes submitted under conditions attached to the approved outline application. Overall completions expected to be in the region of 300 dwellings per annum over the whole site, with site fully complete by 2019/2020. As part of the site a mixed use development on 6.24 hectares on the in south western area of the Northfield (Charlton Hayes) site has been granted Outline planning permission (April 2016). This development comprises up to 120 dwellings, up to 8,000m² of B1 office development, and up to 400m² of ancillary retail use.

Site 17: Emersons Green East (Mixed use site)*

11.18 This site allocation has been retained from the South Gloucestershire Local Plan (adopted 2006). The site has an adopted Development Brief SPD, which is guiding development on the site. In total the site could accommodate up to 2,800 dwellings. Two sites are currently being developed GHQ and Gateway with expected delivery of up to 2,300 dwellings in total, as well as employment development and supporting facilities. Both sites have approved Masterplans and Design Codes, reserved matters applications have been approved and construction and sales are well advanced. The developers expect that in the region of 300 homes per annum will be constructed across the site. The GHQ site is expected to deliver in total 2,000 new homes and be fully complete in 2021/2022. The employment elements of the site are also allocated in Policy CS12. The site contains a range of other community uses that will be brought forward in line with the outline application. Parts of the site allocation do not yet have the benefit of planning permission and are expected to come forward in phases with the build out. The development brief for the site highlights that land near to the Rosary roundabout is to be used for other leisure uses and is expected to be retained for that purpose.

Other Allocations and Safeguarding in the Plan

11.19 In addition to the allocations/safeguarding set out in the policy above, the following policies in Part 1 also contain allocations, safeguarding and designations (which are detailed on the Policies Map or in the Changes to the Policies Map Booklet).

Policy	Topic
PSP4	Designated Local Green Spaces (see Appendix 2)
PSP10	Active Travel Routes
PSP13	Safeguarding Strategic Transport Schemes and Infrastructure
PSP14	Safeguarding Rail Schemes and Infrastructure - Charfield Railway Station (as confirmed in Policy CS7 of the Core Strategy)
PSP15	Park and Ride/Share - Nibley Park and Ride, and Tormarton Park and Share
PSP23	Mineral Working and Restoration - Minerals Preferred Areas and Area of Search
PSP24	Minerals Safeguarding Areas
PSP31	Town Centre Uses - Town and district centres, and primary shopping area boundaries
PSP33	Shopping Frontages - Primary and Secondary retail frontages

12. Local Green Spaces

- 12.1 This is a new designation introduced in the National Planning Policy Framework. The Local Green Spaces are contained in Appendix 2, which contains further details on each of the spaces. These designations relate to Policy PSP4, in Part 1, of the Plan.
- 12.2 Further guidance and detailed assessment of all proposed spaces is available from: www.southglos.gov.uk/policiesitesandplaces.

13. Heritage at Risk Register

- 13.1 There are 13 heritage assets within South Gloucestershire, which have been identified by Historic England as being “at risk” of being harmed or lost through neglect, decay or inappropriate development. These are within the parishes of Badminton, Bitton, Cromhall, Hawkesbury, Hanham Abbots, Kingswood (unparished area), Pucklechurch, Siston, Stoke Gifford and Wickwar. The designated assets included on the national Heritage at Risk Register includes; Grade I and II* listed buildings, conservation areas, scheduled monuments and a registered park & garden. These are identified in Appendix 4 in order to highlight this situation. Potential solutions to their conservation will be sought through partnership working, enforcement and positive opportunities arising from development proposals.

14. Implementation and Monitoring

- 14.1 This section sets out how the Policies, Sites and Places Plan will be implemented and the effectiveness of its policies monitored.

Implementation

- 14.2 The Policies, Sites and Places Plan will be implemented through the development management process. Its policies, along with other South Gloucestershire Local Plan policies and the National Planning Policy Framework, will be the primary means by which the Council will make decisions on planning applications.

Monitoring

- 14.3 The Authority’s Monitoring Report (AMR) will monitor the effectiveness of the policies of the Policies, Sites and Places Plan. Updates of the AMR will normally be published annually. It will also report on the implementation of the site allocations.
- 14.4 The Policies, Sites and Places Plan supports the delivery of Core Strategy policies. Each development management policy identifies which lead Core Strategy policy it is delivering. The effectiveness of the development management policies will be monitored using indicators currently employed by the AMR to monitor their lead Core Strategy policies.
- 14.5 The table below sets out those development management policies where monitoring arrangements will be employed in addition to those already identified to monitor the Core Strategy.

Development Management Policy	New or additional monitoring arrangements
PSP3 Trees and Woodland	Number of permissions which involve the loss of ancient woodland and/or veteran trees*
PSP4 Designated Local Green Spaces	Area lost to development
PSP5 Undesignated Open Spaces Within Urban Areas and settlements	Area lost to development
PSP7 Development in the Green Belt	Proportion of permissions in the Green Belt that are contrary to Policy PSP7*
PSP8 Residential Amenity	Proportion of permissions having impacts on residential amenity that are unacceptable*
PSP9 Health Impact Assessments	Proportion of Very Major Developments and other qualifying developments that submit Health Impact Assessments with planning applications*
PSP10 Active Travel Routes	Proportion of applications/permissions having an adverse impact on Active Travel Routes*
PSP11 Transport Impact Management	Number of permissions contrary to Policy PSP11*
PSP15 Park and Ride/Share	Number of proposals for park and ride/park and share/kiss and ride*
PSP16 Parking Standards	Proportion of permissions which comply with the Parking Standards*
PSP22 Unstable Land	Number of permissions on unstable land*
PSP25 Hydrocarbon Extraction (inc. Fracking)	Number of proposals*
PSP34 Public Houses	Number of Public Houses lost*

* Indicates proposed new indicator

15. Glossary

A comprehensive glossary of planning terms can be viewed at:

www.planningportal.gov.uk/general/glossaryandlinks/glossary/

Affordable Housing	Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. A full definition is available on page 50 of the National Planning Policy Framework .
Area of Outstanding Natural Beauty (AONB)	An area covered by a statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. AONBs are designated by Natural England.
Area of Search (Minerals)	Areas where knowledge of mineral resources may be less certain, but within which planning permission may be granted, particularly if there is a potential shortfall in supply.
Authority's Monitoring Report (AMR)	A report prepared by the local planning authority assessing progress with and the effectiveness of a Local Development Framework (or current Local Plan).
B Use Classes	The B Use Classes are types of business development as defined in the Town & Planning (Use Classes) Order 1987 (as amended). They include B1 – Business, B2 – General Industrial and B8 - Storage or Distribution.
Biodiversity	Biodiversity is the variety of life, which includes mammals, birds, fish, reptiles, amphibians, invertebrates, fungi and plants; and the woodlands, grasslands, rivers and seas on which they all depend, including the underlying geology.
Commitments	This is the term for development which has planning permission, but has not yet been built, or has been started and not yet been completed.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) allows local authorities to raise funds from owners or developers of land undertaking new building projects in their area to pay for infrastructure to mitigate the impacts of new development.
Comparison Retailing	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
Conservation Area	An area of special architectural and historic interest, which the Council has a duty to protect and enhance. The Conservation Area Appraisal identifies the main elements that contribute to the special character or appearance of the Conservation Area and provides a strategy for its preservation and enhancement. The Appraisal will help ensure future proposals respect the local character. The document is a material consideration giving additional guidance when development proposals are assessed.
Constraints	The Council holds information and has policies on a number of constraints, which will need to be taken into consideration when assessing proposals for development and which may influence

	<p>the acceptability, location, size and design of future development including;</p> <ul style="list-style-type: none"> • archaeology • ecology • landscape • minerals • the Cotswolds Area of Outstanding Natural Beauty • transportation implications • health and safety issues and • highway safety
Convenience Retailing	The provision of everyday essential items, including food, drink, newspapers/magazines and confectionery.
Crushed rock	Hard rock that has been crushed and graded for use as an aggregate.
Custom Build	<p>Custom-Build (also commonly referred to as 'self-build') is the practice of creating an individual home for yourself.</p> <p>The Housing & Planning Act 2016 inserts the following definition into the Self & Custom Housebuilding Act:</p> <p><i>(A1) in this Act "self-build and custom housebuilding" means the building or completion by—</i></p> <p><i>(a) individuals,</i></p> <p><i>(b) associations of individuals, or</i></p> <p><i>(c) persons working with or for individuals or associations of individuals,</i></p> <p><i>of houses to be occupied as homes by those individuals.</i></p> <p><i>(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.</i></p> <p>The Custom & Self Build Toolkit (http://customandselfbuildtoolkit.org.uk/#) defines self and custom built homes 'as properties commissioned by people from a builder, contractor or package company (this is known as 'custom build' housing). When people physically build themselves, sometimes with help from sub-contractors, this is known as 'self build' housing. We call all these people 'private homebuilders'.</p>
Department for Communities and Local Government (DCLG)	The government department responsible for setting UK policy on local government, planning, housing, urban regeneration, and fire and rescue.
Development	"The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material changes in the use of any building or other land." (Town & Country Planning Act (1990) Part III Section 55).
Development Control & Development Management	The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

Development Plan Document (DPD)	Development Plan Documents are prepared by local planning authorities and outline the key development goals of the local development framework. Development Plan Documents include the core strategy and, where needed, development management and site allocation plans. There will also be an adopted policies map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, Development Control/Management decisions must be made in accordance with them, unless material considerations indicate otherwise.
East Fringe	The East Fringe includes Downend, Emersons Green, Mangotsfield, Staple Hill, Soundwell, Kingswood, Warmley, Cadbury Heath, Oldland Common, Longwell Green and Hanham.
Edge of Centre	As defined by the NPPF: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre, but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Examination in Public (EIP)	A public examination of a plan/strategy. The main purpose of the EIP is to provide an opportunity for discussion and testing of a plan/strategy in public.
Flood Risk	The NPPF requires that new development should be steered to areas with the lowest probability of flooding (the Sequential Test). This means that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas of lower probability of flooding. The Council has maps of flood risk, Strategic Flood Risk Assessments, which identify land at risk of flooding and the probability of flooding defined by different flood zones. This information is available on the Council's web site <u>Resources for community engagement - South Gloucestershire Council</u> .
Green Belt	A planning designation designed to prevent urban sprawl by protecting open land around or between urban areas. See National Planning Policy Framework for further details. Settlements in the Green Belt can either be "washed over", where the Green Belt is retained over the settlement, or "inset" within the Green Belt, where the settlement is removed from the Green Belt. Whether a settlement is washed over or inset, it affects the amount of development which is acceptable under the National Planning Policy Framework.
Heritage Asset	A building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset, includes designated heritage assets and assets identified by the

	local planning authority (including local listing and assets contained on the Council's Historic Environment Record).
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.
Independent Examination	The process by which a planning inspector may publicly examine a Development Plan Document, before issuing a binding report. The findings set out in the report are binding upon the local authority.
Infrastructure	The utilities, transport and other communication facilities and community facilities required to support housing, industrial and commercial activity, schools, shopping centres and other community and public transport services.
Insetting	See Green Belt.
Interim safeguarded sites (Policy CS12 Table 2)	Existing employment sites safeguarded for that use, which have the potential for redevelopment shaped through the Council's Local Plan.
Joint Local Transport Plan (JLTP)	5 year strategy for the development of local, integrated transport, supported by a programme of transport improvements. Used to bid to government for funding transport improvements.
Kiss and Ride	Where a passenger is dropped off from a car to continue their journey by public transport, whilst the driver and vehicle continue to another destination.
Landbank	A stock of mineral reserves with planning permission sufficient to provide for continued extraction over a given time period.
Listed Building	Buildings of special architectural or historic interest designated by the Department of Culture, Media and Sport under the Planning (Listed Building and Conservation Areas) Act 1990.
Local Development Scheme (LDS)	A public statement identifying which Local Development Documents will be produced by the Council and when.
Local Nature Reserves (LNRs)	Local Nature Reserve is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. (Additional details: http://www.english-nature.org.uk/Special/Lnr/office.htm).
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the Development Plan Document adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies, which have been saved under the 2004 Act and Neighbourhood Development Plans.
Local Strategic Partnership (LSP)	A Local Strategic Partnership is a single non-statutory, multi-agency body, which matches local authority boundaries and aims

	to bring together, at a local level, the different parts of the public, private, community and voluntary sectors.
Locally Listed Building	A Locally Listed Building is a building that appears on a list of locally listed buildings compiled and maintained by the Council.
Major Development	The following categories of development: residential (over 10 dwellings), B1, B2/B8, retail and other (which includes agricultural, hotels, nursing homes, leisure complexes etc.), where the floorspace is 1000 square metres or more, or where the site area is 1 hectare or more. It covers applications which are outline, full, reserved matters, amended proposals, renewals, Government Agency development and large change of use applications.
Mineral Resource	Potential mineral deposit where the extent and economic viability is unproven.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework sets out the Government's planning policies for England and explains how these policies are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
National Planning Practice Guidance (NPPG)	National Planning Practice Guidance is now available entirely online - http://planningguidance.planningportal.gov.uk/ . This online resource provides a link between the National Planning Policy Framework and relevant planning practice guidance, as well as between different categories of guidance.
New Neighbourhood	A planned new development either within an existing urban area or an extension to an existing urban area.
North Fringe	The North Fringe consists of the communities of Filton, Patchway, Bradley Stoke, Stoke Gifford, Harry Stoke and Frenchay.
Out of Centre	A location which is not in or on the edge of a defined town centre.
Out of Town	A location that is both outside of a defined town centre and defined urban settlement boundary.
Parish Plan/Community Led Plan	Parish or Community Led plans set out a community or parish's vision for how they wish to see their area evolve, supported by a variety of actions aimed at achieving this.
Planning & Compulsory Purchase Act 2004	National planning legislation from central government aimed at improving the planning process and enhancing community involvement in it. Visit www.communities.gov.uk to find out more.
Preferred Areas (Minerals)	Areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction (see also Area of Search)
Previously Developed Land ("Brownfield" Land)	Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal, where provision for restoration has not been made through development control/management procedures.
Primary and secondary frontages	Defined shopping frontages are generally linear in form. Primary shopping frontages have a high proportion of retail uses and provide the main focus for shopping activity. Secondary frontages also form part of the primary shopping area (see separate

	definition) but normally have a greater diversity of uses with a higher proportion of non-shopping uses including residential, office and civic buildings.
Primary shopping area	A defined area where shopping uses are concentrated and focused around the primary and secondary frontages. Defined for the purposes of the sequential approach to shopping development.
Registered Park or Garden	A Registered Park or Garden is one that appears on the Register of Parks and Gardens of Special Historic Interest in England compiled and maintained by Historic England, which can be viewed here: https://www.historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/ .
Rhine	Lowland drainage channels.
Rural Areas	The Rural Areas comprise the open countryside, the coastal/estuary areas and settlements outside the settlement boundaries of the North and East Fringes of the Bristol urban area, excluding land within the settlement boundaries of Thornbury, Yate and Chipping Sodbury and the Severnside employment area (Policy CS35 of the Core Strategy).
Rural Housing 'Exceptions' Scheme	<p>A "Rural Exception" site is for affordable housing. These would be in locations where market housing would not normally be acceptable. But need to be:</p> <ul style="list-style-type: none"> • well related to a rural settlement • modest in scale and • in keeping with the form and character of the settlement, and local landscape setting. <p>(Further details provided in Core Strategy Policy CS19 and Affordable Housing SPD May 2014).</p> <p>Rural Housing Exception Sites are for affordable housing delivered by a Registered Provider, such as a housing association. It would require a local "Housing Needs Survey", which would identify the amount of market and affordable housing need, and be subject to obtaining grant funding. A Rural Housing Exception Site can now include a small element of market housing, where required to fund the affordable housing. The occupiers of the affordable housing would be restricted to those with a "local connection".</p>
Saved Policies	Policies within local plans that are saved for a time period during production of replacement plans (Local Development Documents).
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 Agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer that ensure certain extra works related to a development are undertaken.
Self Build	See Custom-Build.
Settlement Boundaries	Settlement boundaries are drawn around the existing urban area, towns and villages and define the area within which the principle of new residential, and other types of development are acceptable, subject to complying with national and local planning policies.

South Gloucestershire Local Plan (2006)	The South Gloucestershire Local Plan was adopted in 2006, it covers the period to 2011, setting a framework against which planning applications can be assessed. Some of its policies have been replaced by the South Gloucestershire Local Plan, Core Strategy (2013) and the Policies, Sites & Places Plan will replace the remaining policies.
South Gloucestershire Local Plan, Core Strategy (adopted 2013)	The Core Strategy is the key planning policy document for South Gloucestershire for the period up to 2027. It sets out the general location of development, its type and scale, as well as protecting what is valued about the area. It replaces some of the policies in the South Gloucestershire Local Plan (2006) and the Minerals and Waste Local Plan (2002). Core Strategy - South Gloucestershire Council
South Gloucestershire Local Plan, Joint Waste Core Strategy (adopted March 2011)	The four West of England unitary authorities (South Gloucestershire, Bristol City, Bath & North East Somerset and North Somerset Councils') adopted the Joint Waste Core Strategy on 25 March 2011. The policies in this document supersede a number of policies in the Minerals and Waste Local Plan. Joint Waste Core Strategy
South Gloucestershire Local Plan, Minerals and Waste Local Plan (adopted 2002)	The Minerals and Waste Local Plan provides a framework for determining planning applications for minerals and waste development. The plan was adopted in May 2002. The remaining policies within this Local Plan will be superseded by the PSP Plan. South Gloucestershire Local Plan – Minerals and Waste Local Plan
South Gloucestershire Local Plan, Policies Map	The policies map is used to identify the areas to which local plan policies apply e.g. the extent of the Green Belt and settlement boundaries. The Policies Map currently comprises: <ul style="list-style-type: none"> • The South Gloucestershire Local Plan Proposals Map, excluding Policy L6: http://www.southglos.gov.uk/Documents/PTE060037.pdf as amended by the Core Strategy Policies Map Changes • The Minerals and Waste Local Plan Proposals Map, excluding Policies 35, 42 & 43 (see link above); and • The Joint Waste Core Strategy key diagram and figures 1 & 12 in appendix 1 (see link above).
Special Area of Conservation (SAC)	A site designated under the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora as of special importance.
Special Protection Area (SPA)	A site designated under Article 4 of EC Directive 19/409 as being of particular importance for the conservation of rare and/or migratory wild birds.
Statement of Community Involvement (SCI)	The Statement of Community Involvement sets out the Local Planning Authority's policy for involving the community in the preparation and revision of Local Development Documents and planning applications.
Strategic Environmental Assessment (SEA)	A generic term used internationally to describe environmental assessment, as applied to policies, plans and programmes. European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment', requires a

	formal environmental assessment of all Development Plan Documents. In the UK this is incorporated into the Sustainability Appraisal (SA) process.
Strategic Flood Risk Assessment (SFRA)	A SFRA provides an overview of the flood risk from a variety of sources, within a local planning authority area. The SFRA will assist the delivery of sustainable development by providing technical advice on the avoidance, reduction and management of flood risk. The document will inform decisions, on both the land allocation process (through the preparation of development plans) and planning applications.
Strategic Housing Land Availability Assessment (SHLAA)	A study aimed at identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.
Strategic Housing Market Assessment (SHMA)	An assessment aimed at assessing the need and demand for housing within a housing market area.
Strategic Nature Areas (SNAs)	SNAs were defined by the South West Nature Map (www.biodiversitysouthwest.org.uk). They represent landscape scale blocks of land, which may comprise a number of formally designated sites, as well as land that has no designation for biodiversity conservation. One of the aims of these SNAs is to improve habitat networks and to sustain wildlife within them.
Sustainability Appraisal (SA)	A Sustainability Appraisal is a systematic and iterative appraisal process, incorporating the requirements of the European Strategic Environmental Assessment Directive. The purpose of a Sustainability Appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Plan from the outset of the preparation process.
Sustainable Drainage Systems (SuDS)	A sequence of management practices and control structures designed to drain water in a more sustainable manner than some conventional techniques. Typically these are used to attenuate run-off from development sites.
Supplementary Planning Document (SPD)	A Local Development Document that has not been subject to independent testing and does not have the weight of Development Plan status. SPDs replace Supplementary Planning Guidance that was part of the old planning system. They help to amplify the policies contained in Development Plan Documents.
Town Centre/Town Centre Uses	<p>Definitions set by the NPPF for planning purposes are:</p> <p>Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p> <p>Main town centre uses are retail development (including warehouse clubs and factory outlet centres); leisure,</p>

	entertainment facilities, the more intensive sport and recreation use (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Urban Extension	Development forming a planned expansion adjoining an existing urban area.
Washed Over	See Green Belt.
West of England	The West of England covers the administrative areas of Bristol City, Bath and North East Somerset, North Somerset and South Gloucestershire.
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

Appendix 1 Superseded Local Plan Policies

On adoption of this Plan, the South Gloucestershire Local Plan (2006) and the Minerals and Waste Local Plan will be superseded. The following tables list the Local Plan policies that will be superseded by this Plan. The other policies in the Local Plans have either been superseded by the Core Strategy or the Joint Waste Core Strategy, or were not 'saved' when the policies in the two Local Plans were reviewed in 2007 (Minerals and Waste Local Plan) and 2009 (South Gloucestershire Local Plan).

Table A

South Gloucestershire Local Plan (2006)		Policies, Sites and Places Plan	
Policy No.	Name	Policy No.	Name
L1	Landscape Protection and Enhancement	PSP2	Landscape
L2	Cotswolds Area of Outstanding Natural Beauty (AONB)		
L4	Forest of Avon	PSP2 PSP3	Landscape Trees and Woodland
L5	Open Areas within the Existing Urban Areas and Defined Settlements	PSP5	Undesignated Open Spaces within Urban Areas and Settlements
L7	Sites of National Nature Conservation Interest	PSP18	Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSIs)
L8	Sites of Regional and Local Nature Conservation Interest	PSP19	Wider Biodiversity
L9	Species Protection		
L10	Historic Parks and Gardens and Battlefields	PSP17	Heritage Assets and the Historic Environment
L11	Archaeology		
L12	Conservation Areas		
L13	Listed Buildings		
L14	Demolition of a Listed Building		
L15	Buildings and Structures which make a Significant Contribution to the Character and Distinctiveness of the Locality		
L16	Protecting the Best Agricultural Land		Not to be replaced, addressed by Core Strategy
EP2	Flood Risk and Development	PSP20	Flood Risk, Surface Water and Watercourse Management
EP3	Coastal Defences		Not to be replaced, addressed by Core Strategy
EP4	Noise – Sensitive Development	PSP21	Environmental Pollution and Impacts
EP6	Contaminated Land		
EP8	Safety Hazards		Not to be replaced, covered by other legislation/NPPG

South Gloucestershire Local Plan (2006)		Policies, Sites and Places Plan	
Policy No.	Name	Policy No.	Name
EP9	Development in the Vicinity of Safety Hazards		Not to be replaced, covered by other legislation/NPPG
GB2	Proposed Green Belt: Land at Abbots Road, Hanham		Not to be replaced, now in place
GB3	Redevelopment of the Major Developed Site in the Green Belt at Hortham Hospital, Almondsbury		Not to be replaced, built out
T3	Public Transport Route and Park and Ride	PSP13	Safeguarding Strategic Transport Schemes and Infrastructure
		PSP15	Park and Ride/Share
T4	Bus Priority Measure	PSP47	Part 2 Policy – Site Allocations
T5	Multi modal Interchange Strategy	PSP15	Park and Ride/Share
T6	Cycle Routes and Pedestrian Routes	PSP10	Active Travel Routes
T7	Cycle Parking	PSP16	Parking Standards
T8	Parking Standards		
T9	Car Parking Standards for People with Disabilities		
T12	Transportation Development Control Policy for New Development.	PSP11	Transport Impact Management
E1	Proposals for Employment Development and Mixed Use Schemes Including Employment Development	PSP11 PSP26 PSP47	Transport Impact Management Enterprise Areas Part 2 Policy – Site Allocations
E3	Criteria for Assessing Employment Development within the Urban Area and Defined Settlement Boundaries and/or Permitted by Policies E4/E6/E7		
E6	Employment Development in the Countryside	PSP28	Rural Economy
E7	Conversion and Re – use of Rural Buildings		
E8	Farm Diversification		
E9	Agricultural Development	PSP29	Agricultural Development
E10	Horse Related Development	PSP30	Horse Related Development
E11	Tourism	PSP28	Rural Economy
H1	Proposed Sites for New Residential Development and Mixed Use Schemes including Residential Development	PSP47	Part 2 Policy – Site Allocations
M1	Site 4 Major Mixed Use Development Proposals at Northfield, Filton Aerodrome, Patchway	PSP47	Part 2 Policy – Site Allocations
M2	Site 5 Major Mixed Use Development Proposals at Emerson Green Ease	PSP47	Part 2 Policy – Site Allocations

South Gloucestershire Local Plan (2006)		Policies, Sites and Places Plan	
Policy No.	Name	Policy No.	Name
H3	Residential Development in the Countryside	PSP40	Residential Development in the Countryside
H4	Development within Existing Residential Curtilages, including Extensions and New Dwellings	PSP38	Development within Existing Residential Curtilages, including Extensions and New Dwellings
H5	Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential Purposes	PSP39	Residential Conversions, Subdivisions and Houses in Multiple Occupation
H9	Agricultural/Forestry Workers Dwellings in the Countryside	PSP41	Rural Workers Dwellings
H10	Conversion and Re-use of Rural Buildings for Residential Purposes	PPS40	Residential Development in the Countryside
H11	Replacement Buildings in the Countryside		
RT1	Development in Town Centres	PSP31	Town Centre Uses
RT2	Mixed Use Development – Rock Street Cattle Market, Thornbury		Not to be replaced, now built
RT3	Land to the East of Link Road, Yate		Not to be replaced, now built
RT4	Emerging Town Centre at Bradley Stoke		Not to be replaced, now built
RT5	Proposals for Out of Centre and Edge of Centre Retail Development	PSP31	Town Centre Uses
RT6	Proposals for Retail Development at Cribbs Causeway, Longwell Green and Filton Abbey Wood Retail Parks		
RT7	Shopping Facilities for New Residential or Commercial Development		
RT8	Small Scale Retail Uses Within the Urban Areas and the Boundaries of Small Settlements	PSP32	Local Centres Parades and Facilities
RT9 & RT10	Changes of Use of Retail Premises Within Primary and Secondary Premises in Town Centres	PSP33	Shopping Frontages
RT11	Retention of Local Shops, Parades, Village Shops and Public Houses	PSP34	Public Houses
RT12	Use of Upper Floors in Town, Local and Village Centres	PSP31	Town Centre Uses
LC1	Provision for Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions)	PSP47	Part 2 Policy – Site Allocations
LC2	Provision for Education Facilities (Site Allocations and Developer Contributions)	PSP47	Part 2 Policy – Site Allocations

South Gloucestershire Local Plan (2006)		Policies, Sites and Places Plan	
Policy No.	Name	Policy No.	Name
LC3	Proposals for Sports and Leisure Facilities Within the Existing Urban Area and Defined Settlement Boundaries	PSP11 PSP8 PSP21	Transport Impact Management Residential Amenity Environmental Pollution and Impacts
LC4	Proposals for Educational and Community Facilities Within the Existing Urban Area and Defined Settlement Boundaries		
LC5	Proposals for Outdoor Sports and Recreation Outside Existing Urban Area and Defined Settlement Boundaries	PSP44	Open Space, Sport and Recreation
LC6	Major Sports Stadia		Not to be replaced, requirements addressed through Core Strategy
LC7	Allocated Sites for Formal and Informal Open Space	PSP47	Part 2 Policy – Site Allocations
LC9	Protection of Open Space and Playing Fields	PSP44	Open Space, Sport and Recreation
LC10	Quiet Enjoyment of the Countryside		Not to be replaced, deliverable under Core Strategy.
LC12	Recreational Routes	PSP10	Active Travel Routes
S2	Proposals for Health Provision (Site Allocations and Developer Contributions)		Not to be replaced, sites are built out/no longer appropriate and requirements addressed through Core Strategy
S3	Proposals for Social Services Provision (Site Allocations and Developer Contributions)		Not to be replaced, sites are built out/no longer appropriate and requirements addressed through Core Strategy
S4	Burial Facilities	PSP45	Burial Facilities Burial Facilities, including Crematoria
S5	Telecommunications	PSP36	Telecommunications Infrastructure

Table B

South Gloucestershire Minerals and Waste Local Plan (2002)		Policies, Sites and Places Plan	
Policy No.	Name	Policy No.	Name
1	Safeguarding Mineral Resources	PSP24	Mineral Safeguarding Areas
4	Secondary and Recycled Materials	PSP21	Environmental Pollution and Impacts
6	Landscape Protection	PSP2	Landscape
8	Green Belt (Minerals)	PSP7	Development in the Green Belt
9	Green Belt (Waste)	PSP7	Development in the Green Belt
10	Coastal Zone		Not to be replaced, policy outcomes addressed through Core Strategy
11	Forest of Avon	PSP2 PSP3	Landscape Trees and Woodland
13	Nature Conservation – National Sites	PSP18	Statutory wildlife sites: European Sites and Sites of Special Scientific Interest (SSSIs)
14	Nature Conservation – Local Sites and the South Gloucestershire Network	PSP19	Wider Biodiversity
16	Historic Environment	PSP17	Heritage Assets and the Historic Environment
17	Historic Environment		
18	Archaeology		
20	Water Resources	PSP19	Flood Risk, Surface Water and Watercourse Management
21	Water Resources		
22	Residential/Local Amenity	PSP8	Residential Amenity
23	Public Rights of Way	PSP10	Active Travel Routes
24	Transport – Traffic Impact	PSP11	Transport Impact Management
26	Alternative Transport Modes – Railheads	PSP14	Safeguarding Rail Schemes and Infrastructure
27	Ancillary and Secondary Operations	PSP23	Mineral Working and Restoration
28	Restoration and Aftercare – Restoration		
29	Restoration and Aftercare – Standard of Restoration		
32	Meeting Future Requirements		
33	Meeting Future Requirements		
34	High Specification Aggregates		

South Gloucestershire Minerals and Waste Local Plan (2002)		Policies, Sites and Places Plan	
Policy No.	Name	Policy No.	Name
37	Waste Reduction and Re – use		Not to be replaced, sufficiently addressed in Joint Waste Core Strategy
44	Agricultural Land Improvement		Not to be replaced, sufficiently addressed in Joint Waste Core Strategy
45	Environmental Bunds		Not to be replaced, sufficiently addressed in Joint Waste Core Strategy

Appendix 2 Local Green Space Designation

The Local Green Spaces being designated in South Gloucestershire are listed below by Parish and displayed on the Policies Map.

Acton Turville Parish

LGSD001	Acton Turville Playing Fields	Cotswold Edge Ward
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Almondsbury Parish

LGSD1210	Charlton Common	Patchway Ward
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Alveston Parish

LGSD004	Jubilee & Limekiln Fields	Thornbury South and Alveston Ward
LGSD005	Alveston Allotments	Thornbury South and Alveston Ward
LGSD008	Thornbury Cricket Club Pitch	Thornbury South and Alveston Ward
LGSD009	Paddock Gardens	Thornbury South and Alveston Ward
LGSD010	Beanhill Crescent	Thornbury South and Alveston Ward
LGSD592	Church Road Old Village Green	Thornbury South and Alveston Ward

Aust Parish

LGSD013	Woodwell Nature Reserve	Severn Ward
LGSD014	Littleton-upon-Severn Village Pond	Severn Ward
LGSD015	Aust Pound	Severn Ward
LGSD600	Whale Wharf Fishing ponds and Nature Reserve	Severn Ward

Bitton Parish

LGSD605	North Street and Redfield Hill Allotments	Oldland Common Ward
LGSD608	Aubrey Meads and Pines Road Play Areas	Bitton Ward
LGSD611	Bitton Recreation Ground	Bitton Ward
LGSD614	The Retreat and Baron's Wood	Bitton Ward
LGSD615	Briarlands Guide Association Activity Site	Bitton Ward
LGSD1177	Tweeny Lane Play Area	Oldland Common Ward
LGSD1178	Torrance Close Play Area	Oldland Common Ward
LGSD1179	Coombes Way Play Area	Oldland Common Ward

Bradley Stoke Parish

LGSD024	Land at Jordan Walk	Bradley Stoke South Ward
LGSD030	Land at Cross Tree Grove, The Culvert & Stevens Walk	Bradley Stoke South Ward
LGSD032	Land at Foxborough Gardens	Bradley Stoke North Ward
LGSD033	Land at Trench Lane	Bradley Stoke North Ward
LGSD044	Land at Huckley Way	Bradley Stoke South Ward
LGSD055	Land at Kingfisher Close	Bradley Stoke Central and Stoke Lodge Ward
LGSD056	Land at The Common East	Bradley Stoke Central and Stoke Lodge Ward

Charfield Parish

LGSD057	Land at Old Manor Estate	Charfield Ward
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Cromhall Parish

LGSD667	Burltons Village Green	Charfield Ward
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Dodington Parish

LGSD067	Wapley Rank Orchard	Westerleigh Ward
LGSD068	Three Dodington Allotments, Wapley	Westerleigh Ward
LGSD070	Green Space between Witcombe/Brockworth, Yate	Dodington Ward
LGSD071	Poco Strip	Dodington Ward
LGSD072	Woodchester Park and Play Area	Dodington Ward
LGSD073	QEII Playing Fields, Kelston Close, Yate	Dodington Ward
LGSD075	Goldcrest Park and Play Area	Chipping Sodbury Ward
LGSD076	Lilliput Park and Play Area	Chipping Sodbury Ward
LGSD077	Land Between Mallard Close & Elswick Park	Chipping Sodbury Ward
LGSD078	Robin Way allotments Chipping Sodbury	Chipping Sodbury Ward
LGSD672	Wapley Common, Nature Reserve and Community Orchard for the future	Westerleigh Ward

Downend and Bromley Heath Parish

LGSD081	Leap Valley	Downend Ward
LGSD695	Heathfields Open Space	Emersons Green Ward

Doynton Parish

LGSD102	Doynton Playing Recreation Field	Boyd Valley Ward
LGSD700	Holy Trinity Village Green	Boyd Valley Ward

Dyrham and Hinton Parish

LGSD1180	Hinton Common A	Boyd Valley Ward
LGSD1181	Hinton Common B	Boyd Valley Ward

Emersons Green Parish

LGSD180	Lyde Green Common	Boyd Valley Ward
LGSD183	Land at Vinney Green Secure Unit	Rodway Ward
LGSD184	Pond at Vinney Green	Rodway Ward
LGSD185	Land at Richmond Road and Blackhorse Place	Rodway Ward
LGSD186	Land at Emersons Green Lane	Emersons Green Ward
LGSD187	Emersons Green Common	Emersons Green Ward
LGSD189	Pond and Open Space behind Blackhorse Garage	Emersons Green Ward
LGSD191	Green Lane Common Land	Emersons Green Ward
LGSD194	Carsons Copse	Emersons Green Ward
LGSD195	Common Land at Blackhorse Road	Rodway Ward
LGSD200	Westons Hill Drive Ponds and Play Area	Emersons Green Ward
LGSD203	Land near Mangotsfield Football Club and Cossham Street	Emersons Green Ward
LGSD206	Springfield Park	Rodway Ward
LGSD207	Ponds at Westons Brake and Badminton Road	Emersons Green Ward

Falfield Parish

LGSD091	Orchard View Green Area, Sundayshill Lane, Falfield	Charfield Ward
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Filton Parish

LGSD092	Elm Park	Filton Ward
LGSD098	Station Road Allotment	Filton Ward
LGSD099	Land behind Bulldog Pub	Filton Ward

Frampton Cotterell Parish

LGSD101	Beesmoor Road Playing Fields	Frampton Cotterell Ward
LGSD103	Brockridge Centre Play Area	Frampton Cotterell Ward
LGSD104	The Meads Play Area	Frampton Cotterell Ward
LGSD715	Black Rocks	Frampton Cotterell Ward
LGSD722	Centenary Field	Frampton Cotterell Ward

Hanham Parish

LGSD765	Tabernacle Congregational Church	Hanham Ward
LGSD768	Hanham Mount	Hanham Ward
LGSD772	Christ Church, Church Road	Hanham Ward
LGSD774	Hanham Tennis Courts/Woodland Tennis Club	Hanham Ward
LGSD775	Aspects Leisure	Hanham Ward
LGSD781	Conham River Park	Hanham Ward
LGSD782	Magpie Bottom	Hanham Ward

Hanham Abbots Parish

LGSD129	Cleeve Woods	Longwell Green Ward
LGSD130	Land off Abbots View between Stonehill View and the Cricket Ground	Hanham Ward
LGSD724	Marion Road Amenity Area	Hanham Ward
LGSD728	Granville Close/Riverside Way	Hanham Ward
LGSD729	Playing Fields at Abbots Road Sport Ground	Hanham Ward
LGSD730	Hanham Hall Park	Hanham Ward
LGSD732	Gover Road	Hanham Ward
LGSD733	Whittucks Road	Hanham Ward
LGSD734	The Meadows	Hanham Ward
LGSD736	Iles Close	Hanham Ward
LGSD740	Ellacombe Road	Longwell Green Ward
LGSD741	Court Farm Road, Stephens Green	Longwell Green Ward
LGSD742	Marion Road	Hanham Ward
LGSD743	Bickley Woods	Hanham Ward
LGSD750	Land at rear of Hanham Hall	Hanham Ward

Hawkesbury Parish

LGSD171	High Street Recreational Field	Cotswold Edge Ward
LGSD172	Drovers Pool	Cotswold Edge Ward
LGSD792	The Pound	Cotswold Edge Ward
LGSD793	Hawkesbury Cricket Club & Tennis Club	Cotswold Edge Ward
LGSD796	Hawkesbury Monument Area	Cotswold Edge Ward

Iron Acton Parish

LGSD1170	Acton Court	Frampton Cotterell Ward
LGSD1183	Chilli Wood	Frampton Cotterell Ward
LGSD175	The Green at Chilwood Close /Algars Drive	Frampton Cotterell Ward
LGSD176	Land at the White Hart	Frampton Cotterell Ward
LGSD804	Parish Meadows	Frampton Cotterell Ward
LGSD805	Land at Rose and Crown Pub	Frampton Cotterell Ward

Marshfield Parish

LGSD215	Tanner's Close Playground	Boyd Valley Ward
LGSD219	Allotments at Tormarton Road	Boyd Valley Ward
LGSD221	St. Martin's Lane Cricket Ground	Boyd Valley Ward

Oldland Parish

LGSD228	Land at rear of Ferndale Avenue / Shellards Rd	Longwell Green Ward
LGSD229	Land at Long Beach Road / Bath Road Junction	Longwell Green Ward
LGSD230	Land at Willsbridge Mill Car Park	Bitton Ward
LGSD858	Tarzan Park	Parkwall Ward
LGSD863	Barrs Court	Longwell Green Ward
LGSD867	Land to the rear of Ferndale/Longwell Green Community Centre	Longwell Green Ward
LGSD868	Coronation Park	Parkwall Ward

Oldbury-upon-Severn Parish

LGSD225	The Cassy	Severn Ward
LGSD226	The Horse Pool	Severn Ward

Olveston Parish

LGSD534	Land at Olveston Court	Severn Ward
LGSD535	Tockington Village Green	Severn Ward
LGSD536	Tockington Play Area	Severn Ward
LGSD539	Old Down Quarry	Severn Ward
LGSD540	The Allotments	Severn Ward

Pilning and Severn Beach Parish

LGSD886	Land between Green Lane and Church Road	Pilning and Severn Beach Ward
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Pucklechurch Parish

LGSD243	Abson Road Recreation Ground	Boyd Valley Ward
LGSD244	St Aldams Drive Play Area	Boyd Valley Ward
LGSD245	Woodland at Westerleigh Road	Boyd Valley Ward
LGSD246	Westerleigh Road Allotments	Boyd Valley Ward
LGSD247	Parkfield Play Area	Boyd Valley Ward
LGSD255	Land between Cedar Way and Oaktree Avenue	Boyd Valley Ward

Rangeworthy Parish

LGSD261	The Recreation Ground	Ladden Brook Ward
LGSD262	The Community Woodland	Ladden Brook Ward
LGSD263	The Children's Playground	Ladden Brook Ward

Siston Parish

LGSD1184	Siston Common West	Siston Ward
LGSD1185	Siston Common East	Siston Ward
LGSD1186	Siston Park Common	Siston Ward
LGSD1187	Chesley Hill Common	Siston Ward
LGSD1189	Webbs Heath Common	Siston Ward
LGSD914	Glebe Quarry	Siston Ward
LGSD915	Warmley Nursery / Warmley Grotto and Gardens	Oldland Common Ward

Sodbury Parish

LGSD269	The Ridings Sports/Recreational Fields	Chipping Sodbury Ward
LGSD273	Kingrove Common	Cotswold Edge Ward
LGSD275	Allotments off Badminton Road	Cotswold Edge Ward
LGSD277	Common Garden Allotments, Trinity Lane	Chipping Sodbury Ward
LGSD278	The Ridings – Woodland area	Chipping Sodbury Ward
LGSD928	Brandish Park	Chipping Sodbury Ward
LGSD929	Jubilee Park	Chipping Sodbury Ward
LGSD935	Allotment Field on Sodbury Common	Chipping Sodbury Ward
LGSD936	Withy Wood	Cotswold Edge Ward
LGSD937	Common Land linking Chipping Sodbury and Old Sodbury	Cotswold Edge Ward
LGSD938	Old Sodbury Village Green	Cotswold Edge Ward

Stoke Gifford Parish

LGSD943	Little Stoke Park	Stoke Gifford Ward
LGSD948	Mike Gallivan Memorial Field	Stoke Gifford Ward
LGSD949	Village Green (including Cenotaph)	Stoke Gifford Ward

Thornbury Parish

LGSD962	The Chantry Playing Field	Thornbury North Ward
LGSD964	Land adjacent to the Sports Centre	Thornbury South and Alveston Ward
LGSD965	Mundy and Poulterbrook Playing Fields	Thornbury North Ward
LGSD966	Basil Harwood Memorial Tennis Courts	Thornbury North Ward
LGSD967	Oakleaze Green Open Space	Thornbury North Ward
LGSD968	Play Area off Chantry Road	Thornbury North Ward
LGSD969	Play Area off Thicket Walk	Thornbury North Ward
LGSD972	The Streamside Walk	Thornbury North Ward
LGSD974	Rock Street Green	Thornbury North Ward
LGSD975	Kington Lane Cemetery	Thornbury North Ward
LGSD977	Daggs Allotments	Thornbury South and Alveston Ward
LGSD979	Eastland Tump	Thornbury North Ward
LGSD980	Railway Land Between the Link and Morton Way	Thornbury South and Alveston Ward

Tormarton Parish

LGSD314	Tormarton Playing Field	Cotswold Edge Ward
LGSD315	Land adjacent St Mary Magdalene Church and Manor Farm	Cotswold Edge Ward
LGSD317	Tormarton Village Pond	Cotswold Edge Ward
LGSD318	Land adjacent Norley Lane, Lapdown Barn, The Old Rectory & Drake House	Cotswold Edge Ward
LGSD320	Land adjacent Glebe Farm Cottage, Beaufort Cottages, Old School House, St Marys House, Dauncey House, Old Hundreds Lane and south of Norley Lane	Cotswold Edge Ward
LGSD989	West Littleton Common	Cotswold Edge Ward

Tytherington Parish

LGSD990	The Green at Southlands	Ladden Brook Ward
LGSD992	Jubilee Field and Coronation Garden	Ladden Brook Ward
LGSD993	Part of Tytherington Hill	Ladden Brook Ward
LGSD994	Hardwicke Field	Ladden Brook Ward
LGSD995	Itchington Common	Ladden Brook Ward
LGSD996	Stidcott Plat	Ladden Brook Ward

Unparished Area

LGSD330	Whitfield United Reform Church, Churchyard	Kings Chase Ward
LGSD359	Pound Road	Kings Chase Ward
LGSD375	Windsor Place	Rodway Ward
LGSD377	St James Park Churchyard	Rodway Ward
LGSD378	Louise Avenue War Memorial	Rodway Ward
LGSD381	Deerswood	Rodway Ward
LGSD429	Bristol to Bath Railway Path	Staple Hill Ward
LGSD399	Court Road Play Area	Woodstock Ward
LGSD402	Upper Stretches of Magpie Bottom (Potterswood)	Woodstock Ward
LGSD404	Kingswood Foundation Estate	Woodstock Ward
LGSD406	Blackhorse Court Burial Ground	Woodstock Ward
LGSD407	Blackhorse Road Wesleyan Chapel	Woodstock Ward
LGSD408	Moravian Road Church Ground	Woodstock Ward
LGSD409	Kingswood Congregational Church Grounds	Woodstock Ward
LGSD410	Kingswood Cemetery	Woodstock Ward
LGSD413	Grimsbury Road Playing Fields	Woodstock Ward
LGSD414	Oakridge Close Play Area	Woodstock Ward
LGSD417	Courtney View	Woodstock Ward
LGSD421	Wedmore Close	Woodstock Ward
LGSD423	Kingsleigh Gardens	Woodstock Ward
LGSD431	Barter Close/Dragonfly Close	Woodstock Ward
LGSD997	Woodland Terrace	Woodstock Ward

Westerleigh Parish

LGSD436	Bitterwell Lake/Newman Field	Westerleigh Ward
LGSD437	The Pound	Westerleigh Ward
LGSD441	War Memorial and Village Triangle	Westerleigh Ward
LGSD442	Westerleigh Playing Field	Westerleigh Ward
LGSD443	Ivory Wood	Westerleigh Ward
LGSD445	Pansy Vale	Westerleigh Ward
LGSD1119	Ram Hill Colliery	Westerleigh Ward

Winterbourne Parish

LGSD1138	Frenchay Common	Frenchay and Stoke Park Ward
LGSD1139	Frenchay Moor	Frenchay and Stoke Park Ward
LGSD1141	The Small Common	Frenchay and Stoke Park Ward
LGSD1142	Tuckett Field	Frenchay and Stoke Park Ward
LGSD1143	Pye Corner	Winterbourne Ward
LGSD1144	Quarry Barton - Hambrook	Winterbourne Ward
LGSD1145	The Small Common (Whiteshill)	Winterbourne Ward
LGSD1146	Whiteshill Common	Winterbourne Ward
LGSD1148	Bradley Avenue	Winterbourne Ward
LGSD1149	Bradley Brook	Winterbourne Ward
LGSD1153	Glebe Allotments off Beacon Lane	Winterbourne Ward
LGSD1155	Huckford Quarry	Winterbourne Ward
LGSD1158	Monks Pool	Winterbourne Ward
LGSD1159	Newleaze	Winterbourne Ward
LGSD1161	The Duck Pond	Winterbourne Ward
LGSD1162	Winterbourne Recreation Pitch off Parkside Avenue	Winterbourne Ward
LGSD1163	Jubilee Allotments	Winterbourne Ward
LGSD1164	The Dingle	Winterbourne Ward
LGSD1165	Grange Park, Adjacent to Cleeve Road	Frenchay and Stoke Park Ward

Yate Parish

LGSD482	Land to the rear of Ridgewood Community Centre	Yate Central Ward
LGSD1191	Brimsham Park	Yate North Ward
LGSD1192	Millside	Yate North Ward
LGSD1193	Tyler's Field	Yate North Ward
LGSD1194	Land at Goose Green	Yate North Ward
LGSD1197	Lye Field and Frome Valley Walk	Yate Central
LGSD1198	Former Rodford School Site	Dodington Ward
LGSD1199	Kingsgate Park	Yate Central Ward
LGSD1200	Eggshill Lane Play Area	Yate Central Ward
LGSD1203	Dorset Way	Yate North Ward

Appendix 3 Town Centre Summaries

This appendix provides an overview of the Town and District Centres within South Gloucestershire, providing contextual information and information on the level of growth expected at each centre. Key objectives for development proposals are set out, in particular for Stoke Gifford where a new centre has been designated.

Further detailed information on each centre, including management initiatives, issues and opportunities identified by town centre groups, local community and businesses are available to view in the 2015 Town Centre Profiles. These are available to view and download online: www.southglos.gov.uk/environment-and-planning/planning/planning-local-plans/policies-sites-places-dpd/town-centres-engagement/

1. Bradley Stoke

Bradley Stoke Town Centre Summary

The Willow Brook Centre at Bradley Stoke is a modern retail area within a larger town centre. The centre has a large Tesco store with ground floor retail and service units along a covered mall with office space above. External to this is a town square with catering outlets and a row of large format retail stores. There are relatively limited community and service functions within this commercial area.

Core Strategy Policy CS14 aims to consolidate Bradley Stoke town centre. For the purposes of policies CS14 and PSP31 the town centre boundary includes a defined primary shopping area, based on the existing shops, an immediately adjacent area for future A1 growth, and a wider town centre boundary which includes the Leisure Centre and principal car parks. The wider town centre area also includes the Three Brooks pub, petrol station and retirement homes fronting Savages Wood Road. This boundary provides more distinct 'gateways' into the centre to help promote safer driving.

The vision is that Bradley Stoke town centre will grow and diversify to meet the changing needs of the town. As a larger town centre there is thought to be physical capacity and future retail demand, to provide in the order of 4,000m² of A1 comparison floor space within the town centre by 2021. A location to the north of the existing large format stores is included on the policies map as part of the Primary Shopping Area to accommodate this growth.

There are records of notable plant species as well as Common Pipistrelle Bats near Savage's Wood. Accordingly, prior to development of any new town centre facilities, an ecological survey needs to be undertaken with appropriate mitigation put in place or incorporated into the design.

Primary and secondary shopping frontages are shown in accordance with Policy PSP33. Primary frontages include the large format stores and smaller stores within the Tesco development. Secondary frontages include the internal frontage of the Tesco store and the catering outlets around the town square.

Bradley Stoke Town Council has noted priorities as:

- enhanced public transport;
- ensure adequate parking provision throughout the town;
- seek sufficient health facilities in the town;
- seek additional youth facilities; and
- seek sufficient sports and leisure facilities.

There is a range of promotional and management actions which contribute to the vitality of the centre. More detail is set out in the town centre profile.

2. Chipping Sodbury

Chipping Sodbury Town Centre Summary

Chipping Sodbury is an ancient market town with significant heritage interest and a wide range of retail, service and community uses. Core Strategy Policy CS14 aims to consolidate the town centre with the identified role as a market town.

For the purposes of policies CS14 and PSP31 the defined primary shopping area is based on the existing high street shops within a wider town centre boundary which includes the Waitrose store, principal car park, civic buildings, residential and service areas all of which contribute to local vitality. The Waitrose store is considered to be outside of the primary shopping area and will continue to be treated as an edge of centre store.

Primary and secondary shopping frontages are shown in support of policy PSP33.

The vision is that Chipping Sodbury Town Centre will maintain its local retail and service function and high quality historic environment. In the period to 2021 there is estimated demand for around 500m² of new comparison floorspace within the town centre. However, most of this growth will be delivered through the conversion or redevelopment of existing premises, rather than through physical growth of the Primary Shopping Area, or edge of centre sites, therefore Policy PSP31 does not identify this potential floorspace.

Sodbury Town Council has identified aspirations including:

- provision of a community building in the town centre with town council offices;
- provision of allotments;
- development of Old Sodbury School;
- accommodation for smaller households/starter homes e.g. 1-2 bedrooms;
- area of land behind Community Orchard to be reclassified to enable development as a Car Park for visitors to the town; and
- consider provision of on-site parking/dropping off point at St John's Mead School.

There is an active local chamber of commerce and a wide range of community organisations who arrange a number of events which help local vitality. A Parish Plan was published in 2014 and lists a number of actions some of which relate to the town centre. Issues have been raised around the adequacy and visual impact of car parking, safety for pedestrians and cyclists and the need for a drop-off/ pick up point for visitor coaches. There is scope to consider a range of additional promotional and management actions which should help to further enhance the vitality of the centre, further detail of this is set out in the 2015 published town centre profile.

3. Downend

Downend Town Centre Summary

Downend is a long established suburban centre. Core Strategy Policy CS14 aims to consolidate it as a town centre with a defined role as a high street shopping and service centre.

For the purposes of policies CS14 and PSP31 the defined primary shopping area is based on the existing shops. A wider town centre boundary is defined to include the principal car park, residential and service areas which contribute to the feeling of local vitality.

Primary and secondary shopping frontages are shown in support of policy PSP33.

Downend is a mature centre with a settled local catchment. It has to compete with larger centres including the large format stores at Emersons Green.

The vision is that Downend town centre will continue to serve the retail and commercial needs of the surrounding residential communities. Opportunities to diversify and to provide for more residential and community uses will be encouraged. There may be some retail and physical capacity for new comparison floor space, no specific figure is suggested or sites readily available, although new investment would be welcomed in principle.

Downend and Bromley Heath Parish Council has identified the following aspirations some of which are relevant to the town centre:

- an increase in smaller, single storey dwelling units for older people;
- an increase in provision of sports facilities for young people;
- opportunities to increase capacity of community meeting space in Bromley Heath;
- provision of local GP health facilities; and
- to ensure that future development is carried out sympathetically and in keeping.

A local town centre health check was prepared by Downend Business Community in 2012 and there is also a wider Community Plan for Downend and Bromley Heath.

There are a range of promotional and management actions which are being followed through to enhance the vitality of the centre, further detail of this is set out in the 2015 published town centre profile.

4. Emersons Green

Emersons Green Town Centre Summary

Emersons Green is a modern town centre with generally large format stores arranged around a large car park with smaller retail and service uses along Emersons Way. Core Strategy Policy CS14 aims to consolidate Emersons Green as a town centre with the opportunity to expand to serve new housing and employment areas which are developing to the east of the Ring Road.

For the purposes of policies CS14 and PSP31 the proposed town centre boundary includes a primary shopping area based on the existing retail units. Primary and secondary shopping frontages are defined in support of policy PSP33.

The vision is that Emersons Green town centre will develop further as a retail, service and community centre to meet the needs of the expanding residential and employment area east of the Ring Road. While there may be retail demand for new A1 comparison floorspace the town centre is physically constrained and opportunities may be limited to the intensification of existing units and improved efficiency of existing car park land.

Sainsburys have permission to deck the car park at that end of the site. The principal landowner (M+G Real Estate) has indicated support for a strategy of intensification. Open land north-east of the main retail area is to be retained for indoor or outdoor leisure uses. The area unused for the skate park could be considered for more active use than at present.

The option of expanding the town centre to the east of the Ring Road, to include land adjacent Emersons Green East, which has a lapsed approval for a commercial sports centre (David Lloyd), has been considered. However, this has been discounted because of the degree of severance from the main centre which would, due to lack of walking and cycling connectivity and distance over 300m, make it unlikely to function well as a well-connected edge of centre location. There is continuing need for leisure facilities at Emersons Green East and therefore this element of the mixed use allocation is retained for that purpose.

On the basis of the above it is estimated that there is capacity for in the order of 1,000m² of new comparison floorspace by 2021. This will be achieved through intensification of uses within the primary retail area and car parks immediately adjacent to it.

Mangotsfield Rural Parish Council previously identified a number of aspirations some of which are relevant to the town centre:

- ensure highway infrastructure is suitable for traffic demand;
- ensure local highway infrastructure and parking provision are suitable for traffic demand;
- provision of a link road between Emersons Green and M4;
- secure suitable allotment provision;
- provision of adequate library facilities;
- provision of built leisure facilities including for swimming;
- provision of facilities for young people; and
- provision of public transport links between Emersons Green and Southmead Hospital.

There are a range of promotional and management actions which can be considered to enhance the vitality of the centre, further detail is set out in the 2015 published town centre profile.

5. Filton

Filton Town Centre Summary

Filton is a priority neighbourhood and the Town Council is supporting preparation and delivery of a town plan which covers a wider area than the town centre.

The town centre has three broad areas – the older retail units fronting Gloucester Road, the modern retail units of the Shield Centre and a range of community and sporting uses off Elm Park south of the Ring Road.

Core Strategy Policy CS14 aims to consolidate Filton town centre with a convenience shopping and service centre role. For the purposes of policies CS14 and PSP31 a primary shopping area is defined focused on the existing shops within a wider town centre boundary which includes community and leisure uses in and near the park.

Primary and secondary shopping frontages are shown in support of policy PSP33.

The vision is that Filton will consolidate and improve to meet the needs of the local resident population and workforce. It should develop as a more mixed retail and commercial service area.

There has been recent development of new comparison floorspace within the Shield Centre and further opportunities are likely to be limited by the physical capacity of the centre. On this basis additional A1 comparison floor space is unlikely to be deliverable by 2021, although investment would be welcomed in principle.

There is an ongoing need for visual enhancement of the A38 frontage to make it more active, attractive and better maintained, any future investment and developments in the centre should respond to this identified need

Filton Town Council has identified a number of aspirations some of which are relevant to the Town Centre:

- sufficient primary school places;
- protect and enhance facilities and accommodation for elderly people;
- make provision for smaller affordable lifetime homes;
- retain and enhance engineering and aerospace technology employment;
- regeneration project for the shopping area that fronts A38 from the vets leading down to Church Road; and
- seek improvements to the shopping area near the Bulldog Public House on Filton Avenue.

There are a range of promotional and management actions which can be considered to enhance the vitality of the centre including improvements to walking and cycling routes into the centre, further detail of this is set out in the 2015 published town centre profile.

6. Hanham

Hanham Town Centre summary

Hanham is an established suburban centre which to date has been in linear form. Core Strategy Policy CS14 aims to consolidate Hanham as a town centre with a high street shopping and service role.

Planning Permission has been granted for a new Tesco foodstore, car park and commercial units on an industrial site south of the town centre. While Tesco has confirmed its intention to implement that permission no specific timetable has been given. For the purposes of policies CS14 and PSP31 the defined town centre boundary includes both a primary shopping area, based on the existing shops and the site with planning permission for a new Tesco, in anticipation of the committed A1 investment in that area of the centre. The centre also has a wider area of mixed-uses including community facilities. Primary and secondary retail frontages are shown in support of policy PSP33. The vision is that Hanham should consolidate and grow as a local mixed-use town centre providing a range of retail, commercial and community facilities for the surrounding residential areas. Given existing market conditions and physical constraints no specific provision is made for new A1 comparison floorspace in Hanham.

Car parking space formerly used for public car parking at Hanham Folk Centre is currently not available. While the Tesco foodstore, when developed, will provide additional spaces the timetable for this is uncertain and in the interim Hanham is at risk of decline due to the limited car parking space for shoppers.

Hanham Parish Council has identified a number of aspirations some of which are relevant to the town centre:

- ensure adequate parking provision especially in town centre;
- improve traffic flow on main road highway infrastructure;
- support a Park & Ride site close to Hanham; and
- promote and protect locally important landscape and streetscape features, especially pennant stone walls.

There is an active town centre strategy group which is considering a range of promotional and management actions to enhance the vitality of the centre. Its immediate concern is with the limited parking for shoppers, further detail of this is set out in the 2015 published town centre profile.

7. Kingswood

Kingswood Town Centre Summary

Kingswood is a traditional town centre in linear form but with more recent retail areas north and south of Regent Street. Core Strategy Policy CS14 aims to consolidate Kingswood as a town centre with the role of a larger high street shopping and service centre.

For the purposes of policies CS14 and PSP31 the defined town centre boundary includes both a primary shopping area, based on the existing shops, and a wider area including the civic and community buildings and park to the east of the town centre. As the western end of the town centre abuts the Bristol boundary the policy areas link to similar designations within Bristol.

Primary and secondary shopping frontages are shown in support of policy PSP33.

The vision is to consolidate Kingswood as a mixed-use town centre with a greater diversification of uses and with independent traders serving the needs of the local area and attracting additional customers from outside the area and through the creation of a family friendly evening economy.

Kingswood has experienced limited recent development at Downend Road. However, retail capacity and forecasting suggest demand for new floorspace, at approximately 3000 sq m of new comparison floorspace. This is likely to be provided by 2021 through redevelopment and intensification of the Kings Chase site and Downend Road area of the Primary Shopping Area

There are a range of promotional and management actions which can be considered to enhance the vitality of the centre including:

- work to address issues within the Priority Neighbourhood;
- work to improve the appearance and condition of heritage buildings and land off Park Road and Blackhorse Road;
- the need to improve the public realm and maintenance of key buildings;
- the need for community/business leadership in regeneration (Kingswood Business Association);
- focus on the importance of local heritage and visitor/tourist interest; and
- providing for a better quality and variety of retail facilities.

More detail is set out in the 2015 published town centre profile and the locally prepared town centre health check of December 2012.

8. Staple Hill

Staple Hill Town Centre Summary

Staple Hill is a linear suburban centre. Core Strategy Policy CS14 aims to consolidate it as a town centre with a high street shopping and service role. For the purposes of policies CS14 and PSP31 the defined town centre boundary includes both a primary retail area, based on the existing shops, and a wider area including the main car parks, a school and other community facilities which tend to be located behind the shops. The boundary includes Page Park which helps to give Staple Hill a strong civic presence.

The vision is that Staple Hill Town Centre will maintain its local retail and service function and capitalise on the strength of its independent traders. The central role of the town centre within the local community will be consolidated. Vitality and vibrancy will be enhanced through promotional activity including seeking to attract additional customers from East Bristol and Emersons Green.

While new retail investment would be welcomed in principle, physical capacity appears limited unless redevelopment opportunities arise within, or on the edge of the primary shopping area. On this basis, for the period to 2021, new comparison floor space will be provided through intensification of existing premises.

Primary and secondary shopping frontages are shown in support of policy PSP33. Staple Hill is a priority neighbourhood with an active regeneration partnership. Local Councillors have drawn attention to a number of concerns and potential actions including:

- ancillary space at the back and above shops is being lost to residential development, leaving only the shop fronts available for retail;
- retail units in Victoria Street and Soundwell Road to be brought back into active retail use;
- need for better public toilets – through enhancement or replacement of existing facilities at Page Park and Page Road;
- need for a permanent youth service base; and
- Encouragement of evening trade with retailers being more flexible in their opening hours and with better family leisure facilities.

There are a range of promotional and management actions which can also be considered to enhance the vitality of the centre, further detail is set out in the 2015 published town centre profile.

9. Thornbury

Thornbury Town Centre Summary

Thornbury has an historic town centre within the Conservation Area. Core Strategy Policy CS14 aims to consolidate Thornbury as a town centre with the role of a market town. For the purposes of policies CS14 and PSP31 the defined town centre boundary includes both a primary shopping area, based on the existing shops, and a wider area including the main car parks, civic, religious and community buildings. The area also includes a large number of residential and commercial/office uses in what is a very mixed-use and generally vibrant town centre.

Primary and secondary shopping frontages are shown in support of policy PSP33. These are not proposed to be changed from those adopted in the SGLP of 2006.

Thornbury has an active town centre partnership with a developed strategy including proposals for promotional and management actions which aim to enhance the vitality of the centre. The vision is to build upon the natural, historic and cultural assets of the centre of Thornbury in order to maintain and further develop social, economic and environmental prosperity.

The Council also intends to undertake an asset plan process to ensure that effective use is made of community facilities.

Thornbury Town Council has identified aspirations including:

- ensure sufficient facilities and infrastructure to support the large scale development already permitted;
- protect the visual amenity and open character of some areas in the town;
- protect and enhance long term employment opportunities;
- provision of extra care housing, a new hospital and health facility;
- provision of single storey dwellings in new residential developments; and
- land at the rear of the Sixth Form Centre be available to allow the school to expand and develop particularly in view of the number of new houses already planned for Thornbury.

With planned new housing and the potential for construction of a new nuclear power station at Oldbury there is scope first for the consolidation of existing stores and subsequently, for future growth. Site opportunities within the town centre are constrained by heritage concerns, the latest retail study estimates that there may be retail demand for an additional 500m² of A1 comparison floor space in the period to 2021. However, this is likely to be delivered from small scale redevelopment and intensification of existing premises, rather than physical growth of the Primary Shopping Area, or edge of centre sites, therefore Policy PSP31 does not identify this potential floor space.

There has recently been an increased issue of limited car parking within Thornbury town centre, particularly as residential developments on the outskirts of Thornbury have increased. Therefore proposal which increase floor space or demand for parking within the town centre will should consider the need to access car parking, which is within walking distance of the Primary Shopping Area.

The council working with other partners will seek opportunities to increase availability of car parking in Thornbury. This might be delivered through additional provision where opportunities arise and maximising efficient use of existing parking facilities, such as reviewing short and long stay provision.

Among issues identified through consultation has been the need for better waiting facilities for bus passengers.

10. Yate

Yate Town Centre – Summary

Yate is a major town centre with the main retail area based on a pedestrianised shopping area on an 'island site' surrounded by roads and car parks. There are community, leisure and civic buildings within the wider town centre which is considered to include Station Road.

Core Strategy Policy CS14 aims to consolidate Yate as a town centre with the role of market town. It is one of the District's larger centres which serves a wide catchment and offers both convenience and comparison retail floorspace and a wide range of commercial and community services.

For the purposes of policies CS14 and PSP31 the defined town centre boundary stretches from Ridgewood and Elswick Park in the east to the Railway Station which forms part of the 'western gateway' to the town and to the town centre.

Within the town centre a primary shopping area is defined which includes the existing shopping centre and the nearby large format stores (B&Q and Morrison) off Station Road.

The approved cinema and retail scheme east of Link Road is permitted and nearly complete. This newest retail element is shown as part of the Primary Shopping Area. Primary and secondary shopping frontages are shown within the primary retail area in support of policy PSP33. These include recently constructed units on East Walk as primary frontage.

The vision is that Yate town centre will continue to expand as a major town centre providing local communities with essential retail, leisure and community services. 2000m² of additional A1 retail has already been delivered east of the Link Road and is now included in the Primary Shopping Area. Within the remaining town centre Primary Shopping Area and surrounding edge of centre sites, there is limited indication that significant retail proposals will be deliverable in the period 2016 to 2021, as larger scale comprehensive development proposals are likely to be required. Although, there might be potential for new floor space:

1. at West Walk - which might include all or part of the emergency services sites if they can be successfully relocated; and
2. through intensification (use of storage space and upper floors etc).

Therefore PSP31 as a minimum indicates that an additional 1600m² of A1 floor space could come forward within Yate in the period to 2021. However, as Yate is one of the district's larger centres and there is generally operator interest from both retail and service providers, proposals for further additional A1 retail growth will be considered as firm commitments for investment and growth come forward.

Yate Town Council has identified a number of aspirations some of which are relevant to the Town Centre:

- improvements to local highway infrastructure and public transport to improve traffic flow and links to key destinations – a town centre traffic study is ongoing
- protection of open spaces;
- increase opportunities for small firms, self-employed and independent retailers to establish themselves;
- identify and protect sites for community infrastructure;
- protection of important heritage and conservation sites;
- support for an arts venue at Elswick Park (formerly Sea Stores);
- support for integrated sports facility at YOSC;

- enhance existing community buildings;
- provision of additional allotments;
- provision of facilities for older people;
- provision of large venue for worship;
- increase health provision in central location;
- increase employment opportunities in existing industrial estates by intensifying retail related manufacturing and assembly; and
- improvements to facilities at Yate Station.

Yate has an active Town Centre Strategy Group and there are a range of ongoing physical development, promotional and management activities, further detail is set out in the 2015 published town centre profile.

District Centres

11. Patchway

Patchway District Centre – Summary

Parts of Patchway are a Priority Neighbourhood. The wider parish includes four small retail areas along the A38, at Highwood Road (north end), Coniston Parade and Rodway Road. Additional facilities are proposed across Highwood Road at Charlton Square as part of the Charlton Hayes development. Core Strategy Policy CS14 identifies the Rodway Road area to be linked with the proposed facilities at Charlton Square to form a single District Centre.

A full vision document for the town centre has been prepared by Patchway Town Council (July 2014) and endorsed by South Gloucestershire Council (November 2014). In summary the vision is to remodel the existing local centre at Patchway and the proposed local centre at Charlton Hayes to provide a new unified and vibrant town centre to serve both communities.

For the purposes of policies CS14 and PSP31 and in line with the Core Strategy and Local Vision the defined town centre boundary straddles Highwood Road to include the established Rodway Road shops and proposed shops, care home and school buildings at Charlton Hayes. There is potential to extend the Primary Shopping Area to reflect emerging planning permission at Charlton Hayes. However, until such time as the proposals are implemented it is not intended to extend the Primary Shopping Area or define primary or secondary shopping frontages to areas within Charlton Hayes. This will be reviewed as part of the Review of the Core Strategy/New Local Plan.

Patchway Town Council has identified a number of aspirations some of which are relevant to the town centre:

- ensure highway infrastructure is suitable for traffic demand and road, cyclist and pedestrian safety;
- ensure connections develop to integrate Charlton Hayes residents into existing communities;
- protect and enhance where possible existing community facilities;
- enhance indoor and outdoor sport and recreation facilities; and
- supportive of retention and expansion of existing gypsy & travellers site.
-

There are a range of promotional and management actions which can also be considered to enhance the vitality of the centre and the wider community, further detail is set out in the 2015 published town centre profile. An area asset plan will be prepared to encourage efficient use of community facilities.

12. Stoke Gifford

Stoke Gifford Summary

Core Strategy Policy CS14 set out that the area around Sainsbury/ B+Q area at Fox Den Road would be investigated as a District Centre to serve the Stoke Gifford, Harry Stoke, UWE and Cheswick Village areas where there are major employment and residential areas. A remodelled centre here would also be expected to serve the proposed new neighbourhoods to the east of Harry Stoke where only a local centre and small scale retail facilities are proposed.

The area which would form the Stoke Gifford Centre is now defined on the Proposals Map, and includes land for further expansion and growth in addition to the existing developed area. The Primary Shopping Area within Stoke Gifford is also defined on the proposals map. As the current character of Stoke Gifford, is of large format stores with wider frontages, it is not proposed to define primary and secondary shopping frontages in support of Policy PSP33.

At present Stoke Gifford has two main retail areas. The out-of-centre former B+Q store and Sainsbury store at Fox Den Road, and the out of centre retail park at Abbeywood which has a larger number and wider range of units and a recently improved sense of place. The two main, predominantly retail, areas are separated by the Filton Ring Road. A Development Vision is being prepared for Stoke Gifford, which will assist the design and delivery of proposals in the centre. Key objectives for the development of the centre, will inform the delivery of the development vision and are also considered relevant to emerging proposals within Stoke Gifford. The key objectives for establishing a successful vibrant centre at Stoke Gifford are:

- connectivity and accessibility for pedestrians and cyclists to the existing and new communities in the area - including: Filton Abbey Wood Train Station, MoD, Parkway Station, East of Harry Stoke New Neighbourhood, UWE (including the planned new stadium site) and Bristol Parkway Train Station;
- connectivity, accessibility and legibility for pedestrians and cyclists within the Stoke Gifford Centre; from the vacant Axa Site to the existing Sainsbury's/former B&Q sites, across Filton Way to Abbey Wood Retail Park;
- active frontages facing onto Filton Road, Station Road and Great Stoke Way -To encourage connectivity, legibility and vitality, breaking down the dominance of blank facades and surface car parking;
- significant element of A1 comparison retail to be provided – as required by PSP31, 5000m² across the new District Centre, focussed on Primary Shopping Area (PSA) and edge of PSA sites;
- vertical and horizontal mix of uses to take advantage of the extremely sustainable location and the opportunities for higher density / intensity of development, making an effective use of land potentially including some residential use on upper floors;
- emphasis on high quality design and providing an urban development form with landmark buildings to enhance the local character, sense of place and legibility; and
- provision of high quality public realm, landscaping and new street trees, particularly along the main highways – to promote connectivity and legibility across the site and to break down the barriers formed by major roads and rail corridors.

At the Abbeywood Retail Park recent remodelling with the ASDA store development, new catering outlets and re-profiling of existing large unit stores has been consistent with Core Strategy Policy CS25, which aims to enhance the site's vitality by providing for a broader range of uses and the creation of a new public space. The existing Abbey Wood Retail Park will remain out of centre, being beyond 300metres of the Primary Shopping Area at Stoke Gifford, the role of the existing retail Park will be re-examined as part of the New Local Plan. However, the undeveloped area east of the existing McDonalds is within the proposed Town Centre boundary of Stoke Gifford and would be suitable for a range of main town centre uses and form an edge of centre site for an element of A1 retail growth. Central to any development of this area would be enhancing this edge of centre locations connections and connectivity across to the Primary Shopping Area.

Appendix 4 Heritage at Risk

There are 13 heritage assets within South Gloucestershire which have been identified by Historic England as being “at risk” of being harmed or lost through neglect, decay or inappropriate development. The designated assets included on the National Heritage at Risk Register include; Grade I and II* Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and a Registered Park & Garden. These are identified here in order to highlight this situation. Potential solutions to their conservation will be sought through partnership working, enforcement and positive opportunities arising from development proposals.

Further information is available on the Heritage at Risk Register updated annually on the Historic England website <http://www.english-heritage.org.uk/caring/heritage-at-risk/> or from the Council’s conservation Conservation@southglos.gov.uk

Badminton Parish	Heritage Category
Ragged Castle or Keeper's Lodge, Badminton Park	Grade II* Listed Building
Bitton Parish	Heritage Category
Round Barrow on Barrow Hill	Scheduled Monument
Cromhall Parish	Heritage Category
Parish Church of St Andrew, Church Lane, Cromhall	Grade I Listed Place of Worship
Tortworth Court	Grade II* Registered Park & Garden
Hawkesbury Parish	Heritage Category
Monument to Lord Robert Edward Somerset, Hawkesbury	Grade II* Listed Building

Hanham Abbots Parish	Heritage Category
Blocks 1 and 2 and linking arcade to Hanham Hall Hospital, Whittucks Road, Hanham	Grade II* Listed Building
Kingswood	Heritage Category
Whitfield Tabernacle and	Grade I Listed Building
Whitfield Conservation Area	Conservation Area
Pucklechurch Parish	Heritage Category
Brandy Bottom Colliery	Scheduled Monument
Siston Parish	Heritage Category
Warmley Brassworks	Conservation Area
Stoke Gifford Parish	Heritage Category
Stoke Park, Stoke Gifford	Grade II Registered Park & Garden
Wickwar Parish	Heritage Category
Oxwick Farmhouse, Oxwick Lane, Wickwar	Grade II * Listed Building
Coach House and stables north east of Oxwick Farmhouse, Oxwick Lane, Wickwar	Grade II* Listed Building

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