

Section 5 Appendix 2 Emerging Preferred Strategy Templates

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Introduction

The templates below show the sites that feature in our emerging 'preferred strategy' for homes, jobs, change and protection is starting to look like. Please refer back to [Section 5 Towards an Emerging Preferred Strategy](#). You can comment by clicking [here](#) to view the sites on our interactive map, or by clicking on any of the map links set out in the information below. The sites are set out in parish order.

This emerging preferred strategy is the first time we have shared how we intend to approach the challenge of selecting the locations for future housing and employment development. There is still more work to do, including taking account of the views expressed through the consultation process and considering further evidence.

Based on the technical work we have undertaken so far, we think at least 7,813 new homes will need to be on greenfield land that is beyond the urban area and market towns, some of which is currently designated Green Belt.

At this stage it is important all stakeholders are clear that although the council is indicating an emerging preferred strategy, no final decisions on the places, sites and level of growth overall or for each specific place have been made.

We are setting out this emerging preferred strategy to help bring focus to the consultation and this is not the final position.

Please note that the development considerations are not an exhaustive list of all relevant planning policy or issues for each site and are for consultation purposes at this stage. They are intended to reflect the high-level assessment undertaken to date from the information available. Further considerations and issues may be raised throughout this process and during any future application process.

We welcome your comment on any of the sites shown here. The sites information shown below is part of our Phase 3 (Regulation 18) consultation. This information is not 'adopted' and carries limited weight in determination of any planning application until the new Local Plan is adopted. Planning applications made at this time will be considered against the current adopted Local Plan.

EPS-CSCE2 Acton Turville

Potential Allocation Code	EPS-CSCE2
Address	Land to the east of Badminton Road, north of Luckington Road
Parish	Acton Turville
Ward	Chipping Sodbury & Cotswold Edge Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	24
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<u>Overarching Policy Compliance</u>	
<ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<u>Transport and Access</u>	
<ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. 	
<u>Surface Water</u>	
<ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features including a Wessex Water Foul Sewer located adjacent to the site in Badminton Road (west of the site). There are no Wessex Water Surface Water Sewer located in close proximity to the site. 	
<u>Landscape</u>	
<ul style="list-style-type: none"> The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. The site is located on land which is in Grade 3 and 4 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Grade 4) have been considered first and areas of higher quality have been protected. 	
<u>Historic Conservation and Archaeology</u>	
<ul style="list-style-type: none"> The western boundary of the site falls within the Acton Turville Conservation Area. Development proposals should take account of Acton Turville Conservation Area and the high number of designated heritage assets located within the vicinity of the site, including: the Grade II Listed Portcullis Cottage; Limes Farm and Barns; Number 1 & 2 Luckington Road; Number 1 & 2 Park Cottage; and Dormer Cottage; and the Grade II* St Mary's Church. Development must take account of the Nationally Registered Park and Garden Badminton House, with Walk Avenue located in the north-east. Development must seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. 	

- There is evidence that there is a Medieval settlement on the western edge of the site. Development therefore has the potential to include heritage assets with archaeological interest, and as such, a desk-based assessment will be required and, where necessary, a field evaluation.

Design

- Look to focus development away from designated heritage assets and towards Luckington Road.



EPS-CSCE4 Acton Turville

Potential Allocation Code	EPS-CSCE4
Address	Buffer Depot, Acton Turville
Parish	Acton Turville
Ward	Chipping Sodbury & Cotswold Edge Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Employment
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	
Capacity for employment	3ha E(g) Office
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LAT/1/10 and LAT/2/10) which crosses from south west to north east. 	
<p>Flood Risk</p> <ul style="list-style-type: none"> An Ordinary Watercourse runs through the site and is located towards the site's southern boundary. Development of homes within Flood Risk Zone 3a will be considered incompatible, and otherwise require an Exception Test to be prepared Development should take account of the southern area of the site that is known to be subject to Flood Zone 2 and 3a, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. 	
<p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features including a short section of a Wessex Water Foul Sewer crosses the site towards the western boundary with Station Road. There are no Wessex Water Surface Water sewers within close proximity to the site. 	
<p>Landscape and Green Infrastructure</p> <ul style="list-style-type: none"> The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. The site is located on land which is in Grade 2, 3 and 4 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Grade 4) have been considered first and areas of higher quality have been protected. 	

Historic Conservation and Archaeology

- Development proposals should take account of Acton Turville Conservation area and both the Grade II No 1 and 2 Yew Tree Cottages Station, located 30m west, and the Nationally Registered Park and Garden Badminton House, with Walk Avenue located in the north-east, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement.
- Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation.



EPS-CSCE5 Acton Turville

Potential Allocation Code	EPS-CSCE5
Address	Land South of Luckington Road
Parish	Acton Turville
Ward	Chipping Sodbury & Cotswold Edge Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	127
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Landscape and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. The site is located on land which is in Grade 2 and 3 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected. <p><u>Heritage Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of: Acton Turville Conservation Area and associated designated heritage assets including Grade II* St Marys Church; and, Badminton House and Dodington Park Nationally Registered Park and Gardens; and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Medieval archaeological interest has been identified in close proximity to the site and therefore an archaeological assessment will be required and, where necessary, a field evaluation. 	



EPS-PSB1 Almondsbury

Potential Allocation Code	EPS-PSB1
Address	Land south of the B4055, Easter Compton
Parish	Almondsbury
Ward	Pilning & Severn Beach Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Mixed Use
Capacity for homes in the plan period	270
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Subject to resolving wider infrastructure capacity constraints, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (OAY/76) which crosses through the site. <p>Flood Risk</p> <ul style="list-style-type: none"> Development of homes within Flood Risk Zone 3a will be considered incompatible. Development should avoid the area to the north of the site that is known to be subject to Flood Zone 2, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Development should take account of the nearest Wessex Water surface water sewer which is located adjacent to the north-east corner of the site. A Wessex Water foul sewer crosses the centre of the site. Development should take account of a number of ordinary watercourses within the site boundary, that form part of the wider Lower Severn Internal Drainage Board drainage system. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding and is identified as an Indicative Wetland Opportunity on the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. <p>Natural Environment</p> <ul style="list-style-type: none"> The site overlaps with the Impool, Middle Compton and Upper Compton Rhines SNCI and associated Priority Habitats. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts, and promote the conservation, restoration and enhancement of priority habitats and habitat networks. Development must be supported by appropriate Habitat Regulation Assessment, to ensure that development would not result in a significant effect on the conservation objectives of the Severn Estuary European 	

Designated Site.

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

- Development proposals must take account of the Grade II Listed Building (Church Farmhouse) on site, the adjacent Grade II* Listed All Saints Church Farm Lane, and Churchyard Compton which is a Local Historic Park and Garden. There are also several Grade II Listed Buildings and a Grade II* Listed Building within 250m of the site. Development must preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement.
- The site includes, or has the potential to include, heritage assets with archaeological interest, and therefore a desk-based assessment and field evaluation will be required.

Contamination and Land Stability

- There are potential areas of contamination on the site, particularly in the north of the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.

Design

- Development must demonstrate the area impacted by oil pipeline, along the western and southern boundary, and associated Health and Safety Executive Zone is discounted from the developable area and appropriately considered within the overall site masterplan.
- Development should be comprehensively masterplanned with adjacent sites, including EPS-PSB4 and EPS-PSB5, and focussed around the eastern edge of the site to achieve natural 'rounding' of Easter Compton.



EPS-PSB2 Almondsbury

Potential Allocation Code	EPS-PSB2
Address	Land Between Over Lane and the B4055, Easter Compton
Parish	Almondsbury
Ward	Pilning & Severn Beach Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	70
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Subject to resolving strategic transport issues associated with the site's proximity to the M5 J16/17, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding and is within the Woodland Network for the Nature Recovery Network. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of the Wessex Water foul sewer that crosses the site, and note that there are no Wessex Water surface water sewers within close proximity to the site. <p><u>Natural Environment</u></p> <ul style="list-style-type: none"> The site is located approximately 15m distance from Blackhorse Wood SNCI. Development must protect and enhance locally designated sites of importance for biodiversity, and mitigate any direct or indirect impacts. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development should take account of non-designated heritage asset 'P&G of Over Court' to the east of the site. <p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. <p><u>Design</u></p>	

- Development should look to take account of the oil pipeline buffer in the western corner of the site (at the junction of Over Land and Blackhorse Lane).



EPS-PSB4 Almondsbury

Potential Allocation Code	EPS-PSB4
Address	Land off Blackhorse Hill
Parish	Almondsbury
Ward	Pilning & Severn Beach Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	95
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Subject to resolving wider infrastructure capacity constraints, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpaths through the site, including the Public Rights of Way (OAY/76, 78 and 79) which cross through the site. <p><u>Flood Risk, Surface Water and Drainage</u></p> <ul style="list-style-type: none"> The site overlaps with the Woodland Network within the Nature Recovery Network. Development should identify opportunities to reduce the causes and impacts of flooding, including maximising opportunities for natural flood management and multi-functional green infrastructure. Development should note that there are no Wessex Water surface water sewers within close proximity of the site, however a Wessex Water four sewer crosses the northern portion of the site. Development should take account of a number of ordinary watercourses within the site boundary, that form part of the wider Lower Severn Internal Drainage Board drainage system. <p><u>Natural Environment</u></p> <ul style="list-style-type: none"> The site overlaps with the Blackhorse Woodland SNCI and associated Priority Habitats. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts, and promote the conservation, restoration and enhancement of priority habitats and habitat networks. The site is located directly adjacent to Blackhorse Ancient Woodland and development must not result in loss or deterioration of these irreplaceable habitat. Development must be supported by appropriate Habitat Regulation Assessment, to ensure that development would not result in a significant effect on the conservation objectives of the Severn Estuary European Site. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p>	

- Development proposals must take account of the Grade II* Listed Bishops Farm and All Saints Church, and Grade II Listed Manor Farmhouse and Hollywood Tower, and Hollywood Tower Local Historic Park and Garden. Development must preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement.
- The site includes, or has the potential to include, heritage assets with archaeological interest, and therefore a desk-based assessment and field evaluation will be required.

Contamination and Land Stability

- Development must demonstrate the area impacted by oil pipeline, and associated Health and Safety Executive Zone is discounted from the developable area and appropriately considered within the overall site masterplan.

Design

- Development should be comprehensively masterplanned with adjacent sites, including EPS-PSB1 and EPS-PSB5.



EPS-PSB5 Almondsbury

Potential Allocation Code	EPS-PSB5
Address	Land at The Paddock
Parish	Almondsbury
Ward	Pilning & Severn Beach Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	15
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Landscape, Green Belt and Green Infrastructure</p> <ul style="list-style-type: none"> • The site is currently located within the Green Belt. <p>Design</p> <ul style="list-style-type: none"> • Development should be comprehensively masterplanned with adjacent sites, including EPS-PSB1 and EPS-PSB4. • Development should respect the privacy and amenity of neighbouring residential properties to the north and east. <p>Utilities</p> <ul style="list-style-type: none"> • Development should look to take account of, or relocate, overhead power lines on timber poles crossing the northern part of the site. • Development should look to take account of oil pipeline located in the south west corner of the site. 	



EPS-SV1 Almondsbury

Potential Allocation Code	EPS-SV1
Address	Land South of Gloucester Road, Almondsbury
Parish	Almondsbury
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	400
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (OAY/22/10 and OAY/22/30) which crosses from east to west. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> Development should take account of drainage features including existing Wessex Water foul sewers serving the neighbouring housing development off Florence Park. There are no Wessex Water surface water sewers located within close proximity to the site. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of the Grade II Listed Building (Cottage Hospital and Institute) approximately 130m to the west and views towards the Almondsbury Conservation Area, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Development should take account of non-designated heritage asset Almondsbury Motorway Interchange Woodlands adjacent to the site. <p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> There are potential areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	

Noise

- Development should consider the principles of 'agent of change' to ensure that there are no unreasonable restrictions placed on Air Ambulance and Police Air Service operations base located to the south (PT15/1438/F, P22/04456/F) as a result of new development. An updated noise report would be required.

Design

- Development should respect the privacy and amenity of neighbouring residential properties to the north, and look to provide a landscaped buffer to the visible southern edge.



EPS-SV3 Almondsbury

Potential Allocation Code	EPS-SV3
Address	Land at Hortham Lane, Almondsbury, BS32 4JH
Parish	Almondsbury
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	30
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features including a Wessex Water foul sewer located immediately outside of the eastern boundary of the site in Hortham lane. There are no Wessex Water surface water sewers located within close proximity of the site. <p>Historic Conservation and Archaeology</p> <ul style="list-style-type: none"> Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <p>Landscape, Green Belt and Green Infrastructure</p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. <p>Noise</p> <ul style="list-style-type: none"> Site location adjacent to the M4 and A38 means an acoustic report will be required. 	



EPS-SV5 Almondsbury

Potential Allocation Code	EPS-SV5
Address	Land on the South Side of Gaunts Earthcott Lane
Parish	Almondsbury
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	180
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Landscape, Green Belt and Green Infrastructure</p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. <p>Historic Conservation and Archaeology</p> <ul style="list-style-type: none"> Development proposals must take account of the Grade II* Listed Building (The Manor House, Gaunts Earthcott) and Local Historic Parks & Gardens, located 60m to the north-east of the site. Development must preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <p>Design</p> <ul style="list-style-type: none"> Development should be comprehensively masterplanned with adjacent sites, including EPS-SV7 and EPS-FC14. 	



EPS-SV7 Almondsbury

Potential Allocation Code	EPS-SV7
Address	Land off Gaunts Earthcott Lane
Parish	Almondsbury
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	100
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should consider the risk of flooding from any source, now and in the future, including from: the sea, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canals and lakes and other artificial sources. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Design</u></p> <ul style="list-style-type: none"> Development should be comprehensively masterplanned with adjacent sites, including EPS-SV5 and EPS-FC14. 	



EPS-SV8 Almondsbury

Potential Allocation Code	EPS-SV8
Address	Recreation Ground Oaklands Drive, Almondsbury
Parish	Almondsbury
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Employment
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	
Capacity for employment	1.1ha Light Industrial

Development Considerations

Overarching Policy Compliance

- It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole.

Transport and Access

- Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Surface Water
- The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate.

Landscape, Green Belt and Green Infrastructure

- The site is located within the Green Belt.

Historic Conservation and Archaeology

- Development proposals should take account of Grade II Pear Tree Cottage located 30m north and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement.
- Development should take account of non-designated heritage asset Locally listed Oaklands Park and Gardens, covering the north-west of the site.

Ancient Woodland, Ancient Trees, and Veteran Trees

- The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.



EPS-SV9 Almondsbury

Potential Allocation Code	EPS-SV9
Address	Land Off Tockington Lane
Parish	Almondsbury
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	10
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> • There is an ordinary watercourse that runs along the western edge of the site • The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. • Development should take account of drainage features including a Wessex Water foul sewer located in Lower Court Road, which is to the South of the site. There are no Wessex Water surface water sewers located within close proximity to the site. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> • The site is located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • Development proposals should take account of Lower Almondsbury Conservation Area which overlaps with the site in the south-east corner, and Grade II No5 and 7 Lower Court Road to the south, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. • The site has potential for medieval heritage assets with archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. 	



EPS-SV10 Almondsbury

Potential Allocation Code	EPS-SV10
Address	The Quarters Colony Farm
Parish	Almondsbury
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	70
Capacity for homes beyond the plan period	
Capacity for employment	

Development Considerations

Overarching Policy Compliance

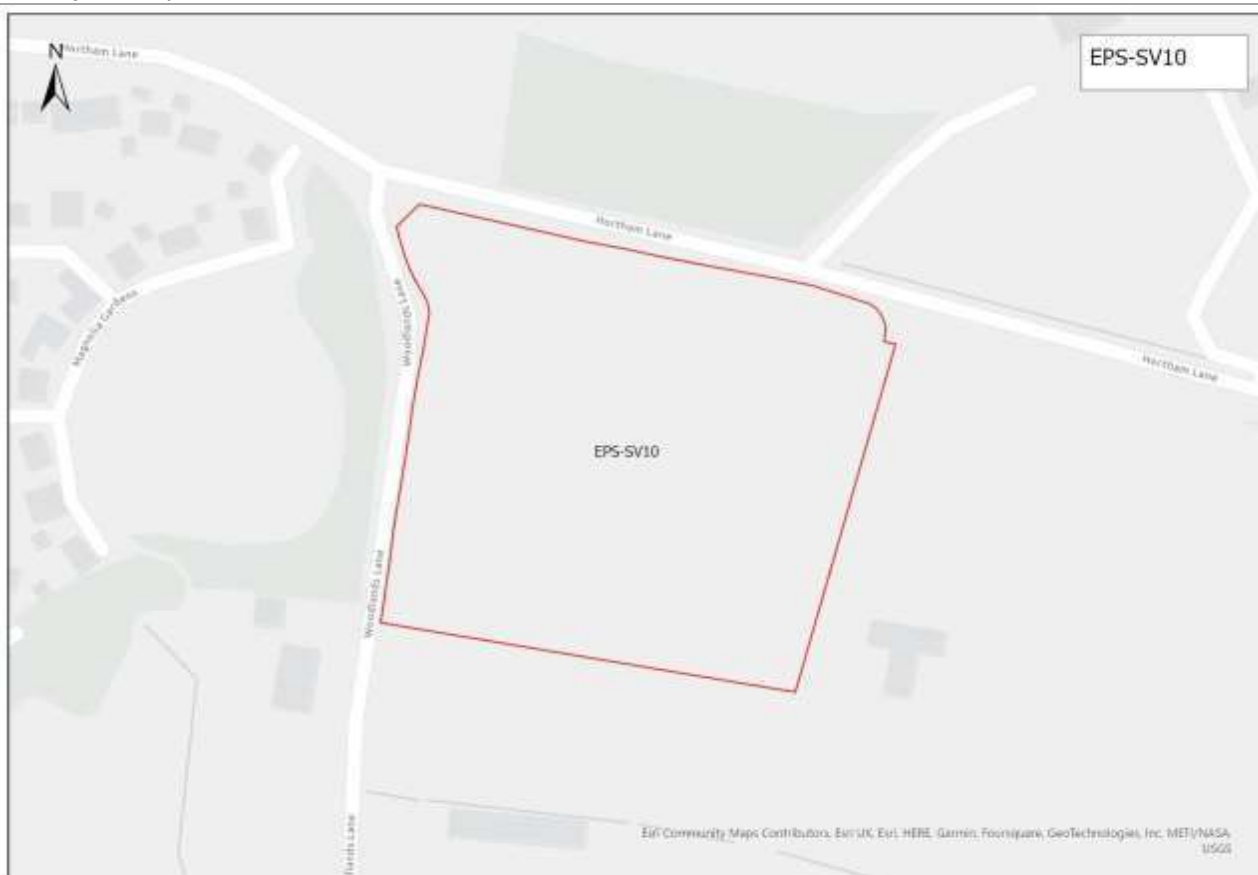
- It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole.

Transport and Access

- Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport.

Other Uses

- Onsite/adjacent sports and leisure uses must be retained.



EPS-FC14 Almondsbury and Frampton Cotterell

Potential Allocation Code	EPS-FC14
Address	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)
Parish	Almondsbury & Frampton Cotterell
Ward	Frampton Cotterell Ward & Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential, facilities including primary school and local centre
Capacity for homes in the plan period	800
Capacity for homes beyond the plan period	950
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Subject to resolving strategic transport issues, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (OAY/35). 	
<p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> Development should take account of the area adjacent to Hortham Brook that is known to be subject to Flood Zone 2 and 3, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. Development of homes within Flood Risk Zone 3a will be considered incompatible. As Hortham Brook is a Main River, development should take account of the need to ensure adequate access to the river. This amounts to 8m for non-tidal main rivers and 16m for tidal main rivers. The site is known to be at risk of surface water flooding across the site. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The south and east of the site falls within the Woodland Strategic Network and Indicative Wetland Opportunities. Development should identify opportunities to reduce the causes and impacts of flooding, including maximising opportunities for natural flood management and multi-functional green infrastructure. 	
<p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> The site has a limited potential to include heritage assets with archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. 	
<p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt 	
<p><u>Ancient Woodland, Ancient Trees, and Veteran Trees</u></p>	

- There is an area of Ancient Woodland located to the south of the site. Development must not result in loss or deterioration of these irreplaceable habitats.
- The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.

Contamination and Land Stability

- There are known areas of contamination across the site, particularly but not limited to the western boundary of the site adjacent to the M4 / M5. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.

Utilities

Development should take account of the overhead powerline which crosses the central area of the site from east to west.

Design

- Development should be comprehensively masterplanned with adjacent sites, including EPS-SV5 and EPS-SV7



EPS-SV6 Alveston

Potential Allocation Code	EPS-SV6
Address	Land north of A38, Alveston
Parish	Alveston
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	20
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of the Grade II Listed St Helen's Church which exists to the east of the site, and seek to preserve and enhance the significance of this identified heritage asset. This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Design</u></p> <ul style="list-style-type: none"> Development should be comprehensively masterplanned with adjacent sites, including EPS-SV11. Development should respect the privacy and amenity of neighbouring residential properties to the west and south. 	



EPS-SV11 Alveston

Potential Allocation Code	EPS-SV11
Address	The Old Vicarage
Parish	Alveston
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	26
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> • The site is currently located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • Development proposals should take account of the Grade II Listed St Helen’s Church which exists to the east of the site, and seek to preserve and enhance the significance of this identified heritage asset. This will require the submission of a Heritage Statement. • Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Design</u></p> <ul style="list-style-type: none"> • Development should be comprehensively masterplanned with adjacent sites, including EPS-SV6. • Development should respect the privacy and amenity of neighbouring residential properties to the west and south. 	



EPS-SV12 Alveston

Potential Allocation Code	EPS-SV12
Address	Land to the north of Berkeley Vale Motors
Parish	Alveston
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	16
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. Development should retain trees that front the A38. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of the Grade II listed Ship Inn located to the west of the site, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> There are potential areas of contamination within western part of the site, associated with the previous petrol station use adjacent to the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	



EPS-SV2 Alveston & Olveston

Potential Allocation Code	EPS-SV2
Address	Land at Vattingstone Lane Alveston
Parish	Alveston & Olveston
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	100
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. 	
<p><u>Surface Water</u></p> <ul style="list-style-type: none"> Development should take account of the ordinary watercourse that is located approximately 40m to the south west of the site. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features, including a Wessex Water surface water sewers is located approximately 150m to the South of the site. A Wessex Water foul sewer is located to the immediate South of the site boundary line in Strode Common. 	
<p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. 	
<p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of Barrow South West of Vattingstone Lane Scheduled Monument which exists to the north of the site, and seek to preserve and enhance the significance of this identified heritage asset. This will require the submission of a Heritage Statement. Site includes area of known to be of high archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. 	
<p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> There are potential areas of contamination within the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	



EPS-CSCE3 Badminton

Potential Allocation Code	EPS-CSCE3
Address	Land at Rushmoor Dairy, Badminton
Parish	Badminton
Ward	Chipping Sodbury & Cotswold Edge Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Employment
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	
Capacity for employment	600m2 E(g) Office, 500m2 B2, B8
Development Considerations	
<u>Overarching Policy Compliance</u>	
<ul style="list-style-type: none"> It is expected that development of employment uses would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<u>Transport and Access</u>	
<ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. 	
<u>Flood Risk</u>	
<ul style="list-style-type: none"> Development should take account of the northern portion of the site that is known to be subject to Flood Zone 2 and 3a in the north of the site, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. 	
<u>Surface Water and Drainage</u>	
<ul style="list-style-type: none"> Development is subject to ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. The site is known to be at risk of surface water flooding and is identified as a Wetland Opportunity within the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. 	
<u>Landscape and Green Belt</u>	
<ul style="list-style-type: none"> The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. 	
<u>Historic Conservation and Archaeology</u>	
<ul style="list-style-type: none"> Development proposals should take account of the Great Badminton Conservation Area and associated large number of Grade II and Grade II* listed designated heritage assets, which are located 90m to the east, and the Nationally Registered Parks and Garden Badminton House, and should seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. Development should take account of non-designated heritage asset locally listed Park and Garden Lygrove House located to the west. 	



EPS-BOC1 Bitton

Potential Allocation Code	EPS-BOC1
Address	Land to the rear of Park Farm, Barry Road, Oldland Common
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	350
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (PBN/23) which crosses from east to west. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. The site adjoins a Local Green Space designation (LGSD606 Aitchison Field) in the north, which must be retained. The site contains land which is in Grade 3 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e. urban land) have been considered first and areas of higher quality have been protected. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of adjacent Grade II Listed Buildings, including Lower Cullyhall Farm in the east and other Grade II Listed Buildings along High Street, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. The site has the potential to include, heritage assets with archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> There are known areas of contamination on the western edge of the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	



EPS-BOC2 Bitton

Potential Allocation Code	EPS-BOC2
Address	Land at 12, The Park, Willsbridge
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	15
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (PBN/79/20 and PBN/79/30) which is located along the southern boundary of the site. <p>Landscape and Green Infrastructure</p> <ul style="list-style-type: none"> The site is located on land which is in both Grade 2, 3b and 'urban' of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Grade 3b and urban land) have been considered first and areas of higher quality land have been protected. <p>Design</p> <ul style="list-style-type: none"> Development should be comprehensively masterplanned with adjacent sites. Development should take account of the petrol filling station located to the north. Development should take account of the existing residential properties and access located within the site, and ensure integration of these dwellings within the new development. Development should respect the privacy and amenity of these existing residential properties. 	



EPS-BOC3 Bitton

Potential Allocation Code	EPS-BOC3
Address	Jarretts Garden Centre, Bath Road
Parish	Bitton
Ward	Bitton & Oldland Common Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	95
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Subject to resolving challenging access to the site, development should provide a minimum of two access points to the site. Development should protect and enhance the footpath through the site, including the Public Right of Way (PBN/79/20 and PBN/79/30) which is located along the southern boundary of the site. <p><u>Landscape and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is located on land which is in both Grade 2, 3b and 'urban' of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Grade 3b and urban land) have been considered first and areas of higher quality land have been protected. <p><u>Design</u></p> <ul style="list-style-type: none"> Development should be comprehensively masterplanned with adjacent sites. Development should respect the privacy and amenity of neighbouring residential properties to the north. 	



EPS-BV12 Bitton and Siston

Potential Allocation Code	EPS-BV12
Address	The Sawmills, Bath Road, Bridge Yate
Parish	Bitton & Siston
Ward	Boyd Valley Ward & Bitton & Oldland Common Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	110
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development of would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (PSN/54/10) which crosses from east to west. <p>Flood Risk</p> <ul style="list-style-type: none"> Development should take account of the North Common Watercourse, which is a main river located along the southern boundary of the site. Development should ensure adequate access to this main river. Development within areas of Flood Risk Zone 3a to the south of the site will be considered incompatible, and otherwise will require an Exception Test to be prepared. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flood risk, associated with the North Common Watercourse, and is also within the Grassland Strategic Network and Wetland Opportunity Area in the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver maximising opportunities for natural flood management and multi-functional green infrastructure, unless there is clear evidence that this would be inappropriate. Development is also subject to ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Take account of the Wessex Water Surface Water and Foul Water Sewer which crosses through the site towards the western boundary. <p>Natural Environment</p> <ul style="list-style-type: none"> The site is located within close proximity of the Momeads Field and Bridgeyate Common Site of Nature Conservation Interest. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. 	

Landscape, Green Belt and Green Infrastructure

- The site is located within the Green Belt.
- Take account of the area of Common Land which adjoins the north-western edge of the site.
- The site is located on land which is both Urban and in Grade 3 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected.

Historic Conservation and Archaeology

- Development proposals should take account of the Grade II listed Elm Farmhouse in the north, and seek to preserve and enhance the significance of the identified heritage asset. This will require the submission of a Heritage Statement.

Contamination and Land Stability

- The site has previously recorded uses as a works / sawmill and therefore there is a risk of contamination. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.



EPS-CHAR5 Charfield

Potential Allocation Code	EPS-CHAR5
Address	Land north of Wotton Road, Charfield
Parish	Charfield
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	250
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the [Public Right of Way (OCH/9/10) which crosses from north to south. <p>Flood Risk</p> <ul style="list-style-type: none"> Development must avoid the area of Flood Risk Zone 3b associated with the Little Avon Main River located along the north east boundary of the site. Development of homes within Flood Risk Zone 3a will be considered incompatible, and otherwise require an Exception Test to be prepared. Development should take account of areas of Flood Zone 2 in the north-east of the site, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding and within a Wetlands Opportunity area of the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. <p>Natural Environment</p> <ul style="list-style-type: none"> The site is located approximately 115 metres distance from Cullimore’s Quarry SSSI. Development must avoid adverse effects to nationally designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. <p>Ancient Woodland, Ancient Trees, and Veteran Trees</p>	

- The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.

Landscape, Green Belt and Green Infrastructure

- The site is located on land which is in Grade 3a and Grade 4 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Grade 4) have been considered first and areas of higher quality have been protected.

Historic Conservation and Archaeology

- Development proposals should take account of Grade II listed Charfield House, Grade II listed Lower Wool Mill and Charfield Mill located 65 metres north and Grade II listed Park Farm located 50ms south and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement.
- The site contains potential for ridge and furrow, and therefore a desk-based assessment will be required and, where necessary, a field evaluation.



EPS-CHAR6 Charfield

Potential Allocation Code	EPS-CHAR6
Address	Land to the south of Charfield
Parish	Charfield
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential, employment, facilities including primary school, local centre
Capacity for homes in the plan period	525
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should provide sustainable transport measures to link the site with Charfield, Kingswood and Wotton-under-Edge including contributions towards: the completion of the 'Wotton – Charfield – Kingswood Greenway', enhancing local bus services and to the reopening of Charfield rail station. Development should protect and enhance the footpath through the site, including the Public Rights of Way (OCH/16/80, OCH/14/20, OCH/16/90, and OCH/15/10) which cross the site. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features including point of connection to the existing public foul sewer in Charfield Green. Natural Environment The site is located adjacent to two Sites of Nature Conservation Interest (SNCIs), including Marshy Field near Charfield and Meadows near Charfield. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. <p>Landscape, Green Belt and Green Infrastructure</p> <ul style="list-style-type: none"> The site is located on land which is in Grade 3a, 3b and 4 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Grade 3b and 4) have been considered first and areas of higher quality have been protected. <p>Historic Conservation and Archaeology</p>	

EPS-CHAR1 Cromhall

Potential Allocation Code	EPS-CHAR1
Address	Land at Longcross Farm, Cromhall
Parish	Cromhall
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	46
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Subject to resolving strategic capacity issues, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for safe and easy walking, cycling, and wheeling, and effective access to public transport. Surface Water and Drainage Development should take account of adjacent ordinary watercourse that runs along the eastern side boundary and appears to connect into the pond. The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of the nearest Wessex Water surface water sewer which is approximately 50m to the north of the site, and the Wessex Water foul sewer along Bristol Road. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of the Grade II Varley Farm and The Gables and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Development should take account of non-designated heritage assets including the locally-listed buildings of the Old Hospital and Village Hall (formerly Taboltsend Farm). The site contains potential for medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. Contamination and Land Stability There is potential for contamination on the site associated with former agricultural tanks. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. <p><u>Design</u></p> <ul style="list-style-type: none"> Development should aim to retain a rural edge and approach from the south of the site. Development should be comprehensively masterplanned with adjacent sites. 	



EPS-CHAR2 Cromhall

Potential Allocation Code	EPS-CHAR2
Address	Land at Bristol Road, Cromhall
Parish	Cromhall
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	27
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Subject to resolving strategic capacity issues, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for safe and easy walking, cycling, and wheeling, and effective access to public transport. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> • The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • Development proposals should take account of the Grade II listed The Old Smithy and Grade II listed Royal Oak, located around 100m and 200m away respectively, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. • The site contains potential for medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. 	



EPS-CHAR3 Cromhall

Potential Allocation Code	EPS-CHAR3
Address	Land to rear of Ducie Close, Cromhall, GL12 8AH
Parish	Cromhall
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	14
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for safe and easy walking, cycling, and wheeling, and effective access to public transport. <p>Flood Risk</p> <ul style="list-style-type: none"> Development should take account of adjacent ordinary watercourse in approximately 10m to the North of the site. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features, including nearest Wessex Water Surface Water sewer located approximately 130m to the east of the site, and the nearest Wessex Water Foul Sewer which is approximately 20m to the east. <p>Natural Environment</p> <ul style="list-style-type: none"> Further ecological surveys would be necessary to determine presence of notable, protected and priority species on the site, given Barn Owl (a national Priority Species) have been recorded on near the site. <p>Historic Conservation and Archaeology</p> <ul style="list-style-type: none"> The site has the potential to contain medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. Development should take account of non-designated heritage asset Locally listed buildings located approximately 40m to the east of the site. 	



EPS-CHAR4 Cromhall

Potential Allocation Code	EPS-CHAR4
Address	Woodend Farm, Woodend Lane, Cromhall
Parish	Cromhall
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Employment
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	
Capacity for employment	350m2 E(g) Office
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development of employment would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should explore options for drainage of surface water, noting that there are no Wessex Water surface water or foul sewers present in this location. <p>Natural Environment</p> <ul style="list-style-type: none"> The site is located approximately 111m from Slickstones Quarry SSSI. Development must avoid adverse effects on this nationally-designated site and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. <p>Historic Conservation and Archaeology</p> <ul style="list-style-type: none"> Development should take account of the Woodend Farm building, which is considered to be of a 'non-designated heritage asset' value located on site. 	



EPS-CHAR7 Cromhall

Potential Allocation Code	EPS-CHAR7
Address	Land at, Cromhall, South Gloucestershire
Parish	Cromhall
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	22
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. • Development should protect and enhance the footpath through the site, including the Public Right of Way (OCR/12) which crosses from north to south. <p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> • Development should take account of the ordinary watercourse located approximately 140m to the east of the site. • The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. • Development should take account of the Wessex Water foul sewer located adjacent to Bristol Road in the north and the ordinary watercourse located 140m to the west of the site. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • Development proposals should take account of Grade II Listed Royal Oak Bibstone and Locally Listed Buildings, which are located approximately 50m to the north-west of the site, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. <p><u>Design</u></p> <ul style="list-style-type: none"> • Development should look to take account of, or relocate, overhead power lines on timber poles crossing the site. • Development should seek to protect the rural approach and open setting of the village, and reinforce the southern edge of the site with landscaping to filter views and soften the built edge. <p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> • Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	



EPS-CHAR8 Cromhall

Potential Allocation Code	EPS-CHAR8
Address	Land at Townwell, Cromhall
Parish	Cromhall
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	32
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. • Development should protect and enhance the footpaths through the site, including the Public Rights of Way (OCR/10/10 and OCR/11/10). <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> • The site is known to be at risk of surface water flooding and is identified as being a Grassland Connectivity gap on the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. • The site is subject to ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. • Development should take account of the Wessex Water surface water sewer located 100m to the west of the site, and the Wessex Water foul sewer which crosses the site. • Development should take account of the ordinary watercourse located 75m to the south west of the site. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • Development proposals should take account of Grade II Listed Royal Oak Bibstone and Locally Listed Buildings, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. • The site has the potential to contain archaeological features, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Design</u></p> <ul style="list-style-type: none"> • Development should look to retain a sense of separation between the two historic areas of the settlement at Talbots End and Bibstone. 	



EPS-CHAR9 Cromhall

Potential Allocation Code	EPS-CHAR9
Address	Land at Talbots End, Cromhall
Parish	Cromhall
Ward	Charfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	11
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Flood Risk, Surface Water and Drainage</u></p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of the Wessex Water surface water sewer located 100m to the north west of the site, and the Wessex Water foul sewer which is located around 35m to the east of the site Development should take account of the ordinary watercourse located approximately 10m to the south west of the site. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of Grade II Listed Varley Farm Cottages and the Gables, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. The site has the potential to contain archaeological features, and therefore, a desk-based assessment will be required and, where necessary, a field evaluation. Design Development should be comprehensively masterplanned with adjacent sites. 	



EPS-EG1 Emersons Green

Potential Allocation Code	EPS-EG1
Address	Land at Pomphrey Hill, Shortwood
Parish	Emersons Green
Ward	Emersons Green Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	65
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Design</u></p> <ul style="list-style-type: none"> • Development should take account of neighbouring sporting facilities location to the south west, and ensure integration of this use within the new development. <p><u>Utilities</u></p> <ul style="list-style-type: none"> • Development should look to take account of, or relocate, overhead power lines crossing the site. 	



EPS-EG2 Emersons Green & Staple Hill and Mangotsfield

Potential Allocation Code	EPS-EG2
Address	Land at Cossham Street, Mangotsfield
Parish	Emersons Green & Staple Hill and Mangotsfield
Ward	Emersons Green Ward & Staple Hill & Mangotsfield Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	195
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including Public Right of Way (PMR/26/10) which crosses the north-western corner of the site. <p><u>Natural Environment</u></p> <ul style="list-style-type: none"> The site is located within close proximity of Rodway Common Site of Nature Conservation Interest. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. <p><u>Ancient Woodland, Ancient Trees, and Veteran Trees</u></p> <ul style="list-style-type: none"> The site contains trees which are protected by Tree Protection Orders in the western margin. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. A small proportion of the site is located on land which is in Grade 2 Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of Grade II Listed The Old Vicarage and Grade II* Listed St James Church, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. 	



EPS-FC6 Frampton Cotterell

Potential Allocation Code	EPS-FC6
Address	Land off Bristol Road
Parish	Frampton Cotterell
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	60
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Surface Water</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features including Wessex Water Foul sewers located in close proximity to the site with sewers shown in Perrinpit Road (to the North) and Bristol Road (East). There are no Wessex Water Surface Water sewers within close proximity to the site. <p>Landscape, Green Belt and Green Infrastructure</p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. <p>Historic Conservation and Archaeology</p> <ul style="list-style-type: none"> Development proposals should take account of Grade II Tanners Farmhouse 100m north-west, and seek to preserve and enhance the significance of this identified heritage assets. This will require the submission of a Heritage Statement. Limited archaeological work has been undertaken around Frampton Cotterell to provide a sufficient baseline to understand the archaeological potential. An archaeological Desk Based Assessment would be required. 	



EPS-HA1 Hanham Abbots

Potential Allocation Code	EPS-HA1
Address	Land at Castle Farm Road, Hanham
Parish	Hanham Abbots
Ward	Hanham Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	125
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should provide a minimum of two accesses to the site. Development should protect and enhance the significant number of footpaths through the site, including two Public Right of Way (PHA/6/20 and PHA/7). <p><u>Surface Water</u></p> <ul style="list-style-type: none"> The site is known to be at low risk of surface water flooding and falls within the Woodland Strategic Network. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of three Grade II Listed Buildings located to the south and east of the site, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. The site has the potential to contain archaeological features, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. The site is located on land which is in Grade 2 and 3 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected. <p><u>Natural Environment</u></p>	

- The site is located approximately 150m north of Bickley Wood SSSI. Development must avoid adverse effects to nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity.
- The site contains an area designated as Local Nature Reserve and Site of Nature Conservation Interest. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts.

Ancient Woodland, Ancient Trees, and Veteran Trees

- Henclyff Wood Ancient Woodland borders the north and west of the site. Development must not result in loss or deterioration of these irreplaceable habitats.
- The site contains trees which are protected by Tree Protection Orders on the north-eastern margins of the site. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.

Contamination and Land Stability

- There are known areas of contamination across the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.



EPS-HA2 Hanham Abbots

Potential Allocation Code	EPS-HA2
Address	Land south of Abbots Road
Parish	Hanham Abbots
Ward	Hanham Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	85
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpaths through the site, including the Public Right of Way (PHA/17). <p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> The south and west of the site falls within the Woodland Strategic Network. Development should identify opportunities to reduce the causes and impacts of flooding, including maximising opportunities for natural flood management and multi-functional green infrastructure. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> The site contains the Grade II Listed Castle Inn Farmhouse and the Grade II Listed West Hanham House, which are located within 250m of the site. Development proposals should take account of these Listed Buildings, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. The site edges a Local Green Space designation (Bickley Woods), which should be retained. The site is located on land which is in Grade 2 Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected. <p><u>Natural Environment</u></p>	

- The southern boundary of the site overlaps partially with Bickley Wood SSSI. Development must avoid adverse effects to these nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity.
- The site contains an area designated as Local Site of Nature Conservation Interest. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts.
- Development area must avoid local and national designations (SNCI and SSSI).

Ancient Woodland, Ancient Trees, and Veteran Trees

- Bickley Wood Ancient Woodland adjoins the southern boundary of the site. Development must not result in loss or deterioration of these irreplaceable habitats.

Contamination and Land Stability

- There are known areas of contamination across the site, particularly along the southern eastern boundary. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.

Design

- Development should be comprehensively masterplanned with adjacent sites.



EPS-HA3 Hanham Abbots

Potential Allocation Code	EPS-HA3
Address	Land at Castle Inn Farm
Parish	Hanham Abbots
Ward	Hanham Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	60
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpaths through the site, including the Public Right of Way (PHA/17). <p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> The south and west of the site falls within the Woodland Strategic Network. Development should identify opportunities to reduce the causes and impacts of flooding, including maximising opportunities for natural flood management and multi-functional green infrastructure. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> The site contains the Grade II Listed Castle Inn Farmhouse on the western boundary, and directly adjoins the Grade II Listed West Hanham House. Development proposals should take account of these Listed Buildings, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. The site contains a Local Green Space designation (Bickley Woods), which should be retained. The site is located on land which is in Grade 2 and 3 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected. <p><u>Natural Environment</u></p>	

- The southern boundary of the site overlaps partially with Bickley Wood SSSI. Development must avoid adverse effects to these nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity.
- The site contains an area designated as Local Site of Nature Conservation Interest and Priority Habitat. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts.

Ancient Woodland, Ancient Trees, and Veteran Trees

- Bickley Wood Ancient Woodland is located in the centre of the site towards the south east. Development must not result in loss or deterioration of these irreplaceable habitats.
- The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.

Contamination and Land Stability

- There are known areas of contamination across the site, particularly along the eastern boundary. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.



EPS-CSCE1 Hawkesbury

Potential Allocation Code	EPS-CSCE1
Address	Land between France Lane and Park Street, Hawkesbury Upton
Parish	Hawkesbury
Ward	Chipping Sodbury & Cotswold Edge Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	20
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<u>Overarching Policy Compliance</u>	
<ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<u>Transport and Access</u>	
<ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including walking, cycling, wheeling and effective access to public transport. 	
<u>Flood Risk and Surface Water</u>	
<ul style="list-style-type: none"> • The site is within the Strategic Woodland Ecological Network of the Nature Recovery Network. Development should identify opportunities to reduce the causes and impacts of flooding, including maximising opportunities for natural flood management and multifunctional green infrastructure. • Development should take account of the Wessex Water foul sewer located immediately outside of the southern boundary of the site. 	
<u>Landscape and Green Belt</u>	
<ul style="list-style-type: none"> • The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. • The site is located on land which is in Grade 3 Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Brownfield Land and Grade 3b) have been considered first and areas of higher quality have been protected. 	
<u>Historic Conservation and Archaeology</u>	
<ul style="list-style-type: none"> • Development proposals should take account of the Hawkesbury Upton Conservation Area, which is located approximately 30m to the west of the site, and seek to preserve and enhance the significance of this identified heritage asset. This will require the submission of a Heritage Statement. • Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. • Development should respect the privacy and amenity of neighbouring residential properties to the west. • Development should seek to protect the setting and rural approaches of the village and Hawkesbury Upton Conservation Area. 	
<u>Contamination and Land Stability</u>	

- There are areas of potentially contaminated land along the western boundary. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.



EPS-FC4 Iron Acton

Potential Allocation Code	EPS-FC4
Address	Land at 404 North Road, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	30
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. • Development should protect and enhance the footpath through the site, including the Public Right of Way (LIA/16/10) which crosses through the site. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> • Development should take account of drainage features, including an ordinary watercourse which runs along the eastern boundary of the site. Another watercourse runs adjacent to the western site boundary between the site and North Road. • Development should take account of the nearest Wessex Water foul sewer which is located in North Road approximately 270m to the south of the site, and note there are no Wessex Water surface water sewers in this locality. • Take account of the pumping infrastructure on the entrance to the site. <p><u>Ancient Woodland, Ancient Trees, and Veteran Trees</u></p> <ul style="list-style-type: none"> • The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • The site on which development is proposed includes Roman heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. 	



EPS-FC5 Iron Acton

Potential Allocation Code	EPS-FC5
Address	Land at North Road, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	42
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. <p>Ancient Woodland, Ancient Trees, and Veteran Trees</p> <ul style="list-style-type: none"> The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p>Historic Conservation and Archaeology</p> <ul style="list-style-type: none"> The site on which development is proposed potentially includes post-Medieval heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. Design Development should take account of neighbouring 'Western Global' manufacturing facility located to the east and Recycling Business located to the north, and consider the principles of 'agent of change' to ensure that there are no unreasonable restrictions placed on existing businesses adjacent to the site as a result of the new development. Development should respect the privacy and amenity of neighbouring residential properties to the south, north and west. <p>Contamination and Land Stability</p> <ul style="list-style-type: none"> Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	



EPS-FC7 Iron Acton

Potential Allocation Code	EPS-FC7
Address	Land to rear of 450 North Road, Yate
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	8
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Ancient Woodland, Ancient Trees, and Veteran Trees</u></p> <ul style="list-style-type: none"> The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> There are known areas of contamination on the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. <p><u>Design</u></p> <ul style="list-style-type: none"> Development should take account of the existing residential properties located to the west of the site, and ensure integration of these within the new development. 	



EPS-FC9 Iron Acton

Potential Allocation Code	EPS-FC9
Address	Field to south of Rock View, Engine Common Lane
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	12
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Surface Water</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding and falls within the Woodland Network of the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features including an ordinary watercourse runs along the entire length of the western site boundary. Development should take account of the nearest Wessex Water foul sewer which is located approximately 545m to the north west of the site. There are no Wessex Water surface water sewers located within close proximity to the site. <p>Ancient Woodland, Ancient Trees and Veteran Trees</p> <ul style="list-style-type: none"> The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p>Historic Conservation</p> <ul style="list-style-type: none"> Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. 	



EPS-FC12 Iron Acton

Potential Allocation Code	EPS-FC12
Address	Land at Dyers Lane
Parish	Iron Acton
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	20
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt The site is located on land which is in Grade 3 and 'urban land' of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality land have been protected. <p><u>Utilities</u></p> <ul style="list-style-type: none"> Development should look to take account of the existing overhead power line crossing the north western corner of the site. 	



EPS-BV5 Marshfield

Potential Allocation Code	EPS-BV5
Address	Land owned by Pitt Farm
Parish	Marshfield
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	50
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. • Development should protect and enhance the footpaths through the site, including Public Rights of Way (LMA/33/10 and LMA/34/10) which cross from north to south. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> • Development should take account of drainage features including a watercourse (Doncombe Brook) approximately 300m to the south of the site. • The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. • Development should take account of a Wessex Water foul sewer approximately 200m to the west of the site running in a north to south direction, and note that there are no Wessex Water surface water sewers in this locality. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> • The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • Development proposals should take account of Marshfield Conservation Area adjacent to the site and associated designated heritage assets, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. • The site on which development is proposed is in proximity to roman and Iron Age activity and has the potential to include, heritage assets with archaeological interest. A desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Design</u></p> <ul style="list-style-type: none"> • Look to focus development around the existing built extent of Marshfield. 	



EPS-SV4 Olveston

Potential Allocation Code	EPS-SV4
Address	Land at Grey Gables, Vicarage Lane, Olveston,
Parish	Olveston
Ward	Severn Vale Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	20
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath adjacent to the site, including the Public Right of Way (OOL/34/30) which adjoins the eastern boundary of the site. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features including a Wessex Water foul sewer located immediately outside of south-east corner of the site, and the nearest Wessex Water surface water sewer which is approximately 200m south of the site. <p><u>Landscape, Green Belt and Green Infrastructure</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. The site is located on land which is in Grade 2 and 3 within the Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected. <p><u>Ancient Woodland, Ancient Trees, and Veteran Trees</u></p> <ul style="list-style-type: none"> The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of Olveston Conservation Area, which overlaps with the western edge of the site, and associated designated heritage assets including the Grade II* St Marys Church and Grade II Vicarage, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. 	

- The site has potential for Medieval heritage assets with archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation.



EPS-PSB3 Pilning and Severn Beach

Potential Allocation Code	EPS-PSB3
Address	Land to the east of the B4055, Pilning Station
Parish	Pilning and Severn Beach
Ward	Pilning & Severn Beach Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Employment
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	
Capacity for employment	13.6ha Employment
Development Considerations	
<u>Overarching Policy Compliance</u>	
<ul style="list-style-type: none"> It is expected that development of employment uses would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<u>Transport and Access</u>	
<ul style="list-style-type: none"> Subject to resolving wider infrastructure capacity constraints, development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (ORN/45/10) which crosses from east to west. 	
<u>Flood Risk</u>	
<ul style="list-style-type: none"> Development is proposed for employment uses (i.e., less vulnerable uses), given these are compatible with the location of the site within Flood Zone 2. Development should be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk. 	
<u>Surface Water and Drainage</u>	
<ul style="list-style-type: none"> Development should take account of a number of ordinary watercourses, including the 'The Pill Rhine' and 'The Ellinghurst Rhine' within the site boundary, that form part of the wider Lower Severn Internal Drainage Board drainage system. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of the Wessex Water gravity-fed public sewer and note there are no public surface water sewers in this area. 	
<u>Natural Environment</u>	
<ul style="list-style-type: none"> Development must protect and enhance designated sites of importance for biodiversity and mitigate any direct or indirect impacts, and promote the conservation, restoration, and enhancement of priority habitats (such as of Coastal and Floodplain Grazing Marsh) and habitat networks. Development must be supported by appropriate Habitat Regulation Assessment, to ensure that development would not result in a significant effect on the conservation objectives of the Severn Estuary European Site. 	
<u>Landscape and Green Belt</u>	

- The site is currently located within the Green Belt.
- The site is located on land which is in Grade 3a and Grade 3b of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Grade 3b) have been considered first and areas of higher quality have been protected.

Historic Conservation and Archaeology

- Development proposals must take account of the Grade II Listed Whitehouse Farm and Brynleaze Farm, and preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement.
- The site includes, or has the potential to include, heritage assets with archaeological interest, and therefore a desk-based assessment and field evaluation will be required.

Contamination and Land Stability

- Development must demonstrate the area impacted by gas pipeline, and associated Health and Safety Executive Zone is discounted from the developable area and appropriately considered within the overall site masterplan.

Utilities

- Development should look to take account of, or relocate, overhead power lines crossing the site from north to south.

Design

- Development should consider the principles of 'agent of change' to ensure that there are no unreasonable restrictions placed on operation of the trainline to the north and industrial uses to the south as a result of new development.



EPS-BV3 Pucklechurch

Potential Allocation Code	EPS-BV3
Address	Land at Shortwood
Parish	Pucklechurch
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	280
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpaths directly adjacent to the site, including the Public Right of Way (LPU/43/10) which crosses from east to west. <p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> The western edge of the site falls within the Grassland Strategic Network. Development should identify opportunities to reduce the causes and impacts of surface water flooding, including maximising opportunities for natural flood management and multifunctional green infrastructure. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. The site forms part of a Visually Important Hillside of Pucklechurch Ridge. Development should take account of key viewpoints towards the south. The site is located on land which is in Grade 2 and 3 Agricultural Land Classification. <p>Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected.</p> <p><u>Natural Environment</u></p> <ul style="list-style-type: none"> The site is directly adjacent to Shortwood (west), which is an area designated as a Site of Nature Conservation Interest. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. 	

Design

- Development should be comprehensively masterplanned across Cattybrook Road, and alongside sites to the south including EPS-BV6 and EPS-BV10.
- Development should look to take account of, or relocate, overhead power lines crossing the site.



EPS-BV6 Pucklechurch

Potential Allocation Code	EPS-BV6
Address	Land south of Shortwood Hill, Mangotsfield, BS16 9PF
Parish	Pucklechurch
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	50
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<u>Overarching Policy Compliance</u>	
<ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<u>Transport and Access</u>	
<ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpaths directly adjacent to the site, including the Public Right of Way (LPU/40/10) which adjoins the western boundary. 	
<u>Flood Risk and Surface Water</u>	
<ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. 	
<u>Historic Conservation and Archaeology</u>	
<ul style="list-style-type: none"> Development proposals should take account of Siston Conversation Area on the eastern edge of the site and the Round Barrow Scheduled Monument located 250m east of the site, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. 	
<u>Landscape and Green Belt</u>	
<ul style="list-style-type: none"> The site is located within the Green Belt. The site forms part of a Visually Important Hillside of Pucklechurch Ridge. Development should take account of key viewpoints towards the south and towards Siston Conservation Area. The site is located on land which is in Grade 3 Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected. 	
<u>Design</u>	
<ul style="list-style-type: none"> Development should be comprehensively masterplanned with EPS-BV9 to avoid impacts on views towards Siston Conservation Area. 	



EPS-BV9 Pucklechurch and Siston

Potential Allocation Code	EPS-BV9
Address	Lower Shortwood
Parish	Pucklechurch & Siston
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential, employment, facilities including primary school, local centre, and park & ride
Capacity for homes in the plan period	1150
Capacity for homes beyond the plan period	1350
Capacity for employment	8.53 Employment

Development Considerations

Overarching Policy Compliance

- It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole.

Transport and Access

- Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport.
- Development should protect and enhance the footpaths in the vicinity of the site, including the Public Right of Way (PSN/16).

Flood Risk and Surface Water

- The western edge of the site falls within the Grassland Strategic Network. Development should identify opportunities to reduce the causes and impacts of surface water flooding, including maximising opportunities for natural flood management and multi-functional green infrastructure.

Historic Conservation and Archaeology

- The site is adjacent to several Grade II Listed Buildings, including the Lodge Farmhouse, Station House Mangotsfield and the Tramway Bridge Crossing; the Siston Conservation Area; and a Scheduled Monument, the Round Barrow on Shortwood Hill. Development proposals should take account of these designated heritage assets, and seek to preserve and enhance their significance. This will require the submission of a Heritage Statement.
- The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required.

Landscape and Green Belt

- The site is located within the Green Belt.
- The site forms part of a Visually Important Hillside of Pucklechurch Ridge. Development should take account of key viewpoints towards the south and east, and Siston Conservation Area.
- The site is located on land which is in Grade 2, 3 and 4 Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., Grade 4) have been considered first and areas of higher quality land have been protected.

- Masterplanning should demonstrate how the site will enhance and better connect green infrastructure and support a green corridor connecting assets, such as east-west connections between Siston Common and Overcourt Woodland and north-south connections.

Natural Environment

- The site contains the Mangotsfield Golf Course Marsh, which is an area designated as Local Site of Nature Conservation Interest. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts.

Ancient Woodland, Ancient Trees, and Veteran Trees

- The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland.

Design

- Development should be comprehensively masterplanned with adjacent sites, including EPS-BV6 and EPS-BV10.
- Development should look to take account of, or relocate, overhead power lines crossing the site.



EPS-BV13 Pucklechurch and Westerleigh and Coalpit Heath

Potential Allocation Code	EPS-BV13
Address	Land North of Lyde Green
Parish	Pucklechurch & Westerleigh and Coalpit Heath
Ward	Boyd Valley Ward & Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential, employment, facilities including primary school, local centre, and park & ride
Capacity for homes in the plan period	800
Capacity for homes beyond the plan period	1200
Capacity for employment	16.1ha Employment

Development Considerations

Overarching Policy Compliance

- It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole.

Transport and Access

- Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport.
- Development should protect and enhance the existing network of footpaths through the site, including several Public Right of Way which cross north to south.

Flood Risk and Drainage

- Development should take account of the Folly Brook, and avoid development of areas of Flood Risk Zone 3a, particularly to the south west of the site.
- The site is known to be at risk of surface water flood risk, associated with Folly Brook, and is also within the Grassland Strategic Network, Grassland Connectivity Gap, and Wetland Opportunity Area in the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver maximising opportunities for natural flood management and multi-functional green infrastructure, unless there is clear evidence that this would be inappropriate.
- The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks.

Natural Environment

- The site is located within close proximity of Branch Pool Wood, Dewshill Wood and Spoil Heap Lyde Green Sites of Nature Conservation Interest. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts.

Landscape and Green Belt

- The site is located within the Green Belt.
- The site is located on land which is both in Grade 3 and Grade 4 of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (Grade 4) have been considered first and areas of higher quality have been protected.

Historic Conservation and Archaeology

- The site includes, or has the potential to include, heritage assets with archaeological interest, and therefore a desk-based assessment will be required and, where necessary, a field evaluation.

Contamination and Land Stability

- The site contains areas known to be at risk from contamination. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.
- Take account of the Health and Safety Executive Zones, associated with the Oil Storage facility and associated pipelines located to the south east of the site and gas pipelines running north to south. Take account of, or relocate, overhead power lines crossing north to south across the site.



EPS-BV15 Pucklechurch

Potential Allocation Code	EPS-BV15
Address	Land east of Abson Road, Pucklechurch
Parish	Pucklechurch
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	60
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LPU/60/10) which crosses from north west to south east. <p><u>Surface Water</u></p> <ul style="list-style-type: none"> Development should take account of existing private foul drainage on site (Septic Tank), and a water sewer located to the west of the site (which serves the wider Pucklechurch area). <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of the Grade I listed Dyrham Park and its Grade II* Registered Garden, and seek to preserve and enhance the significance of the identified heritage assets. It should also consider the impact on the rural setting of Pucklechurch and Siston Conservation Areas. This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. 	



EPS-FC2 Rangeworthy

Potential Allocation Code	EPS-FC2
Address	Land adjacent, Westways, Wotton Road, Rangeworthy
Parish	Rangeworthy
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	10
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of the Wessex Water public foul sewer located in Wotton Road and the nearest surface water sewers located in the housing developments off Gifford Close and The Grove. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of Grade II Listed Rose and Crown located approximately 50m to the north, and seek to preserve and enhance the significance of this identified heritage assets. This will require the submission of a Heritage Statement. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> There are potential areas of contamination within the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. <p><u>Design</u></p> <ul style="list-style-type: none"> Development should be comprehensively masterplanned with adjacent sites, including EPS-FC3. 	



EPS-FC3 Rangeworthy

Potential Allocation Code	EPS-FC3
Address	Land off, Wotton Road, Rangeworthy
Parish	Rangeworthy
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	90
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development must be supported by a transport assessment which considers adjacent proposed allocations (EPS-FC2, EPS-FC10) • Development should protect and enhance the existing footpath through the site which crosses from north to south. <p><u>Flood Risk and Drainage</u></p> <ul style="list-style-type: none"> • The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. • Development should take account of the Wessex Water public foul sewer located in Wotton Road and the nearest Wessex Water surface water sewers, which are located in the housing developments of Gifford Close and The Grove. <p><u>Natural Environment</u></p> <ul style="list-style-type: none"> • The eastern portion of the site is adjacent to Bobby's Brake SNCI, which is also a priority habitat of lowland mixed deciduous woodland. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts, and, promote the conservation, restoration and enhancement of priority habitats and habitat networks. <p><u>Ancient Woodland, Ancient Trees, and Veteran Trees</u></p> <ul style="list-style-type: none"> • A small area of the western part of the site is covered by Tree Protection Orders designated for hawthorn tree. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Historic Conservation</u></p>	

- Development proposals should take account of the Grade II listed Rose and Crown Pub located around 70m to the north west of the of the site, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement.
- Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation.

Design

- Development should be comprehensively masterplanned with adjacent sites, including EPS-FC2 and EPS-FC10.
- Development should respect the privacy and amenity of neighbouring residential properties along Wooton Road, for the western portion, and Wickwar Road for the eastern portion.
- Development should look to take account of overhead power lines and timber poles crossing the eastern portion of the site.



EPS-FC8 Rangeworthy

Potential Allocation Code	EPS-FC8
Address	Land to west of Wotton Road
Parish	Rangeworthy
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	28
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Flood Risk and Drainage</u></p> <ul style="list-style-type: none"> • The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. • Development should take account of the Wessex Water public foul sewer located in Wotton Road, however, note that there are no surface water sewers located nearby. <p><u>Ancient Woodland, Ancient Trees, and Veteran Trees</u></p> <ul style="list-style-type: none"> • The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation. 	



EPS-FC10 Rangeworthy

Potential Allocation Code	EPS-FC10
Address	Land at Berrows Mead
Parish	Rangeworthy
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	34
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development must be supported by a transport assessment which considers adjacent proposed allocations (EPS-FC3). <p><u>Flood Risk and Drainage</u></p> <ul style="list-style-type: none"> • The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. • Development should take account of the two existing Wessex Water public surface water and foul sewers, which cross the site from the south west corner over to the east boundary. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> • The site contains trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Design</u></p> <ul style="list-style-type: none"> • Development should be comprehensively masterplanned with adjacent sites. • Development should respect the privacy and amenity of neighbouring residential properties along Berrows Mead. 	



EPS-FC11 Rangeworthy

Potential Allocation Code	EPS-FC11
Address	Land to the west of Wotton Road
Parish	Rangeworthy
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	50
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> • The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. • Development should take account of the existing public foul and pumped rising main sewer, adjacent to the northern border, but there are no recorded public surface water sewers in this location. <p><u>Landscape and Green Infrastructure</u></p> <ul style="list-style-type: none"> • Development should take account of the area of Common Land located along the site's eastern boundary (along Wotton Road). <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> • The site contains potential for medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. 	



EPS-BV10 Siston

Potential Allocation Code	EPS-BV10
Address	Glenfern and Land to East of Carsons Road
Parish	Siston
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Employment
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	
Capacity for employment	2.6ha E, B2, B8
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development of employment uses would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> The site falls within the Grassland Connectivity Opportunity area of the Nature Recovery Network. Development should identify opportunities to reduce the causes and impacts of surface water flooding, including maximising opportunities for natural flood management and multi-functional green infrastructure. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. Take account of the area of Common Land, which runs the length of the western boundary of the site. <p><u>Ancient Woodland, Ancient Trees, and Veteran Trees</u></p> <ul style="list-style-type: none"> The site contains trees which are protected by Tree Protection Orders on the western margin of the site. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Design</u></p> <ul style="list-style-type: none"> Development should be comprehensively masterplanned with adjacent sites, including EPS-BV9. 	



EPS-BV11 Siston

Potential Allocation Code	EPS-BV11
Address	Homeapple Close
Parish	Siston
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Employment
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	
Capacity for employment	B2, B8 5 units at 75m ² , 1 unit at 200m ²
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development of employment uses would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Surface Water</u></p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> The site contains potential for medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation. <p><u>Utilities</u></p> <p>Development should look to take account of, or relocate, overhead power lines on timber poles crossing the site.</p>	



EPS-BV14 Siston

Potential Allocation Code	EPS-BV14
Address	Land north of A420 and south of Goose Green
Parish	Siston
Ward	Boyd Valley Ward & Parkwall & Warmley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential, employment, facilities including primary school local centre and park & ride
Capacity for homes in the plan period	970
Capacity for homes beyond the plan period	
Capacity for employment	E/B2 small scale

Development Considerations

Overarching Policy Compliance

- It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole.

Transport and Access

- Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport.
- Development should protect and enhance the footpaths in the vicinity of the site, including the Public Right of Way (PSN/53, PSN/20).

Flood Risk and Surface Water

- Development should take account of the area adjacent to Siston Brook, which is a main river, that is subject to Flood Zone 2 and 3. Development should be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk.
- The site is known to be at risk of surface water flooding across the site and is within the Grassland Strategic Network of the Nature Recovery Network. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate.

Historic Conservation and Archaeology

- The site is within 250m of several Grade II Listed Buildings along London Road and Webbs Heath, and a Grade II* Listed Building at Little Brook Farmhouse. Development proposals should take account of these Listed Buildings, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement.
- The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required.

Landscape and Green Belt

- The site is located within the Green Belt.
- Take account of key viewpoints from the northern area towards the south of the site.

- The site is located on land which is in Grade 3 Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land have been considered first and areas of higher quality have been protected.
- Masterplanning should demonstrate how the site will enhance and better connect green infrastructure and support a green corridor connecting assets such as east-west connections between Siston Common and Overcourt Woodland but also north-south.

Ancient Woodland, Ancient Trees, and Veteran Trees

- The site contains a limited number of trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. Contamination and Land Stability

- There are potential areas of contamination across the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.

Design

- Development should be comprehensively masterplanned with adjacent sites, including EPS-PW1.



EPS-PW1 Siston

Potential Allocation Code	EPS-PW1
Address	15 and 17a, London Road, Warmley
Parish	Siston
Ward	Parkwall & Warmley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	30
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. 	
<p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding across the site and overlaps with the Grassland Strategic Network of the Nature Recovery Network. Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should consider the risk of flooding from any source, now and in the future, including from: the sea, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canals and lakes and other artificial sources. 	
<p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development should take account of non-designated heritage asset located to the south of the site along the A420. The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. 	
<p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. The site is located on land which is in both Urban and Grade 3 Agricultural Land Classification. <p>Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., urban land) have been considered first and areas of higher quality have been protected.</p>	
<p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> There are potential areas of contamination across the site. Development should be informed by a Land Contamination and Land Stability_Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	

- Development should be supported by an Air Quality Assessment, as the site falls within an Air Quality Management Area.

Design

- Development should be comprehensively masterplanned with adjacent sites, including EPS-BV14.



EPS-THOR1 Thornbury

Potential Allocation Code	EPS-THOR1
Address	Land off Alveston Hill, Thornbury
Parish	Thornbury
Ward	Thornbury Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	60
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (OTH/58/10) which crosses from south west to north east. 	
<p><u>Surface Water</u></p> <ul style="list-style-type: none"> Development should take account of the ordinary watercourse located approximately 25m to the north east edge of the site. Development should take account of drainage features including a Wessex Water foul sewer, which crosses both the western and northern edge of the site. There are no Wessex Water surface water sewers located within close proximity to the site. 	
<p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is currently located within the Green Belt. 	
<p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of both the Grade II Ship Inn, located 180m to the south-east, and Grade II Marlwood Grange, located 165m to the north, alongside the non-designated heritage asset Marlwood Grange Local Historic Park and Garden, and seek to preserve and enhance the significance of the identified heritage asset(s). This will require the submission of a Heritage Statement. Development should look to preserve the rural approach to Thornbury from Alveston. An assessment of the impact on views out of the Thornbury Conservation Area towards the site is required. There is potential for a Medieval earthworks and a prehistoric barrow within the vicinity of the site. A desk-based archaeological assessment will be required and, where necessary, a field evaluation. 	



EPS-THOR2 Thornbury

Potential Allocation Code	EPS-THOR2
Address	Land to west of Park Farm
Parish	Thornbury
Ward	Thornbury Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	15
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. 	
<p><u>Flood Risk and Surface Water</u></p> <ul style="list-style-type: none"> The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of the existing strategic public foul sewer, which runs adjacent to the southern border which serves the nearby Park Farm estate, and the nearest public surface water sewers which are located in Park Farm. 	
<p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. 	



EPS-THOR3 Thornbury

Potential Allocation Code	EPS-THOR3
Address	Land west of B4061
Parish	Thornbury
Ward	Thornbury Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	40
Capacity for homes beyond the plan period	
Capacity for employment	

Development Considerations

Overarching Policy Compliance

- It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole.

Transport and Access

- Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport.
- Development should protect and enhance the footpath through the site, including the Public Right of Way (OTH/51/20) which crosses from south west to north west.

Flood Risk

- Development of homes within Flood Risk Zone 3a will be considered incompatible, and otherwise require an Exception Test to be prepared
- Development should take account of watercourse running from the south to north of the site that is known to be subject to Flood Zone 2 and 3a, be supported by a site-specific flood risk assessment and apply a sequential layout to development on site, to direct development away from areas of highest existing or future flood risk.
- The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Drainage
- The site is known to be at risk of surface water flooding and is identified as a Wetland Opportunity within the Nature Recovery Network. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate.
- Development should take account of drainage features including watercourse running through the site from south to north as well as a pond on site.

Landscape and Green Belt

- The site is currently located within the Green Belt.
- The site is located on land which is in Grade 2 and Urban land within the Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e., 'Urban' land) have been considered first and areas of higher quality have been protected'.

Historic Conservation and Archaeology

- Development proposals should take account of: the Thornbury Conservation Area in the northern part of the site; the Grade II Listed The Cedars and the Grade II Thornbury Grange located approximately 30 metres to the east; and the non-designated heritage asset Locally Listed Park and Garden Marlwood Grange located adjacent to the south of the site; and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement.
- Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment will be required and, where necessary, a field evaluation.

Contamination and Land Stability

- There are potential areas of contamination within north western part of the site, associated with the previous petrol station use adjacent to the site. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.

Design

- Take account of the overhead line, which crosses the south-western corner of the site.



EPS-FC13 Tytherington

Potential Allocation Code	EPS-FC13
Address	Tytherington Quarry, Tytherington Road
Parish	Tytherington
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Hotel
Capacity for homes in the plan period	0
Capacity for homes beyond the plan period	
Capacity for employment	40-bed hotel
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. 	
<p>Surface Water</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features, including the former Limestone Quarry now used as a sizeable 'Settling Pond'. The nearest public foul sewer is east of the M5 motorway in Stowell Hill Road and Woodlands Road minor housing estate, and there are no public surface water sewers recorded in this area. Natural Environment The site is located approximately 125m from Tytherington Quarry SSSI. Development must avoid adverse effects to nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. The site is located within the Tytherington Quarry Regionally Important Geological Site. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. 	
<p>Historic Conservation and Archaeology</p> <ul style="list-style-type: none"> Development proposals should take account of Grade II Barmers Land Farmhouse and Barn located 450m east of the site, and seek to preserve and enhance the significance of this identified heritage assets. This will require the submission of a Heritage Statement. 	
<p>Contamination and Land Stability</p> <ul style="list-style-type: none"> There are known areas of contamination on the site in the south. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	



EPS-FC1 Westerleigh and Coalpit Heath

Potential Allocation Code	EPS-FC1
Address	Land off Park Lane
Parish	Westerleigh and Coalpit Heath
Ward	Frampton Cotterell Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	90
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Ancient Woodland, Trees, and Veteran Trees</u></p> <ul style="list-style-type: none"> • The site contains a small area of trees which are protected by Tree Protection Orders. Development should recognise the wider benefits from natural capital and ecosystem services - including of trees and woodland. <p><u>Design</u></p> <ul style="list-style-type: none"> • Development should take account of the railway line on the raised bank to the south, and the steeply sloping nature of the site. • Development should look to take account of the oil pipeline buffer. 	



EPS-BV1 Wick and Abson

Potential Allocation Code	EPS-BV1
Address	Land at, Wick Quarry, Wick
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	25
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<u>Overarching Policy Compliance</u>	
<ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. 	
<u>Transport and Access</u>	
<ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LDN/2/20) which crosses from east to west. 	
<u>Surface Water and Drainage</u>	
<ul style="list-style-type: none"> Development should incorporate sustainable drainage system (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of the Wessex Water foul sewer located south of the site in the London Road, and note that there are no Wessex Water surface water sewers within close proximity of the site. 	
<u>Natural Environment</u>	
<ul style="list-style-type: none"> The northern part of the site is located within Wick Quarry RIGS. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. 	
<u>Historic Conservation and Archaeology</u>	
<ul style="list-style-type: none"> The site has potential to include heritage assets with archaeological interest, and therefore a desk-based assessment and, where necessary, a field evaluation will be required. 	
<u>Contamination and Land Stability</u>	
<ul style="list-style-type: none"> A portion of the site close to Bury Road may contain contaminated land associated with the Wick Quarry restoration. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	



EPS-BV2 Wick and Abson

Potential Allocation Code	EPS-BV2
Address	Land to the Rear of, London Road, Wick
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	5
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> • It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> • Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Surface Water and Drainage</p> <ul style="list-style-type: none"> • Development should take account of the watercourse (Dog Brook) which runs along the northern boundary of the site. • The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. • Development should take account of the Wessex Water foul sewer located along the southern boundary in London Road, and note that there are no Wessex Water surface water sewers within close proximity of the site. <p>Landscape and Green Belt</p> <ul style="list-style-type: none"> • The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. <p>Design</p> <ul style="list-style-type: none"> • Development should respect the privacy and amenity of neighbouring residential properties to the north and south of the site. 	



EPS-BV4 Wick and Abson

Potential Allocation Code	EPS-BV4
Address	Land north of, London Road, Wick
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	30
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p><u>Surface Water</u></p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features, including a Wessex Water foul located immediately outside of the southern boundary in London Road and note that there are no Wessex Water surface water sewers within close proximity of the site. Development should take account of the Dog Brook watercourse which runs along the northern and eastern boundaries of the site. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Cotswolds Area of Outstanding Natural Beauty. Development must conserve and enhance the landscape and scenic beauty, and the wildlife and cultural heritage, of this designation. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of Grade II Pool Farmhouse and Grade II Guildestone 165m south-west, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. Development should take account of non-designated heritage asset, in the form of the Tracey Park Local Historic Park and Garden located to the south of the site. <p><u>Contamination and Land Stability</u></p> <ul style="list-style-type: none"> There are known areas of contamination on the site and a petrol station adjacent to the east. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for 	

remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so.



EPS-BV8 Wick and Abson

Potential Allocation Code	EPS-BV8
Address	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ
Parish	Wick and Abson
Ward	Boyd Valley Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Mixed Use
Capacity for homes in the plan period	10
Capacity for homes beyond the plan period	
Capacity for employment	500m2
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. This may include widening the existing access point from the A420. Development should protect and enhance the footpath through the site, including the Public Right of Way LWA/53/12]] which runs west to east across the site from Woodcroft Lane. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> Development should take account of the watercourse (Dog Brook) which runs along the northern boundary of the site. Development should take account of the Wessex Water foul sewer located 100m south of the site in the High Street, and note that there are no Wessex Water surface water sewers within close proximity of the site. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of the Grade II Listed The Lawn and The Bury Hill Manor, and seek to preserve and enhance the significance of these identified heritage assets. This will require the submission of a Heritage Statement. <p><u>Design</u></p> <ul style="list-style-type: none"> Focus development in the western corner of the site and demonstrate an understanding of setting of adjacent designated heritage assets, through the design of the site. 	



EPS-WIN1 Winterbourne

Potential Allocation Code	EPS-WIN1
Address	Land to the North of the Railway Line, Winterbourne
Parish	Winterbourne
Ward	Winterbourne Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	70
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Surface Water</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of drainage features, including a Wessex Water pumped foul rising main which crosses the site in the northern section. There are no public surface water sewers located in this area. <p>Natural Environment</p> <ul style="list-style-type: none"> The site is located approximately 15m distance from Winterbourne Railway Cutting SSSI. Development must avoid adverse effects to nationally-designated sites and should safeguard, protect, and enhance components of wider ecological networks, including the hierarchy of internationally and nationally designated sites of importance for biodiversity. The site is located approximately 10m from both the Bradly Brook SNCI and River Frome and Oldbury Court Estate SNCI. Development must protect and enhance locally designated sites of importance for biodiversity and mitigate any direct or indirect impacts. <p>Design</p> <ul style="list-style-type: none"> Development should look to focus development around the existing build line along Mill Road. 	



EPS-WIN2 Winterbourne

Potential Allocation Code	EPS-WIN2
Address	Land at York Gardens, Winterbourne
Parish	Winterbourne
Ward	Winterbourne Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	20
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p>Overarching Policy Compliance</p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p>Transport and Access</p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. <p>Surface Water</p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. The site is known to be at risk of ground water flooding. Development should undertake further analysis, including groundwater monitoring to understand the extent of, and potential mitigation for, these risks. Development should take account of both public foul and surface water sewers located in York Garden and Watleys End Road. <p>Design</p> <ul style="list-style-type: none"> Development should take account of neighbouring leisure uses and ensure integration of these uses within the new development. Development should respect the privacy and amenity of neighbouring residential properties to the south east and north east of the site. <p>Contamination and Land Stability</p> <ul style="list-style-type: none"> There are potential areas of unrecorded filled ground or potential for contamination. Development should be informed by a Land Contamination and Land Stability Risk Assessment, seeking to make recommendations for remediating and mitigating despoiled, degraded, contaminated and / or unstable land where this is appropriate to do so. 	



EPS-WIN3 Winterbourne

Potential Allocation Code	EPS-WIN3
Address	Land west of Winterbourne Hill
Parish	Winterbourne
Ward	Winterbourne Ward
Map Link	Emerging Preferred Strategy Map
Proposed Use	Residential
Capacity for homes in the plan period	145
Capacity for homes beyond the plan period	
Capacity for employment	
Development Considerations	
<p><u>Overarching Policy Compliance</u></p> <ul style="list-style-type: none"> It is expected that development would take account of policies drafted in the South Gloucestershire Local Plan as a whole. <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Development should ensure that appropriate opportunities to promote sustainable transport are taken up, including limiting the need to travel and maximising opportunities for walking, cycling, wheeling and effective access to public transport. Development should protect and enhance the footpath through the site, including the Public Right of Way (LBW/61/10) which crosses from north to south. <p><u>Surface Water and Drainage</u></p> <ul style="list-style-type: none"> The site is known to be at risk of surface water flooding. Development should incorporate sustainable drainage systems (SuDs), as set out within the SuDS Supplementary Planning Document (SPD), which deliver multifunctional benefits, unless there is clear evidence that this would be inappropriate. Development should take account of drainage features including an existing public foul sewer which runs through the entire site north to south, and note that there are no public surface water sewers located in this area. <p><u>Landscape and Green Belt</u></p> <ul style="list-style-type: none"> The site is located within the Green Belt. The site is located on land which is in Grade 1, 2, 3 and 'urban land' of Agricultural Land Classification. Development must demonstrate a sequential layout on site, demonstrating how areas of poorer quality agricultural land (i.e. Grade 3b and 'urban land') have been considered first and areas of higher quality land have been protected. <p><u>Historic Conservation and Archaeology</u></p> <ul style="list-style-type: none"> Development proposals should take account of 'Church Lane, Winterbourne' Conservation Area adjacent to the site north-west, and seek to preserve and enhance the significance of the identified heritage assets. This will require the submission of a Heritage Statement. 	

