



AFFORDABLE AND
NEW HOMES



RENEWABLE ENERGY



EMERGING PREFERRED
STRATEGY



ECONOMY AND JOBS



URBAN AREAS
AND TOWNS



GREEN
INFRASTRUCTURE



INFRASTRUCTURE
REQUIREMENTS

NEW

LOCAL PLAN

Phase ③ towards a preferred strategy

Consultation document (Dec 2023)

New Local Plan – Phase 3 towards a preferred strategy

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Foreword

New Local Plan – Phase 3 towards a preferred strategy

Welcome to the next stage of developing a new Local Plan for South Gloucestershire.

When complete, the new Local Plan will establish the number of homes and jobs that are needed, where these should be built, and the infrastructure that will be needed to go alongside them. Really importantly, it will also set out how we will preserve and protect our climate and local natural world.

Because this will affect all of us, we want to hear from you. We want to hear what you think of our ideas, and we want to hear your ideas.

By sharing your views, you will help to shape the final version of the plan for South Gloucestershire.

Right now, we face some big challenges, including the cost of living, travel and transport and housing, as well as the climate and nature crises.

How we aim to tackle those challenges now is embedded in the Council's Partnership Agreement. The Local Plan will play a vital role in helping to take on those challenges, as well as making South Gloucestershire able to thrive in the future.

Our aim is to plan for a South Gloucestershire where:

- everyone is able to live in decent, affordable, secure homes
- we can get about to work, health, education and to live our lives
- we tackle the challenges of the climate and nature emergency together

And so we want to hear from you. This work will affect all of us, so the more people who get involved in thinking about how to solve the challenges we share, the better.

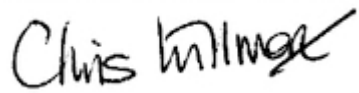
We want to hear from you about where new homes should go, as well as new jobs. We also want to ask questions such as:

- do you think we are right to try to increase the number of new homes available to local people to rent or buy on shared equity, so that they are more affordable for more people?
- do you think we are right to aim for much higher energy standards in new homes?

New Local Plan – Phase 3 towards a preferred strategy

- should we aim to protect enough space for South Gloucestershire to be able to generate enough green energy to meet all our local needs, or even more?

We look forward to hearing your views.

A handwritten signature in black ink that reads "Chris Willmore". The signature is written in a cursive style with a long horizontal stroke at the end.

Cllr Chris Willmore – Cabinet Member for Planning, Regeneration and Infrastructure

A handwritten signature in blue ink that reads "Matt Palmer". The signature is written in a cursive style with a large loop at the end.

Cllr Matt Palmer – Labour lead for Planning, Regeneration and Infrastructure

1. Introduction

Preparing our new Local Plan

1.1 We have an adopted Local Plan, the [Core Strategy \(2013\)](#) and [Policies Sites and Places Plan \(2017\)](#). However, we now need to develop a new strategy to guide and manage development and change in our area over the period up to 2040. This is an important opportunity to:

- shape the places that we live, work and socialise in
- have a direct impact on quality of life, the natural and built environment
- have positive impacts on climate change, inequalities and encourage a green economy
- discuss choices and make decisions about where future homes and jobs might be located, and which areas should be protected

Stages of preparation so far

1.2 This is the third phase of preparing a new Local Plan for South Gloucestershire. The first step in preparing our new Local Plan, the [Phase 1 consultation](#), took place between November 2020 and March 2021.

1.3 The second step in preparing our new Local Plan, the [Phase 2 consultation](#), took place between February 2022 and April 2022.

1.4 When we consulted on Phase 2, the strategic planning context for South Gloucestershire was intended to be provided through the West of England Combined Authority Spatial Development Strategy (SDS). That plan is not continuing, and as a consequence, the strategic planning context for the South Gloucestershire Local Plan will be established through the process of cooperation with our neighbouring councils.

1.5 Accordingly, the primary task of this next stage is to identify the scale of housing, employment and infrastructure required from the Local Plan and a strategy for how this will be achieved, in a way that will have a positive impact on delivering homes that are genuinely affordable and addresses the climate emergency and ecological crisis. To the extent spatial planning can influence the cost of living and help to close the equalities gap within South Gloucestershire, through our new Local Plan, we also need to ensure people can afford to live and work in our communities.

Publishing this next stage is key to this process and demonstrates our commitment to work in partnership with and for communities, developers, utilities providers, and key interest groups. Important choices about where the new homes, jobs and infrastructure could be located, what areas should be protected, and where to enhance for nature and renewable energy, lie at the heart of the Plan. By continuing to prepare our Local Plan we are setting out a clear statement of intent for the development of our area to be plan-led.

What is in the Phase 3 consultation

1.6 In this next phase of the Local Plan we have set out and want your views on:

- the objectives that will shape and inform a new Plan strategy and planning policies
- information on the number and types of homes, jobs and infrastructure we need to plan for
- potential allocations, within our urban areas and our market towns
- our emerging preferred strategy for development which sets out the combination of sites which we think might be used to meet our need for new homes and jobs and to mitigate the climate change and biodiversity crisis
- 3 different strategy ‘lenses’ – alternatives for where we could locate new homes and jobs. We used these lenses to develop our emerging preferred strategy
- what infrastructure may be required and how these might inform our emerging spatial strategy

1.7 This Phase 3 consultation also contains consultation information and material relating to:

- how we intend to meet the needs of our traveller communities
- areas which might be safeguarded for renewable energy
- refinement and updating on our strategic green infrastructure network, and
- approach to safeguarding areas for minerals

1.8 The Local Plan also sets out new policies we intend to use to determine planning applications. This includes an update on which policies from the Core Strategy (CS) and Policies, Sites and Places Plan (PSP) will be saved and continue to be used. This consultation contains 14 draft planning policies, with a number focused on addressing our climate emergency, ensuring new development becomes net zero.

What is not in the Phase 3 document and will be presented in future stages of plan preparation

1.9 The next stage following this consultation will be the formal publication version of the draft plan which is technically called the Regulation 19 document – this will contain:

- a final strategy, confirming the locations and sites that form our preferred spatial strategy
- land that needs to be safeguarded for transport and infrastructure which will be known once we have consulted on the strategy lenses and approach to an emerging preferred strategy in the document

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- full set of draft policies that will bring together policies we consulted on from Phase 1, Phase 2, and Phase 3, along with strategy and spatial policies
- we will also confirm which policies in our adopted Local Plan (the CS and PSP) will be saved for the time being until replaced by national development management policies or a future policies development plan document (DPD). Any final decisions on this will need to be based on the planning reforms that will be agreed once the new Levelling Up and Regeneration Bill becomes law later this year and the new plan making regulations and guidance are published in 2024. Once this is clearer, we will need to update our Local Development Scheme (LDS)

What this means for planning applications

1.10 The [Core Strategy \(2013\)](#), the [Policies, Sites and Places Plan \(2017\)](#) and the [Joint Waste Core Strategy](#) continue to be the current adopted Local Plan against which applications will currently continue to be determined against.

1.11 National guidance advises that local planning authorities may give weight to relevant policies in emerging plans. The weight to be attached to such policies depends upon the stage of preparation or review, increasing as successive stages are reached, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the NPPF. Accordingly, the South Gloucestershire Local Plan Phase 3 is a material consideration for the purposes of exercising the council's development management functions and can be given weight that is appropriate for the early stage the Local Plan has reached. The weight that can be given to the Plan will increase as it progresses through its preparation and examination stages.

Neighbourhood plans

1.12 The council supports the opportunity for communities, through preparing a neighbourhood plan, to develop a shared vision for their area and to shape, direct and help deliver sustainable development. Neighbourhood plans must be in general conformity with the strategic policies contained in the council's adopted Local Plan and should follow government policy set out in the National Planning Policy Framework (NPPF). This means that neighbourhood plans should support the delivery of strategic policies contained in local plans, should not promote less development than will be set out in the council's new Local Plan, or seek to introduce policies that could lessen the effectiveness of the council's strategic planning policies. [Further details about how the council supports neighbourhood planning](#).

Updates to Local Plan timeline and plan period

1.13 We must also ensure under the government’s planning rules that the Local Plan looks ahead to address the strategic priorities needed to meet the physical and social infrastructure requirements of our area over a minimum of 15 years from the date the plan is adopted.

1.14 By consulting on the next stage of our Local Plan at the end of 2023 we are responding to long-term requirements of our existing and future residents for the plan period 2025 to 2040.

1.15 Subject to competing the remaining stages of preparing this Plan we expect to adopt it in 2025. By doing this we will ensure we meet the government’s expectations to maintain up to date strategic policies to address our priorities for the development and use of land.

2. Council priorities and Local Plan objectives

Changing circumstances

2.1 We have already discussed the land use issues facing the area, and Local Plan objectives to address these issues in our 2 previous consultations which you can view using the links below.

2.2 [Local Plan 2020: Phase 1 – Issues and Approaches consultation document \(Nov 2020 to March 2021\)](#)

In the consultation document we introduced and sought your views on:

- a summary of the environmental, social and economic assets in South Gloucestershire which have shaped our preparation of our new strategy for development – [Setting the scene](#).
- 55 key issues for our area. These were identified through national guidance and local evidence.
- 9 potential priorities for the Local Plan to address these issues [Strategy – Where will new development go?](#)

2.3 [Local Plan 2020: Phase 2 – Urban Rural and Key Issues Consultation Document \(Feb 2022 to April 2022\)](#)

In the consultation document we:

- provided a [summary of responses](#) received on the Phase 1 consultation
- brought together and confirmed a [new set of objectives](#), considering comments received.

2.4 Since we did this, some circumstances have changed which means we need to update our priorities and objectives in this consultation. Firstly, we need to reflect the fact that the West of England Combined Authority (WECA) has stopped work on their Spatial Development Strategy (SDS) which has changed the scope of our Local Plan. We now need to include strategic policies setting out the homes, jobs and infrastructure we need to plan for and the strategy for how this will be achieved. Secondly the political leadership of the council changed in May 2023. Our new Local Plan now needs to reflect the shared objectives of the new partnership, as set out in the Joint Partnership Agreement and in the emerging update of the Council Plan.

Priorities and objectives for the plan

2.5 At this stage we are seeking your views on the council's proposed new objectives for the Local Plan which have at their heart and reflect the Joint Partnership Agreement of May 2023 to:

“Address the twin challenges of the climate and nature emergencies as well as the cost of living, with due regard to future generations in all decision making”.

2.6 To deliver this council priority and address the issues in our area, we have identified the following objectives for the Local Plan:

Objective 1 – New homes for all communities

1a Support people with the cost of living, by helping to ensure that everyone has access to a decent, safe and sustainable home by allocating sites to deliver a sufficient supply of high-quality homes, including affordable and specialised homes of different sizes, types and tenures to meet identified needs for all sections of our community including gypsies, travellers and travelling showpeople.

1b Ensure that a range of differently sized sites for new homes are planned for in sustainable locations across South Gloucestershire to deliver and maintain a rolling 5 year supply of housing.

1c Make effective use of land by optimising density in sustainable and appropriate locations.

Objective 2 – Travel and transport

2a Locate new homes in places where employment, key services and facilities are easily accessed by walking, cycling and wheeling and effective public transport, or where these are capable of being provided as part of the new development.

2b Locate small and proportionate development within and around existing, suitable villages and settlements to support their future vitality as well as existing services and facilities, in particular rural primary schools.

2c Enable more active lifestyles, minimise the need to travel and, where travel is necessary, decarbonise it by designing new development and infrastructure to make it easier and safer to walk cycle, wheel and to use public transport.

Objective 3 – Climate, nature and heritage

3a Increase our resilience to climate change impacts and threats, including buildings, infrastructure, and the natural environment.

3b Recognise the impact of locational decisions on both the causes and consequences of climate change, including risk of flooding.

3c Protect and enhance the character, distinctiveness, quality and intrinsic features of the natural and historic environment.

3d Establish, maintain and enhance the function and connectivity of green infrastructure and Nature Recovery Networks for all our communities and achieve at least 10% biodiversity net gain in new developments.

3e Protect existing trees and increase tree cover, new tree-planting and require the replacement of trees lost to development.

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3f Ensure access to high quality green infrastructure, nature rich habitat and open spaces, for all our communities, including our urban communities.

3g Work to achieve net zero by significantly increase renewable and low-carbon energy generation including through community energy projects.

Objective 4 – Design and place-making

4a Create a positive sense of place by responding to key natural, built, historic and landscape assets and character of both the local landscape and townscape to create high-quality developments.

4b Require zero carbon, energy-efficient building design and construction and support retrofitting to reduce energy bills, decarbonise heating and adapt to climate change.

4c New homes and infrastructure should be adaptable and accessible to cater for households whose needs may change over time, and for our ageing population.

4d Optimise the quality, density and range of uses in all new development, with higher density in the most accessible locations.

4e Ensure new homes and workplaces provide high quality private outdoor space and internal layouts, with positive residential amenity, including suitably sized new homes.

4f Streets and areas of public realm should be safe, functional, accessible and attractive, with new streets being tree lined.

Objective 5 – Jobs and businesses

5a Plan for a better balance between local jobs and resident workers in all our communities, recognising the need for more employment opportunities in the communities of our Bristol East Fringe urban area and the economic and environmental benefits of avoiding the need for long distance commuting.

5b Plan for the employment land required to meet evidence-based need on existing and new sites.

5c Support a 'green' economic recovery through the growth of green technology and businesses which contribute to carbon reduction.

5d Ensure safeguarded employment areas are flexible and attractive to accommodate businesses of all sizes, including key local sectors in a rapidly changing economic and retail environment.

5e Rethink town centres and high streets, in terms of what they offer and how they operate, delivering local regeneration which contributes to positive and inclusive development and change.

5f Plan for mineral working to ensure a steady and adequate supply of aggregates.

Objective 6 – Deliverability and viability

6a Direct development to those locations well-served or capable of being well served by existing utilities and infrastructure.

6b Ensure that the delivery of new development is supported by the timely provision of all necessary infrastructure and that that the development industry plays its role in providing infrastructure.

6c Safeguard land for infrastructure and renewable energy where necessary.

6d New development should enable and support the long-term success and sustainability of schools, sports and community infrastructure and public open spaces and areas identified for biodiversity net gain.

6e Build on and enhance digital connectivity across the area.

6f Infrastructure for alternative-fuel vehicles should be available in new developments.

Question

Do you have any comments on the council's priorities and Local Plan objectives?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

3. Building a new strategy

What we need to consider – homes, jobs and infrastructure

3.1 Setting a strategy for where we develop land to provide new affordable and other types of homes and jobs, will be a key feature of our new Local Plan and is a central part of this current consultation. We need to plan for new homes, jobs and infrastructure in locations which respond to the climate emergency, achieves biodiversity net gain and assists with cost of living issues.

3.2 The starting point to discuss ideas for a new strategy is to understand how many new homes, how much and what types of employment and what infrastructure we need to plan for, which can be delivered and funded during our plan period. We have set out introductions on these topics and explain the key targets and issues that our new strategy and key planning policies will need to consider.

Section 3a Planning for new homes – how many and what type

We set out in this section how many new homes we need to find, the different types of homes including Affordable Housing we need to plan for and the sources of supply which will help meet our targets for new homes.

Section 3b Planning for economy and jobs

This section explains the current approach to employment land, some of the issues our plan needs to consider, such as the role of existing safeguarded employment land in different areas of the authority and how much new employment land our strategy would need to accommodate.

Section 3c Planning for town centres

We do not think we need to create or designate any new town centres as part of our strategy. However, our town centres will keep evolving to meet the demands of existing and new communities, while diversifying the range offer and range of uses, services and facilities. New homes and jobs will however need local services and facilities, found in our town and local centres. Our plan will also need to consider how larger scale town centres and facilities are considered in the planning policies, accessed and how our town centres may change and grow in the future.

Section 3d Planning for infrastructure

We set out in this section the issues around planning for new infrastructure, to support new homes and jobs. It is a particularly challenging time due to pressure on funding for new infrastructure because of the Covid pandemic, followed by high inflation. Therefore moving forward, we don't think it is realistic to rely heavily on very expensive 'big ticket' publicly funded infrastructure items. We therefore need to be very careful to ensure that any infrastructure which is required will have a

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reasonable prospect of being funded and delivered in a timely manner to support our new strategy.

3.3 In planning how and where to meet our need for new homes and jobs we also need to consider a wide range of issues in order to meet our plan objectives set out in [section 2](#). Particularly ensuring development locations chosen assist and can be adaptable to climate change, support a net gain in biodiversity and help to address cost of living issues. Other key considerations, include flood risk, avoiding harm to natural and historic assets, enabling sustainable travel choices, establishing a network of Green Infrastructure, and finding land for renewable energy.

3.4 We will be considering all these objectives as we explore different choices and approaches to build our new strategy. This will help us consider the challenges, opportunities and requirements of different approaches.

Building a new strategy – Step 1: New homes and jobs in urban areas and market towns

3.5 To provide the new homes and jobs required, we have first looked at making the most effective use of land within the existing boundaries of our urban areas and our market towns. We set out which sites could be allocated to deliver new homes in the plan period and how much small-scale windfall development we can expect within the urban areas and market towns. You can read more in [section 4](#).

3.6 We also identify some larger scale development sites and areas of regeneration where evolution and change may come forward and provide new homes, jobs, facilities and services in the later part of the plan period and beyond. We have not included allocations for these opportunities, but these areas could in future bring forward positive change and sustain our 5 year rolling supply of homes.

3.7 We have previously consulted on a planning policy which, in future, will require sites to optimise density unless it would cause harm, to further minimise green field release and support future urban regeneration.

3.8 We do know that we will not be able to meet all our needs for new homes and jobs in the plan period within the existing boundaries of our existing urban areas and our market towns. Our new strategy for homes, jobs and infrastructure will need to explore approaches, places and sites for development beyond these areas.

Building a new strategy – Step 2: Strategy lenses and sites

3.9 Based on the knowledge we have of the number of homes and jobs to find, and how many new homes we think can be accounted for from our urban areas, our new Local Plan will still need to explore other locations and areas to meet our need for new homes and jobs.

3.10 A key focus of this consultation, which we welcome your views on, is where beyond our existing urban areas and market towns we should plan for:

- 7813 new homes

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- new employment land to provide a balanced portfolio for economic growth and address imbalances in employment access, particularly for communities in the urban area of the East Fringe
- new or enhanced infrastructure for transport, education, utilities, playing pitches and other services and facilities will be needed to support existing and new communities where new development takes place

3.11 To show the council's current thinking on where and which sites should be utilised to meet the needs for new homes and jobs beyond the urban area, we have prepared an emerging preferred strategy. You can find out more and comment on the places, sites, challenges and opportunities of our [emerging strategy](#).

3.12 We developed our emerging preferred strategy by looking at 3 different lenses. Each lens explored an alternative approach to locating new homes and jobs. This helped us to explore the choices we have and understand the opportunities and challenges of different sites and locations. Our emerging preferred strategy is a combination of locations and sites identified through these lenses. As well as the preferred strategy we welcome your views on the three lenses and the locations and sites within them. This will help us to confirm a preferred strategy for the next stage of consultation, our draft plan (Regulation 19).

3.13 Below are links to each of the lenses. For each we explain the focus, the places within, the potential sites, along with the opportunities and challenges of each. We used these alternative lenses to inform our emerging preferred strategy.

[Lens 1 – No Green Belt loss](#)

[Lens 2 – Urban edge](#)

[Lens 3 – Transport corridors and hubs](#)

3a. Planning for new homes – how many and what type

Why we need to provide more homes

3a.1 Creating mixed and balanced communities and ensuring that different types of communities in South Gloucestershire have access to a safe, decent, and affordable home is a key objective for our new Local Plan.

3a.2 Government planning rules, set out in the National Planning Policy Framework (NPPF), require our new Local Plan to demonstrate we are meeting needs for new homes and particular types of housing. If we fail to meet our needs by allocating sites for new homes and setting new policies, it is highly unlikely that our new Local Plan will pass government tests and be allowed to be adopted. This would stop all new policies and approaches being taken forward, not just a new strategy for homes.

3a.3 To inform our new strategy for change we need first to set out the number of new homes that need to be provided and to understand the type and number of homes needed for specific groups in our community.

3a.4 We need to provide more homes for 2 main reasons:

- households are getting smaller on average; and fewer people living in each home means more homes are needed
- our population is growing; and more people means more homes

3a.5 Households are getting smaller due to long-term national trends which are taking place in South Gloucestershire. Average household sizes have reduced from 2.88 persons in 1981, to 2.45 persons by 2001, and to 2.40 persons by 2011. With a very minor increase over the last decade 2011-2021 to an average of 2.41 persons. The long-term trend of a reduction in average household sizes has been attributed to the population ageing, many older people tending to live as couples and an increase in single person or childless households.

When new homes will be built

3a.6 National Planning rules require our new Local Plan to make provision for new homes for 15 years. We intend to adopt our new Local Plan during 2025 and the new homes will be provided from this point onwards.

3a.7 In the first year we will record and monitor the building of new homes allocated in our new Local Plan. This monitoring year will start on 1 April 2025 and finish on 31 March 2026. Should the Local Plan adoption date extend beyond 2025, the 15 year period and when we will begin monitoring what is built will be amended accordingly.

What type of homes will be needed

3a.8 The new Local Plan for South Gloucestershire will need to consider where we should allocate land for development and set new policy to help deliver the following types of homes and communities:

1. Affordable homes – in South Gloucestershire generally provided by housing associations (Registered Providers)
2. General new homes – primarily provided by the private sector house builders, national and local
3. Gypsy and traveller accommodation
4. Self and custom build homes
5. Student housing – generally provided by University of West of England and specialist developers
6. Older people's housing, including Extra Care – provided by both private and public sector developers

3a.9 Some of these, for example general new homes and gypsy and traveller housing, will require our plan to consult on where the new homes will be located and then allocate sites. Some will require planning policies to ensure new development that comes through the planning system makes provision for these communities and types of housing, in particular Affordable Homes. Some of these may require a combined approach to ensure the need for new homes is met.

3a.10 The Local Plan is the main tool the council will use to secure higher levels of Affordable Housing, gypsy and traveller sites and suitable homes for older people. The Plan policies are complemented by a range of activities set out in the [Housing Strategy 2023](#) intended to boost supply and deliver high quality housing and neighbourhoods where people want and can afford to live. This includes close working with delivery partners to support bids for external funding, maximising opportunities for delivery from council assets and investment decisions and finding innovative ways to deliver exemplar housing schemes.

How many new homes are needed in South Gloucestershire

3a.11 It is a key objective of this Local Plan to support people with the cost of living by helping to ensure that everyone has access to a decent safe and sustainable home by allocating a sufficient supply of high-quality homes to meet the identified needs of all sections of our community, with particular emphasis on Affordable Homes.

3a.12 The National Planning Policy Framework published in July 2021 sets out the government's objective of significantly boosting the supply of homes, and states: 61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.

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3a.13 Our new Local Plan has, as a first step, used the 'Standard Method' to understand how many new homes are needed in South Gloucestershire between 2025 and 2040. The standard method uses a national formula to identify the minimum number of homes we need to plan for, in a way which addresses projected household growth and historic under-supply. However, some of the new homes which need to be built between 2025 and 2040 already have planning permission or will come forward as windfalls – we call these 'existing commitments'. Before working out how many new homes we need to plan for, we take away existing commitments from the standard method target.

3a.14 **Standard method – 20,490 new homes.** This is the minimum housing need for our new Local Plan over the 15 year period.

3a.15 **Existing commitments – deducted from standard method.** There are currently 10,387 new homes which will be built between 2025 and 2040.

3a.16 This figure is based on detailed information in the latest [housing trajectory](#), and includes:

1. Large sites (10 homes or more) with planning permission which will be built from April 2025. This would provide 7,687 new homes.
2. The current small site windfall figure of 210 new homes per year, over 15 years would provide 3,150 new homes. Small site windfalls mean sites of between 1 and 9 homes, which come through the planning system each year. This figure of 210 per year was set in the Core Strategy (2011), and our evidence shows at least this number will continue to be built each year during the lifetime of our new Local Plan.
3. This leaves our new Local Plan a target of at least 9,653 new homes which we need find land for, as part of our new strategy for new homes.



How we will plan for the 9,653 new homes

3a.17 A focus of this consultation is how and where we can provide the remaining 9,653 new homes needed. Based on our evidence and information to date, we think there are 3 main ways of meeting the need for these new homes:

1. Small site windfall uplift – 300 new homes

- Currently 210 new homes per year are counted as coming forward as small scale windfalls (1-9 homes) and included as part of our ‘existing commitments’.
- We have reviewed the small sites evidence and consider this can be increased to 230 per year. Over 15 years this would result in an additional 300 new homes.
- Our justification and [evidence for this is set out in the Small Sites Windfall Topic Paper 2023](#).

2. Future urban allocations – 1,540 new homes

- Please read [section 4](#). This sets out which sites are proposed to be allocated for development to deliver these new homes within the existing boundaries of our urban areas and market towns.

3. New greenfield allocations – 7,813 new homes

- Please read [section 5](#) which sets out and asks for your views on our emerging preferred strategy, that shows the places and sites that would provide the land for these new homes. [Section 6](#) also seeks your views on the alternative strategy lenses explored to inform the emerging preferred strategy.

3a.18 A key focus of this consultation and challenge for our new Local Plan is building a strategy that allocates a range of sites to meet the housing need for the 7,813 new homes, required in new greenfield locations. To provide a range of opportunities for home ownership across the authority, on developments large and small in different locations, including affordable routes to home ownership. We have set out strategy lenses with potential sites to consider how we might address this challenge. And also an emerging preferred strategy that sets out the places and sites we currently think should form our plan, based on consideration of the alternatives.

Affordable Housing

3a.19 A key priority of the council is to reduce inequalities for residents who live in South Gloucestershire. Our new Local Plan has an important role in directing new development to provide affordable, high quality and sustainable homes to support thriving communities and neighbourhoods.

3a.20 Affordable Housing is defined in [National Planning Policy Framework – Annex 2: Glossary – Guidance – GOV.UK](#). To avoid confusion, Affordable Housing that meets the government’s definition is written with initial capital letters to distinguish it from housing which is generally considered to be affordable.

3a.21 The overall objective of the councils is to first meet the need for Affordable Homes in full as demonstrated in the latest version of the South Gloucestershire Local Housing Needs Assessment. Secondly, to reduce the number of households in the private rented sector that rely on benefits to meet their housing costs to the pre-pandemic level. To achieve the two objectives, the policy aspiration is for 6,709 Affordable Homes or 447 per year. To achieve this our new Local Plan will contain a strategic policy on Affordable Homes. This will require all new general housing developments of 10 or more homes to provide Affordable Housing without public subsidy, primarily homes for social rent and shared ownership at lower equity shares affordable to people on local incomes. The policy will require all eligible residential development including self-build and self-contained older people’s housing and student housing to make provision for 35% Affordable Homes and in particular social rent. On greenfield sites with limited infrastructure and viability issues a higher percentage of 40% Affordable Homes will be required by the new policy.

3a.22 The draft Affordable Homes policy is being consulted on as part of this Phase 3 document. [Find out more and submit your comments](#).

3a.23 We will encourage opportunities to deliver additional Affordable Housing over and above the policy requirement using grant funding (for example from Homes England) and other forms of investment.

3a.24 We are also supporting rural communities who identify a local need for Affordable Homes, through an updated planning policy that will allow ‘rural exception sites’ to be brought forward in a range of rural communities, including places in the Green Belt and in the Cotswold National Landscape, a designated Area of Outstanding Natural Beauty. You can view the draft policy presented in our [Phase 2 document](#).

Self and custom build

3a.25 The council is committed to maximising the delivery of self and custom build homes in South Gloucestershire to meet the demand for custom and self-build register and meet its annual plot duty calculated in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended).

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3a.26 Plots acquired through Local Plan policies make a significant contribution towards meeting our annual plot duty. Our new Local Plan, working alongside the new Self-build Partnership will ensure there is a pipeline of sites that are deliverable and that self and custom build homes permitted through our planning policy are built out to a high standard.

3a.27 In order to meet our annual plot duty, we already have an adopted Planning Policy PSP42 Self-Build and Custom Housebuilding. This requires all developments of 100 dwellings or more to provide 5% of those dwellings as serviced plots for self and custom build homes. It also requires plots to accommodate dwellings of approximately 108sqm (gross internal floor space) equivalent to a 6-person 3 storey 3 bed or 6-person 2 storey 4 bed dwelling as prescribed in the Nationally Described Space Standards (NDSS). This is to increase opportunity for low – and middle-income households. We would also welcome genuine offers to provide a substantive percentage of self and/or custom build plots on sites put forward for development in the villages suggested for new homes in the emerging preferred strategy.

3a.28 There is also a [Supplementary Planning Document \(SPD\) guidance for self-builders and developers](#). This provides further requirements to ensure plots are deliverable, and includes information on layouts, phasing and marketing. Details of how many applicants on [South Gloucestershire Council's custom and self-build register can be found on our website](#). Our average plot duty per annum is 152.

3a.29 We are investigating whether minor updates to the adopted Self and Custom Housebuilding policy are required and will consult on an updated policy as part of the Draft Local Plan at Regulation 19 stage. If no policy updates come forward the policy will be saved and continue to form part of the new Local Plan policy framework. An update to the SPD will be taken forward following adoption of the new Local Plan.

Planning for older people's housing – including Extra-Care

3a.30 We want our new Local Plan to help promote age-friendly communities and support our partners who are leading on delivering strategies to meet the needs of older people. Within this context, the size, type and tenure of housing needed for older people and to meet people's specific needs and disabilities is a key objective of this plan.

3a.31 This consultation document contains a draft policy that will require all new general homes and Affordable Homes to be built to a minimum size, supporting adaptability and a range of users over a new home's lifetime. It also will require a percentage of all new general and Affordable Homes to achieve high levels of wheelchair accessibility. This policy will allow people and communities to stay in their homes as their needs and requirements change and allow more homes to be adapted as our population ages. [Find out more and submit your comments](#).

3a.32 There is currently an adopted policy (CS20) which has been securing Extra-Care housing for older people. Our new Local Plan will seek to update CS20 for our draft plan at Regulation 19 to reflect:

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- the final strategy for new homes, jobs and infrastructure overlain with emerging evidence on areas where need for Extra-Care housing is particularly high
- a requirement that 'Affordable' Extra-Care and homes for older people are to be provided on appropriate sites

Providing homes for students

3a.33 The University of the West of England (UWE) is located within South Gloucestershire. This is a major university supporting academic, economic and social activity and opportunities.

3a.34 The South Gloucestershire Local Plan proposes to make provision for at least an additional 1,500 student bedspaces building on the existing supply and extant permissions. It is considered that this provision will address the needs arising from new students and any additional student numbers planned by the university, and that this need can be met primarily through the redevelopment of the existing UWE Campus.

Meeting the needs of traveller communities

3a.35 South Gloucestershire has well-established traveller communities. The majority of gypsies and travellers in our area identify themselves as Romany Gypsy, Irish or Scottish Travellers, or Travelling Showpeople.

3a.36 There has historically been a persistent level of unmet need for accommodation for gypsies and travellers in South Gloucestershire. To understand the level of need, we have prepared a Gypsy and Traveller Accommodation Assessment (GTAA) undertaken in 2022. This identifies a need for:

- 133 pitches for gypsies and travellers, and
- 65 plots for travelling showpeople

3a.37 To address this level of need we will require a significant step change in the way that pitches for use by gypsies and travellers and plots for travelling showpeople are delivered. Through our new Local Plan, we intend to take a combined approach to meeting the accommodation needs of our communities. This approach includes allocating land suitable to deliver pitches and plots where possible, and through setting out a new strategic policy approach which safeguards existing, authorised sites, and updated criteria against which applications for new provision will be determined.

3a.38 By taking this approach, the council will be meeting the requirements of National Planning Policy and relevant legislation. Doing so will provide certainty of delivery through making decisions in a transparent and timely way. It will also reduce the risk of 'planning by appeal' and the damage this can do to good community relations, undermining public confidence in the planning system.

3a.39 [Section 7](#) provides information and seeks your opinion on potential sites, policy approach and outlines the further work needed to address site delivery options in order to provide certainty that needs for these communities are met in our new Local Plan.

Meeting any adjoining authorities' unmet needs

3a.40 The council recognises both the scale of the national challenge to ensure everyone has a home which meets their needs, and the role that we can play in helping address this. Our first responsibility however is to meet our own local housing needs. Any contribution to meeting an adjoining authority's unmet need or a share of the wider national need is an additional ask on top of this and will depend on our potential to be able to identify suitable additional land along with the timely delivery and funding of the infrastructure needed to support this. We also know that addressing climate change has further heightened the challenges in balancing meeting development requirements with the need to do so sustainably, limiting the pressure on existing undeveloped land.

3a.41 At the time of consulting on this plan, whilst we have recently been advised that Bristol City Council will not be able to meet all their housing needs, at this stage we have not considered the extent to which South Gloucestershire Council may or may not be able to take any part of this unmet need. We are firstly focusing on how we can sustainably meet our own needs. However, through the continuing process of preparing our Local Plan we will be able to assess whether we can accommodate any of this unmet need. To perform this an evidence led approach for the consideration of alternative locations that considers not only the impact on individual sites but also the cumulative impact of Green Belt release on a locality-by-locality basis will be undertaken. This is explicitly set out as the process to be followed at paragraphs 24 to 27 of the NPPF.

3a.42 We also recognise that the Duty to Co-operate (DtC) is a duty to co-operate and not a duty to agree.

3a.43 We will continue to liaise with Bristol City Council and all our adjoining authorities, in the preparation of Statements of Common Ground, consistent with National Planning Practice Guidance. The statements will set out, at the time they are published, any agreement that has been achieved on strategic matters, along with outstanding matters which still need to be addressed and the process for reaching agreements on these.

3a.44 The council notes that the government's national planning practice guidance (Housing and Economic Needs Assessment), states that the urban uplift required from the largest 20 cities, is expected to be met by the cities and urban centres themselves, rather than the surrounding areas, unless it would conflict with national policy and legal obligations. The recent consultation on proposed changes to the National Planning Policy Framework (December 2022), has further indicated that the government does not intend that such urban uplifts are to be met in surrounding areas.

3b. Planning for economy and jobs

Why we need to provide for employment

3b.1 Housing a growing population needs to be balanced with providing sufficient jobs for existing and new residents, and ensuring there is enough land to accommodate these jobs. Having land of the right type and in the right places also supports South Gloucestershire to continue having a strong, responsive and competitive economy, ensure people have access to employment opportunities close to where they live, to manage the impacts of climate change and assist in meeting a zero-carbon ambition.

3b.2 Our new local plan is an opportunity to review land currently safeguarded for employment. We have strong performing locations contributing to the West of England, and the National, economy. Aztec West within our Communities of the North Fringe of Bristol Urban Area generates the second highest GVA (Gross Value Added – a key measure of economic performance) in the West of England. Maintaining strong economic performance will only be achieved by having designated areas where land is safeguarded for employment uses.

3b.3 We are facing difficult challenges including employment imbalance across the district. The Communities of the East Fringe of Bristol Urban Area, unlike Severnside and the North Fringe of Bristol, does not have clear employment specialism, and suffers a long-term problem of having fewer jobs than working residents*. Since the Core Strategy was adopted, further increases in homes and losses of safeguarded employment land in the area have intensified this, with new employment at the Bristol and Bath Science Park in Emersons Green not aligning with the historic uses of older sites lost. As a result, the economy in the East Fringe of Bristol is much weaker than other parts of South Gloucestershire. Remaining safeguarded employment areas, some Victorian, need investment to modernise and adapt to modern business needs, but currently provide low-cost premises for smaller businesses and as such remain a valuable resource. (*Analysis of 2021 census data being prepared for updated local jobs/resident worker figures.)

3b.4 The opposite is true in the North Fringe of Bristol, which has a strong economy, drawing commuters from other parts of South Gloucestershire, Bristol and other authorities. There are more jobs than working residents, despite significant new housing growth planned through the Core Strategy. This is expected however as the area is a strategic employment location for the West of England, including being a hub for aerospace and advanced engineering sectors.

3b.5 Addressing this employment imbalance and strengthening the economy within the East Fringe of Bristol is a key spatial priority of the New Local Plan, working alongside other Council initiatives such as regeneration projects.

3b.6 There will always be a need for people to travel to jobs that they wish to do, or those that match their skills and experience. Providing more, and a wider range of, jobs locally though can enable people to work closer to home, helping to grow the

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local economy and make journeys to work shorter and more by walking, wheeling or public transport. This in turn would help address both the cost of living and impacts of climate change.

3b.7 Our safeguarded employment areas face pressure, particularly from speculative planning applications for new housing, where they have been vacant or underused for some time. Often this is due to the existing condition of buildings, the costs of renovating them for use by modern businesses, and to meet energy efficiency standards. These often short-term and sometimes opportunistic approaches result in our limited amount of employment land, with its current and future jobs, being permanently lost.

3b.8 We must instead consider the longer-term strategic role of employment areas, and safeguard land to allow existing businesses to expand and new businesses to establish. For example, not all employment land needs to be premium, high-quality buildings; a wide range of businesses operate across South Gloucestershire, including smaller trades and land/buildings with more industrial appearance. They contribute to the diversity and strength of our economy and are a vital part of our communities.

3b.9 Another issue facing South Gloucestershire is that our employment land provision is over-reliant on 2 main locations: Severnside and the Former Filton Airfield. A range of smaller employment sites are additionally needed across the district to meet the needs of our communities.

3b.10 The new Local Plan is the opportunity to address these challenges as, alongside reviewing our existing employment areas, land can be allocated for new employment areas to allow for additional jobs to be created. This also supports our commitment to delivering mixed and balanced communities and reducing the need to travel through the Local Plan.

3b.11 Planning for new jobs and employment also includes having viable town centres. [Section 3c. Planning for town centres](#) covers this in more detail.

How many new jobs we need to plan for

3b.12 We commissioned a [Future Economic Needs Assessment](#) to support the new Local Plan. This forecasts (estimates) 25,000 new jobs being needed between 2023 and 2043, or 1,250 per year. This level of jobs aligns with the number of homes we need to plan for as discussed in [section 3a: How many and what types of new homes do we need to plan for](#).

3b.13 These forecast jobs create the following demand for traditional employment sectors to be provided in new sites over the new local plan period:

- 159,000-167,000 sq. m floorspace of office/ research and development (R&D)
- 30 hectares (ha) of land for industrial, and
- 105 ha of land for warehousing and logistics

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3b.14 For offices, there is wide range of densities these can be built at depending on the number of storeys and whether they are in or out of town. So floorspace rather than land area is a more accurate way of reporting demand for offices.

3b.15 Undeveloped land within our existing safeguarded employment areas, as well as current planning permissions for employment, provide employment supply to meet that demand as follows:

- 195,000 sq. m floorspace of office/(R&D)
- 57 ha for industrial – of which 41 ha (82%) is at Severnside, and
- 164 ha of land for warehousing and logistics – of which 156 ha (95%) is at Severnside

3b.16 Whilst the technical evidence indicates from demand and supply figures (known as quantitative analysis) that there is sufficient land as supply to meet demand, the evidence also provides an assessment of commercial markets (known as qualitative analysis) to give a more comprehensive view of South Gloucestershire's economic needs.

3b.17 Particularly within industrial, warehousing and logistics, most of the available land would be in one location, Severnside. Relying on a single location to meet our future employment needs would not be appropriate from a commercial perspective as it provides limited range and choice in the market, nor would it achieve the outcomes we have set for our new Local Plan. These considerations are further explained within our emerging employment strategy section below.

3b.18 Following success of the Bristol and Bath Science Park there is also demand for additional employment which is intrinsically linked to that area, and demand generally for more urban and edge of centre logistics/ strategic distribution which is forecast to continue. More employment is particularly needed within the East Fringe of Bristol to provide for new communities coming forward, and to address the current employment imbalance.

3b.19 For offices/R&D, limited appropriate land is available for new offices should there be more demand in future, including to replace losses of existing offices, as well as there being a shortage – and therefore high demand for – good quality (Grade A) office space. Existing trends for working from home increased following Covid-19, but future ways of working, and what that would require in terms of land or floorspace, are still emerging. So, the new Local Plan should consider additional land being needed for offices, including start-up space as well as flexible and co-working hubs.

3b.20 Rural employment sites also provide for different commercial markets to those of our urban areas, and so further new rural sites would be needed to support these.

3b.21 Similar to housing need, the first year we will record and monitor the building of new employment floorspace allocated in our new Local Plan will be in the monitoring year 1 April 2025 to 31 March 2026. As the new Local Plan will cover a 15 year period, the employment forecasts up to 2043 align with this.

How this need is divided across South Gloucestershire

3b.22 Our [employment technical evidence](#) identifies South Gloucestershire having several Functional Economic Marketing Area (FEMA) sub-areas, as shown in Figure 1 below.

3b.23 These are Severnside (and its enterprise area), the North Fringe (including Filton Enterprise area), and the East Fringe (including Emersons Green enterprise area), with clear sub-areas having specific economic strengths, relatively high employment opportunities* and urban character. (*Within the East Fringe this is largely from Emersons Green.)

3b.24 Further sub-areas are Yate and its surrounding areas (including Chipping Sodbury) and Thornbury and North Rural. There is also one large south and east rural sub-area with limited employment, a lot of working from home and out commuting to other areas.

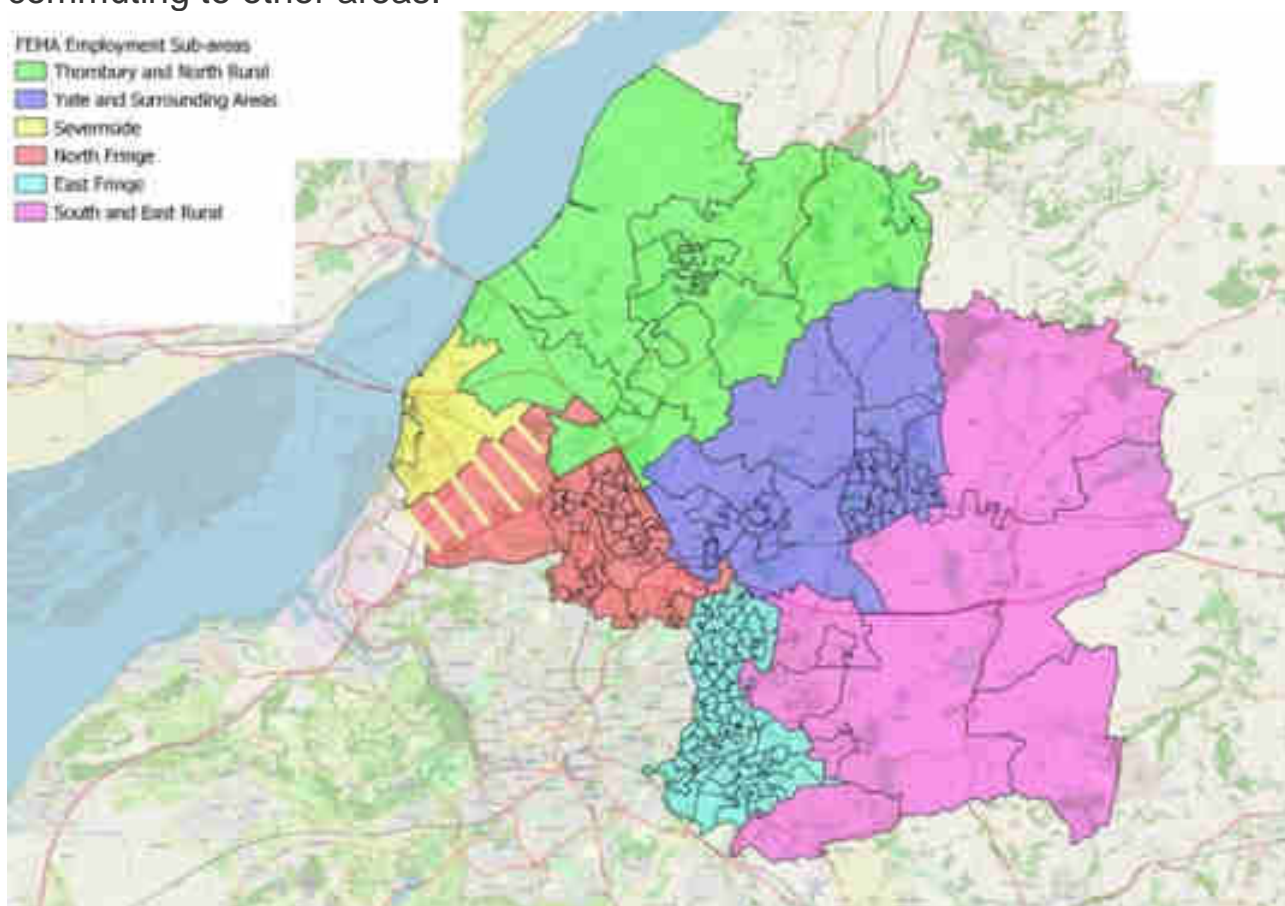


Figure. 1 FEMA Sub-Areas

Source: South Gloucestershire Employment Land Review (January 2022)

Rural economy and employment

3b.25 Rural areas to the north, south and east, including some surrounding areas of Yate, shown in the FEMA diagram above, cover a large area of the district. They include a range of employment activities such as quarrying, farming and agricultural,

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rural offices, industrial and small-scale storage and distribution uses, as well as Oldbury Power Station.

3b.26 The new Local Plan is an opportunity to grow the rural economy both through supporting larger scale employment areas at the urban edge (such as Severnside and expansion of the Bristol and Bath Science Park at Emersons Green), and allocation of new rural employment areas. This would be taken forward following consideration of the 3 ‘lenses’ discussed in [section 6: New strategy ‘lenses’](#).

Our emerging employment land strategy

3b.27 Our new Local Plan seeks to address employment imbalances, particularly in the East Fringe of Bristol where lack of local job opportunities is a key issue. We must also be mindful that key employment sectors for South Gloucestershire and the West of England will continue to be the heart of the economy of the North Fringe of Bristol.

3b.28 Reasons for this include proximity to the motorway network, road and rail connections with Bristol, and to other organisations such as the Ministry of Defence and the University of the West of England. So, reducing existing employment land and directing new employment growth away from the North Fringe may only result in these jobs going away from South Gloucestershire, and not to other areas of the district.

3b.29 Although Severnside and the Former Filton Airfield offer large land areas for employment, they do not meet the full range of employment need across South Gloucestershire, and some delivery on these sites may take place beyond the plan period.

3b.30 Severnside is a regional and national distribution location, with large-scale warehousing, for which demand is expected to continue. It however lacks public transport, local facilities and connectivity with residential areas, restricting its suitability for some businesses due to challenges in recruiting skilled staff.

3b.31 Proposals for the Former Filton Airfield have the potential for significant additional employment opportunity, with provision of a new enterprise district and a mixed-use core including high grade offices. This would take many years to develop, and would be unlikely to meet the wider range of employment needs across the district which depends upon factors such as location, size, type and affordability of accommodation.

3b.32 So, whilst the large land areas at Severnside and the Former Filton Airfield serve the needs of some businesses and sectors, we must allocate and safeguard other land to meet our wider employment needs.

3b.33 Aztec West is an existing key employment area which makes a significant contribution to the West of England economy, including high GVA, second only to Bristol city centre. In recent years the attractiveness of out-of-town offices has reduced, but its location near to the M4/M5 motorways, and buffer from nearby residential areas, means it remains a valued area for other employment uses, such as industrial where appropriately zoned to avoid conflict with office and residential

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uses. Continued safeguarding allows for changes within these traditional employment uses to respond to market demands. We may then consider, through a masterplan or other comprehensive review, targeted flexibility for other uses to specific areas, to ensure Aztec West continues to meet commercial needs, offering both quality of stock and a desirable market location without harmful fragmentation or introducing sensitive uses.

3b.34 As the new Local Plan allows us to allocate new employment areas, this also gives the opportunity to review the future of our existing areas. Primarily, safeguarded employment land is prioritised for traditional employment uses; offices, R&D, industrial, warehousing and logistics. There are opportunities for these uses to become more flexible and adaptable so that they make more efficient use of land, and in doing so provide more and a wider range of jobs. We would look to encourage this provided it does not undermine an employment area's sector specialism.

3b.35 In specific locations within the North and the East Fringes of Bristol, introducing a wider mix of uses is also a potential option, to improve the number and/or range of jobs that they offer. By considering this as part of the new Local Plan we can ensure that following any employment losses, we would have enough land, in the right places to meet the employment needs of communities and the wider district.

3b.36 Any such changes need to be considered carefully to ensure firstly that the sites are no longer fit for traditional employment purposes, with limited prospect of refurbishing, and secondly that it would provide a better outcome, for example this could be that introducing other uses will provide enough investment in new buildings for employment, and for the right sectors, that it would re-vitalise the area as an employment location.

3b.37 When considering potential allocations for homes and jobs which would connect into the East Fringe of Bristol, [section 5: Towards an emerging preferred strategy](#) gives priority to sites that are employment-led, followed by residential-led developments with a substantial employment element. We see this as appropriate to the area's need given the imbalance between jobs and working residents. Proposals for large numbers of new homes without employment, or those that offer only limited provisions, have not been prioritised, since they would further worsen the imbalance and therefore fail to address a key objective of the new Local Plan. We will need to carefully consider this with our competing priorities to deliver the homes we need to ensure are built and boost the delivery of Affordable Housing.

3b.38 For both existing and new employment we need to make sure that the sectors align with demand from West of England property market, to which we are led by our technical evidence.

3b.39 Yate has significant safeguarded employment areas providing a hub for certain industries, with opportunities to intensify and diversify their employment offer to maximise capacity. Thornbury is supported by local working spaces with potential further employment demand from increased population due to the number of new homes built in recent years. Continued safeguarding of these areas is proposed to

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ensure they continue to provide employment opportunities for existing and new residents, and that Yate (including its surrounding areas) and Thornbury remain sustainable places to live and work.

3b.40 We are also considering proposals put forward at rural employment sites and hubs, that provide unique and local services and employment opportunities for our rural villages and settlements. So, we propose to continue safeguarding existing rural employment areas and to allocate some new area, where suitable sites are suggested and consulted on through the new Local Plan.

3b.41 Our potential employment land strategy therefore includes continuing to grow our employment offer in the Communities of the North Fringe of Bristol Urban Area, through key sites such as the Former Filton Airfield and Aztec West, addressing imbalance in the communities of the East Fringe of Bristol Urban Area, and continuing to safeguard other existing urban employment areas for their contribution towards South Gloucestershire's economy. We will also continue to safeguard employment in our market towns Thornbury, Yate and Chipping Sodbury, and across our rural areas.

Safeguarded employment areas

3b.42 Our existing local plan, in the Core Strategy, lists a total of 58 safeguarded employment areas. Since then, 7 of these sites have been either full or partly subject to redevelopment; these are shown in [Appendix 1 – Removed Core Strategy safeguarded employment areas \(CS12 Sites\)](#) including reason for their removal as safeguarded employment areas.

3b.43 We are consulting on 2 safeguarded employment areas; Land at Filton 20 Business Park (Filton), and Bristol Uniforms Site (Staple Hill), as urban option sites. We are also consulting on 2 safeguarded employment areas; Lucas Works (Kingswood) and part of University of West of England, as proposed site allocations. These are shown in [Appendix 2 – Urban option sites and proposed site allocations on safeguarded employment areas \(potential change to CS12 sites\)](#), on our [interactive map](#), and covered in more detail within [section 4: Urban areas and market towns](#).

Questions

Do you have any comments on the 2 urban option sites which are on safeguarded employment areas?

Do you have any comments on the 2 proposed site allocations which are on safeguarded employment areas?

Please submit your comments through our [interactive map](#).

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3b.44 Employment areas from the Core Strategy which we propose to continue safeguarding are shown in [Appendix 3 – proposed continued safeguarded employment areas](#) and on our [interactive map](#).

Question

Do you have any comments on our proposal to continue safeguarding these areas for employment?

Please submit your comments through our [interactive map](#).

3b.45 We are exploring through consideration of the 3 'lenses' discussed in [section 6. New strategy 'lenses'](#), potential new employment areas to meet our identified shortfall in employment floorspace. This includes through mixed use, large and smaller sites.

Draft employment policy

3b.46 The Economy and Jobs Draft Policy would replace policies CS11, CS12 and CS13 of the adopted Core Strategy. [Find out more and submit your comments](#).

3b.47 Existing policies PSP26 to PSP30 of the adopted Policies, Sites and Places Plan define our 3 Enterprise Areas and include provisions for storage and distribution, the rural economy, agricultural and horse-related development. We intend to save these policies, so that they will continue to be read alongside the new employment policy until replaced by either a future local plan document or National Development Management Policies.

3c. Planning for town centres

The role planning has for our town centres and high streets

3c.1 Our town centres and high streets continue to face challenges following Covid-19, as well as changes in shopping habits and consumer demand. The new Local Plan is an opportunity to rethink the services they offer, the planning policies that manage uses within them, and to review their boundaries to support regeneration, inclusive development and change. This will allow our town centres and high streets to adapt and evolve to meet the changing needs of the communities they serve.

3c.2 National planning policy requires us to define a network and hierarchy of town centres, as well as their boundaries and the boundary of the primary shopping area within each centre. Our new Local Plan will then have policies covering which uses should be allowed for within those boundaries, and policies that prioritise town centres.

3c.3 Town centres have a key role in supporting the communities they serve as well as attracting visitors. With increased home working, town centres in some locations have lost footfall from office workers but overall, more people are living and working within walking, cycling or wheeling distance of our town centres, helping them to thrive. We have also seen more smaller independent businesses taking the place of high street chains, with greater appreciation of the high street for local shopping, leisure activities, and outdoor dining. Our town centres therefore function as destinations as well as places to shop.

3c.4 The locations within and around our town centres provide an opportunity for people to live, work and access services and facilities, and development in these locations should be making the best use of available land, while providing for a high quality of life.

Our town centres

3c.5 South Gloucestershire currently has 12 town centres across our 2 urban areas and 3 market towns:

- Bradley Stoke, Filton, Patchway, Stoke Gifford in the Bristol North Fringe
- Kingswood, Staple Hill, Hanham, Downend, Emersons Green in the Bristol East Fringe, and
- Thornbury, Yate, and Chipping Sodbury as market towns

3c.6 As well as shops these centres provide facilities such as financial, community, food and drink, leisure, health facilities, community buildings, employment, housing, and opportunities to access a range of public transport services.

3c.7 At the time of our existing Local Plan Core Strategy adoption in 2013 and Policies, Sites and Places plan (PSP) in 2017, Stoke Gifford and Patchway were classified as 'district centres' to serve a more localised role for those new

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communities, but this role has been updated as those communities grew, and the centres became established. There is also no difference in local and national planning policy between town and district centres, and how key tests are applied when assessing planning applications.

3c.8 We then have local centres providing everyday needs of residents, such as small grocery stores, hairdressers, and dry cleaners. These lie within walking, cycling, wheeling, and other active travel distance of nearby residential areas.

Our proposed town centre hierarchy

3c.9 Most services and town centres in South Gloucestershire are located within the North and East Fringes of Bristol urban areas, together with our three market towns. While there will be changes within these centres, only minor change is expected to this settlement pattern over the new Local Plan period.

3c.10 So only minor updates to the town centre hierarchy are necessary in our new Local Plan. We propose to amend Patchway and Stoke Gifford from district to town centres, recognising their offer has grown as the communities have developed around them, and that national planning policy does not treat town and district centres any differently. Mature town centres in the East Fringe serve their communities well, and the new Local Plan will consider ways that potential new communities (which are being explored through consideration of the 3 “lenses” discussed in [section 6: New strategy – ‘lenses’](#)) could connect into them.

3c.11 We are therefore looking to confirm 12 town centres of equal status, and the following boundaries:

- a primary shopping area boundary, the core of the town centre, where there will be a focus on shops for food, drink, clothing and household goods, and
- a wider town centre boundary with more flexibility for other main town centre uses such as restaurants, cinemas and offices

Question

Do you have any comments on our proposed updates to the primary shopping area and wider town centre boundaries?

Please submit your comments through our [interactive map](#).

3c.12 Nationally set permitted development rights for town centre uses have increased in recent years, and potentially may increase further. This means some development (both building and changes of use) may take place in the above boundaries which the council is unable to control.

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3c.13 Below town centres in the hierarchy are the 49 existing local centres in our urban areas and larger villages. New local centres are also expected to come forward as part of larger new developments that will be consulted upon and confirmed through our new Local Plan.

3c.14 The size and facilities within new local centres, being provided to support new or expanded communities, should be specific to the new communities they are intended to serve and include a reasonable size of units and types of premises, to ensure they are sustainable and viable commercially. We want to avoid space allocated and promised as a local centre, for small scale retail, food shops, or cafés, being changed to residential or non-local centre uses due to it being found not to be marketable or attractive over a short-term basis, when it was intended to offer a true service of facility for new homes, jobs and communities.

3c.15 As local centres are small in scale, and to allow them flexibility to grow in response to the needs of the communities they serve, in our new Local Plan we propose to continue the existing approach of indicating their location without a defined boundary.

3c.16 Public houses (pubs) make an important contribution to town centres and communities, and existing policy PSP34 of our Policies, Sites and Places Plan 2017 supports pubs being retained. We are reviewing current best practice and national planning policies and will consider whether it is appropriate to bring forward an updated local planning policy on retention of pubs through this local plan or a future local plan document to ensure pubs which play a valuable role in town centres, local centres and for communities are protected through the planning system in so far as is possible.

3c.17 Garden centres are generally located outside of town centres but also serve their nearby communities and met a particular need during Covid-19. They can provide a range of facilities in addition to plant sales, and we need to ensure new garden centres, or changes to existing ones, do not draw business away from nearby town centres causing them to decline. But recognising the services they provide, particularly for rural communities, we are also considering whether it would be appropriate to also protect garden centres from redevelopment.

Future town centre growth needs

3c.18 National planning policy requires us to allocate sites in town centres to meet needs for new retail, leisure, office and other main town centre uses, looking at least 10 years ahead. Permitted development rights for town centre uses have extended over recent years meaning more changes of use do not need planning permission. Our town centres and high streets are also ever-changing making estimating more difficult when looking more than 5 years ahead.

3c.19 Through other initiatives, such as the vacant unit project, targeted business support, and public realm regeneration projects, the council is prioritising support for our high streets and town centres. We are working proactively to improve their offer, supporting change to strengthen their vitality. We consider there is sufficient space

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within our town centres to meet their future needs and those of the communities they serve. This is because some allocations for more retail space and other town centres uses proposed in 2017 through our existing Policies Sites and Places Plan have not been delivered, and the role of town centres is now different due to changing shopping habits and Covid-19. So future growth of our town centres is expected be through a more diverse and enhanced offer.

3c.20 Town centres, and particularly the primary shopping areas, remain retail focussed, but they also have a role in supporting our urban areas and market towns to meet our needs for homes, jobs and infrastructure. As many of them are highly sustainable with good access to facilities and public transport they can support urban regeneration projects for a wider mix of uses including housing. For more detail on potential site allocations in the urban area and longer-term regeneration and transformational projects which overlap with some of our town centres, please read [section 4: Urban areas and market towns](#).

Draft town centre policy

3c.21 Draft policy: Town Centres is set out in [section 11: Policy framework and draft policies](#). This will replace policy CS14 of the adopted Core Strategy and policy PSP31 of the Policies, Sites and Places Plan, and confirm the designated town centres and primary shopping areas in South Gloucestershire. It will also set out the key criteria for considering new large- and small-scale applications for retail, leisure and other town centre uses, including thresholds for when assessment of impact on existing centres would be required. [Find out more and submit your comments](#).

Town centre and primary shopping area boundaries

3c.22 To support the draft policy we have proposed updates to our town centre and primary shopping area boundaries. These updates are set out in [Appendix 1](#). You can also view and comment on these proposed boundaries using our [interactive map](#).

3d. Planning for infrastructure

What infrastructure might be needed

3d.1 The biggest feedback we get is that the infrastructure needed by new development often lags too far behind the development, if it comes at all. That's why as part of the new plan process, we want to be better at ensuring provision comes much sooner so that residents and employers have the facilities they need. To that end our locational strategy will need to pay close attention to the infrastructure needs of new development, and its deliverability, including being realistic about how any 'big ticket' items that may be needed will be delivered and funded and the constraints this may impose on whether development locations are sustainable. We also know that council finances are under severe pressure and likely to remain so for the foreseeable future. It therefore cannot be assumed that the council will be able to cover any funding shortfalls for new infrastructure to support new homes and jobs and do everything we may want. This fact too will have an impact on the decisions we make.

The national planning context

3d.2 Government planning rules set out in the National Planning Policy Framework (NPPF), require that Local Plans should set out the contributions expected from new development towards infrastructure, such as new schools, health and community facilities, public transport, renewable energy, new parks, sports pitches and places for wildlife (para 34 of NPPF). In short, planning authorities, infrastructure providers and developers of sites need to be able to explain what infrastructure is required to support new development and that there is a reasonable prospect that it will be delivered in a timely way. Or in other words; show how much it will cost, how it will be funded, who by and when it will be provided.

Infrastructure planning challenges

3d.3 Planning for infrastructure is complex and a constant and evolving process. Infrastructure providers' standards, priorities, objectives and funding sources continually evolve and change over time. Technology, variations in population growth and external shocks, such as the financial crash and Covid pandemic will also affect providers funding, plans and strategies, including the council's. Hence, too often infrastructure has lagged behind delivery of new homes and businesses. This is because providers will not expend time and resources providing expensive items of infrastructure if there is uncertainty when the new communities will be built and hence demand will be there, and sometimes simply because not enough priority is afforded early enough in the development of such new communities.

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3d.4 There is also continued pressure from many infrastructure providers to centralise services and facilities into fewer larger hubs, which runs counter to aspirations for local services within easy walking distances of communities. Similarly, existing constraints such as school capacity, particularly in smaller villages where local schools cannot typically be expanded easily to operationally sustainable sizes and developer funding would be insufficient to fund such expansions and new central government guidance (for example the Department for Education no longer supports new primary schools of less than 2 forms of entry (60 pupils per year group) present significant challenges. Spatially, there may also have been a mismatch in infrastructure delivery in recent years, for instance many of our villages have also seen very little planned growth with consequences for the retention of local shops and services or indeed the opposite in some communities where speculative housing developments have resulted in significant pressure on remaining local services. Therefore, in a rapidly changing world, the Local Plan will, need to consider, in spatial terms, the best locations for development and types of development that will enable as many people as possible to access existing and new services in as convenient way as possible, to address local needs. New Local Plan policy and development management practice also needs to focus more on prioritising infrastructure delivery in a timely way.

How this influences where jobs and homes could be created

3d.5 All these factors influence the choices we need to make about where the homes and jobs that are needed will be located. In order therefore to ensure there is a reasonable prospect of the plan being deliverable, a key driver of preparing the new strategy for jobs and homes, is to minimise infrastructure requirements or to try to make new homes and communities as ‘infrastructure efficient’ as possible. This means locating new development where there may be some existing capacity in the infrastructure networks, investing in places that already have some services and facilities and avoiding where possible ‘big ticket’ items that may prove extremely time consuming and expensive to deliver. This is no easy task as most infrastructure is already planned to be highly efficient and not over provide. There is also huge pressure on existing infrastructure of all kinds that needs replacing and maintaining.

Recent progress and looking forward

3d.6 The last decade or so has seen some significant infrastructure provision in South Gloucestershire. This includes new flood defences along the Severn Estuary, new strategic sewer and water mains across the north Bristol fringe, Metro Bus, new half hourly rail services to Yate, new primary schools at Charlton Hayes, Lyde Green and Frenchay, a refurbishment of Marlwood Secondary School, a significant extension of the Concord Medical Centre, a new community centre at Lyde Green and investment in new and improved cycling and walking routes and in many of our parks and green spaces.

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3d.7 However, if we are to deliver on our climate emergency pledge, we need to do more, in particular to provide education and community facilities close to where people live on new developments and to enable more people to make sustainable travel and transport choices; whether to walk, wheel, cycle, drive or travel by scooter, bus or train. That's why investment into 'active travel' infrastructure needs to continue at a pace over the coming years: Examples of key projects that already have external funding include:

- 3 new rail stations (North Filton, Henbury and Charfield)
- sustainable transport investment along the A432 to Yate and A38 to Thornbury
- investment into the Cycle Trunk route from the Science Park to the Cribbs Patchway New Neighbourhood, Bristol and Bath Cycleway and Yate (cycle) Spur, and
- a significant package of sustainable transport measures to support the new Arena

3d.8 And, we are also delivering on community infrastructure and measures to help make more space for nature. Current plans include:

- new facilities and upgrades at Abbeywood and Castle Secondary schools
- a new secondary and primary school at Lyde Green
- a new community centre and primary school within the Harry Stoke New Neighbourhoods
- rebuilding of the Elm Park primary school to passivhaus standards in Winterbourne
- a new primary school and community centre at Ladden Garden Village
- green infrastructure investment along the river Frome and Severn Estuary to improve flood resilience and biodiversity and along the Bristol east fringe through the Commons Connected project, and
- a new waste transfer and recycling centre (Sort It centre) in Filton and improvements to Mangotsfield recycling centre
- Wessex Water is also investing in a substantial upgrade to the Avonmouth water recycling centre which serves large parts of South Gloucestershire.

3d.9 The above list is not exhaustive. To understand key infrastructure, that is planned and being progressed prior to consideration of a new strategy for jobs and homes, check the map below.



3d.10 We have set out further thinking on what infrastructure may be required to support our approach to meeting the homes and jobs we need in [section 5](#) and [section 6](#).

How infrastructure provision is reported on

3d.11 Current planning regulations and guidance suggest that it is good practice for local authorities to produce an Infrastructure Delivery Plan (IDP) to support new Local Plans. Planning for infrastructure involves multiple partners and is ongoing during the Local Plan adoption process and after. At this stage therefore we have produced:

1. An Infrastructure Position Statement (IPS). The IPS seeks to explain how key infrastructure is planned for and funded, and what has been provided in recent years and what is planned to be provided in the next few years. You can find the range of statements for different types of infrastructure on our [evidence base page](#).
2. A Viability Position Statement (VPS). Understanding the financial viability of new development is also a key component of infrastructure planning as it is important to understand what new development can contribute financially towards the cost of new infrastructure. You can find the VPS on our [evidence base page](#).

The need for consultation

3d.12 Infrastructure requirements and their deliverability is a key consideration, probably more so than it has ever been, in informing choices of where we should locate new jobs and homes. We have set out known infrastructure issues alongside the emerging preferred strategy and the 3 different strategy lenses. We want to explore and consult on how the different approaches to building a strategy create different infrastructure requirements.

3d.13 The nature of development and infrastructure provision in the UK is however constantly evolving and it is inevitable that providers methods and funding will change over the plan period. It is also expected that developers will necessarily have to play an innovative, proactive and supportive role in providing new infrastructure and implementing the stewardship arrangements to maintain it thereafter, particularly in any new large-scale developments. The new Local Plan will therefore set out requirements in terms of land for new development and broad infrastructure objectives, as best it can envisage at the time of writing. At this stage however, we cannot yet confirm what infrastructure will be needed until we agree our strategy for new homes and jobs.

Questions

The Infrastructure Position Statement (IPS) sets out for information what is currently planned and how planning for each type of infrastructure is currently undertaken. Moving forward we would welcome views, particularly from developers and infrastructure providers on how infrastructure could be brought forward in a more timely way during the development process.

Send us your feedback by completing the questionnaire on our [consultation](#) page.

We have to understand development economics in order to ensure infrastructure, where needed, is affordable and deliverable. We therefore would welcome feedback, particularly from developers and land agents on the proposed issues, methodology and inputs in undertaking a full Viability Assessment, as set out in the Viability Position Statement (VPS).

Send us your feedback by completing the questionnaire on our [consultation](#) page.

4. Urban areas and market towns

Making the most effective use of land in built-up areas

4.1 This section looks at future development within the existing boundaries of our urban areas and our market towns. This includes the communities of the north and east fringes of the urban area of Bristol, as well as Yate, Chipping Sodbury and Thornbury.

4.2 We have already discussed our strategy for development within these areas, and how this is consistent with national policy, in two previous Local Plan consultations. This is to make the most effective use of land in our already built-up areas by optimising the density of any new development or redevelopment.

Optimising means achieving more, well-designed homes or businesses on each site, whilst respecting the local area's prevailing character and setting, and taking account of the amenity of existing residents. A key element is to locate higher density development in places where local facilities and public transport are available, within or close to our town centres, high streets, and transport hubs.

4.3 If you want to know more about our proposed approach to new development in the urban areas and market towns, including optimising density, please see our previous consultations using the links below:

[Local Plan 2020: Phase 1 – Issues and Approaches consultation document \(Nov 2020 to March 2021\)](#)

4.4 In the consultation document we introduced and sought your views on:

- the background to the approach; why it is needed, the benefits and potential issues with higher density development, what it may look like and where it may be appropriate.
- the areas within or close to our town centres, high streets and transport hubs where a policy to optimise density and make effective use of land in new developments could be appropriate.

Local Plan 2020 Phase 2 Urban Rural and Key Issues consultation document (Feb 2022 to April 2022)

4.5 In the consultation document we:

- considered what higher density design development could look like in the context of South Gloucestershire.
- explained how we decided the most appropriate density range for each place and the evidence behind this in our [South Gloucestershire Council Density and Character Study \(Jan 2022\)](#)
- introduced and sought comments on a draft new Effective Use of Land policy which will ensure that higher density developments are of the right quality and any issues associated with this type of development, such as car parking and open space, are addressed. [Working policy title: Urban Lifestyles and Density](#)

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- identified and confirmed the most accessible areas in SGC where higher densities are appropriate and where the new policy will be applied.
- provided an update on work on masterplans being prepared.

4.6 Through our previous consultations we know that this approach to optimising brownfield development, and the linked policy are generally supported by our communities and other stakeholders. For a summary of responses to previous consultations read the consultation reports.

Capacity from urban areas and market towns

4.7 The approach to optimising density, and making effective use of land, in the existing urban areas and market towns, will make an important contribution to our housing and employment needs as the first step in our strategy for providing the new homes and jobs we need alongside the infrastructure to support this. Overall housing and employment targets for South Gloucestershire, and the way in which they have been calculated, is explained in [section 3a](#).

4.8 This section sets out the overall capacity for new homes and mixed-use sites which can be provided within the urban areas and market towns and explains the different sources of that capacity. These are; site allocations, small “windfall” sites, and the potential for larger “windfall” sites including areas which have potential for evolution and change; the University of the West of England, Filton Airfield, Parkway Station, and Kingswood Town Centre. Yate is part of a longer-term process of evolving to meet its changing needs and aspirations and coming to terms with the rapid development it has experienced in recent years.

Proposed site allocations in urban areas and market towns

4.9 A housing or mixed-use site allocation is a specific site identified in the Local Plan for housing development which will contribute to meeting our housing and employment needs. National policy requires a certain approach to preparing evidence for these site allocations to demonstrate that they are deliverable within the next five years or developable over the plan period.

4.10 For further information about how we have assessed if a site is deliverable/developable or not, please see the [Housing and Economic Land Availability Assessment \(HELAA\)](#) methodology and report which is also being consulted on.

4.11 A summary of the sites which we are proposing to allocate in the new Local Plan is provided in the table below. Table 1 identifies sites which contribute a total of 1,540 homes to the Plan’s overall housing requirement and new employment space. Each site shown in Table 1 has a detailed template which sets out all the important information relating to the site itself and the proposed uses and capacity, including a site plan. These site templates will be released as part of the full public consultation.

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4.12 You can also find and comment on these proposed site allocations by accessing the [interactive map](#).

4.13 A number of the sites included in the Local Plan Phase 2 consultation document were on land which is currently safeguarded for employment uses. In the Phase 2 consultation we consulted on two potential options for each site, to retain as employment land or change to residential use or mixed-use (which means a mix of residential and employment). We have considered responses to this consultation alongside further evidence on our need for employment land and are now consulting on a single option for these sites as shown in table 1. Our approach to employment land and the sites which we propose to continue to safeguard for employment uses is set out in [section 3b](#).

4.14 In addition, since the Local Plan Phase 2 public consultation, a number of other potential sites have fallen away for a variety of reasons e.g. planning permission has been granted, and a number of new sites have been included.

4.15 It is important to note that in some cases, there have been changes to the capacity of the proposed site allocations which were set out as part of the Local Plan Phase 2 public consultation.

4.16 The HELAA was used as a starting point to understand a sites potential capacity and the approach used can be found in the HELAA methodology which is linked above. A more detailed capacity process was carried out for each urban and market town proposed allocation site to test the initial figures from the HELAA and to provide a more thorough and deliverable capacity. A detailed background paper explaining how the housing capacities were calculated (a capacity methodology) will be presented at the Regulation 19 stage.

No.	Site code	Site name	Dwellings	Employment
1	EF010	Downend Clinic	10	500m.sq.
2	EF001	Lyde Green Road	60	–
3	EF006	Lyde Green Farm	393	–
4	NF009	Filton Clinic	6	300m.sq.
5	EF014	Anstey's Road (Kleeneze)	200	650m.sq.
6	EF003	Lucas Works	100	4,000m.sq.

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No.	Site code	Site name	Dwellings	Employment
7	EF013	The Grange	210	–
8	EF015	Broad Street	14	Commercial ground floor
9	NF005	Oxbarton Mead Road	8	–
10	NF011	Filton Retail Park	132	–
11	NF008	UWE	0	50,000m.sq.
12	TH001	Thornbury Health Centre	15	2,000m.sq.
13	NF002	Old Gloucester Road	30	–
14	YA001	Yate Town Centre	200	TBC
15	YA003	Land north of Ladden Garden Village	162	–
Total			1,540	

Table 1 – the proposed site allocations within urban areas and market towns.

Proposed site allocations ‘options’ sites

4.17 Table 2 sets out the proposed urban site allocations where an option is being consulted on. We would like to hear your views on whether these sites should be proposed for allocation under option 1 or option 2.

4.18 More detailed information for each of the sites shown in tables 1 and 2 can be found within the sites template section, in [Appendix 1 – Urban and market town potential site allocations](#).

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No.	Site code	Site name	Option 1	Option2
1	NF004	Filton 20 (Golf Course Lane)	Continue as employment only	350 dwellings + employment
2	EF016	Bristol Uniforms	Continue as employment only	58 dwellings
Total				408

Table 2 – proposed site allocations with options.

Questions

Do you have any comments on any of the 15 proposed urban or market town site allocations?

Do you have any comments on the 2 proposed urban allocations with options for different uses?

Please submit your comments through our [interactive map](#).

Capacity from ‘windfall’ sites

4.19 The term ‘windfall site’ is used for sites which become available for development unexpectedly and are therefore not included as allocated land in the Local Plan. Small windfalls are on sites of between 1-9 homes (also referred to as a ‘minor’ site in planning application terms) and over the years we have seen an average of 244 homes a year in this category being built in our area of which around 60% were within our urban areas and market towns. Our new policy to make the most effective use of land by optimising density will help to support this element of our supply.

4.20 As well as these small scale ‘windfall’ developments larger scale developments will also continue to come forward in addition to our site allocations as owners redevelop their land or buildings. Our new Effective Use of Land policy will apply to make the best use of these opportunities to provide new homes in sustainable locations.

Areas with potential for evolution and change

4.21 There are some areas where we know that there are opportunities for regeneration and change. This is because they have been identified through the Council's approved masterplans or by the owners of the site. These will be supported by the new Local Plan policy to make effective use of land which will guide any new development. We are not showing these sites as allocations or including them as commitments in our housing trajectory at this stage due to uncertainty over their capacity to deliver within the first 10 years of the plan period. However, they form a pipeline of sites which are expected to make a significant contribution to our housing need in the last 5 years of the plan period. This position will be reviewed and updated at the next stage of plan making and in reviews of the Local Plan.

Former Filton Airfield

4.22 This is a major development site which is subject to long-term master-planning and investment by its owners YTL. The site is allocated for development in the Core Strategy and already has planning consent for mixed use development. However, an outline planning application for a higher-density, mixed use scheme has been submitted and is currently being considered by the Council. As this application has yet to be determined, we currently consider that 2,600 homes will be completed by 2040. We are keeping this under review and should circumstances change we will consider if it would be appropriate to include more completions at this site within the Plan period at the next stage of consultation on the Local Plan in 2024.

The University of the West of England (UWE) Frenchay Campus

4.23 UWE is a major university and the campus at Frenchay supports academic, employment and social uses as well as homes and student accommodation, and there are planning consents for purpose-built student accommodation elsewhere on the site which are included as commitments in our housing trajectory. Further opportunities may arise over the plan period for student accommodation along with elements of academic, social, community and employment development and improved links to the wider area. UWE is currently undertaking a masterplan process to establish land development principles for the whole campus. At this stage we are not including a housing (student accommodation) figure but this position will be reviewed and updated at the next stage of the Plan.

Kingswood Town Centre

4.24 The [Kingswood Masterplan](#) was published in May 2022. Working with the community, investors and landowners it set out the guiding principles for

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development in Kingswood Town Centre for the next 15-20 years. Elements of the plan are currently being reviewed and updated and we also expect there will be opportunities for additional homes and employment in this area through the regeneration, investment and change envisaged through the masterplan. There is one site at Lucas Works (EF001) which has been identified as a suitable and deliverable mixed-use allocation including 100 homes and 4,000sq of employment space through the Local Plan process at this stage. This position will be reviewed and updated at the next stage of the Plan.

Yate Town Improvement Masterplan

4.25 The council approved the Yate Town Improvement Masterplan in December 2021 after extensive consultation with the local community. This includes opportunities for investment and change in four key focus areas; Yate Town Centre, Station Road, Yate rail station and Western Gateway/industrial estate. Based on the masterplan vision we consider there are opportunities at Yate Town Centre for intensification, including homes above ground floor retail, commercial and leisure uses. We have therefore included potential for around 200 new homes in Yate Town Centre during the later part of the Plan period in our housing trajectory.

4.26 This focus on town centre regeneration aligns with central government and council commitments to support high streets. The council is a key landowner in this area and therefore has more control over housing delivery which gives further confidence to the delivery of this housing number. The council is also committed to working with other landowners to bring forward development and regeneration.

[Yate Masterplan](#)

Parkway Station and Surrounds Masterplan and North Fringe of Bristol Strategic Infrastructure Led Masterplan

4.27 The council worked with partners Network Rail, Great Western Railway and West of England Combined Authority (WECA) and approved the Parkway Station and Surrounds masterplan in December 2022 after public consultation. The masterplan provides a future vision for the redevelopment of the station and the surrounding area over the next 10 years and beyond. It reimagines Bristol Parkway as a new destination and fitting gateway for South Gloucestershire and the region, complete with a new station, places to work, meet and gather and new parks and habitat. While there will be opportunities for additional homes and employment in this area through the investment and change envisaged through the masterplan, at present there are no specific sites which have been identified as suitable and deliverable housing allocations through the Local Plan process.

4.28 The North Fringe of Bristol Strategic Infrastructure Led Masterplan was published by the West of England Combined Authority in August 2022. It sets out a long-term infrastructure strategy for the area over the next 30 years. The vision is supported by aspirations which seek to address the key challenges of sustainable

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development including economic growth, social equity, climate change and net zero carbon. Place-based examples and illustrative opportunities for change have been included to bring to life the key principles and spatial concepts for how the area may look in the future. While there may be opportunities for additional homes and employment in this area through the investment and change envisaged through the masterplan, at present there are no specific sites which have been identified as suitable and deliverable housing allocations through the Local Plan process.

[North Fringe of Bristol Masterplan](#)

[Parkway Station and Surrounds Masterplan](#)

Total justified capacity

4.29 The total housing capacity within the plan period from the existing urban areas and market towns will come from three main sources: allocated sites, and small and large scale ‘windfall’ sites. The total housing capacity from the allocated sites is presented in Table 1 above. In addition, an allowance for small windfalls has been included in our housing trajectory (read [section 3a](#)) and an element of this will be from within the existing boundaries of our urban areas and market towns. We can also expect a contribution from larger ‘windfall’ sites of more than 10 homes in line with past trends and existing commitments. This will be supported by our policy on the effective use of land and our masterplan and regeneration work. However, apart from the allocations in Table 1 (above) we have not included sites of more than 10 against our housing target. They will continue to come forward as windfalls and be managed through the development management process.

5. Towards an emerging preferred strategy

Our emerging strategy

5.1 In this section we want to share the council's emerging thoughts on what we think the 'preferred strategy' for homes, jobs, change and protection is starting to look like.

5.2 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.

5.3 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.

5.4 We know this will be very challenging for those communities affected by this. To understand why we need to deliver these homes and jobs on greenfield land [section 3a](#) explains how many homes we need and our approach to affordable homes.

We also want to deliver new employment land over the 15 year plan period to achieve our key objectives to rebalance the district and ensure communities can access jobs close to where they live. [Section 3b](#) explains the target and locational issues with existing and future land for employment.

[Section 4](#) sets out how many homes will be delivered within our urban areas and market towns as a first step in our new strategy.

5.5 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.

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

5.7 Moreover, given the fact that some sites have been identified and others have not, this does not mean individual sites shown in this section can be given any weight and status in the assessment of planning applications coming before the council at this stage.

The key drivers informing our emerging preferred strategy

5.8 Key drivers respond to national policy, in particular the National Planning Policy Framework and National Planning Policy Guidance. They also respond to Local Plan and council objectives set out in Section 3 under the headings below:

1. New homes for all communities
2. Travel and transport

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3. Climate, nature and heritage
4. Design and place-making
5. Jobs and businesses
6. Deliverability and viability

5.9 The emerging preferred strategy for South Gloucestershire in summary, seeks to locate development where it can contribute to reducing the impacts of, and on climate change, for example by reducing the need for cross Green Belt commuting and supporting the commitment for decarbonising travel. It focuses on directing a significant element of the new development close to the urban edge of greater Bristol, utilising suitable sites in greater proximity to existing jobs, public transport routes, capitalising upon existing facilities and infrastructure. Where possible, we have tried to avoid taking forward sites that, based on current information from promoters and our partners, would require challenging and costly infrastructure, with no certainty of delivery in the plan period. However, we recognise a strategy for new homes and jobs will need a range of new and enhanced infrastructure, and where this is likely, this has been identified below. We have also sought to improve the sustainability of our smaller places, where new development can also help to strengthen their vitality.

5.10 We fully understand that where homes and jobs are delivered this will result in change for many communities. However, there is no preferred strategy that can avoid this. Our choices of which places and sites are appropriate to progress into an emerging preferred strategy have sought to minimise site specific harm, for example to heritage or natural environment assets and other onsite constraints. Whatever the final strategy looks like, things will look different. This will mean some local areas and currently undeveloped fields will in future have affordable homes, new spaces for employment and local services on them. However, wherever possible in choosing the sites we have sought to avoid harming the most important assets and avoid sites where no mitigation or evidence for dealing with harm has been put forward by site promoters.

Why we need to amend the Green Belt

5.11 We do not think an appropriate strategy can be formed by meeting our needs for new homes and jobs on sites beyond the Green Belt. We have explored and shown through Lens 1, what avoiding any loss of Green Belt would look like and found it would likely cause overloading of villages, settlements and locations with poor infrastructure, and significant growth in places with relatively poor services, facilities and opportunities for sustainable travel.

5.12 Where potential allocation sites in the emerging preferred strategy are located in the Green Belt this will result in changes to the overall extent of Green Belt in South Gloucestershire. Work is currently underway to understand the contribution of the potential sites to the five purposes of the Green Belt and how harmful their removal might be. The council and promoter will also need to work closely to

understand how a new strong defensible boundary can be achieved that will endure beyond the plan period. Site promoters will also need to consider and plan for the remaining Green Belt land to be improved and enhanced to provide high quality open spaces and support our green infrastructure and nature recovery objectives.

Future transport infrastructure considerations

5.13 The emerging preferred strategy has been informed by principles for how we intend to deliver transport infrastructure in future. This will help meet our plan objectives and ensure we can continue to encourage decarbonisation of travel and promote alternative sustainable travel alternatives to the private car.

5.14 Although details on specific interventions will need to be explored further, we are seeking to locate homes and jobs in locations that lend themselves to supporting our objectives. When making choices about where homes and jobs should be located, the emerging preferred strategy has, where possible, been influenced by the following principles:

1. Locate homes and jobs in places that reduce the likelihood of long travel commutes.
2. Locate homes and jobs in places where active travel connections already exist, can readily be enhanced, or new connections can be delivered and provide an attractive alternative to private car travel.
3. Locate homes and jobs in locations that are on existing public transport routes or could be capable of delivering high-quality, viable and reliable public transport services in future.
4. Locate homes and jobs in places that avoid, where possible, a high reliance on private car-based travel or costly infrastructure packages that are unlikely to be delivered in the plan period.

5.15 By choosing an emerging preferred strategy that follows these principles we are able to encourage alternative and more sustainable travel, reduce travel distances and prevent building commuter towns that rely on long distance travel to access jobs, services and facilities.

5.16 In arriving at our emerging preferred strategy some places and sites, although meeting the principles above would have created conflict with other key objectives and considerations, for example avoiding significant harm to heritage assets, developing on key landscapes, hillsides or strategic views, even though they were located near a transport corridor. The sites and places we set out in this section have needed to strike a balance between being sustainably connected and located whilst also avoiding significant conflict with our other objectives.

5.17 It is important to note that the delivery of proportionate homes in our rural communities, including the delivery of affordable homes, may not lend themselves to these principles, however, in keeping the delivery of homes and jobs in these communities proportionate, we are able to support rural communities and the rural economy whilst keeping adverse impacts to a minimum.

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5.18 When considering our emerging preferred strategy, it is important that places and sites are considered alongside the likely infrastructure that will be needed to support the homes and jobs. This could include the delivery of train stations, roads, flood defences, changes to motorway junctions, new schools or expanded school capacity, playing pitches and new areas for biodiversity and green infrastructure.

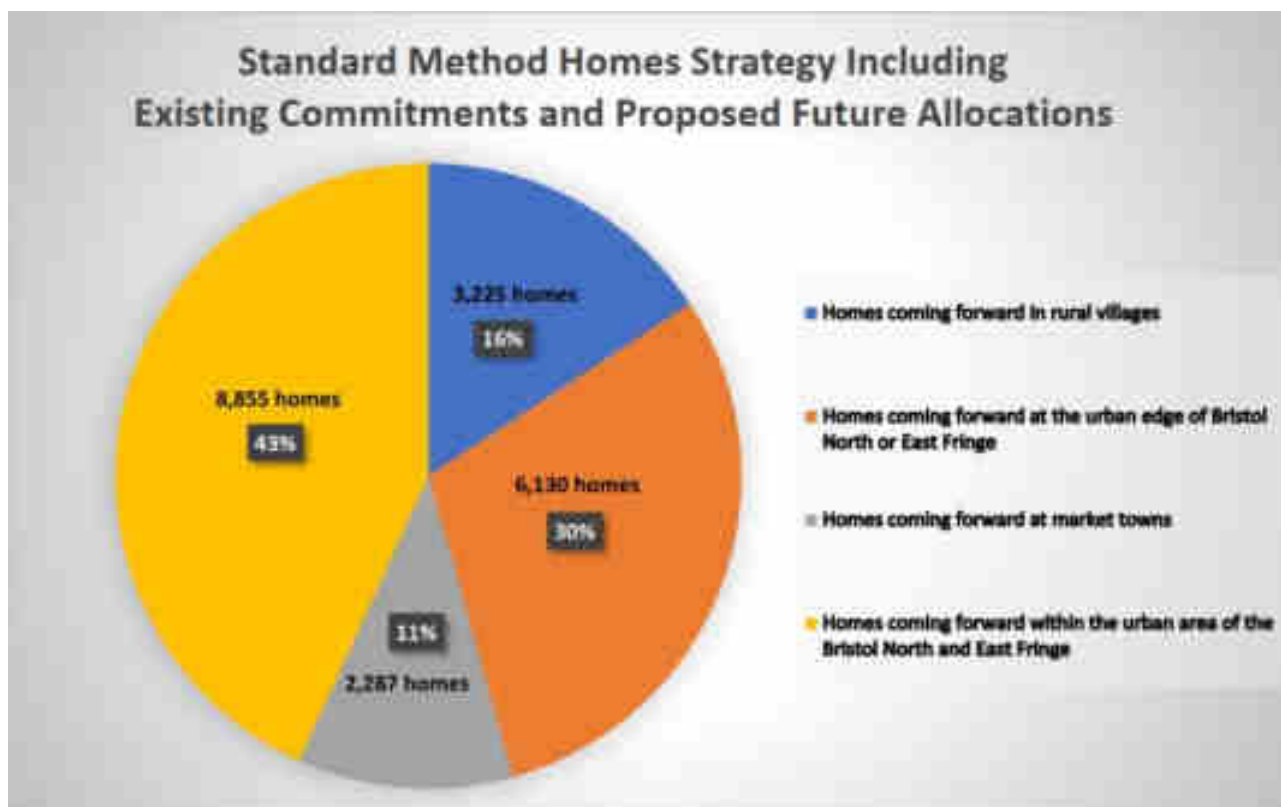
5.19 A key factor which has influenced the choices we have made is that sites that require supporting infrastructure will need to demonstrate they can deliver this over the 15-year Local Plan period that ends in 2040. Sites which would require infrastructure that currently have no demonstrable pathway, support from key stakeholders, national bodies or funding routes creates huge risk to communities, the council budgets and long-term creation of high quality, sustainable places. Where sites are predicated on the delivery of large infrastructure projects, where public funding has not been agreed or looks currently not capable of being agreed, this will also present a risk to the delivery of new housing and employment. It will also make it more challenging to ensure the council is fully policy compliant with the level of Affordable Housing provided.

5.20 Where larger sites are currently included in the emerging preferred strategy further work will be needed from the council and those promoting sites as to how this infrastructure is intended to be costed and delivered. How will new crossings over motorways be funded, delivered and provided? How will new or expanded schools be funded? We will expect developers to clearly evidence how they will support and plan for new supporting infrastructure to come forward before or alongside the homes and jobs and particularly further details on how this will be phased during our 15-year plan period. This will be vital if the council is to demonstrate and protect a 5-year housing land supply over the full plan period.

5.21 In considering homes and jobs to support our smaller communities it has been important to recognise that this will need to be proportionate to the available level of services and facilities and public transport connections available. A key driver has been the predicted number of available primary education places in existing local schools matching the proposed level of growth in a village. A small number of homes will not be able to fully fund sustainable expansions to existing or provide new schools and therefore the proportionate number of homes has been influenced by existing school capacities. In particular, this has influenced the number of homes considered proportionate at Alveston, Olveston, Cromhall, Rangeworthy, Hawksbury Upton and Acton Turville. As part of this consultation, we have multiple potential sites in some of these villages where only one is required. We are asking for your thoughts on which site should be progressed at Alveston, Cromhall, Rangeworthy and Acton Turville. In some cases, the absence of any primary school provision and unsuitable walking and cycling or public transport access has meant no homes are considered proportionate or sustainable. This is the case at Hallen, Tytherington and Tockington.

Places currently included in the emerging preferred strategy

5.22 The chart below shows the distribution of where the emerging preferred strategy would deliver the full standard method of 20,490 new homes across the district over the plan period. This includes commitments previously allocated or speculative development given planning permission, small site windfalls and our proposed new urban and green field site allocations.



Image

5a. Standard method homes strategy including existing commitments and proposed future allocations

5.23 Our emerging preferred strategy includes the delivery of new homes and jobs from existing committed developments, small site windfalls and new allocations within the urban boundaries or the North and East Fringes of Bristol as well as within our Market Towns of Yate and Thornbury. It does also require homes and jobs to be allocated on new green field allocations.

5.24 Although we are only consulting on new site allocations, each category will play an important and significant role in helping us meet our need for homes and jobs over the plan period.

Existing commitments

5.25 The commitments already in place include sites allocated in previous Local Plans and sites which have been granted planning permission, that will deliver new homes between 2025 and 2040. We are not consulting on any committed sites as

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these already have planning permission. 10,837 new homes will be delivered from this source over the next 15 years.

Small site windfalls

5.26 Small site windfalls include the delivery of homes and jobs on sites which are too small to allocate but which come forward over time predominantly through infilling and redevelopment opportunities in existing settlements. Historically we have been able to demonstrate a yearly supply of 210 new homes per year from this source and these are included in the commitments. However, we have reviewed the rate of past completions on these sites and consider we can justify a 20 homes per year uplift, bringing this to 230 per year. In total it is estimated that 300 additional homes will be delivered by this uplift in small site windfalls.

Where can I find out more about new allocations within urban areas and market towns?

5.27 For more information on new allocations within the urban areas and market towns please read [section 4](#).

Table of places in the emerging preferred strategy

5.28 The tables below set out how we are seeking to deliver the homes and jobs we need.

Category	Number of sites at this place	Potential Housing Capacity in plan period (Total site capacity)
Commitments Includes large sites (10 homes and over) allocated in previous plans and sites granted planning permission. Includes small site windfalls (1-9 homes). For further information read section 3a.	N/A	10,837

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Category	Number of sites at this place	Potential Housing Capacity in plan period (Total site capacity)
Small site windfall uplift Additional homes we believe we can get from small sites. For further information read section 3a.	N/A	300
Urban and market town allocations New urban allocations in our urban areas of the Bristol East and North Fringe, and in Yate and Thornbury. For further information read section 4	N/A	1,540

Table. Delivering the homes and jobs we need

Category	Number of sites for consultation at this place	Potential Housing Capacity in plan period (Total site capacity shown in brackets)	Potential Employment Land
New Green Field Allocations – Urban Edge			
Almondsbury	3	410	1.1ha Light industrial

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Category	Number of sites for consultation at this place	Potential Housing Capacity in plan period (Total site capacity shown in brackets)	Potential Employment Land
Bridge Yate	1	110	575sqm Industrial/ Distribution
Easter Compton	4	450	
Hanham West	3	270	
Mangotsfield	2	260	
North of Lyde Green	1	800 (2,000)	16.1ha Mixed Employment
Oldland Common	1	350	
Shortwood North	1	280	
Shortwood South	3	1,150 (2,500)	8.53ha Industrial/ Distribution 1.76ha Mixed Employment
Warmley North	2	1000	595sqm Office/ Research
Willsbridge	2	110	
Woodlands	3	800 (2,045)	

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Category	Number of sites for consultation at this place	Potential Housing Capacity in plan period (Total site capacity shown in brackets)	Potential Employment Land
Total number of new homes from this category		5,990	

Table. New Green Field Allocations – Urban Edge

Category	Number of sites for consultation at this place	Potential Housing Capacity in plan period (beyond plan period)	Potential Employment Land
New Green Field Allocations – Market Towns			
Thornbury – North and East	1	15	
Thornbury South	1	40	
Yate West – North	1	20	
Total number of new homes from this category		75	

Table. New Green Field Allocations – Market Towns

For the full contribution that the Market Towns will make to delivering our housing need read *Growth around our market towns – Yate, Chipping Sodbury and Thornbury* below.

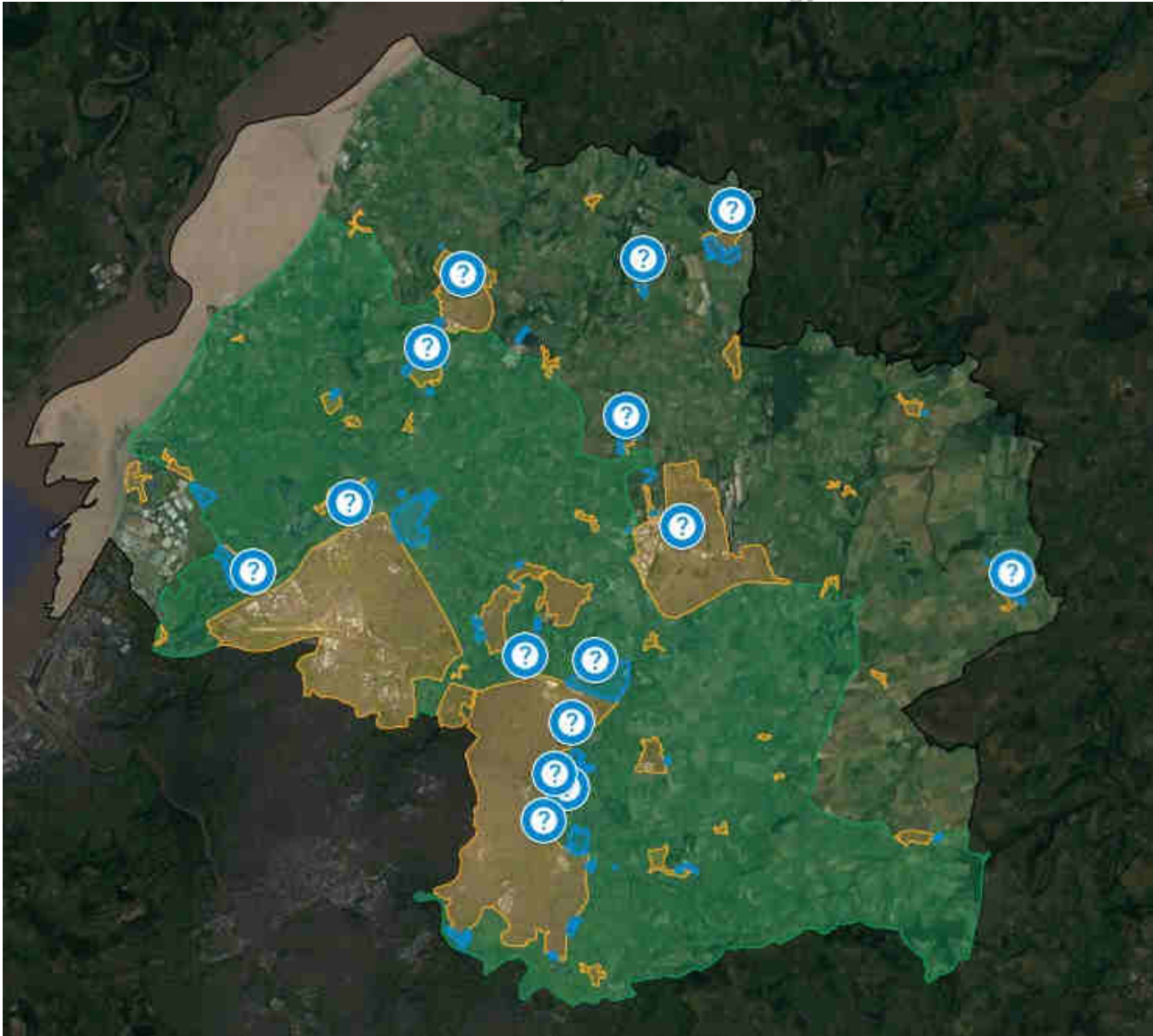
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Category	Number of sites for consultation at this place	Potential Housing Capacity in plan period (beyond plan period)	Potential Employment Land
New Green Field Allocations – Rural Communities			
Acton Turville	3	25	3ha Mixed Employment
Alveston	5	100	
Badminton	1	0	0.82ha Mixed Employment
Charfield	2	775	
Coalpit Heath	1	90	
Cromhall	7	30	350sqm Office/ Research/ Light Industrial
Engine Common	4	90	
Frampton Cotterell	1	60	
Hawkesbury Upton	1	20	
Hortham	2	100	
Marshfield	1	50	

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Category	Number of sites for consultation at this place	Potential Housing Capacity in plan period (beyond plan period)	Potential Employment Land
Olveston	1	20	
Pilning	1	0	13.6ha Mixed Employment
Pucklechurch	1	60	
Rangeworthy	5	30	
Tytherington	1	0	Hotel and Leisure
Wick	4	70	500sqm Office/ Research/ Light Industrial
Winterbourne	3	235	
Total number of new homes from this category		1755	
Emerging Preferred Strategy New Homes Proposed		7820 – in 15 year plan period 3,795 – beyond plan period	

Table. New Green Field Allocations – Rural Communities



5.29 You can view and comment on all of the sites within our emerging preferred strategy by going to our [interactive map](#).

5.30 Alternatively, you can view the basic site schedule in Appendix 1 or the detailed site information in [Appendix 2](#).

5.31 Each site has been given a unique site code which it will be important to reference when commenting on a specific site. The code will always start with EPS (emerging preferred strategy) followed by initials for the ward it is located in and its number. For example EPS-CHAR1. Where we make reference to places below we have also highlighted in bold the site code so you can make a note and look at this on the interactive map or site schedule below.

Site boundaries and estimated capacities within and beyond the plan period

5.32 For each place we have indicated the total number of potential sites and the potential number of homes and amount of employment land they could deliver in the

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plan period if they were taken forward into our Preferred Strategy. This, in some cases, indicates that only part of a site will be developed in the plan period up to 2040. The remainder being delivered thereafter. Total site capacity is shown in brackets in the table above. Work is ongoing to understand the phasing and delivery of infrastructure to support this.

5.33 The potential to deliver can only be based on the information we have at this stage including information submitted by the promoter and our initial estimates on capacity and delivery set out in our Housing and Economic Land Availability Assessment (HELAA). These capacity estimates are subject to change as we start to gain more detailed information about each site, including their infrastructure needs. For instance, it is critical that we make the most efficient use of land possible whilst respecting local character, site constraints and ensuring high quality placemaking. We are therefore particularly interested in pursuing more ‘compact’ forms of development as promoted in the National Design Guide, which may challenge developer’s usual assumptions in respect of density and house types.

5.34 During our assessment we have revised site boundaries to better reflect local and on site constraints. Therefore, sites presented as part of the emerging preferred strategy may not reflect the site boundaries as submitted by the promoter or shown on the online Call for Sites Map. We would therefore encourage you to view the [interactive map](#) to ensure you are viewing the correct site boundary.

Urban areas and market towns

5.35 National policy is clear that in forming a strategy to deliver homes and jobs local plans should make as much use as possible of suitable brownfield sites and underutilised land. Further information on our approach to this can be found in Section 4 which explains how we have identified enough sites to deliver 1,540 new homes in our urban areas. These new site allocations will supplement existing commitments, as well as ongoing small scale windfall developments and demonstrate that we are seeking to allocate all reasonably suitable and certain sites within our urban areas and market towns. We are also creating a policy framework to make the most effective use of land that will facilitate future regeneration and provision of more homes and jobs when opportunities come forward.

Urban edge of the Bristol East Fringe

5.36 Our emerging preferred strategy would look to place urban extensions, both large and small adjacent to the East Fringe of the urban area of greater Bristol. These new communities will be able to take advantage of the opportunities to be accessed by and access sustainable travel modes, services, facilities and jobs at town centres such as Emersons Green, Downend, Staple Hill, Kingswood, Hanham plus the existing jobs at the Science Park. By locating homes and jobs here the emerging preferred strategy can reduce the need for long travel distances across the district. The large proposed sites at **Lyde Green North, (EPS-BV13), Shortwood**

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Golf Course (EPS-BV9), and North Warmley (EPS-BV14), all include a level of services and facilities, including a local centre, education facilities and new recreation, open space and green infrastructure. It will be important that a level of self-containment and on the door-step facilities are available on these sites.

5.37 Provision of further employment land is an important consideration for the entire strategy but also for any significant allocation of new homes in the East Fringe. The East Fringe of Bristol is identified as having a homes-to-jobs imbalance, and areas of employment deprivation in some of the more deprived urban communities in the East Fringe was a significant issue in the 2011 Core Strategy plan-making. There are only 0.4 close proximity jobs per person in the East Fringe, compared to 1.8 for the North Fringe (Filton, Bradley Stoke, Stoke Gifford, Little Stoke, etc.) based on 2011 Census Table WF01BEW. This issue has been made worse by loss of employment land including speculative development on our safeguarded employment sites within the East Fringe of Bristol in recent years.

5.38 This Emerging Preferred Strategy has the potential to address some of that imbalance. The provision of new employment land in the East Fringe through our emerging preferred strategy could help to reduce the impact of this imbalance and reduce longer commuting distances for new communities.

5.39 This area also offers opportunities to connect and enhance to existing infrastructure and public transport community hubs, including the metrobus connections from Bristol to Lyde Green, Bristol and Bath Railway Path and active travel routes adjacent the A4174 ring road. This will help to prevent unnecessary journeys across the Green Belt, recognising that the majority of travel for work will be into Bristol and the North Fringe as key urban centres for employment opportunities. It also has the potential to make providing services such as social care and school transport more efficient by reducing travel distances.

5.40 Large scale, mixed use urban extensions in this locality are proposed at **land North of Lyde Green (EPS-BV13)**, which would include a significant element of employment floorspace in their site promotion. This proposed mixed use allocation would include a significant element of new employment land that would complement and build on the continued success at the Bristol and Bath Science Park, while increasing the range and type of employment land accessible for communities of the East Fringe. This additional employment land, as well as the potential recreation and leisure uses proposed on this site, would help meet demand for space from national and regional employers and employment sectors that have locational needs relating to the success of the Bristol and Bath Science Park and provide land for new growth on spaces for companies which start there.

Shortwood Golf Course (EPS-BV9), Glenfern and Land to East of Carsons Road (EPS-BV10) and North Warmley (EPS-BV14), are site promotions that include provision for new employment land and floorspace. This is more likely to be of a scale and type to cater for local needs following shortfalls in recent years from historic losses, and jobs for emerging new communities. They offer land which may be suitable for a range of opportunities including incubator/ start-up space and

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smaller scale industrial, logistics and distribution for which there is demand for within and at edge of urban centres, with connections to the wider area.

5.41 The provision of a combination of employment in this location helps meet a key objective of our new local plan to address employment imbalances in the East Fringe of Bristol. There will always be a need for people to travel to jobs matching their skills and experience. But by focusing new homes and jobs adjacent to the East Fringe of Bristol there are also potential benefits for decarbonising this, with enhanced connectivity for walking, cycling, wheeling and public transport services, and locating people closer to existing town centres and a range of employment opportunities, thereby achieving reduced travel times. Work will be required to show how this can be achieved and will look at how existing infrastructure can be better utilised to encourage greater utilisation of sustainable transport modes and enhancement to the public transport coverage.

5.42 This combination of larger and small urban extension sites along the East Fringe will also have to respond to the need to protect, enhance and connect potentially isolated green infrastructure assets. New communities will have to better connect existing residents living in the East Fringe urban area to the recreation opportunities and wider countryside within and surrounding area and emerging Green Infrastructure Corridors D and F which have an important function linking, grassland, woodland, river corridors, key views and hillsides. To find out more about the emerging Green Infrastructure Corridors read [section 10](#).

5.43 Some sites in the Urban Edge Lens along the East Fringe have not been included in the emerging preferred strategy as they would effectively isolate key green assets in and around Warmley and Siston from the wider countryside or sever on a strategic scale north south connections in the strategic Green Infrastructure network. All the sites on the urban edge of the East Fringe, that are included in this emerging preferred strategy will be expected to plan for increased connectivity and integrity of the emerging strategic Green Infrastructure network corridors as a key priority.

5.44 It will important to protect the setting of heritage assets particularly where there are important historic views and intervisibility. Further work will also be required to understand how development can help achieve this objectives and respond to landscape sensitivities. Development sites proposed at **Willsbridge (EPS-BOC2, EPS-BOC3)**, **Oldland Common (EPS-BOC1)**, **Warmley (EPS-BV14)**, **Shortwood (EPS-BV9, EPS-BV6, EPS-BV10)** and **Mangotsfield (EPS-EG2)** will need to ensure areas for development avoid harming key ridgelines, key hillsides and strategic viewpoints. It will be a requirement to ensure biodiversity net gain is provided on all sites. Where natural environment assets are impacted, for example the SNCI on the former **Shortwood Golf Course (EPS-BV9)**, the current SNCI would need to be re-provided on site as part of the Green Infrastructure and Biodiversity Net Gain offer of future development. This is considered possible on areas of the site which would not be developed, but further work will be required by the site promoters to set out the detailed approach to enhance and increase provision of biodiversity.

5.45 Larger sites promotions on **land North of Lyde Green (EPS-BV13), Shortwood (EPS-BV9) and Warmley (EPS-BV14)** will need to evidence their impact on the local and strategic transport network to demonstrate that any issues can be provided within a deliverable and costed infrastructure solution. We will continue to work to understand the full impact of the homes and jobs, as well as the package of infrastructure to support this and welcome your views. This emerging preferred strategy has sought to minimise the need for big new infrastructure as this can be costly and time consuming to deliver. However, we recognise that this is a large amount of development proposed for this area of South Gloucestershire and that site promoters the council and infrastructure providers will need to work together to ensure supporting services and facilities including new infrastructure are provided.

5.46 As well as these potential larger scale developments, small and medium developments will play a vital role in maintaining our 5-year housing land supply particularly in the early years of the plan. The developments at **Mangotsfield (EPS-EG2, EPS-EG1), Oldland Common (EPS-BOC1), Willsbridge (EPS-BOC2, EPS-BOC3) and Hanham (EPS-HA1, EPS-HA2, EPS-HA3)** are of a scale which is unlikely to need to deliver major new infrastructure, services and facilities. Therefore these sites can come forward in a timely manner to ensure we can maintain a suitable land supply in the early years of the plan. We also expect them to deliver higher levels of Affordable Housing. Although, the majority of eligible sites will be expected to deliver a minimum amount of Affordable Housing, smaller sites that have no significant infrastructure requirements or abnormal viability constraints will be expected to achieve a higher percentage.

Growth around our market towns – Yate, Chipping Sodbury and Thornbury

5.47 The emerging preferred strategy includes the delivery of a small number of new homes at our two main market towns of **Yate**, on one site (**EPS-FC12**) and **Thornbury** at two sites (**EPS-THOR2, EPS-THOR3**). It is important that they continue to support the delivery of homes and jobs recognising their role and function as the key service centres for communities beyond Bristol, both for the residents of the market towns, but also their surrounding rural communities.

5.48 The emerging preferred strategy presented here recognises that a large number of commitments, i.e. sites already with planning permission, are being delivered at Yate and Thornbury over the plan period. This includes the strategic allocation in the previous Core Strategy at North Yate (Ladden Garden Village), which continues to deliver homes, but also the speculative applications that now have planning permission at Thornbury. When looking at the full housing need, we consider that the market towns of Yate and Thornbury have played a key role in delivering the new homes over the last 5 years and are continuing to do so delivering a large number of homes within or adjacent to their immediate communities but also helping to meet the needs of the whole district. In recognition of this, and also that the level of growth currently coming forward will need further

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time to integrate and establish social and economic cohesion into these established communities, currently the emerging preferred strategy seeks to allocate only a small additional amount of new sites at Yate and Thornbury.

5.49 Yate and Thornbury also play a role in making the most effective use of brownfield land within their existing boundaries. For more detail on this please read section 4 Urban Areas and Market Towns. We want, in particular to further strengthen and prioritise the role the urban area in Yate can play in supporting the delivery of new homes and jobs including diversifying Yate Town Centre, which is why we are keen to promote further regeneration and mixed-use development there, rather than see further greenfield sites come forward. Thornbury also plays a role with a number of smaller brownfield sites potentially being available to support the delivery of new homes. This includes a potential small new allocation but also sites which continue to naturally present themselves through the development management process as land becomes surplus or vacant.

5.50 As outlined in the lenses there were a number of larger sites promoted adjacent and near to the market towns. However, these are considered to be less preferable to the emerging preferred strategy presented here. The sites each have their own constraints which are detailed in the lenses covering a number of issues such as transport access and local and strategic network capacity, impacts on heritage assets including their setting, impact on landscape including visually important views and the protection of green gaps between towns and villages resulting in harm to their individual character. The sites which are included in our emerging preferred strategy are not considered to have these impacts.

Urban Edge of the Bristol North Fringe and Severnside

5.51 The emerging preferred strategy includes the delivery of homes and jobs adjacent to the Bristol North Fringe at **Woodlands (EPS-FC14, EPS-SV7, EPS-SV5)** and **Almondsbury (EPS-SV1, EPS-SV9, EPS-SV8)**.

5.52 A larger site promotion at Woodlands (**EPS-FC14**) in combination with two smaller promotions (**EPS-SV7, EPS-SV5**) would deliver homes, a new local centre, recreation and green infrastructure assets and a proposed primary school, in proximity to the Bristol North Fringe. The Bristol North Fringe is a key service centre that supports both the communities of the North fringe and wider district giving access to services and facilities not available elsewhere as well as being home to a substantial employment sector including Cribbs Causeway Shopping Mall, The University of the West of England, a large engineering base as well as many other successful businesses. Locating homes in proximity to this key area will support our objectives to ensure new communities have local access to jobs, services and facilities and are not encouraged or required to travel long distances to access these. There are already good public transport and active travel routes in the North Fringe. However further work will be required from the site promoters to demonstrate how development here could deliver, enhance and achieve connectivity for active travel modes, public transport and vehicles and minimise

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further pressure on the transport network. Our current understanding is that there is little extra capacity available particularly along the A38 at the M5 Motorway Junction 16 and therefore a solution would be required to accommodate the proposed number of new homes here.

5.53 Almondsbury is in close proximity to the Bristol North Fringe and is well connected by existing public transport and active travel routes giving access to the services, facilities and jobs in this part of the district. Investment is also already proposed to improve sustainable transport options along the A38 to Thornbury. The location of Almondsbury therefore offers good opportunities for active travel and high quality public transport as an alternative to the private car, however it is recognised that the M5 Motorway Junction 16 is near capacity and further work is needed to understand the impacts on the network of delivering this number of homes. A primary school solution is also likely to be required as this number of homes will likely generate more pupils than can be accommodated within the existing primary school, work is ongoing to understand what solutions may be available. The emerging preferred strategy is also proposing a small employment site at Almondsbury (**EPS-SV8**) and we would welcome your views on all these proposed site allocations.

5.54 As set out in our lens section, the Severnside area has significant and unique challenges related to flooding. The current Avonmouth and Severnside Enterprise Area (ASEA) Ecology Mitigation and Flood Defence Project as outlined in section 6b is designed to provide the appropriate level of protection for less vulnerable uses such as employment. With the new defences coming forward there is an opportunity to support further employment growth in the area and that is why the emerging preferred strategy features a further employment allocation on EPS-PSB3 adjacent to Pilning Station.

5.55 Within the lens that explored the Urban Edge we outlined a potential opportunity to rebalance the homes and jobs in this part of the district recognising that the Severnside Enterprise Area while a key employment destination, has very few homes, resulting in the majority of employees commuting into Severnside. We consider that it would be inappropriate in this Plan to deliver more new homes within the higher flood risk areas, where it is unclear how a deliverable and funded strategy for protecting new homes, classified as 'vulnerable' to flood risk events, would be achieved. This is consistent with national planning policy, in particular the sequential and exceptions tests set out in the National Planning Policy Framework.

5.56 That's why, to achieve the local plan objective to rebalance homes and jobs in the Severnside employment area the emerging preferred strategy focuses on delivering new homes and a local level of supporting services and facilities adjacent to **Easter Compton** on a number of development sites (**EPS-PSB1, EPS-PSB2, EPS-PSB4, EPS-PSB5**). This village is close to the Severnside employment area and development in this location may also facilitate an enhanced public transport connections between Severnside, the leisure assets of the Wave and Bristol Zoo and the North Fringe of Bristol. Further work will be required to understand the impact on the current local road network in particular at the M5 Motorway Junction

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17 and how best to provide new primary education places in the village to support this growth. These site promotions at Easter Compton are not without constraints and there are some issues which will have to be explored further including avoiding harm to heritage and archaeological assets. This will require careful masterplanning and site design by site promoters to achieve a heritage led development of the area.

Charfield

5.57 A key objective of our new Local Plan is to make use of existing infrastructure and also the opportunity offered by the investment currently being made in the new Charfield Station. It is important to ensure the long-term viability of the station and to support the decarbonisation of travel journeys. This can be achieved with the delivery of new homes, services and facilitates at **Charfield** on development sites (**EPS-CHAR5, EPS-CHAR6**).

5.58 Any further development at Charfield will require a commitment to providing an early and significant uplift in the primary school capacity in the village to ensure that there are sufficient places to meet both existing and future demand. Options under review involve the provision of a new school on the largest potential site promotions (**EPS-CHAR5, EPS-CHAR6**) or the expansion of the existing school.

5.59 It is recognised that not everyone will choose to travel by train, and therefore this level of development will also need to take account of the capacity issues on the strategic road network in particular at the M5 Motorway Junction 14. It is our current understanding that up to 775 new homes delivered from potential sites (**EPS-CHAR5, EPS-CHAR6**) could be delivered at Charfield without a major upgrade to this junction. Further development above this would likely result in capacity and safety issues requiring a significant new infrastructure solution. Given the focus of our emerging preferred strategy to reduce the need for longer distance commuter travel and the risks associated with promoting and funding a new motorway junction, this level of development at Charfield is considered appropriate and proportionate and we will continue to engage with National Highways, Stroud District Council and Gloucestershire County Council on this issue.

Homes and Jobs to support rural communities and the rural economy

5.60 Our local plan consultations to date, in Phase 1 and Phase 2, explored the role our rural communities could play in supporting the delivery of new homes and jobs alongside what benefits this could bring to our rural communities too. To help present this we have established a number of principles which have influenced the emerging preferred strategy in our rural areas. Firstly, the strategy focuses on delivering a level of homes and jobs that are considered 'proportionate' for our rural communities. Secondly, as it is unlikely that the level of homes and jobs proposed in rural communities will not deliver any substantial new services and facilities, it will therefore be important that they have an existing level of services that could support

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new homes and jobs. This means considering the current provisions and capacity, particularly for existing education and health facilities and using this to help decide the number of homes which would help support existing services, without leaving them under pressure due to being over capacity.

5.61 The homes featured in this part of the emerging preferred strategy are also seen as key in delivering more housing in rural communities for younger people who want to stay in their communities but have been unable to afford homes provided by many of the speculative developments that have taken place and or older people who are looking to downsize, while also staying within their communities. However, we also know it is important not just to deliver affordable housing, but also the right type and tenure and further work will be needed to explore this. It is also important to note that smaller sites allocated in rural communities that are not required to deliver costly new infrastructure will be better placed to provide a larger portion of affordable homes for social rent, on site giving those in rural communities a better chance of being able to stay within these communities.

5.62 Managing the impact on climate change will continue to be a key consideration. Transport is currently one of the largest contributors of carbon and how we build a strategy can have lasting impacts on peoples travel choices. The homes delivered in our rural communities should therefore not be of a scale that would create the next generation of commuter towns. It is recognised that in rural villages more people are likely to utilise private cars to access employment, health facilities or the types of services found in market towns and urban areas. However, in allowing for proportionate rural growth in selected villages where suitable and deliverable sites exist, unless there is existing or certain provision of high-quality public transport connections, this is intended to be at a level of sustaining the villages' existing role, providing affordable housing choice, supporting and working with local facilities, but not creating significant private car commuting journeys. It will be important when considering the final strategy to balance the need to deliver affordable housing in rural communities with ensuring the number of new homes is proportionate so as not to create large numbers of high carbon, car-based trips.

5.63 When considering the emerging preferred strategy presented in this consultation, we have taken into account the points raised above but also to recognise that some communities have been subject to speculative applications and development. In places like Tytherington and Wickwar, the level of growth since 2013 has been significant, increasing the size of these villages well above 25% to 50% of their pre-2011 levels. However, those locations have not seen a corresponding investment in services, facilities and the expansion of education capacity. At the same time, the availability and frequency of public transport has declined in real terms over the last few years. Therefore, it is not considered appropriate that these places should feature new allocations as they have delivered a proportionate number of homes through the speculative planning application process while the level of local services and facilities have not kept pace.

5.64 [In this table](#) we consider the specific drivers and considerations for each rural community which features in our emerging preferred strategy.

Further work and investigations

5.65 Although there is a lot of work that has been done and is published in this consultation, there is still more to do before we can be confident that we have the right strategy to deliver the homes and jobs needed, as well as the supporting infrastructure over the plan period. We will continue to explore these individual sites and their strengths and opportunities while also appreciating their constraints and what mitigations may be needed.

Green Belt exceptional circumstances and boundary review

5.66 As outlined in Lens 1 No Green Belt Loss, a strategy which avoids the Green Belt would put pressure on communities located beyond the Green Belt. This is not considered to perform well enough in sustainability terms to be our preferred appropriate strategy. Accordingly, under the NPPF, exceptional circumstances are engaged for exploring whether sites within the Green Belt should be released for development.

5.67 The emerging preferred strategy outlined above therefore includes a number of sites currently in the Green Belt for which a Green Belt Assessment will be required.

5.68 [A Green Belt assessment Part 1](#) is available and includes an [appendix of each area](#). This explored the extent to which large strategic areas of Green Belt met the five purposes of Green Belt set out in the National Planning Policy Framework.

5.69 As a next step, a more detailed site-specific Green Belt Assessment part 2 will be required to understand how individual sites perform against the 5 Green Belt purposes as set out in national planning policy. It will explore the relative harm to Green Belt of removing potential development sites. The stage 2 Green Belt Assessment will then also assist understanding of whether removing sites and/or parts of sites could create a new permanent defensible Green Belt boundary. Promoters of sites in the Green Belt will be expected to demonstrate their sites can create robust and long term defensible new Green Belt boundaries.

5.70 This evidence is currently being prepared. It has not been published as part of this consultation. It will inform the final preferred strategy for homes and jobs set out in the next stage of our Local Plan.

Settlement boundary amendments

5.71 We have existing settlement boundaries that supported our Core Strategy, strategy for development change and protection. Our Settlement Boundaries have not been updated since the Core Strategy was adopted.

5.72 The allocation of new sites to deliver the homes and jobs required means that settlement boundaries need to be amended. This will involve, firstly, taking account of factual changes on the ground. These will have arisen through windfall and

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speculative developments that have taken place in the district since 2013 as well as other ‘on the ground’ anomalies it would be appropriate to address.

5.73 Secondly, settlement boundaries will need to take account of new sites allocated, or land safeguarded for infrastructure in our new Local Plan. This will be based on the final preferred strategy, once this has been finalised and set out in the next stage of preparing our Local Plan, then completed as part of our Submission Plan next year.

5.74 At settlements where there have been no major developments, windfalls or change and there are no new allocations proposed, we do not propose to review their settlement boundaries and accordingly the existing settlement boundary will continue.

Transport and infrastructure emerging evidence and next steps

5.75 We will continue to explore the impacts of our emerging preferred strategy and the locations for new homes and jobs on the existing transport network. This will influence a new package of transport infrastructure needed to accommodate and mitigate the new homes and jobs at these locations.

5.76 Transport modelling to support the Local Plan is still ongoing. The main source of transport evidence is the West of England Regional Transport Model (WERTM) developed by WECA and updated by SGC to enhance coverage for our Local Plan area. Modelling to date has looked at the three alternative lenses, assessing routings to and from sites and identifying those parts of the network that will experience changes. As we move forward, we will use this analysis to refine our understanding of the type of infrastructure, public transport services and policies that will need to come forward to mitigate impacts. The preferred locations alongside mitigation measures will be tested in the strategic model.

5.77 It will also be important to understand the lead in times for any new infrastructure and how this may impact on the ability of some sites to deliver homes. As mentioned previously the emerging preferred strategy has tried to minimise its reliance on large infrastructure projects that are needed to unlock sites to allow them to deliver homes and jobs and also includes a greater number of small and medium sites that can begin to deliver straight away and therefore support the council’s ongoing 5-year housing land supply. It is recognised however that to deliver the ambitious number of new homes and jobs required will need a number of larger site allocations which will undoubtedly require new infrastructure which needs to be delivered and funded in a sustainable manner.

Schedule of preferred sites in the emerging preferred strategy

5.78 The table in [Appendix 1 – Schedule of preferred sites in the emerging strategy](#) and detailed site information in [Appendix 2](#) sets out the sites we are consulting on and which could form the Preferred Strategy for new green-field allocations. As outlined above, some rural communities have multiple sites which we

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believe will not be needed to deliver the number of homes we are proposing and therefore are consulting on which sites should feature in the final strategy. Each site has a unique code that you should reference when making comments on a particular site.

Question

Do you have any comments on our emerging preferred strategy?

Send us your feedback on our emerging preferred strategy by completing the questionnaire on our [consultation](#) page.

Please submit your comments on individual sites, through our [interactive map](#). You can also provide comments on the overall strategy on the map.

6. New strategy ‘lenses’

The 3 strategy ‘lenses’

6.1 We developed our emerging preferred strategy by exploring 3 different ‘lenses’. Each lens looked at an alternative approach to locating new homes and jobs, which brought into consideration different locations, sites and issues.

6.2 The lenses have helped us to explore the choices we face and understand the opportunities and challenges of different sites and locations.

6.3 Our emerging preferred strategy is a combination of locations and sites identified through these lenses.

6.4 As well as the preferred strategy we welcome your views on the 3 lenses and sites within each. This will help us to confirm a preferred strategy for the next stage of consultation (Regulation 19).

6.5 Use the links below for an explanation of the focus, the places within, the potential sites and the opportunities and challenges of each lens:

[Lens 1 – No Green Belt loss](#)

[Lens 2 – Urban edge](#)

[Lens 3 – Transport corridors and hubs](#)

6a. Strategy Lens 1: No Green Belt loss

Consultation point – status of information

6a.1 In this consultation we are seeking your views on 3 alternative ‘lenses’ which have been explored to make choices as to where new homes, jobs and infrastructure might go. We are showing the places, individual sites, number of homes and amount of employment land which could have been delivered under each lens. Each lens represents a potential alternative approach to building a strategy to meet our needs for new homes and jobs, while balancing this against environmental, social and infrastructure issues.

6a.2 Please also read [section 5. Towards an emerging preferred strategy](#). Although no decisions have been made at this stage, we have presented what we believe to be an appropriate preferred strategy based on what we know to date, influenced by the three lenses and sites within, presented in this consultation. The final strategy is yet to be determined and will be influenced by the further evidence we continue to gather, as well as your consultation comments on our emerging preferred strategy and each of the alternative lenses.

6a.3 This No Green Belt Loss lens is not the final strategy. The sites we are showing and consulting with you on below are those we have explored through this lens. Further consultation and information is required to determine the most appropriate strategy to deliver homes, jobs and change in our new Local Plan. In technical planning speak at this point this strategy lens and potential site allocations carry very limited planning weight in the determination of planning applications and do not form the new adopted strategy for our Local Plan.

6a.4 Please read and review this lens, the sites and amount of new homes at each place suggested and let us know your thoughts. This will assist us in determining if the emerging preferred strategy has the most appropriate places and sites for a preferred strategy to deliver homes, jobs, services and infrastructure required in our new Local Plan.

Lens 1 description

6a.5 Over 40% of South Gloucestershire is covered by Green Belt, major changes to the extent and boundaries of the Green Belt were last made in the Core Strategy in 2013. In our area the Green Belt separates Bristol and Bath, surrounds the communities of the Bristol North and East Fringe urban areas, the Severnside employment area, and stretches as far as Yate, Thornbury and Marshfield. Over the last half century, it has been successful in preventing the main urban area sprawling and joining together surrounding places such as Winterbourne, Coalpit Heath, Yate, Pucklechurch, Wick and Bitton.

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6a.6 The focus of this strategy lens was to maintain the current extent of the Green Belt in South Gloucestershire. Under this approach new homes and jobs would have exclusively been allocated on sites that avoid any change or loss of designated Green Belt. Through this lens we explored what this might look like, how many homes and what employment land it could have delivered, where and what the potential site allocations would be. Along with the opportunities and challenges it would present if this strategy lens formed the basis of the Plan's Preferred Strategy.

6a.7 The Green Belt is a national planning designation, with strict planning rules. Before any decisions are made to potentially release Green Belt land for development, we need to understand what a new strategy for homes and jobs in South Gloucestershire would look like and how it would perform, if we planned to meet our needs on sites and in places beyond the Green Belt.

Green Belt locations

6a.8 Green Belt only covers a set area of South Gloucestershire. You can view the current extent of the Green Belt on our [adopted policies map](#). Tick the 'Locational Strategy' box and expand that list (using the + sign) to also also tick the 'CS5 Green Belt' box.

The purpose of the Green Belt

6a.9 The Green Belt is designated for very specific purposes and does not apply to all countryside and open areas in South Gloucestershire. The main aim of Green Belt is to prevent urban sprawl and keep land open. National policy sets out a clear role and five purposes for land that is protected as Green Belt. If you want to understand the five purposes, you can view this in the [National Planning Policy Framework](#).

6a.10 It is important to note that land is not given Green Belt status because of its landscape or ecological quality, or because areas of land have open space and recreation function. High-quality landscapes, important habitats and open spaces used for recreation, both in the Green Belt and outside are protected by other national and local policies.

Potential number of homes and amount of employment land that might be delivered through this lens

6a.11 Based on the sites which have passed our initial assessment process, this strategy lens would have delivered:

- up to 8,353 new homes in the plan period and
- 11ha of new employment land

6a.12 However, below we explored why we believe this is not deliverable over the plan period due to the delivery of infrastructure in a timely manner, impacts on the role and function of existing places as well as individual on site constraints and off-site impacts.

Places and sites explored in this lens

6a.13 This lens would have focused new homes and jobs on potential sites beyond the Green Belt. The approach would have required the use of a range of sites around the three market towns of Thornbury, Yate and Chipping Sodbury and maximising the amount of growth possible at Charfield, building on the potential sustainability opportunity given by the new rail station.

6a.14 This lens would have also required a strategy which maximises developer Call for Sites in a range of different sized villages and settlements that exist beyond the Green Belt. For example, the range of Call for Site submissions at Falfield would have seen the village grow significantly under this lens and included land for employment along with some local level services. This strategy lens and avoiding any change to Green Belt would have also included the allocation and delivery of a significant new settlement at Buckover that would have been supported by a range of local level services and range of education facilities.

6a.15 A strategy which looked to deliver the scale of homes and jobs in the northern part of South Gloucestershire, with significant growth at Charfield, Falfield, in a new settlement and surrounding places such as Thornbury, Tytherington, Cromhall and Wickwar would create a requirement for a substantially different type of transport strategy, including public transport for the north of the authority and a significant upgrade to Junction 14 on the M5 Motorway Strategic Road Network.

6a.16 In combination the range of sites and quantum of growth in the locations required under this strategy lens would have created a reliance on longer travel journeys, particularly to employment and key service centres. The delivery of a high quality and frequent public transport service as well as alternative active travel routes would have been challenging to deliver and secure in the long term in the places put forward under this lens.

6a.17 When we explored each of these places in this lens, a range of potentially suitable sites were available to deliver homes and jobs. We would like your views on whether this lens and the sites within are the places that should grow and change to accommodate our needs for new homes and jobs rather than the sites presented in our emerging preferred strategy in [section 5](#).



Map showing the places where sites would need to be progressed if the preferred strategy avoided any Green Belt loss.

6a.18 You can find out more and comment on this lens and the potential site allocations in each place, using our [interactive map](#).

6a.19 You can also check the potential site allocations at each place [in this table](#).

6a.20 The places included in the 'no Green Belt loss' lens can be found below. For each place we have also indicated the total number of potential sites and the potential number of homes and amount of employment land they could deliver in the plan period if they were taken forward into our preferred strategy.

6a.21 The potential to deliver can only be based on the information we have at this stage including information submitted by the promoter and our initial estimates on capacity and delivery set out in our Housing and Economic Land Availability Assessment (HELAA). These capacity estimates are subject to change as we start to gain more detailed information about each site, including their infrastructure needs. Some sites may continue to build out past the plan period and where this is likely an initial estimate of delivery after 2040 is also [set out in this table](#).

How this lens performs against council priorities and plan objectives

6a.22 Overall, if progressed as our preferred strategy this lens would have the key benefit of avoiding the loss of the Green Belt over the plan period. However, in doing

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so, the lens would present several challenges to align with our key objectives for delivering homes and jobs in a sustainable way. Challenges such as:

- planning for only a proportionate number of homes and jobs in rural villages and settlements such as Falfield, Cromhall, Wickwar, Rangeworthy and Tytherington would be compromised, as maximising growth in these locations would be required and significant changes to the village character and scale would arise
- the geographic balance of homes and jobs across the authority would likely lead to significant increases in commuting from the northern parts of the authority to market towns and urban area to access employment, town centre facilities and leisure
- linked to longer distance commuting and travel a negative impact on the objective of encouraging low carbon travel and public transport provision, or encourage walking and cycling wherever possible due to the distances involved
- the ability to fund and deliver the strategic infrastructure needed particularly at the M5 Motorway Junction 14 and provide significant enhancement to public transport access and networks across the places and sites in the lens
- a disproportionate balance of homes including affordable housing in places in the north and rural areas of South Gloucestershire beyond the Green Belt when these may be required closer to Bristol. Placing the majority of our affordable homes in rural locations with a need to commute may compound cost of living issues.

6a.23 In avoiding the Green Belt many potential places and sites across South Gloucestershire would be ruled out. This has made demonstrating the Plan would fully meet the need for homes and jobs more difficult. Consequently, in attempting to reach the minimum housing need figure maximising sites in a range of villages and settlements creates conflict with key objectives such as protecting the historic environment, decarbonising travel and delivering a proportionate number of homes and jobs in rural villages.

6a.24 By putting homes and jobs beyond the Green Belt it is likely that those living in these new homes would need to travel longer distances to have access to the jobs, services and facilities available in the main market towns, town centres and enterprise areas of urban areas and greater Bristol. Locating all our required homes under this approach is inherently unsustainable as it will promote and encourage longer car-based commuter travel unless reliable, attractive and competitive public transport services could be secured and delivered. Securing a reliable and frequent public transport alternative is particularly challenging for this lens due to the long distances covered in reaching centres such as Bristol and the spread of rural villages.

Buckover, Charfield and Falfield

6a.25 These places are in the north of the district and feature several potential sites that could deliver a large number of homes however as outlined in section 5 the promotions at Buckover and Falfield are not currently featured as part of the emerging preferred strategy. Charfield would be well connected with the confirmed delivery of Charfield Station whereas Buckover and Falfield would still be reliant on the strategic road network which is already busy. The Buckover promotion, is one of the largest proposals put forward through the call for sites process but presents challenges due to its combined impact with sites at Falfield on the M5 motorway junction 14. If our housing target were to be met by adopting this lens, it would mean that Buckover would need to be taken forward as part of our Preferred Strategy. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6a.26 Opportunities

- The delivery of a new local centre at Buckover with new local services and facilities would support those already in the north of the district and could relieve pressure on services at other main service centres.
- The delivery of primary school and secondary school provision on the Buckover site may relieve pressure in this part of the district and provide choice.
- With the delivery of Charfield Station there will be an opportunity to reduce private car travel dependence in the immediate locality.
- The delivery of employment land as part of site L1-CHAR12 in Falfield could support the rural economy and offer some opportunities for shorter commutes.
- The delivery of homes in this part of the district could support delivery of projects such as the Charfield to Wotton Greenway route.

6a.27 Challenges

- This level of growth would result in higher volumes of traffic on the local and strategic network and further information would be required to understand the full impact however we know there would be safety and capacity issues at the M5 motorway junction 14.
- Pressure on the capacity and number of school places across this part of the district particularly at Falfield and Charfield. Although this may be possible at Charfield and further work is needed to understand this, the number of homes proposed at Falfield would likely not be enough to fully cost the delivery of a primary school, placing a financial burden on the public purse.
- This level of growth distributed across this part of the district would create communities with limited local access to employment and could therefore build in a requirement to commute across large parts of the district to access jobs and services. A suitable high quality and viable public transport solution to connect Buckover, Charfield and Falfield, with market towns and the urban

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areas would be challenging due to the disbursement and number of rural areas any service would need to service.

- Provision of high-quality cycle route connections between these communities and services and facilities would be challenging due to the long distances covered to connect these dispersed locations to main service centres.
- This level of growth in this part of the district will likely put pressure on existing services and facilities at Thornbury, including the GP and education facilities.

Thornbury

6a.28 Thornbury has a smaller role to play in this lens due to the limited number of suitable sites which are either not in the Green Belt or otherwise free of significant constraints including the historical character and landscape setting of Thornbury. A smaller number of homes is appropriate and recognises Thornbury's role as a key service centre in the district. It also has to take into account the loss of employment land, in comparison to growth of homes and population over the previous plan period and the remaining limited employment opportunities. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6a.29 Opportunities

- This would deliver homes in relative proximity to a key service centre which could support existing services and facilities and offer some opportunities for sustainable travel to access local services.

6a.30 Challenges

- There are no employment sites or employment land offered in a location which already has an imbalance resulting in a dependence on commuting.
- Thornbury to North Bristol Sustainable Transport corridor improvement scheme will enhance walking and cycling connectivity along the A38 and into the North Fringe and provide limited bus priority at key locations. Providing more bus priority measures along the corridor would help improve the competitiveness of public transport services against private car, but there are significant constraints in achieving this.
- During the local plan period will also be building out our existing commitments which means Thornbury with completions since the Core Strategy will already be delivering a high number of homes proportionate to its role and function as a key service centre. Further large-scale growth could result in issues when considering cumulative impact.
- There are also concerns regarding the capacity of health services in Thornbury. The Severnvale Primary Care Network, which includes GP surgeries at Thornbury, Almondsbury and Pilning is the highest priority for investment in South Gloucestershire to enhance capacity.

Yate and Chipping Sodbury

6a.31 This part of the lens features a range of sites focused around the market towns of Yate and Chipping Sodbury. Yate and Chipping Sodbury are key service centres providing access to services and facilities to their immediate communities and wider rural communities. While there is access to the town centres and train station which could reduce reliance on the private car it is also recognised that the sites promoted and included in this lens are some distance away and may not be able to take advantage of these assets. The downside of course is that growth here potentially reinforces the need to make longer commuter trips that cross the whole width of the Green Belt from and to the edge of Bristol. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6a.32 Opportunities

- Delivery of new homes including affordable housing at Yate and Chipping Sodbury as main market town in South Gloucestershire.
- Potential to access Yate Station and Yate and Chipping Sodbury Town Centres to access shopping, commercial retail and employment and services and facilities locally and through train and public transport access wider opportunities in our main urban areas and Greater Bristol.

6a.33 Challenges

- Large growth at North Yate on site L1-CSCE14 could not rely on access through Ladden Garden Village and a suitable highways and public transport solution would be required. The current proposal for the additional 2,000 homes to access Yate through Ladden Garden Village is not an acceptable solution. There is likely to be significant negative impacts on the local highway network and A432 corridor through this strategic allocation North of Yate
- A suitable viable and high-quality public transport solution would be required for L1-CSCE14 as the site is some distance from the train station and town centres.
- The plan will also be building out our existing commitments which means Yate will already be delivering a high number of homes proportionate to its role and function as a key service centre. Further large-scale growth could result in issues when considering cumulative impact.
- To have met the need for new homes across the district in this lens it would be necessary to include potential sites that would likely involve a significant level of harm to the historic environment. L1-CSCE12 on land east of Chipping Sodbury, has been identified as likely to cause harm to several listed heritage assets and a sensitive heritage landscape which cannot be mitigated sufficiently to outweigh the possible harm.
- This level of growth proposed on the range of sites would require additional or significantly enhanced primary school facilities would also require a solution to school places which would be put under pressure.

Rural villages and settlements

6a.34 This lens features a number of villages, which would have to grow to meet the need for homes and jobs. We have set out in our Local Plan Phase 1 and Phase 2 consultation documents that planning for a proportionate number of new homes across our rural communities, can help manage and plan for new affordable homes, the rural economy and help support existing services and facilities, including local rural primary schools, subject to working with schools existing capacity.

6a.35 A wider number of smaller site allocations, often developed by smaller and local housebuilding companies, also reduces the potential over reliance on major national housebuilders with large sites such as urban extensions and new settlements. Very large sites will often require a large amount of infrastructure, services and facilities to be provided on site, they can therefore be more challenging to fund and can take longer to deliver, in some instances possibly only delivering at the very end and beyond the Local Plan 15 year period. Reasonable amounts of new affordable homes could possibly be delivered in local communities often where affordability can be an issue and only minimal levels of development has taken place in recent years.

6a.36 Below are the opportunities and challenges we identified when we explored the delivery of homes in rural communities from the sites promoted and included in this lens and explains how we determined which places should feature in our emerging preferred strategy:

6a.37 Opportunities

- Delivering allocations in our rural areas would allow the delivery of a small portion of affordable housing.
- The allocation of smaller sites in rural communities would diversify the portfolio of sites available over the plan period and this would protect the council's 5-year land supply and prevent further speculative development.
- The delivery of new homes would support the local rural economy and support the vitality of existing business, services and facilities.

6a.39 Challenges

- In order to protect the Green Belt taking forward all sites in this strategy lens would result in a level of growth that is considered not proportionate in the following villages, Acton Turville, Cromhall, Rangeworthy, Tytherginton and Wickwar. In some of these places there has been a large amount of speculative growth already, but there has not been an enhancement to existing services and facilities and public transport services in all but Acton Turville have significantly declined in recent years.
- This level of growth in some rural communities would overwhelm existing services and facilities whilst not being of scale to fund or support new provision for new services and facilities, such as critical mass for a new primary school, local shop or viable public transport service.

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- Based on information currently available, existing primary school capacity could not support the levels of growth from the range of sites put forward and included in this lens at Acton Turville, Cromhall, Rangeworthy and Wickwar. Currently no primary school facilities exist at Tytherington.
- This level of growth in rural communities would not support key objectives to encourage sustainable modes of travel as there would have been a built-in reliance on private car travel where public transport solutions do not currently exist.
- Public transport solutions are unlikely to be viable and attractive due to the long distances involved to travel to key services centres.
- Taking forward the levels of growth and all sites contained in this lens, at Acton Turville, Cromhall, Rangeworthy, Falfield, Wickwar fundamentally alter the rural character and in locations such as the Cotswold Landscape and where they are in proximity to heritage assets cumulatively risk harm to key designations.

Summary of infrastructure challenges in this lens

6a.40 This lens has explored on a number of key infrastructure challenges based on what we currently know and a summary of these can be found below. This is not a final or exhaustive list of infrastructure required and further work would be needed to understand the full scale of the impacts and exactly what infrastructure would be required and how this could be funded and delivered in a timely manner if these sites were to feature in the emerging preferred strategy. Where sites have been included in our emerging preferred strategy, set out in section 5, work is ongoing to understand and resolve these challenges. Your feedback and additional evidence will support any final decision.

Buckover, Charfield and Falfield

- If the level of growth at Buckover, Charfield or Falfield was progressed as part of the Preferred Strategy a significant solution for M5 junction 14 will be required to accommodate this number of homes and jobs at these locations, individually or in combination. At present there is no scheme which is funded or designed.
- New primary and secondary education provision would be required at Charfield, Buckover and Falfield to accommodate this level of new homes.
- Enhancement of rail service frequency from Charfield station Including further investigation of Westerleigh Rail Junction infrastructure to safeguard and expand current frequency.
- Delivery of Charfield to Wotton Under Edge Greenway.
- Suitable and attractive, new and significantly enhanced high frequency public transport solution would be needed to Buckover and Falfield and Thornbury. Solution not currently funded or designed.

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- New health and playing pitch provision will be required at these locations. These currently have no funding or certain proposals.
- Provision of high-quality, long distance cycling infrastructure across largely rural areas, to connect rural communities to key service centres or transport hubs including Buckover, Thornbury, Yate, Chipping Sodbury, Charfield and onward Bristol urban areas.

Thornbury

- There is currently a large number of homes yet to be delivered as outlined in the commitments (including speculative development) and any new allocations would need to consider both the impact of this and new development on the existing services and facilities and community cohesion.
- Health and education pressures would need to be further explored and solutions found to expand capacity and services at existing or new facilities.
- Existing public transport connections would need to be enhanced and given priority (frequency and journey time) particularly connecting Thornbury to bus hubs at Bristol, Yate and to the new train station at Charfield.

Yate and Chipping Sodbury

- A new deliverable and fundable access solution would be required if additional homes and jobs were delivered north of Yate. This would need to connect site L1-CSCE14 to the local and major road network without reliance on access through Ladden Garden Village, which has been designed with home zone principles rather than as a through route. This solution would need to consider public transport and active travel connections particularly into Yate, given the distance of the proposed site to the town centre, train station and range of facilities in Yate.
- Health and education pressures would need to be further explored and solutions found, particularly in respect of the delivery of large numbers of homes east of Chipping Sodbury.
- There is currently a large number of homes yet to be delivered as outlined in the commitments and any new allocations would need to consider both the impact of this and new development on the existing services and facilities and community cohesion.

Rural villages and settlements

- Health and education pressures would need to be further explored and solutions found. Providing new primary schools would need a significant critical mass and significant funding to provide.
- Primary schools in Acton Turville, Cromhall, Rangeworthy, Wickwar are very small and or at capacity and there is a limit on the number of homes that could

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be included in a preferred strategy, or investment to expand provision would be required. Tytherington and Falfield do not have a primary school, therefore further new homes in either village would require funding of school transport and add pressure onto local roads and schools in Thornbury, or growth would need to be of a scale to provide a new school (Currently new primary schools as a minimum need to be 2FTE in scale).

- Significant enhancements to public transport routes and timings would be needed and solutions in place for the longer term should the level of growth set out in this lens be taken forward. It is likely that any solutions would be extremely challenging to operate viably as commercial services.

Lens map and site list

6a.41 You can submit your comments on the sites within this option through our [interactive map](#).

6a.42 Alternatively you can view the sites in [Appendix 1](#) and [Appendix 2](#).

Question

Do you have any comments on the No Green Belt Loss strategy lens?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Please submit your comments on individual sites, through our [interactive map](#). You can also provide comments on the overall lens on the map.

6b. Strategy Lens 2: Urban edge

Consultation point – status of information

6b.1 In this consultation we are seeking your views on 3 alternative ‘lenses’ which have been explored to make choices as to where new homes, jobs and infrastructure might go. We are showing the places, individual sites, number of homes and amount of employment land which could have been delivered under each lens. Each lens represents a potential alternative approach to building a strategy to meet our needs for new homes and jobs, while balancing this against environmental, social and infrastructure issues.

6b.2 Please also read [section 5. Towards an emerging preferred strategy](#). Although no decisions have been made at this stage, we have presented what we believe to be an appropriate preferred strategy based on what we know to date, influenced by the three lenses and sites within, presented in this consultation. The final strategy is yet to be determined and will be influenced by the further evidence we continue to gather, as well as your consultation comments on our emerging preferred strategy and each of the alternative lenses.

6b.3 This Urban Edge lens is not the final strategy. The sites we are showing and consulting with you on below are those we have explored through this lens. Further consultation and information is required to determine the most appropriate strategy to deliver homes, jobs and change in our new Local Plan. In technical planning speak at this point this strategy lens and potential site allocations carry very limited planning weight in the determination of planning applications and do not form the new adopted strategy for our Local Plan.

6b.4 Please read and review this lens, the sites and amount of new homes at each place suggested and let us know your thoughts. This will assist us in determining if the emerging preferred strategy has the most appropriate places and sites for a preferred strategy to deliver homes, jobs, services and infrastructure required in our new Local Plan.

Lens 2 description

6b.5 This lens would have focused our strategy for new jobs and homes on places and sites which surround the main urban areas, namely, the communities of the north and east fringes of Bristol and the Severnside employment area.

6b.6 Key factors that weighed in favour of this approach are that these existing urban areas contain jobs, services and facilities and a range of existing public transport connections and walking and cycling (active travel) routes, which reach into the city and outwards. This lens looked to make the most of existing and recent investments in infrastructure within and around the North Fringe, East Fringe and Severnside. National planning rules also support consideration of significant

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extensions to existing towns and villages where they are well located, designed and supported by necessary infrastructure and facilities, when large numbers of homes are needed.

6b.7 A range of sites exist at various scales which could have formed larger and smaller scale urban extensions immediately related and connected to the existing urban areas. There are several villages which are very closely related to the urban edge, with walking, cycling and public transport so also formed part of this lens.

6b.8 Some of the sites in this lens are likely to not require significant new infrastructure such as new roads, primary schools, flood defences, others would have required significant investment and interventions to deliver the homes and jobs needed within the plan period and to address site, community needs and development issues.

6b.9 All sites that formed part of this lens would require loss and change to the Green Belt to allow for development. There would be a need to understand the impact of removing any of these sites from the Green Belt and whether it would be possible to form long term defensible Green Belt boundaries. A separate evidence base is being developed to understand these issues in greater depth and will inform the final preferred strategy. Any sites taken forward to the emerging preferred strategy and the final version will need to provide evidence of how they create long term defensible Green Belt boundaries.

6b.10 This approach could have potentially supplied more homes than required to meet our minimum target. However, taking forward all sites in this lens would have likely led to significant impacts and challenges. These included building in areas of very high flood risk, impacting on heritage assets, strategic viewpoints and hillsides, damaging the connectivity of strategic green infrastructure corridors, maintaining the overall function of the Green Belt and setting new long-term Green Belt boundaries. There is also no certainty that the range of supporting infrastructure required for individual sites and overall combination of sites in this lens could be delivered or funded in the plan period. In particular; multiple motorway junction improvements and crossings, new bypass-roads, enhanced rail station and services, new strategic coastal flood defences, along with new primary, secondary schools and new public transport routes and infrastructure.

6b.11 At this stage to inform our emerging preferred strategy and to focus on exploring the issues involved with the sites and places in this lens, we consider it appropriate to focus on what might realistically be delivered in terms of homes, jobs and supporting infrastructure during our plan period to meet South Gloucestershire need for new homes and employment land. Following this consultation and with updated information on, sites, infrastructure and their delivery, further consideration on the potential for maximising the number of homes and jobs, or looking to meet unmet needs from adjoining authorities including Bristol City Council will be possible.

Potential number of homes and amount of employment land that might be delivered through this lens

6b.12 Based on the sites which have passed our initial assessment process, this strategy lens would have delivered:

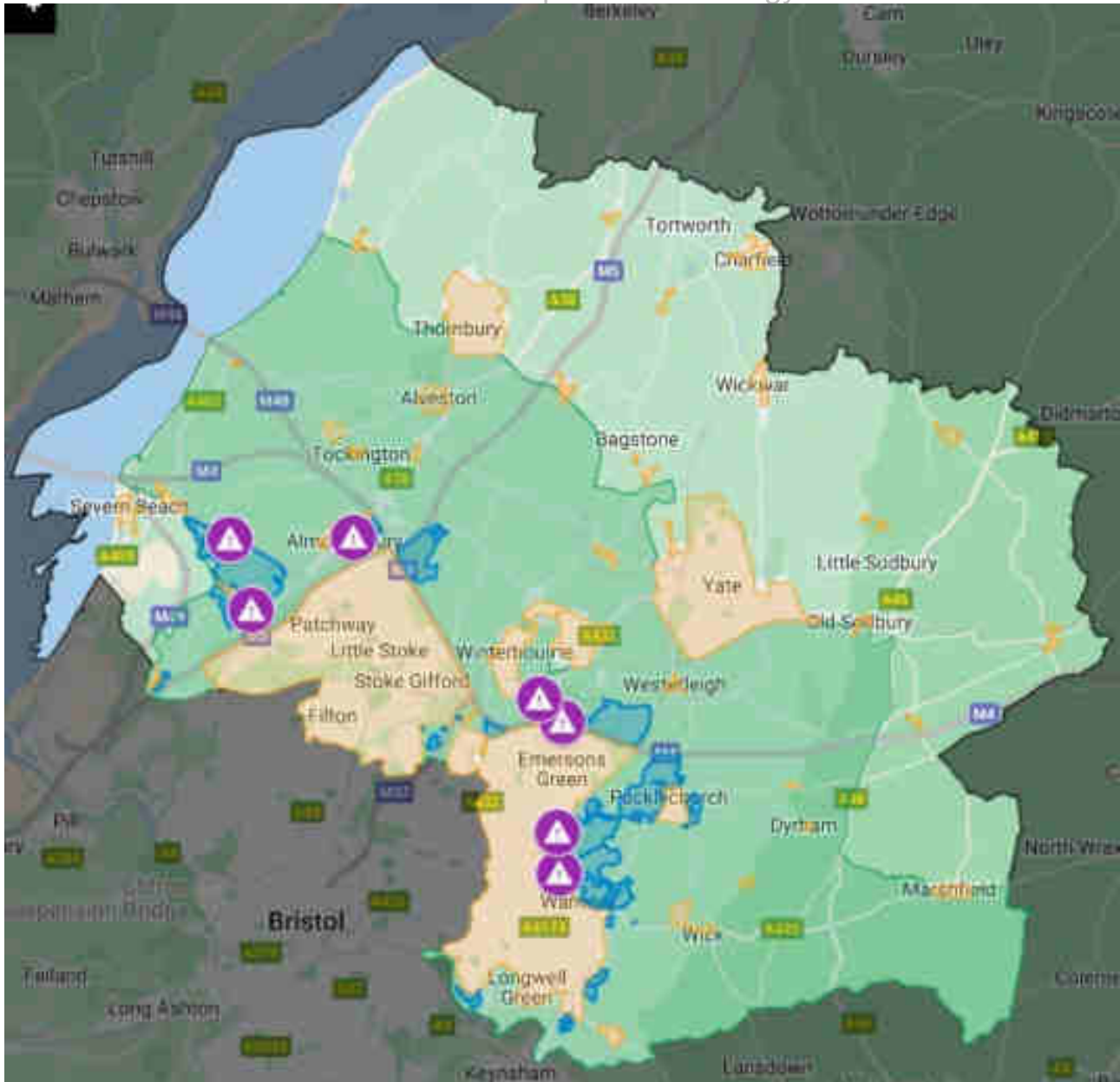
- up to 12,750 new homes in the plan period and
- 44.5 ha of new employment land

6b.13 However, below we explored why we believe this is not deliverable over the plan period due to the delivery of infrastructure in a timely manner, impacts on the role and function of existing places as well as individual on site constraints and off-site impacts.

Places and sites explored in this lens

6b.14 This lens focused new homes and jobs around communities in close proximity to the communities of the north and east fringes of Bristol and the Severnside employment area, within South Gloucestershire. The lens also contained a number of smaller villages in the Green Belt that are considered to be in close enough proximity to Bristol and benefit from the services, facilities, jobs, very short public transport journey times and short walking and cycling access that already exists.

6b.15 When we explored each of these places a range of potentially suitable sites were available to deliver homes and jobs. We would like your views on whether these are the places that should grow and change to accommodate our needs for new homes and jobs rather than the sites presented in our emerging preferred strategy in section 5. We also would like your view on the sites at each place.



6b.16 Map showing the places where sites would have been explored if the Preferred Strategy focused growth towards the urban edges of Bristol.

6b.17 You can submit your comments on this lens and the potential site allocations in each place, through our [interactive map](#).

6b.18 You can also check the potential site allocations at each place [in this table](#).

6b.19 The places included in the urban edge lens can be found below. For each place we have also indicated the total number of potential sites and the potential number of homes and amount of employment land they could deliver in the plan period if they were taken forward into our Preferred Strategy.

6b.20 The potential to deliver can only be based on the information we have at this stage including information submitted by the promoter and our initial estimates on capacity and delivery set out in our Housing and Economic Land Availability Assessment (HELAA). These are subject to change as we start to gain more detailed information about each site, including their infrastructure needs. Some sites

may continue to build out past the plan period and where this is likely an initial estimate of delivery after 2040 is also [set out in this table](#).

How this lens performs against council priorities and plan objectives

6b.21 If this lens were progressed as our Preferred Strategy it would be able to deliver a large number of homes and jobs in proximity to the North and East fringe of Bristol as well as the employment area of Severnside taking advantage of the main service centres and employment centres across the district. It could also take advantage of the strategic infrastructure, public transport and active travel routes that support the large population centres and communities which the homes and jobs in this lens would be adjacent to. However, in doing so, the lens would present several challenges to align with our key objectives for delivering homes and jobs in a sustainable way. Challenges such as:

- delivering a large proportion of the planned need in the Green Belt
- planning for only a proportionate number of homes and jobs in rural villages which would not see any growth or the benefits that come with this including Affordable Housing and support for the rural economy
- the geographic balance of homes and jobs across the authority
- the ability to fund and deliver the strategic infrastructure needed particularly around the A4174 and provide significant enhancement to public transport networks across the places and sites in the lens
- the potential need to demonstrate that sites pass both the sequential and exceptions tests

6b.22 This lens would include a focus on larger sites with less sites in the small to medium range, which may cause issues for delivery of homes, jobs and necessary supporting infrastructure in the plan period. The range of infrastructure requirements on certain sites would create significant issues in maintaining a 5-year housing land supply over the early part of the plan period. Overall homes and jobs would be focused adjacent to the Bristol urban area where there is the potential for relatively good access to services, facilities and jobs and also enables more active lifestyles by taking advantage of the growing walking and cycling network within and around our urban areas.

6b.23 By focusing new homes and jobs in proximity to the urban edge this lens created strong potential to encourage more sustainable travel habits by reducing the potential need for longer distance travel and commuting across the Green Belt to access jobs and services. It is unlikely that everyone would work in the Bristol urban area at the three main centres of employment in the city centre, Avonmouth/Severnside and the North Fringe area of South Gloucestershire, however, these are still the main employment areas for the region and a significant number of people in South Gloucestershire already commute to them to access jobs. Therefore, it is assumed that this would continue to be the case.

6b.24 However, the sites in this lens are all located within the Green Belt. As government policy puts great importance on maintaining the Green Belt, alongside ensuring the homes we need are built, further work is required to understand the impact on the function of the overall Bath and Bristol Green Belt of releasing all or some of these sites, if they are taken forward as part of a Preferred Strategy. There would also need to be assessment of sites to understand where new long term defensible boundaries could be drawn, if some or all of the sites in this lens were to be released from the Green Belt to help address meeting housing need..

Sevenside and the North Fringe large extensions

6b.25 These potential sites are located adjacent to the North Fringe of Bristol and the employment area at Sevenside. They include strategic scale sites at Woodlands (L2-FC2) north of Easter Compton (L2-PSB9) with some smaller potential sites adjacent to these. They could deliver a large number of homes and at L2-PSB9 north of Easter Compton and (L2-PSB4) Sevenside a moderate increase in employment land and jobs over the plan period. These places also support decarbonisation of travel across the district by locating homes close to the existing areas of employment, reducing the distance new residents will likely need to travel to jobs. Sites adjacent the Bristol North Fringe and around Sevenside would need to provide new and enhanced public transport, walking and cycling routes to realise opportunities for sustainable and active travel, between the existing employment area at Sevenside and North Fringe. Currently there are no large scale infrastructure connections or services from the proposed sites in this area. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6b.26 Opportunities

- of the delivery of homes and jobs in proximity to the Bristol North Fringe and Sevenside employment area including affordable housing close to main services centres and employment which would reduce the need for long travel journeys and decarbonise travel.
- Potential to better connect the Bristol North Fringe with Sevenside with potential site locations in Easter Compton and north of Easter Compton (L2-PSB9) which could relieve pressure on the local network.
- The delivery of homes in proximity to the Sevenside employment area would redress the current imbalance and potentially reduce the need to travel long distances across the district by allow people to co-locate where they work.
- to the delivery of homes and jobs here could also support the delivery of a sustainable, high quality and viable public transport offer and active travel routes that could better connect the Bristol North Fringe and Sevenside.

6b.27 Challenges

- A number of sites are covered in part at Easter Compton or majority at L2-PSB9 Swanmoor Stoke by higher levels of flood zone and would require these sites to pass the Sequential and Exceptions tests. We do not currently believe we are in a position to justify the sequential tests as there are still opportunities within the lower levels of flood zone.
- It is likely that homes could not be delivered until these locations in higher flood risk areas could demonstrate they can be made safe over their lifetime (100years) without increasing flood risk elsewhere. This is unlikely to be possible without significant investment in flood defences, land raising and securing means of access and escape.
- A significant package of further evidence and technical work would be required to understand the cost of infrastructure and viability of development in this location especially with the inclusion of site that currently include high risk flood locations.
- Further evidence will be required to understand potential constraints on sites L2-PSB7 and L2-PSB1 in particular potential archaeological and heritage harm and how any development would respond to this.
- L2-FC2 (Woodlands Golf Course) would require strategic scale interventions to provide safe access onto the strategic and local road network, including a significant crossing of the M4 for people, public transport and cars, and it is currently unclear from the information provided how this will be achieved and funded in the plan period.
- L2-FC2 (Woodlands Golf Course) has been identified as having a large area of onsite contamination due to past land uses and this is likely to incur further costs on development raising questions as to whether the site would provide all necessary supporting infrastructure, such as transport, primary school and local centre provision and maximise affordable housing provision.
- It is likely a solution will be required for the entrance to L2-FC2 Woodlands due to targeted higher flood zones at Trench Lane and Hortham Lane.
- A solution will be required for enhanced capacity at M5 motorway junctions 16 and 17 if all sites in this area were progressed as part of the preferred strategy,
- The combination of challenges highlighted above mean further evidence would likely be required to understand the sites viability and ability to deliver homes over the plan period.

Current approach to flood risk

6b.28 The potential site at L2-PSB9 north of Easter Compton (Swanmoor Stoke) also presented a number of challenges due to flood risk and the related issues of cost and delivery of infrastructure in a timely manner. The majority of the site is within the designated flood zone and based on the developer vision proposes

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residential, community and other uses in the highest zones of flood risks. It is unlikely that progressing this site as part of our preferred strategy would be acceptable against national planning policy. As it is clear that plan makers should follow the sequential test when deciding where to grow and avoid higher levels of flood risk when potential alternative sites exist in lower risk flood areas across South Gloucestershire, and these other sites could form part of a strategy. In a scenario where the plan was able to demonstrate that there were no suitable areas to deliver homes outside of the lowest risk flood zone area the sequential test could be engaged and then an exceptions test would also need to be passed. This would create a requirement for suitable flood defences to protect future residential and sensitive development such as community buildings and schools, over the life of the development (100 years). This would have been a significant infrastructure cost and there are currently no plans or designs for an enhanced flood defence scheme at Severnside, which created uncertainty for delivery in the 15 year plan period. The significant infrastructure cost of new flood defences would also need to be costed against other infrastructure requirements to bring this site forward as outlined by the promoter, namely, the opening of Pilning Station, land raising, a new bypass, as well as new services and facilities. It is not clear that these are deliverable or viable and would likely require significant public monies. This is unlikely therefore to have been an acceptable strategy to the council given it's likely sufficient homes can be delivered in other areas of the district which do not put such reliance and dependency on the need to publicly fund essential infrastructure to make the developments sustainable.

What the sequential test is and when the exception test applies

6b.29 You can find out more about flood risk and plan making in the [National Planning Policy Framework paragraphs 159 to 169](#).

6b.30 It was clear when we explored this lens that there were still sites and alternative lenses to explore in the areas of lower level flood risk and therefore it is suggested we do not include sites in higher risk levels of the flood zone. If, in later stages of the plan making process we are unable to meet housing needs in the lower risk flood areas then further consideration could be given to sites and locations adjacent Severnside in higher flood risk areas. This would come with the need for further evidence in the form of an updated Strategic Flood Risk Assessment 2. Further technical evidence would also be required to demonstrate the sites pass the exceptions tests which seeks to ensure the development would be safe for its lifetime (100 years) including factoring in climate change.

Sea defences

6b.31 There are already a number of potential future flood defence schemes being brought forward in South Gloucestershire. Most notably the Avonmouth and Severnside Enterprise Area (ASEA) Ecology Mitigation and Flood Defence Project.

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This is currently under construction and is intended to support more jobs in the Avonmouth Severnside Enterprise Area. The ASEA scheme is upgrading existing defences along a 17 km stretch of coastline, including the defences from Severn Beach to Aust. Critically, it should be noted that the scheme is not intended to provide appropriate standards of protection for further residential development in the area and currently has a life span of 60 years.

6b.32 However, any major residential development and uses such as schools, community and health buildings would require a significant upgrade to the current flood defence scheme. And this would need to be fully costed and demonstrated to be deliverable before any sites could be considered for allocation. This creates a significant potential financial burden and risk to both developers promoting sites and the council. The current ASEA scheme is costing £80 million. It is therefore unlikely that any scheme could come forward in financial viability terms without significant public funding.

Pilning and Severn Beach Neighbourhood Plan

6b.33 The Pilning and Severn Beach Neighbourhood Area was designated on 11 January 2021 and the Steering Group continue to progress their draft plan. The council recognises the groups ambition to meet locally identified housing need and continues to support the group through our statutory advise and assist role. It is acknowledged that the area has some key constraints including higher flood risk and the Green Belt. Any plan would need to consider these in order to demonstrate they are able to meet the locally identified need in a way that fully mitigates these constraints, including through demonstrating sites have passed the sequential and exceptions tests.

100% employment sites

6b.34 Some sites in proximity to Severnside and Pilning are currently promoted for 100% employment use and although in the higher risk flood zones they are considered to be less vulnerable uses under the Government's planning rules. The current ASEA defences as outlined above are also designed to provide the appropriate level of protection for these types of use.

Severnside and North Fringe small sites

6b.35 There are also smaller sites in this part of the lens at Hallen, Almondsbury, Frenchay and Hambrook which could contribute to the homes and jobs needed over the plan period. They too could take advantage of existing services and facilitates due to their relative proximity to the Bristol urban area. These sites could also play a role in providing for a proportionate deliverable number of homes and jobs, including affordable housing in some of the smaller rural settlements adjacent to the urban edge. Below are the opportunities and challenges we identified when we explored

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this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6b.36 Opportunities

- The delivery of these smaller sites would protect the 5-year housing land supply particularly in the first five years of the plan, protecting communities from speculative development.
- Development at these locations would provide affordable housing in area where affordability is an issue allowing local people to stay within their communities.
- Development at these locations can support the continued vitality of good public transport connections and active travel routes into Bristol to access services and facilities including jobs.

6b.37 Challenges

- There would be concerns regarding the capacity of health services in the Severnvale area. This is demonstrated by data from the NHS Integrated Care Board which shows that the Severnvale Primary Care Network, which includes GP surgeries at Thornbury, Almondsbury and Pilning is the highest priority for investment in South Gloucestershire. A solution would be required if homes were to be delivered in this part of the district.
- A solution would be required for primary school education due to capacity at Almondsbury.
- Growth at Hallen would also require a solution for education as there is no primary/secondary education provision within Hallen and also no safe walking and cycling route to the nearest locations.
- Some sites are partly covered by higher flood risk and these would have to demonstrate they could pass the sequential and exceptions tests as explained earlier in this section.
- The development of some sites around Hambrook and Frenchay may pose a challenge to the longer term function of the Green Belt corridor into Bristol and further consideration and evidence would be required to understand how developing sites in this area would impact the function of Green Belt within Bristol and South Gloucestershire inside of the M4 Motorway in this area.
- Some sites in Hambrook have potential for significant impacts and harm to heritage assets and in particular the rural setting of the Hambrook Conservation Area.

East Fringe large extensions

6b.38 There are a number of larger sites explored under this lens and these are located adjacent to or in proximity to the East Fringe of Bristol. These included sites at Pucklechurch West, north of Lyde Green, Shortwood South and Warmley which could have delivered a large number of homes and jobs including a substantial

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amount of new affordable housing. By locating larger urban extensions close to the East Fringe of Bristol these new communities could access services, facilities and jobs at town centres such as Emersons Green, Downend, Staplehill, Kingswood and Hanham as well as the Science Park and further. Delivering homes and jobs here could also reduce the need for long travel distances across the district, particularly across the open countryside and Green Belt. Not only could this potentially reduce travel times but there is also potential that these places could more easily connect into and enhance existing public transport or active travel routes thereby providing alternative transport options to the private car. This is the reverse of the No Green Belt lens which would likely require longer travel times across the district to access the main service centres in the district and the main service centre in the region. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6b.39 Opportunities

- Could deliver a large number of homes to meet the plan needs including a large number of affordable homes.
- A number of site promotions proposed to deliver a significant amount of employment land which could support the rebalancing of jobs in the East Fringe of Bristol including Shortwood (L2-BV9) includes the provision of 8.5 hectares of new employment land and north of Lyde Green (L2-BV15) includes 16.1 hectares of new employment land.
- The Core Strategy supported by 2011 census data showed an imbalance in jobs and homes in this area of the district. This creates a reliance on other areas of the district for work opportunities so creating a higher need for travel and private car use.
- Although it is unlikely that everyone will work and live in their immediate community the provision of jobs within walking and cycling distance allows the potential for people to reduce the cost of commuting and its impacts on inequality, reduce private car journeys and decarbonise travel.
- There are a number of opportunities along the East Fringe for development to create and enhance access from the urban area into the countryside by protecting and connecting existing green infrastructure assets such as woodland and common land. The potential sites at Pucklechurch, Shortwood and Warmley all have the potential to support with funding and master planning the connectivity of local biodiversity.

6b.40 Challenges

- It is unclear whether, or to what scale, this level of employment provision will genuinely support the rebalancing of homes and jobs and further work is needed to understand this. These potential sites are some of the few to date that provide any substantial employment offer.

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- Some larger site promotions do not offer any significant employment opportunities including those at Pucklechurch (L2-BV2) and Warmley South (L2-BV10) which will reinforce the current negative trend and imbalance of jobs and homes.
- Delivering homes and jobs at the East Fringe particularly at Shortwood, Warmley and Pucklechurch will need to be designed carefully taking account of the landscape sensitivities as well as the conservation areas of Siston and Pucklechurch and the important views and settings between them.
- This level of development would create challenges in delivery of the infrastructure necessary to accommodate this number of homes and jobs and it is unlikely that the infrastructure could be in place to allow the homes to be delivered in the plan period.
- The level of growth would likely put significant pressure onto existing local and strategic road network (for example key arterial routes into Bristol (i.e. A432, A420) as well as known network pinch points such as the Bromley Heath Roundabout and Willy Wicket Roundabout.
- There would need to be a suitable primary school and secondary school solution for this level of growth focused in this part of the district and it is unclear how that could be delivered.
- There is further work to do to understand what how many homes may be appropriate to benefit from existing infrastructure whilst also being of a sufficient scale to be able to contribute to infrastructure needs including an attractive, financially viable public transport offer capable of attracting trips away from private car.
- New long term Green Belt boundaries will need to be created, to maintain the overall function of the Green. If any or all of the sites are taken forward as part of the preferred strategy there will be a need to avoid long-term coalescence with surrounding villages and merger of the greater Bristol urban area with Bath, particularly in and around the Hanham and Willbridge area, and prevent future unrestricted sprawl of potential sites between Oldland, Shortwood, Pucklechurch and Westerleigh into the wider countryside.

East Fringe small extensions

6b.41 This area of the lens features a number of places that could deliver 'smaller' scale urban extensions of a few hundred homes each adjacent to the East Fringe at Hanham, Willsbridge, Oldland Common, Bridgegate, Mangotsfield and Shortwood North. These locations are located adjacent to the urban area which means they can also take advantage of existing services, facilities, in nearby town and local centres. Some such as Mangotsfield are in close proximity to a local centres and Staplehill Town Centre. Sites at Bridgegate, Mangotsfield and Shortwood North would need to take opportunity to link into existing cycle routes to the Emersons Enterprise area. All sites currently have access to public transport access to local and wider employment and retail facilities. These locations also provide the opportunity to

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connect to and enhance the viability of existing public transport and active travel routes potentially reducing the number of private car journeys further decarbonising travel. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6b.42 Opportunities

- These developments sites would likely require no major infrastructure and so could deliver in the early years of the plan period. This would protect the 5-year housing land supply and portfolio of sites to deliver affordable and new homes in the plan period.
- Smaller developments with reduced need to deliver costly supporting infrastructure could deliver a higher portion of affordable homes.
- Diversify the range of site sizes included in our new Local Plan.

6b.43 Challenges

- New long term defensible Green Belt boundaries would need to be created, while also connecting into and where possible enhancing the remaining area of Green Belt.
- These smaller locations do not offer any significant employment offer and therefore would not help address the imbalance of jobs and homes in this part of the district.
- Maintaining and enhancing the function and connectivity of Strategic Green Infrastructure Corridor F and D, in which the sites are located. This would need to be achieved through careful consideration of suitable on site GI, placement of development and providing new connections, habitats and landscapes to the existing corridors.
- A greater understanding and potential mitigation, in relation to the cumulative impact of all smaller scale urban extensions being progressed as part of a preferred strategy on education and health facilities.

Summary of infrastructure challenges in this lens

6b.44 This lens has explored on a number of key infrastructure challenges based on what we currently know and a summary of these can be found below. Further work would be needed to understand the scale of the impacts and exactly what infrastructure would be required and how this could be funded and delivered in a timely manner if these sites were to feature in the preferred strategy. Where sites have been included in our current [section 4](#) Towards a Preferred Spatial Strategy, work is ongoing to understand and resolve these challenges. Your feedback and additional evidence will support any final decision.

North Fringe

- New flood defences with appropriate level of protection for residential development would be required to be planned, funded and delivered in the plan period.
- An expanded train station, with significant increased service at Pilning station would be required to support significant growth at the Severnside, Swanmoor Stoke site, this would need to be deliverable and fundable in the plan period.
- New public transport and active travel infrastructure to better connect Severnside to potential site at Swanmoor Stoke and into the North Fringe would be required in the plan period.
- M5 junctions 16 and 17 will require solutions which are deliverable and fundable in the plan period.
- A new or significantly enhanced motorway crossing would be required to connect proposed site at Woodlands into existing residential area of Bradley Stoke, if it were taken forward as part of the preferred strategy.
- New health, primary, secondary and playing pitch provision will be required at these locations. These currently have no funding or certain proposals.
- Health and education pressures at a range of rural villages will need to be further explored and solutions found, particularly in and around Severnside, and Almondsbury where facilities are considered to be approaching capacity and in the case of Easter Compton currently lacking a school and GP surgery.

East Fringe

- Additional traffic pressure on the existing road network around and into Bristol, particularly on the A4174 and routes into Bristol through Downend, Staplehill and Kingswood, which will need solutions within the plan period.
- Attractive public transport solutions will need to be explored to connect new communities to each other and orbitally via the A4174.
- Extension and enhancement of existing active travel routes alongside the A4714, connecting into and expanding the Bristol to Bath cycle routes, along with enhanced walking and cycle connections into Bristol and to Yate from the East Fringe.
- New health, primary, secondary and playing pitch provision will be required to support strategic growth sites and cumulative impact of smaller scale growth at Hanham, Oldland, Mangotsfield and Shortwood.
- The sensitive ecology, green infrastructure and heritage of the east fringe in and around Shortwood, Siston and Warmley will require suitable buffering, and significant green infrastructure corridors to ensure existing green assets, key active travel routes and areas of woodland are not isolated from each other and the wider countryside. Some assets and connections would be impacted significantly if all larger sites in the East Fringe to be taken forward into the Preferred Strategy.

Lens map and site list

6b.45 You can submit your comments on this lens and the potential site allocations in each place, through our [interactive map](#).

6b.46 Alternatively you can view the sites in [Appendix 1](#) and [Appendix 2](#).

Question

Do you have any comments on the Urban Edge strategy lens?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Please submit your comments on individual sites, through our [interactive map](#). You can also provide comments on the overall lens on the map.

6c. Strategy Lens 3: Transport corridors and hubs

Consultation point – status of information

6c.1 In this consultation we are seeking your views on 3 alternative ‘lenses’ which have been explored to make choices as to where new homes, jobs and infrastructure might go. We are showing the places, individual sites, number of homes and amount of employment land which could have been delivered under each lens. Each lens represents a potential alternative approach to building a strategy to meet our needs for new homes and jobs, while balancing this against environmental, social and infrastructure issues.

6c.2 Please also read [section 5 Towards an Emerging Preferred Strategy](#). Although no decisions have been made at this stage, we have presented what we believe to be an appropriate preferred strategy based on what we know to date, influenced by the three lenses and sites within, presented in this consultation. The final strategy is yet to be determined and will be influenced by the further evidence we continue to gather, as well as your consultation comments on our emerging preferred strategy and each of the alternative lenses.

6c.3 This transport corridors and hubs lens is not the final strategy. The sites we are showing and consulting with you on below are those we have explored through this lens. Further consultation and information is required to determine the most appropriate strategy to deliver homes, jobs and change in our new Local Plan. In technical planning speak at this point this strategy lens and potential site allocations carry very limited planning weight in the determination of planning applications and do not form the new adopted strategy for our Local Plan.

6a.4 Please read and review this lens, the sites and amount of new homes at each place suggested and let us know your thoughts. This will assist us in determining if the emerging preferred strategy has the most appropriate places and sites for a preferred strategy to deliver homes, jobs, services and infrastructure required in our new Local Plan.

Lens 3 description

6c.5 This lens considered how a spatial strategy would perform if the majority of new homes we need to provide for were provided along already established key public transport routes and hubs, some of which have existing programmes of investment and enhancements.

6c.6 This lens assumed the continued support and strengthening of existing bus and metrobus public transport routes to key centres of Bristol, Yate and Thornbury. This lens would have taken advantage new transport infrastructure such as the new rail

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station at Charfield providing connecting services to Yate and Bristol to the south and Gloucester to the north. It would also seek to maximise the benefit of the investment programme in walking and cycling connections along key corridors to Yate and Thornbury through the [City Region Sustainable Transport Settlement \(CRSTS\)](#) programme of improvements. In combination it was considered that there could be potential that locating homes and jobs in these places could help to reduce reliance on the private car and encourage a transition to lower carbon sustainable travel.

Potential number of homes and amount of employment land that might be delivered through this lens

6c.7 Based on the sites which have passed our initial assessment process, this strategy lens would have delivered:

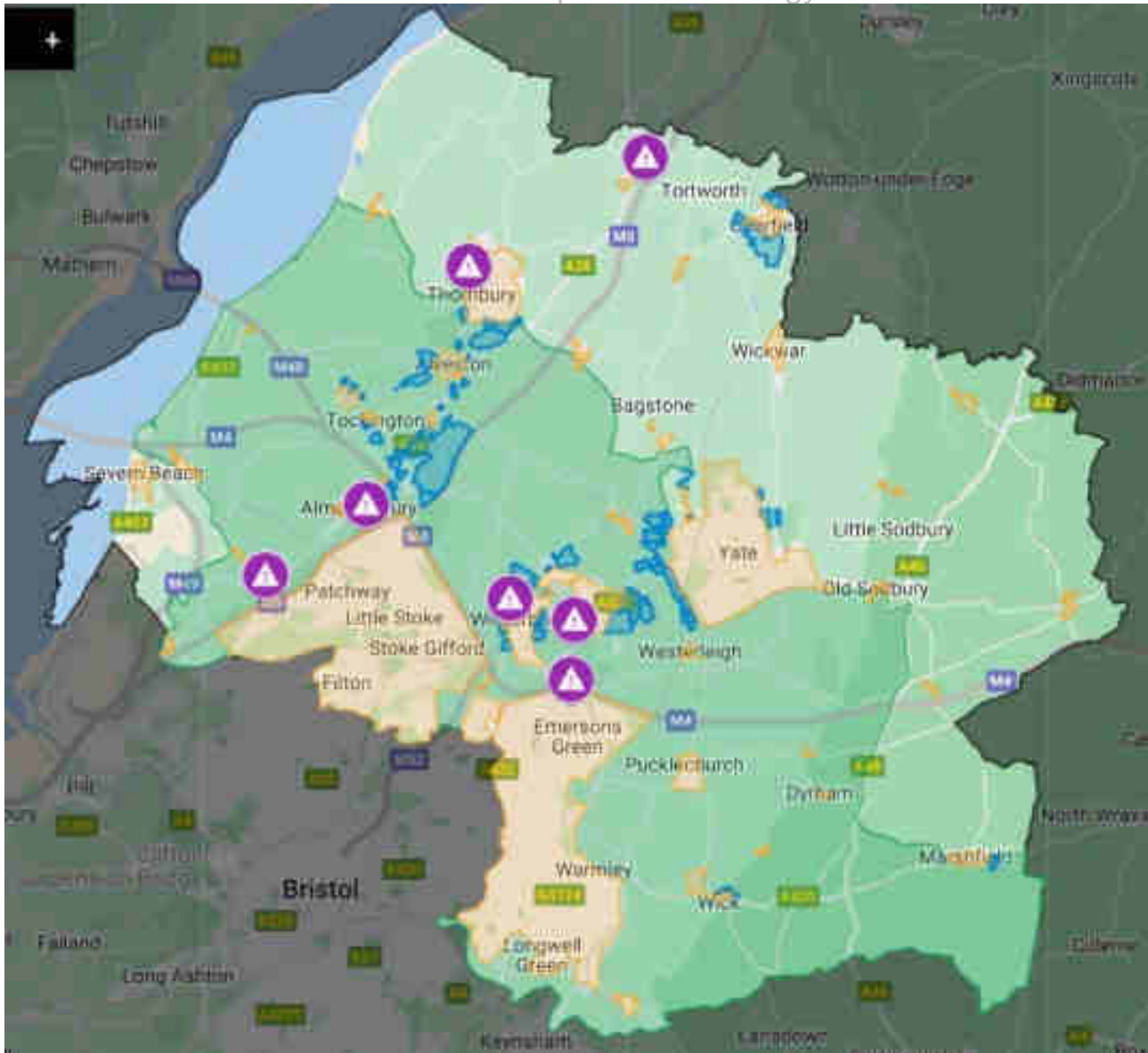
- up to 11,890 new homes in the plan period
- 6.6ha of new employment land

6c.8 However, below we explored why we believe this is not deliverable over the plan period due to the delivery of infrastructure in a timely manner, impacts on the role and function of existing places as well as individual on site constraints and off-site impacts.

Places and sites explored in this lens

6c.9 This lens would have focused new homes and jobs around key transport corridors and transport hubs across the district. This includes places with existing and future rail connections at Yate and Charfield but also routes with existing or the potential to deliver key public transport in the form of bus or metrobus services and strategic cycle and walking routes, i.e. the A432 connecting Yate to Bristol East and North Fringe, as well as the A38 connecting Thornbury to the Bristol North Fringe. Other secondary routes connecting to Bristol would also be included which would allow the deliver of homes and jobs at places like Winterbourne and Marshfield for example.

6c.10 When we explored each of these places a range of potentially suitable sites were available to deliver homes and jobs. We would like your views on whether these are the places that should grow and change to accommodate our needs for new homes and jobs rather than the sites presented in our emerging preferred strategy in section 5. We also would like your view on the sites at each place.



Map showing the places where sites would have been explored if the Preferred Strategy were focussed on transport corridors and hubs.

6c.11 You can find out more and comment on this lens and the potential site allocations in each place, using our [interactive map](#).

6c.12 You can also check the potential site allocations at each place [in this table](#).

6c.13 A full list of places in the transport corridors and hubs lens can be found below. For each place we have also indicated the total number of potential sites as well as their potential to deliver homes and jobs in the plan period if they were to form a part of the preferred strategy.

6c.14 The potential to deliver can only be based on the information we have at this stage including information submitted by the promoter and our initial estimates on capacity and delivery set out in our Housing and Economic Land Availability Assessment (HELAA). These capacity estimates are subject to change as we start to gain more detailed information about each site, including their infrastructure needs. Some sites may continue to build out past the plan period and where this is likely an initial estimate of delivery after 2040 is also set out [in this table](#).

How this lens performs against council priorities and plan objectives

6c.15 If progressed as our Preferred Strategy this lens would have the potential for providing alternative travel options to the private car including public transport and active travel routes. This would also support the decarbonisation of travel journeys which support climate objectives. However, the lens would present several challenges to align with our key objectives for delivering homes and jobs in a sustainable way. Challenges such as:

- planning for only a proportionate number of homes and jobs in rural villages and settlements such as Alveston, Coalpit Heath, Frampton Cotterell, and Winterbourne as the number of homes would likely overwhelm the local services and facilities and even with some level of public transport connectivity, build in unnecessary commuter patterns
- not delivering any significant employment land across the district, further exacerbating existing and creating new imbalances which would build in unnecessary commuter patterns
- the ability to fund and deliver the strategic infrastructure needed for this number of homes particularly along key transport corridors such as the A4174, A38 and B4057. Significant investment is likely to be required at M5 motorway junctions 16, 17 and 14
- the delivery of significant new housing allocations at the market towns of Yate and Thornbury would create issues for community cohesion and services and facilities, as both locations which are already be making significant contributions to housing as their committed sites, both allocated and speculative development, which have been delivering since adoption of the Core Strategy and will continue to build out over the plan period.

6c.16 In the section below is our exploration of the places in the lens as well as some of the opportunities and challenges we think each place would present if it were to feature in the preferred strategy.

A432 Corridor, Yate and Chipping Sodbury

6c.17 The places in this part of the lens would be focused along the A432 corridor and transport hub of Yate and Chipping Sodbury. These places would also provide the opportunity to support existing public transport connections including the bus services connecting Chipping Sodbury, Yate and Coalpit Heath to Bristol. They could also make use of the rail connections between Yate and Bristol which supports decarbonising travel journeys by offering alternatives to private car travel. Locating homes and jobs here will support the long-term viability of public transport services and provide the potential for enhancements to these services. There is also an opportunity to encourage further investment into the strategic cycle network which connects Yate, Chipping Sodbury and Coalpit Heath to Bristol which has

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already been subject to investment. All these opportunities encourage active travel and use of public transport over private car travel reducing private car journeys and decarbonising journeys. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6c.18 Opportunities

- This would deliver homes along the main transport corridor of the A432 and Transport Hubs of Yate and Chipping Sodbury which would provide the opportunity to support existing public transport connections and in some cases may support the case for an expanded service.
- New development along this transport corridor could take advantage of recent improvements to the active travel route along the A432 and potentially support further investment to promote active travel and reduce car dependency.
- The delivery of homes in some location along this corridor would provide relatively easy access to Yate Train Station particularly for those delivered in proximity to Yate.

6c.19 Challenges

- There are no major employment opportunities being promoted by any of the promoters in this lens. This could create an over reliance on commuting and would build in longer travel journeys and therefore more car trips which is not sustainable and add to pressure on the local and strategic road network.
- Although there will be a number of public transport and active travel opportunities it is likely that the majority of those who travel will still opt for often more convenient private car travel. The absence of employment opportunities along the A432 will mean travel journeys will be more likely to Yate and Bristol. This would put particular pressure on the A432 and onto A4174.
- Growth at many of these locations would build in longer travel distances across rural areas and the Green Belt to access jobs located in service centres such as Bristol.
- The delivery of homes along the transport corridor would still need to be proportionate to the relative access to services and facilities and therefore larger growth at Coalpit Heath may not be suitable. The larger growth would not deliver a substantial level of new services and facilities, and this would build in a need to travel or overwhelm local services and facilities at Coalpit Heath.
- The delivery of homes at Coalpit Heath and Yate West would significantly reduce the gap between the separate village and Market Town of Yate and impact on their character.
- Further work would be required to understand where a new robust defensible Green Belt boundary would be drawn between Coalpit Heath and Yate West.

Winterbourne and Frampton Cotterell

6c.20 The sites in this part of the lens are focused along Bristol Road and High Street connecting the North Fringe urban area to Winterbourne and Frampton Cotterell and then onto Yate. These places provide the opportunity to deliver the homes needed over the plan period in locations connected by a public transport bus service to Yate and the Bristol North Fringe. This route also provides connection to Bristol Parkway and Yate Train Station. There is an existing cycle route into the North Fringe from Yate, however it requires enhancement particularly along Beacon Lane which locating homes along this corridor could potentially support. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6c.21 Opportunities

- This would deliver homes along the transport corridor at Bristol Road and High Street which would provide the opportunity to support and potentially enhance existing public transport bus routes.
- New development along this transport corridor could take advantage of the active travel route along the Bristol Road and High Street and potentially support further investment particularly along Beacon Lane to promote active travel and reduce car dependency.

6c.22 Challenges

- Some potential sites at Winterbourne (L3-WIN10 and L3-FC22) are large sites and collectively are unlikely be considered proportionate in relation to the existing community and overwhelm local services and facilities. Larger potential sites at Winterbourne also provide an additional challenge due to the proximity to historic assets including the Winterbourne Conservation Area and Grade I listed St Michael's Church and Grade II* Winterbourne Tithe Barn to the south-west.
- Locating this number of homes here also has implications for the existing local road network. There are no proposals to provide any substantial employment or services and facilities and therefore it is considered likely that new communities here will be required to travel to access jobs. Not only does this build in high carbon transport but also creates problems for the capacity of the current network especially the Beacon Lane/Bristol Road junction in Winterbourne.

A38 Corridor and Thornbury

6c.23 This part of the lens includes places focused along the key transport corridor of the A38 from the Bristol North Fringe to Thornbury and includes a mix of small to

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large potential sites which would help deliver the homes needed over the plan period. There are a number of larger potential sites which would also support the delivery of a significant number of affordable homes. By locating homes at places along the A38 there would be opportunities to connect to and potentially enhance existing public transport and active travel routes. This would include supporting and enhancing the public transport provision in particular the bus routes which connect Thornbury to Bristol. There would also be an opportunity to encourage travel by cycling with new provision along the A38 as confirmed by the CRSTS and the potential for further enhancements. This would help connect communities to alternative modes of travel from the private car potentially preventing further congestion helping to decarbonise travel. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6c.24 Opportunities

- This would deliver homes along the main transport corridor of the A38 and at Thornbury which would provide the opportunity to support existing public transport connections and in some cases may support the case for an expanded service.
- New development along this transport corridor could take advantage of the active travel route along the A38 and potentially support further investment to promote active travel and reduce car dependency.

6c.25 Challenges

- Although Thornbury has a town centre its public transport journey time to the North Fringe and central Bristol is lengthy, and there is a lack of employment land and opportunities in Thornbury and this part of the authority, which will already be exacerbated by the delivery of existing commitments from speculative development.
- Alveston (L3-SV4) could create a challenge due to the onsite Scheduled Ancient Monument and archaeological potential, however with the right scheme this could be an opportunity to protect and enhance these heritage assets, through a well designed heritage led scheme.
- Woodhouse (L3-SV24) would create a number of challenges for travel, historic environment and the delivery of infrastructure. There is also on-site archaeological interest and range of Green Infrastructure and Woodlands assets at Woodhouse (L3-SV24) which would need to be protected.
- Like other places in this lens the large amount of proposed homes would not be balanced by any substantial offer of employment and this would need to be a consideration for the plan which should seek to co-locate homes and jobs to reduce the need for long carbon based travel. This would have the potential to create an over reliance on commuting and would build in longer travel

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journeys and therefore more car trips which is not sustainable and adds to pressure on the local and strategic road network.

- The balance of homes and jobs currently and the delivery of additional new homes would put pressure on the Strategic Road Network with the A38 already being well used and a likely congestion issue arising at the M5 junction 16 and 17 into Bristol.
- A solution would be needed for this number of homes along the A38 especially at pinch points particularly at the M5 motorway junctions 16 & 17 and where the A38 passes over the M4 motorway north of Almondsbury.
- There are also concerns regarding the capacity of health services in Thornbury. The Severnvaile Primary Care Network, which includes GP surgeries at Thornbury, Almondsbury and Pilning is the highest priority for investment in South Gloucestershire to enhance capacity.

Charfield

6c.26 The potential sites proposed at Charfield could support the homes needed within the plan period. The confirmed delivery of Charfield Station would also create opportunities to encourage other modes of transport away from the private car potentially reducing congestion and assisting decarbonising travel. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6c.27 Opportunities

- The delivery of homes including affordable homes in the north of the district
- With the delivery of Charfield Station there will be opportunity to reduce car dependence.
- The delivery of homes at Charfield would provide an opportunity to secure funding towards new primary school provision.

6c.28 Challenges

- The delivery of this number of homes would impact on M5 Motorway Junction 14 and would require significant investment.
- There is a challenge with school capacity at Charfield with this level of growth and expanded or new school solution would be needed for Charfield.

Rural villages

6c.29 A wider number of smaller site allocations would reduce the over reliance on large sites such as urban extensions and new settlements and would reduce the risks as large sites will often require a large amount of infrastructure and can be delayed. In considering the role of rural villages, these places have the opportunity

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to build affordable homes within their communities further supporting the delivery of affordable housing over the plan period for communities where affordability can often be an issue. A smaller number of homes and jobs delivered in our rural communities is also considered key in delivering and maintaining a 5-year land supply over the plan period where in the past larger sites have failed to deliver in a timely manner. By helping to maintain a five-year land supply all communities are protected from speculative development over the plan period.

6c.30 The rural villages in this lens are also on or in close proximity to transport corridors and currently benefit from public transport connectivity to main service centres. Alveston is adjacent to the A38 corridor with good public transport connections to Thornbury in the north or the Bristol North Fringe to its south. Olveston Old Down and Tockington are in proximity to the A38 Transport corridor. Marshfield and Wick also have a public transport connection to the East Fringe of Bristol. Below are the opportunities and challenges we identified when we explored this part of the lens and explains how we determined which places should feature in our emerging preferred strategy.

6c.31 Opportunities

- Delivering allocations in our rural areas would allow the delivery of a small portion of affordable housing.
- The allocation of smaller sites in rural communities would diversify the portfolio of sites available over the plan period and will protect the councils 5-year land supply and prevent further speculative development.
- The delivery of new homes would support the local rural economy and support the vitality of existing business, services and facilities.

6c.32 Challenges

- There would be challenges with education capacity across a number of rural communities and a solution with be needed.
- There are also concerns regarding the capacity of health services in Thornbury. The Severnvale Primary Care Network, which includes GP surgeries at Thornbury, Almondsbury and Pilning is the highest priority for investment in South Gloucestershire to enhance capacity.

Summary of infrastructure challenges in this lens

6c.33 This lens has explored on a number of key infrastructure challenges based on what we currently know and a summary of these can be found below. This is not a final or exhaustive list of infrastructure required and further work would be needed to understand the full scale of the impacts and exactly what infrastructure would be required and how this could be funded and delivered in a timely manner if these sites were to feature in the emerging preferred strategy. Where sites have been included in our emerging preferred strategy, set out in [section 5](#), work is ongoing to

understand and resolve these challenges. Your feedback and additional evidence will support any final decision.

A432 Corridor, Yate and Chipping Sodbury

- Even with the planned and delivered improvements including the Yate Park and Ride and existing and planned improvements to public transport and active travel routes initial modelling is highlighting significant capacity issues without any development and these would be exacerbated by further delivery of homes.
- Further work would be needed to see how existing public transport and active travel routes could be protected, extended and enhanced.
- New health, primary, secondary and playing pitch provision will be required at these locations. These currently have no funding or certain proposals.
- Potential impact on A4174/M32 Motorway Junction 1 and M4 Motorway Junction 19.
- For sites immediately West of Yate, there is a need for local road enhancements and rail bridge crossings to be solved, for the number of homes in that location to be realised.
- Some Call for Site promotion west and southwest of Yate may conflict with investment and upgrades plans at Westerleigh Junction which forms part of the Strategic Rail Improvement Plan at a national level.

Winterbourne and Frampton Cotterell

- Homes at this location would need to support enhancement and future viability of existing limited public transport routes connecting to the Bristol North Fringe and Yate.
- An Infrastructure package at this location would need to enhance and extend active travel routes between the Bristol North Fringe and Winterbourne and Frampton Cotterell onto Yate and improve traffic flow at key junction in Winterbourne.
- New health, primary, secondary and playing pitch provision would be required at these locations. There is currently no funding or certainty of these proposals and a solution would needed.

A38 Corridor and Thornbury

- May require solutions at the M5 motorway junction 16.
- Existing public transport connections will need to be enhanced particularly connecting Thornbury to Bristol whilst demonstrating how they can connect to new developments whilst remaining an attractive, viable and high-quality service.

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- New health, primary, secondary and playing pitch provision will be required at these locations. These currently have no funding or certain proposals.
- Health and education pressures at range of rural villages will need to be further explored and solutions found.

Charfield

- New solution for M5 motorway junction 14 will be required to accommodate this number of homes.
- New health, primary education, community and playing pitch provision will be required. These currently have no funding or certain proposals.

Rural villages

- Health and education pressures will need to be further explored and solutions found with further consideration to proportionate numbers of homes and jobs.

Lens map and site list

6c.34 You can submit your comments on the sites within this option through our [interactive map](#).

6c.35 Alternatively you can view the sites in [Appendix 1](#) and [Appendix 2](#).

Question

Do you have any comments on the Transport Corridors and Hubs strategy lens?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Please submit your comments on individual sites, through our [interactive map](#). You can also provide comments on the overall lens on the map.

7c. Planning for traveller communities

The local picture

7.1 South Gloucestershire has well-established gypsy, traveller and travelling showpeople communities. The majority of gypsies and travellers in our area identify themselves as Romany Gypsy and Irish or Scottish Travellers, who are ethnic minorities for the purposes of the Equality Act 2010. Travelling showpeople are self-employed people who operate fairgrounds and circuses. These communities reside on a mix of privately owned and local authority sites within our area.

7.2 There has historically been a persistent level of unmet need for accommodation for gypsies, travellers and travelling showpeople in South Gloucestershire. Recent appeal decisions relating to gypsy and traveller sites raised concerns over the historical under-provision of sites in South Gloucestershire.

7.3 There is a widespread acceptance that gypsies and travellers are amongst the most marginalised groups in the country with disproportionate health and education outcomes. For instance, life expectancies for Romany Gypsies and Irish Travellers are between 10 and 25 years shorter than the general population. A lack of secure accommodation underpins the inequalities that these groups experience.

7.4 Travelling showpeople are also known to experience difficulty in accessing secure accommodation, with its recognised benefits for education and health.

[Local Plan 2020: Phase 1 – Issues and Approaches consultation document \(Nov 2020 to March 2021\)](#)

7.5 Through Phase 1 we highlighted that it is important that the council puts in place the policy framework to support the identification of land (through the allocation of sites) to accommodate sufficient gypsy and traveller pitches, in the same way that it has to identify sites for additional housing and employment development. The allocation of sites is consistent with the government's requirement to make sufficient land available for the gypsy and traveller community and to enable them to continue their traditional and nomadic way of life, while respecting the interests of the settled community.

7.6 This position was trailed in the Phase 1 consultation document, where we set out that:

- there has historically been a level of unmet need in South Gloucestershire
- the refreshed Gypsy and Traveller Accommodation Assessment (GTAA) will set the level of need that the Local Plan will need to provide for
- it is important that these needs are met in a manner that reflects the characteristics of the community and their 'nomadic habit of life' through the allocation of appropriate new sites, and there remains a need to seek to protect existing, authorised gypsy and traveller sites until such time that it can be proven there is no longer an outstanding need

7.7 We also set out a desire to investigate the possibility of providing transit provision or temporary stopping places, to provide emergency, temporary accommodation for gypsies and travellers who are passing through our area.

Traveller communities' accommodation needs

7.8 The council, in its capacity as the local planning authority (LPA) is required by national policy to make its own assessment of travellers* accommodation needs for the purposes of planning. (*The term 'traveller' is [used by government in national policy](#) to refer to gypsies, travellers and travelling showpeople.)

7.9 Through working with consultants, using a consistent approach and methodology agreed with our West of England partners, we have prepared a refreshed Gypsy and Traveller Accommodation Assessment (GTAA). The refreshed GTAA forms part of the [Gypsies, Travellers and Travelling Showpeople background paper](#) which is available on our website.

7.10 As set out at Phase 1, the council considers that:

- it is important that accommodation needs of its gypsy, traveller and travelling showpeople communities are met; and
- the method in which it does so reflects the characteristics of the local traveller communities and their nomadic way of life whilst also providing culturally appropriate accommodation. Doing so will ensure that, alongside meeting the requirements of national planning policy, the council is also meeting its responsibilities in relation to equalities legislation.

7.11 Through meeting the requirements of national planning policy, we will begin to respond to the concerns, included those highlighted in recent planning appeal decisions. In doing so, it is anticipated that the council will also be better placed to resist proposals for development in inappropriate locations.

Defining pitches and plots

There is no official definition of what constitutes a 'pitch' for gypsy and traveller use or a 'plot' for use by travelling showpeople. We have provided our definitions below:

A 'pitch' is a unit of accommodation occupied by a single family of gypsies or travellers. It typically comprises two or more touring caravans with an amenity block or a more permanent structure such as a static caravan that does not move from the site.

A 'plot' is a unit of accommodation occupied by a single family of showpeople. It can be similar to a traveller pitch but can also be a conventional bricks and mortar dwelling. However, a show person's plot will also normally include space to store and maintain equipment used for the business such as fairground rides or hot food trailers.

7.12 With this in mind, based on the refreshed GTAA, there is a need for:

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- 132 new pitches for gypsies and travellers in the period 2022 to 2042
- 65 new plots for travelling showpeople in the period 2022 to 2042

7.13 In order to inform the approaches we might take to site provision, we have undertaken some initial analysis to gain an understanding of the split between the need for private provision and social rent provision. This analysis (based on calculations aimed at breaking down the need arising from the council-owned social rent sites in South Gloucestershire) indicates that, of the overall need for 132 pitches, there is a need for 43 pitches to be provided on a social rent basis.

7.14 Since the baseline date of the GTAA (January 2022) a number of permissions have been granted resulting in 8 new private pitches, which has reduced the level of need set out above to 124 new pitches for gypsies and travellers in the period 2022 to 2042. On the basis that all of these pitches have been provided privately, this means a split of 81 private pitches and 43 socially provided pitches.

7.15 At the time of writing no applications for new plots for travelling showpeople have been approved since the GTAA baseline date. Therefore at this stage, the need for plots in the period 2022 to 2042 remains unchanged at 65, however there are currently 2 planning applications awaiting determination.

7.16 Owing to the level of need that the council needs to provide for, and the findings of recent planning appeal decisions, it is considered that a step change is required in the approach to providing for the needs of these communities. To this end, it is important that we seek to deliver this provision through the new Local Plan, while windfall applications for new pitches and plots will continue to be delivered through the development management process.

Identifying and assessing potential sites

7.17 In seeking to meet the needs of our traveller communities, it is important that we investigate all potential sources of land available to us at this stage. With the above in mind, the approach we have taken to date is to investigate the potential:

- for intensification on existing authorised sites
- suitability of land submitted through previous Call for Sites
- suitability of land owned by the council for allocation
- suitability of land owned by traveller communities for allocation

7.18 In order to ensure that the sites identified above are assessed in a consistent manner, we have drafted a site assessment methodology. This is available to view in the [gypsies, travellers and travelling showpeople background paper](#) on our website.

Intensification of use

7.19 In line with the approach we have taken previously, in the first instance we are investigating the potential for appropriate intensification of use on existing,

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authorised sites to accommodate ‘family growth’. Based on previous experience, it is anticipated that a significant number of pitches and plots could be delivered through intensification on existing sites, without the need to alter the sites’ boundaries.

7.20 To this end, the council’s Traveller Unit has undertaken informal engagement with a number of families on existing, authorised sites. To date, potential for intensification of use has been identified on 12 sites.

7.21 While the specific capacity for intensification on these sites will be determined using the site assessment methodology, we initially estimate that there is likely to be capacity for 12 to 15 new pitches on these sites. This work is ongoing, and it seems likely that a significant number of pitches may be identified from existing sites.

7.22 As set out above, intensification of use on existing, authorised sites is an important component of our strategy for meeting the needs of our communities. With this in mind, through this consultation period, we are seeking to engage with our traveller communities, with a view to investigating whether potential exists for intensification on other sites in South Gloucestershire.

Land submitted through previous Call for Sites

7.23 The purpose of the ‘call for sites’ is to provide an opportunity for people to identify sites they think may have the potential for development (for housing and economic purposes) through the new Local Plan. To date, we have invited the submission of sites to be considered through the Housing and Economic Land Availability Assessment (HELAA) process for their suitability for potential allocation through the Local Plan. As part of this exercise, the number of sites submitted specifically for consideration as traveller communities use was very limited.

7.24 Of the 4 sites submitted for traveller communities use, 2 were submitted for consideration for intensification of use on existing authorised sites. One of which (Bridge View, Westerleigh) has since been delivered through the development management process, and the other (Henfield Paddock, Henfield Road, Coalpit Heath) is subject to a planning application currently awaiting determination.

7.25 Of the 2 sites remaining, we consider there is some potential for new pitches and plots at:

- River View, land adjacent to Frome Mill Farm (HELAA ref. SG467)
- land off Oldbury Lane (HELAA ref. SG848).

7.26 It is considered likely that a number of new pitches and plots could be delivered through these sites listed above. The suitability of these sites will be determined using the site assessment methodology. It will also be important to consider the most appropriate use (either gypsy, traveller or travelling showpeople) for these sites in the round alongside the other potentially suitable sites we may identify through the sources described below. Once this has been done, we will be able to determine the potential capacity of each site.

7.27 We are re-opening the Call for Sites as part of this consultation, and we would particularly welcome the submission of sites to be considered for their potential to help meet the needs of our traveller communities.

Potential new sites for allocation – council-owned land

7.28 We are keen to investigate all potential sources of land available to us, and are undertaking a review of the council's land holdings in order to identify whether any potential exists for new sites to be delivered from this source. In order to do so, we have undertaken an initial, high-level sift, based on general locational considerations and size thresholds, to remove parcels of land that we consider are unlikely to be appropriate for gypsy, traveller or travelling showpeople use.

7.29 The suitability of areas of land identified through this source will be determined using the site assessment methodology. It will also be important to consider the most appropriate use (either gypsy, traveller or travelling showpeople) for these sites in the round alongside the other potentially suitable sites we may identify through the sources described below. Once this has been done, we will be able to determine the potential capacity of each site, and the contribution that land identified from this source can make to meeting our needs will be determined using the site assessment methodology.

7.30 Any sites identified through our review of the council's land holdings will be considered for their potential suitability for social rent provision, and opportunities to work with prospective delivery partners will be investigated as appropriate.

Potential new sites for allocation – traveller community owned land

7.31 Through engagement with our traveller communities, we will work to understand whether there is land in individuals' ownership where potential exists for new sites to be delivered (as opposed to intensification on existing sites).

7.32 As set out above, the suitability of areas of land identified through this source and the potential capacity of each site will be determined using the site assessment methodology.

Other potential sources of supply

7.33 As set out above, it is important that we investigate all potential sources of land available to us at this stage. With this in mind, there may be sites that have been submitted as part of the HELAA process which do not form part of the emerging preferred strategy for homes and jobs, and which could potentially be taken forward for gypsy, traveller or travelling showpeople use. This part of our emerging strategy is being considered.

7.34 As set out above, through this consultation we are opening a [Call for Sites](#) for land to be considered for its potential for allocation to contribute to meeting our need for pitches and plots.

Contribution from strategic development sites

7.35 Our view is that the options identified above are the most likely to be successful in identifying potential new sites to meet the needs of our traveller communities. However, given the high level of need, we are also keen to explore the potential for provision to be made through the planning and delivery of the strategic allocations proposed through the new Local Plan.

7.36 This approach has previously been contested by representatives of the development sector through previous Local Plans in South Gloucestershire and also in other local planning authority areas. We do however consider that, in view of the level of need locally, and our need to consider all potential sources of land, it is appropriate to further explore this potential avenue.

7.37 To this end, we would welcome any suggestions for other sources of land we could consider as part of our emerging approach to meeting the needs of our communities.

Transit provision

7.38 Over a period of time, the council has developed a protocol, administered by the council's Traveller Unit, for dealing with unauthorised encampments in South Gloucestershire. This approach is designed to recognise the need for a balance between the rights of gypsies and travellers, the rights of the general public to enjoy private and public land and the rights of landowners. Since this protocol has been in place, there has been a general downward trend in the number of unauthorised encampments.

7.39 As part of the brief for preparing our refreshed GTAA, we asked our consultants to consider this issue. They concluded that due to low numbers of short-term encampments, and that the majority are transient in nature, it was not considered that there is a need for a formal public transit site in South Gloucestershire at this time.

7.40 With this in mind, the GTAA recommends that, in the short-term, the council should continue to use its current approach when dealing with unauthorised encampments, and management-based approaches such as negotiated stopping agreements should continue to be considered. Consideration will be given to whether any of the sites identified are potentially suitable for negotiated stopping.

Safeguarding existing authorised sites

7.41 Through our new Local Plan, we are proposing an approach which is effectively a continuation of the council's long-held position, set out in Core Strategy Policies CS21 and CS22, to safeguard its existing supply of authorised sites as long as there remains outstanding demonstrable need.

7.42 A number of existing authorised sites are within the Green Belt. Because of this, they are subject to restrictions to personal use only or have time limit

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conditions. In order to ensure they are safeguarded for use by future traveller families, we are proposing to remove them from the Green Belt. This approach is considered to be appropriate, owing to the need for sites in South Gloucestershire and the contribution these sites could make to future provision. Recent appeal decisions have indicated that this approach is appropriate.

7.43 National planning policy sets out that Green Belt boundaries should only be altered in exceptional circumstances. In the case of sites for traveller communities, the demonstrable level of need for sites is considered to provide the justification for this approach. This approach has been taken in local plan examinations in other local authority areas.

7.44 It is important to note that the allocation of sites for gypsy and traveller use is for the use of the land only. The number of pitches permitted on a site would remain as allowed by the existing planning permission. Any proposal for the intensification of use or change of use of these sites would need to be considered through a new planning application and considered against relevant local and national policies. No further intensification or development on the site could take place unless expressly permitted through the development management process.

7.45 The list of sites proposed for safeguarding can be viewed in the draft policies linked below.

Updated Local Plan policies

7.46 This consultation document contains draft policies that will set out the council's approach to safeguarding existing authorised sites, and updated criteria which will be used to determine all planning applications for new provision.

7.47 Find out more and submit your comments on the draft policies:

- [Gypsy and Travellers](#)
- [Travelling Showpeople](#)

Question

Do you agree with the proposed approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Please submit your comments on individual gypsy, traveller and travelling showpeople sites for safeguarding sites, through our [interactive map](#).

8. Planning for renewable energy

Background

8.1 The council has [pledged to provide the leadership](#) to enable South Gloucestershire to become carbon neutral by 2030. The decarbonisation and decentralisation of the energy system in the UK is essential to mitigating climate change. We know there is a need to significantly increase renewable and low-carbon energy generation in South Gloucestershire.

8.2 In addition to its contribution to mitigating the effects of a changing climate, increasing the generation of renewable and low carbon energy can also bring wider environmental and economic benefits and improve the security of our energy supply.

8.3 The term ‘renewable energy’ covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat (National Planning Policy Framework). It produces little or no net carbon dioxide, which is one of the main greenhouse gas emissions that causes anthropogenic climate change.

[Local Plan 2020: Phase 1 – Issues and Approaches consultation document \(Nov 2020 to March 2021\)](#)

8.4 Through the Phase 1 consultation document, we shared a new draft policy in relation to renewable and low carbon energy systems and asked some key questions in relation to our proposed approach. Much of the feedback received related more to policy areas that were being developed for future stages of Local Plan preparation, including in relation to energy management in new development.

8.5 The feedback received highlighted that:

- it is appropriate for the council to show leadership and where possible, support communities to bring forward renewable energy generation
- renewable energy generation is important and will bring environmental and economic benefits
- subject to further consideration and development of detailed policy criteria, there was broad consensus that the proposed approach, which included identifying suitable areas for renewable energy and safeguarding land, was appropriate
- further detail is needed on the process by which land or sites would be safeguarded through the Local Plan

[Local Plan 2020: Phase 2 – Urban, Rural and Key issues \(February 2022 to April 2022\)](#)

8.6 Through the Phase 2 consultation document, we shared our thinking about how we can develop a positive strategy for renewable energy generation in South Gloucestershire. We highlighted that an important part of doing this would involve directing development of standalone wind and solar renewable energy installations to specific areas and in some cases safeguard land to facilitate delivery.

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8.7 The feedback received highlighted that:

- support for general principles proposed for developing a strategy for renewable energy through the Local Plan
- there are concerns in relation to the potential impacts of solar and wind technologies in specific areas within South Gloucestershire, particular concern regarding large turbines in sensitive areas
- the identification of specific sites for future energy generation will need to be approached sensitively
- there is a need for the right checks and balances to be put in place through policy to protect amenity and the area's valued and distinctive natural and historic environments
- it is important that future development of renewable energy generation is not at the expense of opportunities for farming/ local food production
- opportunities to re-power/ upgrade existing renewable energy generating development should be encouraged
- broad support for facilitating community-led renewable and low carbon energy generation
- there are a growing number of local groups interested in community-led renewable energy projects

8.8 Much of the feedback received related more to policy areas that were being developed for Phase 3 of Local Plan preparation, including in relation to requiring the use of domestic scale renewables through our approach to energy management in new development.

Planning for renewable energy generation

8.9 Through its new Local Plan, the council will provide a planning framework to significantly increase onshore renewable energy generation, including geothermal, at all scales, from domestic to large-scale commercial development in South Gloucestershire*

(*The generation of renewable energy offshore is outside of the council's remit. Instead, proposals for energy generation in these areas are considered by the Marine Management Organisation unless they would generate more than 100 megawatts (MW) in which case they require a development consent order granted by the Secretary of State.)

8.10 Through our proposed approach to energy management in new development, we will, through setting an energy hierarchy, require applicants to maximise on-site renewable energy generation to achieve an annual net zero energy balance. Read our proposed policy on [energy management in new development](#).

8.11 In addition to this, the council recognises the direct additional benefits of supporting communities to develop their own community renewable projects, similar to those seen in Bristol. With this in mind, we have proposed a policy aimed at encouraging community schemes, recognising those additional benefits and

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ensuring they are given weight within the decision-making process. These schemes can be fully owned/ controlled by the community or through a partnership with commercial or public sector parties. Community energy projects can include community-owned renewable electricity installations such as solar PV panels, wind turbines or hydroelectric generation. Read our proposed policy on [community-led renewable energy schemes](#).

8.12 The focus of this part of the Local Plan is to facilitate the delivery of large or commercial-scale renewable energy schemes. Large-scale renewable energy generation is defined as those installations which are freestanding or standalone, are not building-mounted or wired through a building to support the onsite energy balance.

8.13 As at 2022, 263GWh of renewable energy was generated in South Gloucestershire – which is the equivalent to 4% of South Gloucestershire’s average annual energy consumption from heat, electricity and transport. This clearly demonstrates the scale of the challenge we face and underlines the need for a step change in the way we approach planning for renewable energy in South Gloucestershire.

8.14 As set out in the Phase 2 consultation document, our focus is primarily on wind and solar renewable energy because:

- these resources provide the most opportunities in South Gloucestershire, compared to other resources such as hydropower
- they are ‘mature’ technologies in that they are technically well developed, widely used globally and cost effective, and can be deployed rapidly
- they have the most significant spatial implications of all types of renewable energy generating development;
- this is consistent with national policy and the Government’s Net Zero Strategy, and
- the council, as the local planning authority, can play an important role in their delivery

8.15 Through Phase 2, we also set out some key principles that underpin our emerging approach, including that: a mix of onshore wind and solar technology is necessary; opportunities to deliver ‘big’ wind energy generation (1MW and 2.5MW turbines) are finite, and therefore they should be safeguarded to maximise opportunity; and opportunities for co-location of new renewable energy generation with other complimentary land uses should be explored. With the above we have developed a permissive, positively worded criteria-based policy aimed at facilitating the delivery of renewable energy in South Gloucestershire.

What we are seeking your views on now

8.16 At this stage we want to test our emerging policy approach to planning for renewables seeking your views on:

- the general approach to proposals for renewable energy generation

- safeguarded areas for wind
- other areas potentially suitable for wind energy development

General approach to proposals for renewable energy generation

8.17 The starting point of our emerging policy approach is that we need a step change in the way we consider proposals for renewable energy development if we are to significantly increase generation in South Gloucestershire. With this in mind, we consider that proposals for the generation of renewable energy should be generally supported. To be clear, this does not however mean that we will support renewable energy development at all costs, as there are other important issues that should be taken into account in assessing the suitability of proposals put forward.

8.18 Clearly there is a need for the potential harm caused by such development to be considered, and this should be weighed against the benefits that individual proposals may bring, including any wider environmental benefits.

8.19 In considering development proposals, a number of factors will need to be taken into account including the: contribution it would make to our objectives; potential impacts on residential amenity, potential impact, including cumulative impacts on the natural and historic environment among other things; contribution to objectives around Green Infrastructure and sustained increase in biodiversity, and; potential to promote continued agricultural use alongside energy generation. These considerations will apply to proposals for all renewable and low carbon energy development.

8.20 Allied to the need to provide policy support for proposals for renewable and low carbon energy generating development, it is considered that fossil fuel-based energy installations are not compatible with our objectives. On this basis, we consider they will only be acceptable where it can be demonstrated that no other alternative is available.

Approach to solar energy generation

8.21 Through our Phase 2 consultation document, we explained that even after areas covered by planning constraints are removed from further consideration, large areas of South Gloucestershire are potentially suitable for solar development.



8.22 Following further consideration, as the ground mounted solar resource is widespread across South Gloucestershire, we are not proposing to safeguard specific areas of land through the new Local Plan.

8.23 We also noted that, whilst we removed areas of high-quality agricultural land (Grades 1 and 2) from consideration, there was a need to give further thought to how we could reduce the impact on 'best and most versatile' agricultural land, which comprises Grades 1, 2 and 3a. With this in mind, we consider it appropriate to provide general policy support for ground mounted solar development, where it can be demonstrated that they are not sited on the best and most versatile agricultural land unless significant benefits can be shown to outweigh the temporary loss of the land to use for renewable energy generation. This provision is considered to strike an appropriate balance in that the potential solar resource is widespread and the amount of best and most versatile agricultural land is limited and therefore should be avoided unless robust and compelling justification can be provided.

8.24 We have prepared a draft policy which sets out key criteria against which proposals for solar development should be considered, in addition to general criteria that relate to all proposals for renewable and low carbon energy development. [Find out more and submit your comments.](#)

General approach to wind energy generation

8.25 In Phase 2, we set out the findings of the Renewable Energy Resource Assessment Study (RERAS) and noted that there is a stark contrast between the widespread nature of the areas potentially suitable for solar development and the finite areas potentially suitable for wind development.

8.26 National planning policy makes clear that LPAs should only grant planning permission for wind development in suitable areas that are identified in the Local Plan. So, with this in mind, we proposed different policy responses for these two technologies, which includes safeguarding areas of land for wind development, in line with the approach recommended through the RERAS.

8.27 To be clear, the safeguarding of areas for wind does not mean that the principle of wind development in these locations is agreed, or that planning permission will be granted in these areas. Safeguarding is a material planning consideration that seeks to protect potential future infrastructure projects from conflicting development but does not in itself rule out alternative types of development within these areas.

8.28 The areas proposed for safeguarding were identified through a high-level technical exercise, which focussed on areas where wind speeds sufficient to support wind development exist. Owing to its scale, this process did not consider important issues, such as potential impacts on the historic environment, including specific heritage assets, or landscape or ecology, as these issues are more appropriately considered through individual proposals as they come forward. Therefore, proposals for wind development within safeguarded areas will still stand to be considered on a case-by-case basis through the planning application process and against the relevant policies in the Local Plan and other material planning considerations as relevant.

8.29 Furthermore, in line with national planning policy, proposals for all wind development should have community support with the planning concerns of the community dealt with. To this end, it is very important for those promoting commercial schemes to engage with local communities at an early stage in developing proposals.

8.30 We have prepared a draft policy which sets out key general criteria against which proposals for wind development should be considered, in addition to general criteria that relate to all proposals for renewable and low carbon energy development. [Find out more and submit your comments.](#)

Safeguarded areas for wind

8.31 Through Phase 2 we published the areas we are proposing to safeguard for ‘big’ wind development, including a standard buffer in order to prevent sterilisation of the resource opportunity by other land uses, including residential development.

8.32 Since Phase 2, we have reconsidered our position slightly and are now proposing that those areas should be safeguarded for wind development. This alteration of our approach reflects that some of those areas proposed for safeguarding are in close proximity to important heritage assets and landscape features where the potential for ‘big’ wind development may be more limited, but there may be potential for smaller scale to come forward. This updated approach, we consider, provides a degree of flexibility, consistent with our overall desire to increase renewable energy generation across South Gloucestershire to bring forward wind development, balanced against the need to protect high value environmental assets.

8.33 You can submit your comments on the areas proposed for safeguarding through our [interactive map](#).

8.34 As part of this approach, within those defined areas proposed for safeguarding, we think that development not associated with wind should only be permitted in specific, limited circumstances, with the aim of avoiding their sterilisation for potential future wind development and maximising potential, in line with our evidence base.

8.35 While the general factors to be considered for all renewable energy (outlined above) remain relevant to proposals for wind within safeguarded areas, with the need to affect a step change in mind, there may also be other material considerations that are capable of attracting weight to counter any harm identified. For example, the need to significantly increase generation and the scarcity of potential opportunity are also material considerations that may attract weight in the overall planning balance, as part of the decision-making process.

8.36 We have prepared a draft policy which sets out key criteria against which proposals for wind energy development within the proposed safeguarding areas should be considered, in addition to general criteria that relate to all proposals for wind energy and renewable and low carbon energy development. [Find out more and submit your comments](#).

Other areas potentially suitable for wind energy development

8.37 In addition to the proposed safeguarding areas specifically for wind energy, in the context of our need to significantly increase renewable energy generation, we consider that strategic development sites being delivered through the Local Plan process and safeguarded employment sites may be suitable in principle for wind development, subject to the consideration of relevant issues, such as for example (but not restricted to):

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- in the case of safeguarded employment sites, proposals for wind energy development should not impact upon the operation of existing, viable businesses.
- in the case of strategic sites being promoted for residential-led development, safety considerations will need to be taken into account, in addition to all other relevant policy considerations

8.38 Also, as trailed in Phase 2, we consider that if communities or developers wish to bring forward proposals for wind energy through the Local Plan process, we could consider the potential to safeguard or even allocate specific areas of land to facilitate their delivery.

Community energy proposals

8.39 As set out above, we are keen to encourage the development of community energy proposals, for the direct and wider benefits they can bring. To this end, we have developed a new draft policy which sets out our emerging approach to proposals to develop community-led energy schemes or schemes that will demonstrably benefit a community. [Find out more and submit your comments.](#)

8.40 In order to facilitate such proposals, we propose that the entirety of South Gloucestershire is effectively designated as area of search for community wind energy. It is however important to note that this area is only potentially suitable, and any proposals that come forward will stand to be assessed against the detailed policy criteria set out the proposed policy on Renewable and Low Carbon Energy Systems, all other relevant policies in this Local Plan, as well as policies in any relevant neighbourhood plan.

Mine-water heat

8.41 South Gloucestershire has an extensive network of former mine workings. These were worked for the extraction of coal over a period of 150 years up to the 1920s. Mine workings flood when no-longer used and this floodwater is warmed by natural geological processes. This provides a potential heat resource, that in combination with heat pumps, can supply heat networks delivering space heating and hot water. Mine water can also be used to provide cooling in new and existing buildings. If exploited this resource could significantly contribute to carbon dioxide targets within the district.

8.42 With this in mind, we are proposing policy criteria to support proposals for the supply of renewable heat and cooling, subject to consideration of impacts on the water regime and water quality and minimising visual impacts. [Find out more and submit your comments.](#)

Energy balancing including storage and generation

8.43 Energy storage has a vital role to play in enabling a zero-carbon electricity system. Energy storage is required to reduce the impact from intermittency of electricity output which varies according to weather conditions and to address grid capacity constraints. Renewable energy storage provides reserves for use when demand is high, when supply is low, or at times of system stress.

8.44 With this in mind, we consider that proposals for new energy generation or storage installations/ proposals should be supported where they meet the criteria as set out in this and other policies within the plan. [Find out more and submit your comments](#).

Question

Do you have any comments on the areas proposed for wind safeguarding?

Please submit your comments through our [interactive map](#).

9. Planning for minerals

Overview

9.1 The council is the minerals planning authority (MPA) for South Gloucestershire and, as such, is responsible for planning for the extraction and safeguarding of mineral resources in our area.

9.2 Ensuring that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs is a key objective of our new Local Plan.

9.3 South Gloucestershire primarily contributes to minerals supply by the winning and working of carboniferous limestone, producing aggregate (crushed rock). The aggregate is mainly used for building and repairing roads and producing asphalt, concrete and concrete products. To a lesser extent, South Gloucestershire also produces brick making clay, and historically other minerals have also been worked in the area.

[Local Plan 2020: Phase 1 – Issues and Approaches consultation document \(Nov 2020 to March 2021\)](#)

9.4 Through Phase 1 we highlighted the important contribution that the aggregate mineral resources that exist in our area play in the economic, environmental and infrastructure goals for South Gloucestershire.

9.5 In doing so we also highlighted that, as minerals are a diminishing, finite, and often constrained resource that can only be worked where they are found, it is important that through the new Local Plan we plan to maintain a steady and adequate supply. As part of this, it is important that we ensure that minerals are extracted in a sustainable way and restoration of former mineral extraction areas within South Gloucestershire is progressed over the coming years.

9.6 With this in mind, we set out a need for us to progress a new strategic policy to guide the working/ extraction of minerals in South Gloucestershire and subsequent restoration of quarries where extraction has been completed. This new policy and approach will, upon adoption, replace existing policies CS10 and PSP23.

Minerals extraction in South Gloucestershire

9.7 Currently there are 3 active quarries in South Gloucestershire, run by 2 operators. These are:

- Chipping Sodbury Quarry
- Tytherington Quarry
- Wickwar Quarry

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9.8 National planning guidance states that mineral planning authorities are expected to prepare a Local Aggregate Assessment (LAA) annually to assess the demand for and supply of aggregates in their area.

9.9 Locally, the LAA is produced through working with our West of England unitary authority partners, each of which are the MPA for their respective areas.

9.10 The LAA includes a forecast of the demand for aggregates based on both the rolling average of 10 years sales data and other relevant local information, including information regarding landbanks of aggregate minerals reserves, which are used principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made through Local Plans.

9.11 The latest West of England (WoE) Local Aggregates Assessment (for 2012-2021) identifies a 10-year average for sales of crushed rock in the WoE of 3.72 million tonnes per annum (mtpa).

9.12 Total permitted reserves in WoE at the end of 2021 were 108.77mt giving a landbank of over 29 years based on the average annual production over the 10-year period 2012– 2021 (3.72mt)¹. However, this does not take account of factors which could affect the deliverability of the reserves permitted at present.

9.13 Based on a long-standing agreement, the required crushed rock provision for the WoE is split 60%/40% between South Gloucestershire and North Somerset. On this basis, given the 10-year average in the emerging WoE LAA for 2012-2021 of 3.72mtpa, the annualised required level of crushed rock provision for South Gloucestershire can be calculated as 60% of 3.72mtpa, which is 2.32mtpa. If this was to be extrapolated, the total crushed rock requirement for South Gloucestershire for 2022-2040 inclusive (18 years) would be 40.18mt. To allow for a 10-year landbank at the end of that period, a further 10-years requirement can be added on (23.2mt), so, on that basis, the total South Gloucestershire crushed rock requirement for that 28-year period (to 2050) would be 63.38mt. This figure is based on the 10-year sales average in the latest published LAA (covering the period 2012-2021). Future LAAs are likely to give different 10-year averages, and hence different figures. Therefore, it is simpler and more meaningful to aim to maintain a 10-year landbank (with the landbank to be measured annually and based on 60% of the 10-year average sales figure in the latest LAA), in line with national planning practice guidance.

9.14 Mineral extraction operations at our existing active quarries are nearing the end of the working currently permitted. We also know that there are significant reserves within Cromhall Quarry which, although not currently active, also potentially has a role to play going forward.

9.15 It is important therefore that, in preparing our Local Plan, we take account of such factors and the need for appropriate policies and allocations to help ensure a steady and adequate supply of aggregates, as is required by national planning policy.

Existing supply

9.16 As set out above, while we have significant permitted reserves landbank to demonstrate a theoretical landbank which extends beyond the plan period (2025-2040), this does not take into account factors which could affect their deliverability. To better understand this, we have engaged with relevant operators and landowners and undertaken analysis of extraction rates, and our understanding is that the remaining permitted reserves at each of the active quarries will be totally worked out between 2032 and 2040.

9.17 With this in mind, through our Local Plan we need to consider how we can make additional reserves available.

What we are seeking your views on now

9.18 At this stage we want to test our emerging approach to minerals, mineral working and quarry restoration and seeking your views on:

- a draft high level strategic policy
- preferred areas/ areas of search for future mineral working
- Cromhall Quarry
- Tytherington Quarry southwest extension
- Wickwar Quarry northwest extension

A draft high level strategic policy

9.19 In line with national policy, this strategic policy aims sets out the council's commitment to maintaining a year landbank for crushed rock of at least 10-years. The position regarding landbanks can be monitored annually, using the 10-year sales average, as reported through the latest Local Aggregates Assessment. It also sets out the environmental considerations that will need to be taken into account for proposals for new extraction, and the council's expectations for the restoration of quarries once they have ceased extraction operations. [Find out more and submit your comments](#).

9.20 If, through annual monitoring, it appears that the 10-year landbank might not be maintained, it may be necessary to revisit the issue of permitting further reserves. If levels of crushed rock production in WoE rise consistently each year in the future, the rolling 10-year sales average will tend to rise each year too, which, with diminishing permitted reserves, will tend to reduce South Gloucestershire's landbanks.

9.21 In addition to this policy, it is proposed that Policies, Sites and Places Plan Policy PSP24 (Mineral Safeguarding Areas) is 'saved', in recognition of the importance of avoiding the unnecessary sterilisation of mineral resources in South Gloucestershire. For further information about this and other saved policies, read [section 11](#).

Preferred areas/ areas of search for future mineral working

9.22 National guidance refers to the importance of planning for a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Mineral planning authorities should plan for the steady and adequate supply of minerals by designation of either Specific Sites, Preferred Areas, or Areas of Search for mineral working.

9.23 From engagement with quarry operators and relevant landowners, a number of areas for future mineral working have been identified and it is likely that any granting of planning permission on those extensions would significantly increase permitted reserves in South Gloucestershire.

9.24 These extensions are proposed to be allocated through the Local Plan as 'Preferred Areas' – areas of known resources where planning permission might reasonably be anticipated. The benefit of bringing forward these areas through the Local Plan is the certainty it brings for: South Gloucestershire's community in terms of what will be delivered and where; quarry operators and landowners to inform their investment plans; and the council in terms of its ability to demonstrate a landbank and plan for a steady and adequate supply of aggregates.

9.25 The preferred areas allocated through the Local Plan contribute to achieving a 10-year landbank for crushed rock. The areas proposed for allocation through the Local Plan are:

Cromhall Quarry

9.26 As set out above, Cromhall Quarry is currently not operational (or 'mothballed') but the Tortworth Estate, who own the quarry, have indicated they intend to recommence working of the permitted reserves contained there, to bolster supply to the local mineral market.

You can submit your comments through our [interactive map](#).

9.27 The map above indicates the area that is being promoted through the Local Plan, which includes an identified resource of circa 18mt. As it stands, the intention is that output will be on a relatively small scale, initially with a saleable output of circa 0.25mt per annum, although we understand there is potential for this to be scaled up mid-way through the Plan period if required.

9.28 Future working and restoration should provide for appropriate enhancement and connectivity to the GI network and specifically Corridor B, for woodlands, wetland or grasslands as appropriate and in response to nearby green and blue assets. Future development should refer to detailed Green Infrastructure Audit report as to nature of GI in this area of the network.

Tytherington Quarry southwest extension

9.29 Tytherington Quarry, which is operated by Heidelberg Materials (formerly known as Hanson), reopened and recommenced extraction in 2018 following its

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mothballing in 2012. It benefits from a railhead, facilitating the distribution of approximately 75% of the aggregate produced by rail.

9.30 Through the Policies, Sites and Places (PSP) Plan, a relatively modest preferred area for future working was allocated. Through engagement with Heidelberg Materials, who operate Tytherington Quarry, they have indicated they consider that employing a longer-term strategic approach will help to provide maximum opportunities and overall mitigation for the long-term future of the site and most importantly its interaction/integration with the community and environment. In doing so, it will also provide a greater level of certainty both in terms of a landbank for South Gloucestershire and for Heidelberg's continuing investment in the site and its environs.

You can submit your comments through our [interactive map](#).

9.31 The map above indicates the area that is being promoted through the Local Plan, as three extensions to the existing quarry. The first of which is an area previously allocated (through the Policies, Sites and Places (PSP) Plan), which includes the potential for extraction of an identified resource of 6mt to be worked in the short to medium term.

9.32 The second proposed extension includes an area previously allocated (through the Policies, Sites and Places (PSP) Plan), which includes the potential for the extraction of a further 20mt in the medium to long term. Through working this area, it is anticipated that a utilities and public rights of way corridor can be created, and Itchington Road will be retained.

9.33 The third extension proposed is beyond any areas allocated through previous Local Plans and is estimated to contain over 50mt of resource. It is anticipated that this area is likely to be realised in the long term, and beyond this plan period. Taken together, these extensions will help to ensure a landbank through this Plan period and into the next.

9.34 Though allocating land for these extensions now, we can provide certainty to all stakeholders, including our communities, the operators (to inform their investment in the site and its environs) and the Council (to ensure a sufficient landbank). The phased approach is proposed with a view to minimising the potential impacts at each stage.

9.35 In operational terms, any extension of the Quarry would continue to use the existing processing and access facilities, which includes the rail connection that will continue to be used to transport approximately material from the site.

9.36 The entire area covered by these potential extensions lie within the Green Belt. In accordance with national planning policy (NPPF para 150), mineral extraction is not considered to be inappropriate in the Green Belt provided it preserves its openness and does not conflict with the purposes of including land within it.

9.37 There are a number of important development considerations that will need to be taken into account in the design of detailed proposals to deliver the extension of Tytherington Quarry, in addition to the general policy requirements associated with developments of this type. In this instance, there will be a need for Heidelberg to consider, as a minimum, the:

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- future of Itchington Road which runs along the southern boundary of the current extraction area and the northern boundary of the proposed extension area
- need to reposition the National Grid overhead lines and pylons which cross the site
- need to ensure future development and restoration maintains and enhances connectivity of GI Corridor B, in particular east west connectivity for biodiversity and take opportunities to extend and enhance habitat, landscape and active travel (including public rights of way) connections south of the existing corridor as the proposed quarry area is worked out and in future ameliorated
- need to ensure the connectivity and quality of the rights of way network, including the Jubilee Way which links the Severn Way and the Cotswold Way
- need to understand the site's archaeological potential

Wickwar Quarry northwest extension

9.38 Wickwar Quarry is operated by Breedon, who lease the land from the Tortworth Estate.

You can submit your comments through our [interactive map](#).

9.39 The map above indicates the area that is being promoted through the Local Plan, by the Tortworth Estate, who intend to work the reserves this extension will facilitate, with an identified resource of circa 35-40mt. As it stands, the intention is that, following allocation through the Local Plan, planning permission will be secured by 2033. This would facilitate the continuity of a supply of up to 1.2mt per annum into the nearby markets.

9.40 There are a number of important development considerations that will need to be taken into account in the design of detailed proposals to deliver the extension of Wickwar Quarry, in addition to the general policy requirements associated with developments of this type. In this instance, there will be a need for Breedon to consider, as a minimum, the:

- relocation of the B4509 Downs Road
- relocation of a high-pressure gas main, and
- need for future working and restoration to take opportunities to connect into and enhance the existing Strategic Green Infrastructure Network Corridor B. Future development should refer to detailed Green Infrastructure Audit report as to nature of GI in this area of the network

General considerations

9.41 If, through annual monitoring, it appears that the 10-year landbank might not be maintained, it may be necessary to revisit the issue of permitting further reserves.

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

9.43 To be clear, however, the inclusion of these areas in the Local Plan does not guarantee that planning permission will be granted. Future applications in relation to development of the proposed areas will be subject to compliance with relevant local planning policy and the consideration of other material issues at such point as an application is submitted to the council.

9.44 As a matter of course, development proposals for new mineral workings will need to demonstrate that permitted operations will not have unacceptable adverse impacts on the natural and historic environment, human health, or local amenity. The council will consider the use of masterplans (or similar) to ensure that any development is brought forward in a planned, structured and holistic way and to ensure benefits are maximised.

9.45 Allied to this, the council will normally require mineral working and restoration to be carried out in phases, with a view to minimising potential impacts arising from the proposed development.

Restoration and aftercare

9.46 Restoration and aftercare proposals for a mineral working site will be conditioned as part of planning permission. Schemes for restoration and aftercare should be in place prior to any approval of permission for mineral workings and should be reviewed prior to works commencing, to take account of changing local circumstances and environmental needs. The council requires that all quarry sites are subject to restoration. As part of this, we will work with landowners and quarry operators to understand what opportunities exist in terms of uses post-quarrying, which contribute to the council's wider environmental objectives.

9.47 Where additional landfilling and/or the importation of waste is required, this would normally require separate permission, the timescales of which would be addressed as part of the determination of such an application.

Recycled aggregates

9.48 National planning policy advocates taking account of recycled materials 'so far as practicable'. Some aggregate is produced in South Gloucestershire from recycling of construction, demolition and excavation waste. However, it is difficult to obtain comprehensive reliable data, and the quantity of recycled aggregate produced from known sources is relatively low. Notwithstanding this, the council will seek to encourage the provision of recycled aggregate as part of planning for a steady and adequate supply of aggregates.

Question

Do you have any comments on sites proposed for minerals allocation?

Please submit your comments through our [interactive map](#).

10. Planning for strategic green infrastructure

What we want to do

10.1 We want to discuss an updated Strategic Green Infrastructure (GI) Network, which would be safeguarded as part of the new Local Plan. This will be linked to a new strategic policy which will sit alongside a number of saved Local Plan policies which will continue to protect existing designated sites.

10.2 This approach will protect the integrity of the network but also facilitate appropriate change and development within it, so that homes, jobs, infrastructure, biodiversity, recreation, and adaptation to climate change can be planned for and sympathetically co-exist well into the future. The proposed Strategic Green Infrastructure Network does not stop or protect all land within it from development. Although there will be protected sites, areas of landscape and designated assets within the network, in other areas new development and change will be possible. As long as the integrity and function of the network remains and strategic connections between nearby green and blue assets are maintained and enhanced.

Green Infrastructure and Strategic Green Infrastructure

10.3 Green Infrastructure (GI) is defined in the National Planning Policy Framework (NPPF) as:

“A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.”

10.4 Strategic Green Infrastructure when planned effectively can create a network of larger (landscape) scale sustainable natural and semi natural landscapes and habitat areas, incorporating landscape and heritage features, walking and cycle routes, areas for recreation and leisure, green spaces, rivers, and other water bodies. In South Gloucestershire a number of Green Infrastructure corridors are planned to combine into a network which will connect villages, towns and urban areas and link adjoining countryside and townscape areas.

10.5 At a more local level, community spaces, parks, village greens, orchards, churchyards, nature sites and local footpaths and cycle routes (which are protected by separate local plan policies) all complement and link within the overarching

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strategic GI. When development and land changes respect the GI network and are coordinated to enhance it with connectivity and functions in mind, there can be wide ranging benefits for people and nature. These include adaptation to climate change, resilience to flood risk by suitable natural flood storage, improved visual amenity and enhanced quality of places and development.

10.6 Designation of a Strategic Green Infrastructure Network will assist in prioritising certain areas for future investment in biodiversity, secured through the emerging national and local requirements for 'biodiversity net gain'. This investment in biodiversity and nature, when directed to locations in the newly designated Strategic Green Infrastructure Corridors will assist in enhancing and improving the connectivity of the network and establish places where nature and the natural environment can thrive.

10.7 The Strategic Green Infrastructure Network can also act as a focus for implementing 'natural capital solutions', rewilding, and taking proactive steps to increase the quality and connectivity of our natural habitats. within the network. The potential of a designated connected network to include areas identified for net gain, increasing tree planting, and enhanced green corridors will also increase carbon sequestration and opportunities for carbon offsetting through enhancements to habitat, green corridors, and new natural areas.

10.8 Therefore, when investigating locations for new growth within South Gloucestershire it is important to plan for both development of homes, jobs, and infrastructure, as well as enhancement to green infrastructure, in a connected and co-ordinated way.

10.9 Parts of our proposed strategic GI network are already protected from development through separate designations in the Local Plan, including, for example: SSSI, SNCI, Ancient Woodland, Conservation Areas, Registered Historic Parks and Gardens, Local Green Spaces, Public Rights of Way. Other parts of the network are protected by legislation such as Common Land.

10.10 However, other parts of the strategic GI network perform an important function in terms of providing a mix of existing and potential connectivity between these areas, as well as offering opportunities for enhancement of the strategic network of woodlands, grasslands, and wetlands. New development proposals for homes, jobs, infrastructure and other uses may be acceptable in the Strategic Green Infrastructure Network; providing they respect the integrity of the network and maintain the function and connectivity of the section of the network they are in.

10.11 It is important to note that outside of the proposed strategic GI network, protection of nationally and locally designated sites and important green and blue GI assets such as the wider area of the Cotswold National Landscape (formally known as AONB – Area of Outstanding Natural Beauty) will still exist. The strategic network identifies areas where connectivity and function are needed on a wider scale and will add to existing protections. Other important assets such as Sites of Nature Conservation Interest, Commons, wetlands, cycle routes, areas of Green Belt and local green projects will still exist and be protected outside the GI Network. The strategic network identifies areas where connectivity and function are needed on a

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wider scale. A complex web of green assets existing within and outside the Green Infrastructure Network which collectively contribute to our recreation, biodiversity, active travel cultural and heritage offer and quality.

What we have done so far

10.12 In our Phase 2 consultation we identified land that could form part of this Strategic GI Network in terms of its main corridors.

10.13 The Strategic Network of GI corridors, which form part of our emerging Local Nature Recovery Network, has been informed by the West of England Local Nature Partnership (WENP) ecological (habitats) network mapping, which in turn responds to the recommendations contained in the 'Making Space for Nature'.

10.14 The strategic GI network has also been informed by the 'West of England Joint Green Infrastructure Strategy' (JGIS) June 2020.

10.15 In this consultation, alongside the Strategic GI Network, we want to set out where our Key Strategic Viewpoints and Visually Important Hillside are located in South Gloucestershire. Our emerging Strategic GI and Environment policy consulted on at Phase 2, introduced criteria that along with the GI network, development proposals would need to consider and respond to these viewpoints and hillsides. The landform of many Visually Important Hillside is closely associated with the diversity of ecological habitats in South Gloucestershire, as well as facilitating key views across the district or forming features in such views.

Updates since Phase 2 consultation

10.16 Listed below is a summary of the key feedback issues we received at the Phase 2 consultation on the Strategic Green Infrastructure Network, which we have responded to:

- Further refinement of the corridor boundaries to:
 - ensure that built settlement edges including private gardens were excluded around main settlements (e.g., at Harris Barton – a new mapping base has helped this). Some smaller settlements are washed over by the corridors
 - to omit unnecessary white land; however, some white land is included where this is needed for GI connectivity or ecological buffers and linkages
- Extension of Corridor E to include the visually important hillside features within the southern part of the Cotswold National Landscape.
- Adoption of a criteria-based assessment to ensure the proposed visually important hillsides and strategic viewpoints merited identification as such.
- Reduction in the final number of identified Strategic Viewpoints, with some downgraded to 'local' views due to their context/composition not meeting the adopted criteria (e.g., YTL development will obscure the view from the airfield toposcope).

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10.17 The above refinement and changes to our Strategic Green Infrastructure Network are described, and visually presented, in greater detail within the [technical evidence base in the Strategic Green Infrastructure Corridor Mapping Project 2023](#) in the Green Infrastructure section.

10.18 In addition, since Phase 2 further analysis work has been undertaken to describe and justify the identified visually important hillsides and strategic Viewpoints as part of the separate, but linked, Landscape Character Assessment SPD Refresh (Ref Annex 1 and Annex 2 of this document respectively). [These documents and the Corridor Mapping Project 2023 are available on our website.](#)

10.19 Protection of the visually important hillsides and strategic viewpoints forms part of the emerging Strategic Green Infrastructure Policy. We set out our intention to do this in our Phase 2 version of the policy, which is being refined and updated to be presented at Regulation 19. We are now seeking your views on the proposed visually important hillsides and strategic viewpoints which we propose to protect. You can submit your comments through our [interactive map](#).

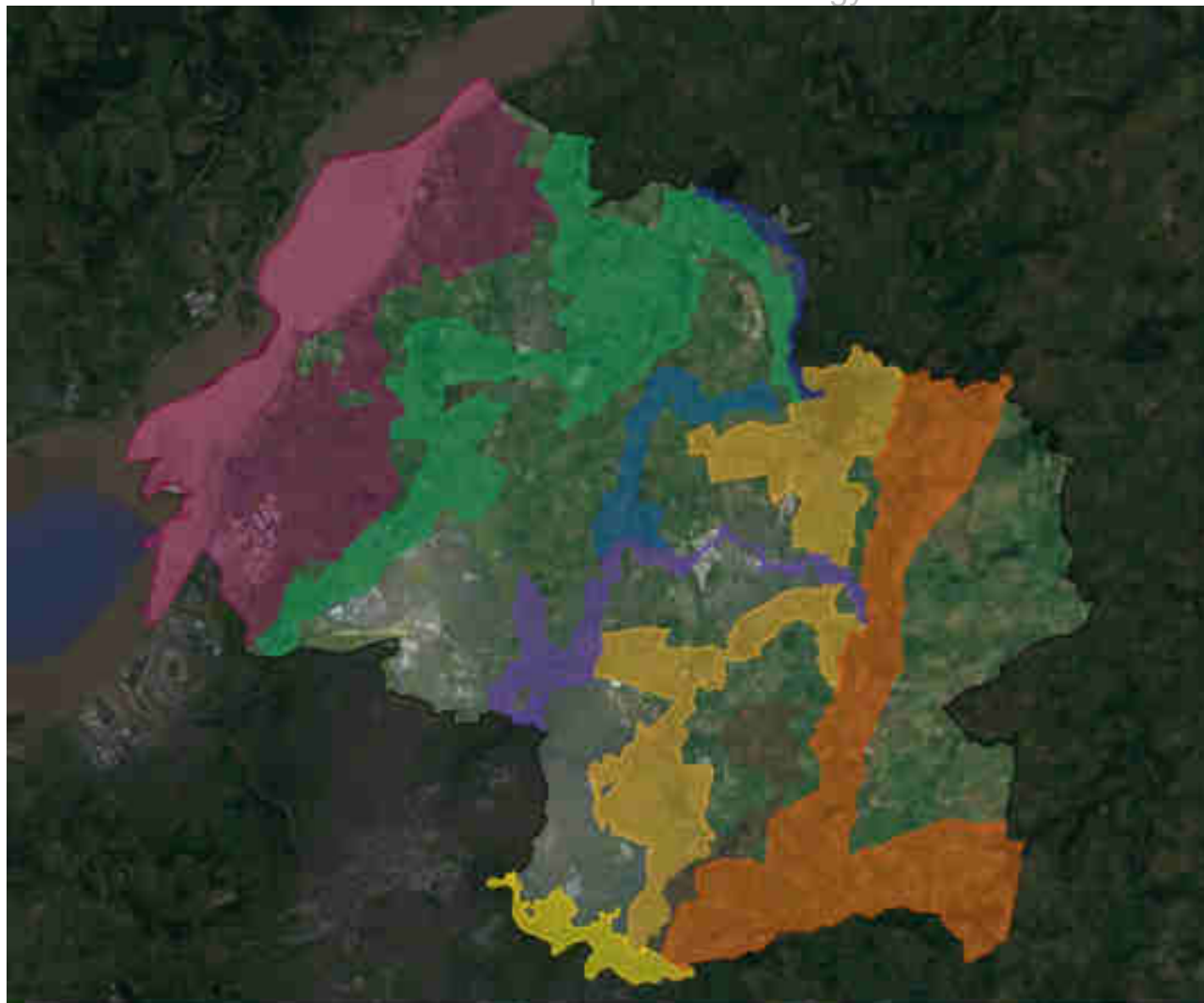
The Strategic GI Network – option and designations

10.20 In this consultation we want to share the updated Strategic Green Infrastructure Network, this sets out where in district we think the network should be and the nine strategic corridors that form the main, linked network.

10.21 The intention is that the strategic network will be defined on the policies map. Development within, or near to it will be managed by new planning policies, strategies and plans for enhancing the GI corridors and assets within them. Protection of designated and important GI assets lying outside the corridors will remain unchanged.

10.22 We also have identified the Visually Important Hillsides that form part of the Strategic GI Network, together with a set of Strategic Viewpoints, which we intend to designate on the future policies map.

10.23 Please view and comment on the updated Strategic Green Infrastructure Network nine corridors, proposed strategic viewpoints and visually important hillsides on our interactive map below.



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Figure 10.1 Strategic Green and Blue-Green Infrastructure Corridors.



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Figure 10.2 Strategic viewpoints and visually important hillsides.

Nine Strategic Green Infrastructure corridors – descriptions

10.25 Each of the nine Green Infrastructure corridors that make up the network have unique functions and individual assets within them. Green assets for example relate to visually important hillside features and associated areas of strategic woodland and grassland habitat. Blue-green assets relate to the Severn estuary and key river corridors and associated strategic wetland habitat network.

10.26 The corridor and nature of assets within it will guide the approach to achieving positive connectivity and enhancement to their quality and function.

10.27 A summary of the nine individual corridors is set out below. Further detailed guidance and information on each corridor is set out in the Strategic Green Infrastructure Corridor Mapping Project.

A. Sheppertine – Oldbury on Severn – Severn Beach (Severn Estuary and Levels)

10.28 Corridor A is a blue-green infrastructure (BGI) corridor, extending from south-west to north-east to follow the River Severn Estuary to take in the marine, foreshore and adjacent Levels areas. Corridor A includes two cut outs which straddle the M4 at Ingst and Junction 1 with the A403 at Severn View. These have been excluded as they occupy higher lying land which rises up out of the main floodplain and therefore do not form part of the primary GI function of Corridor A.

10.29 The primary function and importance of the corridor is focused on the strategic wetland network associated with the Severn Estuary corridor, including a designated Special Protection Area (SPA) / Special Area of Conservation (SAC) / Ramsar and Site of Special Scientific Interest (SSSI) sites, alongside a linked network of rhines and watercourses across the Levels. Some parts of the strategic woodland network extend into the south-east of Corridor A.

10.30 The committed development area of Severnside (South Gloucestershire Policy CS35) lies within Corridor A, and is safeguarded for distribution and other extensive employment uses. Although a lot of the Severnside area is actively being built out, under the original 1957/58 ICI planning consent, unbuilt areas which retain the GI function of Corridor A will be delivered as part of the wider GI masterplan for the area.

B. Charfield – Alveston – Hallen (Western Scarp/ Severn Ridges)

10.31 Corridor B is a green infrastructure (GI) corridor extending from south-west to north-east, before turning south-east along the 'S shaped' Severn Ridge, which comprises a series of interlinked scarps that straddle the M5 motorway corridor.

10.32 There are a number of strategic viewpoints towards and from this series of visually important hillside features; 5 Conservation Areas (CA)s lie within the corridor together with a Grade II* registered historic parkland, and five small areas of registered common.

10.33 Its primary function and importance relate to its strategic woodland network associated with a visually important hillside / ridge landform feature with some relatively large sections of ancient woodland. The existing woodland network does not currently extend along the most easterly section. The central part of the corridor, in particular, is crossed by several South Gloucestershire active travel routes, the Jubilee Way long distance footpath and national cycle route 41. Large green spaces include natural and semi-natural green space, and playing fields and sports facilities located in settlements.

C. Winterbourne – Kendleshire – Yate (River Frome Corridor)

10.34 Corridor C is a blue-green infrastructure (BGI) corridor extending from south to north and then northeast and eastwards along the River Frome corridor, with a

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north westerly fork along the Bradley Brook corridor. There is one strategic viewpoint from the top of Beacon Lane in Winterbourne, with views west across the River Frome valley towards Bradley Stoke and Patchway. Four CAs lie within the corridor together with four small areas of registered common land.

10.35 The primary function and importance of this corridor relates to its strategic wetland network and areas of adjoining grassland habitats associated with both river corridors, with that of the River Frome penetrating the urban areas of Yate and Winterbourne. The corridor also takes in part of the strategic woodland network at its western end and the strategic grassland network at its eastern end. To the east of Chipping Sodbury, the corridor forms a strategically important link between different habitat types, including the grassland network of Corridor D, the woodland network of Corridor E, and the wetland network of Corridor C.

10.36 The committed mixed-use development, and new neighbourhood, area of 'East of Harry Stoke' (South Gloucestershire Policy CS27) overlaps with the western margin of Corridor C. GI provision is included within the overarching masterplan for the eastern edge of this development area.

D. Wickwar – Westerleigh – Bitton (Westerleigh Vale/ Oldland Ridge/ East Fringe)

10.37 Corridor D is a green infrastructure (GI) corridor that extends from south to north along the Oldland Ridge and Westerleigh Vale to link with the Pucklechurch Ridge, and further north takes in the Wickwar Ridge. It is separated at its centre near Chipping Sodbury by BGI Corridor C (River Frome).

10.38 There are three strategic viewpoints from this series of ridgelines. Siston CA lies within the corridor and includes the Grade I listed Siston Court. There are a number of registered commons within the corridor, many of which are included within the South Gloucestershire 'Common Connections' landscape and habitat restoration project.

10.39 Its primary function and importance relate to a mosaic of strategic woodland and grassland habitat associated with the visually important hillside / ridge landform features within its southern part. It takes in the strategic grassland network principally associated with common land (which are concentrated in its central part), and the strategic woodland network within its northern part, including the Lower Woods SSSI and Wetmoor. Strong links with the strategic wetland network, as part of Corridor C to the east of Chipping Sodbury, are essential for the successful connectivity of Corridor D.

E. Hawkesbury – Upton Cheney – Ashwicke (Cotswold Scarp and Ashwicke Ridges)

10.40 Corridor E is a green infrastructure (GI) corridor extending from south to north to take in the prominent, westerly facing scarp of the Cotswold National Landscape (formally known as AONB), which for the purposes of this project takes in the whole

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of South Gloucestershire Landscape Character Area (LCA) 4: Cotswolds Scarp, together with connected areas of the strategic GI network. The corridor also takes in the series of valleys and ridges within the southern margin of the CNL, including St Catherine's valley.

10.41 There are 8 strategic viewpoints with views either towards or from this Visually Important Hillside feature, including long views south and west to Bristol and Wales beyond. 8 CAs lie within the corridor (Hawkesbury Upton, Horton, Dyrham, Doynton, Beach, Upton Cheyney, Cold Ashton, and Marshfield), and 3 registered parks and gardens at Dyrham Park, Dodington House (Grade II* listed) and Ashwicke Hall (Grade II listed). There are also several areas of registered common land.

10.42 The primary function and importance of this corridor relate to its mosaic of strategic woodland and grassland habitat associated with the Visually Important Hillside feature of the Cotswold Scarp. The corridor also takes in a number of historic parks and gardens associated with large estates. Small sections of the strategic wetland network also extend into the corridor, associated with the St Catherine's Brook and the River Frome, for example.

F. Hanham Green – Hannah Abbots – Bitton (Avon Valley)

10.43 Corridor F is a green infrastructure (GI) corridor running along the south-west facing valley side of the River Avon, south of Hanham. There are 2 strategic viewpoints within the corridor, offering panoramic views from Hanham Hills and the Bristol and Bath Railway (cycle) Path. Hanham Abbots and Bitton (southern half) CAs lie within the corridor, together with a small area of common land at Stephens Green in the centre of the corridor.

10.44 Its primary function and importance are largely associated with the strategic woodland network which traverses the visually important hillside / landform feature, formed by the prominent northern valley side. The corridor also hosts sections of the strategic grassland network at Hanham Hills, and the strategic wetland network associated with the River Avon.

10.45 There are several South Gloucestershire active travel routes, mainly concentrated in the west of the corridor, as well as a section of the Bristol and Bath Railway Path (also part of the Avon Cycleway and NCN route 4) and several long-distance footpaths which cross through the corridor including the River Avon Trail, Monarchs Way, Community Forest Path and The Dramway.

G. Wickwar – Iron Acton (Ladden Valley)

10.46 Corridor G is a blue-green infrastructure (BGI) corridor that extends from south to northeast along the Laddon Brook valley. Additional land away from the river corridor has been included in this narrow blue-green corridor to provide for habitat creation and off-setting.

10.47 The primary function and importance relate to its strategic wetland network associated with the Laddon Brook. Small sections of the strategic woodland network

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and part of the Wickwar Ridge Visually Important Hillside are also present within this corridor.

10.48 The corridor is crossed by 2 South Gloucestershire active travel routes, as well as the Jubilee Way long distance footpath.

H. Hinton – Doynton – Bitton (Boyd Valley)

10.49 Corridor H is a blue-green infrastructure (BGI) corridor, which takes in the watercourses of the River Boyd and the Feltham Brook in its north before following the course of the River Boyd south through Wick and towards the river Avon.

10.50 The primary function and importance of this corridor relate to its mosaic of strategic wetland, grassland and woodland habitats associated with the length of the River Boyd corridor, as well as the strategic wetland network associated with its tributary, the Feltham Brook.

I. Huntingford – Charfield – Wickwar (Little Avon River Corridor)

10.51 Corridor I is a blue-green infrastructure (BGI) corridor extending from south to north-west along the Little Avon valley near Charfield. Additional land away from the river corridor has been included in this narrow blue-green corridor to provide for habitat creation and off-setting. Although seemingly local in scale, Corridor I is considered to be of strategic importance due to its rich mosaic of terrestrial and riparian habitat, as well as its potential to form strategic connections with surrounding local authorities.

10.52 Its primary function and importance are its strategic wetland network associated with the river, which also takes in part of the strategic woodland network at both its southern and northern ends, as well as the strategic grassland network at its southern end.

10.53 One South Gloucestershire active travel route passes through the corridor to the east of Charfield, as well as a short section of the Avon Cycleway (a regional cycle route) north of Wickwar. Corridor I also provide a good opportunity for making green and blue linkages with surrounding Local Planning Authorities, including better connecting Charfield with Wotton-under-Edge and Kingswood via the Greenway, promoted active travel route.

Interrelationship between the emerging Local Nature Recovery Strategy and our Nine Strategic Green Infrastructure Corridors

10.54 The West of England Combined Authority has been designated as the 'Responsible Authority' for delivery of the Local Nature Recovery Strategy (LNRS) in the West of England. This means WECA will be responsible for ensuring the LNRS is produced in line with the forthcoming guidance and regulation from DEFRA. Under powers given to the council its role as Local Planning Authority (LPS) it is a

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supporting authority’ in the preparation of the LNRS. The LNRS will identify desired outcomes for nature recovery in the region, including those considered to be ‘priorities’, and potential measures to deliver them. The LNRS will:

- agree priorities for nature’s recovery
- map the most valuable existing areas for nature, and
- map specific proposals for creating or improving habitat for nature and wider environmental goals
- direct biodiversity net gain funding into areas that will deliver the greatest benefits to nature and will inform the planning process and public authorities
- inform the delivery of ‘nature-based solutions’ for outcomes such as flood management, carbon sequestration and improvements in water quality
- used to help the public, private and voluntary sectors work more effectively together for nature’s recovery, and enable collective effort to be focussed where it will have most benefit. on the ground and increase the effectiveness of funding

10.55 Whilst the proposed Strategic GI Corridors will complement the emerging LNRS work, GI embraces a more diverse functionality, encompassing not only the local ecological network (as set out in the LNRS), but also all the other GI elements, such as facilitating active travel routes, landscape features etc, climate change mitigation and adaption, flood management, noise attenuation which combine to provide multifunctional GI. The Strategic GI Corridors define a concentration of overall GI assets which the council will seek to deliver strategic GI initiatives, which also incorporate priorities for nature recovery. They will also make sure the LNRS takes account of the council’s priorities and plans. This is important because under the Levelling Up and Regeneration Act all local planning authorities will have a duty to take account of their relevant LNRS.

Linked planning policy

10.56 We consulted on an initial draft of the Strategic Green Infrastructure and Environment Policy in our Phase 2 consultation. We are refining the policy based on feedback and updated evidence and will present the updated version in the draft Local Plan at Regulation 19 stage.

10.57 As part of this Phase 3 consultation we have shared technical information further justifying the visually important hillsides, and strategic viewpoints, that forms part of the draft policy considerations; along with further refinement, evidence, and justification for the Strategic Green Infrastructure Network.

10.58 Within the strategic GI network some land will continue to be protected from development through separate designations and policies in the Local Plan e.g. SSSI (currently policy PSP18), SNCI (currently policy PSP19), Ancient Woodland (current policy PSP3), Local Green Spaces (currently policy PSP4), public rights of way or protected by other legislation such as Common Land.

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10.59 In the remainder of the network there will be a need to maintain its functional connectivity, through the placement and design of new homes, jobs and infrastructure, and through those developments providing new GI assets such as wildlife corridors, open spaces, tree and woodland planting grassland and wetland habitat, and new playing pitches and recreational facilities.

10.60 In addition to planning policies and designations new strategies and enhancement projects are being developed to improve land, connections and quality of the network throughout South Gloucestershire.

Questions

Do you support the designation of the proposed:

1. Green Infrastructure corridors, or Network
2. Strategic Viewpoints
3. Visually Important Hillside?

Please submit your comments through our [interactive map](#).

11. Policy framework and draft policies

New Local Plan – policies

11.1 Our new Local Plan is an opportunity to review our existing policies and introduce the new policies and approaches that will be the foundation for guiding development across South Gloucestershire for the period 2025 – 2040.

11.2 The purpose of local plan policies is to provide direction and clarity on where development is expected to take place. They outline the number and types of homes, jobs, services, and facilities, as well as infrastructure that will be expected to be developed in South Gloucestershire. Planning policies also safeguard and seek to enhance our green infrastructure, biodiversity, historic assets and buildings, and unique areas of character across the authority. They also respond to the challenges of climate change as we set new approaches and standards for all new development to minimise energy use and reduce the carbon emissions associated with development, and ensure we generate more of the energy we require from renewable and low carbon sources.

11.3 The focus of this plan is to prioritise updating some policies in line with the council’s objectives, the National Planning Policy Framework, and the work of the West of England Combined Authority. Particular attention will be on Climate and Nature emergencies – which reflect the Declaration of Climate Emergency 2019, addressing the housing crisis and ensuring deliver homes that are affordable. Other objectives of the plan can be found in [section 2](#).

Status of policies drafted and prepared so far

11.4 Between November 2020 and March 2021, we consulted residents and the wider community on the issues and priorities we identified during the first step of preparation of our new Local Plan. This was [Phase 1 consultation](#). During this phase we consulted on 11 policies.

11.5 In the [Phase 2 of public consultation](#) – that took place between February and April 2022 – we started a conversation about planning for new homes and jobs in our rural communities and urban areas. During this stage we consulted on strategic green infrastructure and environment, making effective use of land, houses in multiple occupation, rural exception sites and community led rural housing, and biodiversity net gain.

Change since Phase 2 consultation

11.6 As we explained in section 1 since the Phase 2 consultation happened, some circumstances have changed which means that we have to update our priorities and objectives during this new stage of the consultation. In summary this related to:

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- the West of England Combined Authority (WECA) has stopped to work on their Spatial Development Strategy (SDS)
- the leadership of the South Gloucestershire Council has changed in May 2023
- government proposals for National Development Management Policies – to set many common Local Plan policies at a national level

11.7 As a result, this has also had an impact on what policies our Local Plan now needs to include. We therefore need to focus on the policies that will address the priorities of South Gloucestershire, and any relevant cross boundary issues. In Appendix 1 we have identified those policies which are strategic and non-strategic that will be contained in our new Local Plan, and replace a range of our existing adopted policies.

11.8 We have also identified in our Local Plan Delivery Programme that we intend to prepare a supporting development plan document (DPD). This will provide an opportunity to update and replace all relevant policies in the Core Strategy and Policies Sites and Places Plan, which have not been updated as part of our new Local Plan.

11.9 Furthermore since the West of England Joint Waste Core Strategy (JWCS) was adopted in 2011, there has been significant change to the context of waste arisings and waste management in South Gloucestershire. At a national level, this includes updates to the NPPF and PPG, neither of which were material considerations at the time of adoption of the JWCS, and the enactment of the Environment Act 2021 and associated emerging regulations, which bring in statutory targets for residual waste, recycling and waste collections. At a local level, the 'Resource and Waste Strategy 2020 and beyond' was agreed at Cabinet in March 2020, which sets out an ambitious vision for Waste services to: reduce consumption, particularly of single-use items; increase recycling to 70% by 2030, from a current rate of 59.9%; and reduce waste going to landfill to an ambitious net zero.

11.10 Relevant policies within the JWCS will therefore be updated for the new Local Plan in the Publication draft (Regulation 19) to ensure these operate consistently with national policy and remain effective throughout the course of the SGLP. This will consider a strategic policy related to waste arisings and waste management, and development management policies related to waste management facilities at site-level and larger facilities where considered necessary.

11.11 We also need to keep under review the government's proposed Planning Reforms, this proposes setting a wide range of National Development Management Policies, that are likely to update and set some of our Core Strategy and Policies Sites and Places policies at a national level. The outcome of this will influence the scope of any future supporting development plan document for planning policies.

New Local Plan – overall policy framework

11.12 We aim to set out the overall policy framework for the new Local Plan in the Publication draft (Regulation 19). This will contain policies covering the following:

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- a final strategy for homes, jobs, infrastructures, confirming the locations and sites that form our preferred strategy
- further information on safeguarding land for transport and infrastructure
- a full set of draft policies that will bring together policy drafts from Phase 1, Phase 2, and Phase 3, along with strategy and spatial policies

11.13 It will also confirm which policies in the Core Strategy (CS) and Policies, Sites and Places Plan (PSP) will be saved for the time being until replaced by national development management policies or future development plan document, which will be prepared following adoption of our new Local Plan.

11.14 The full set of policies for the new Local Plan will be presented in the publication draft (Regulation 19). At this stage we have set out the range of policies, their titles and whether they replace existing policies or new, to reflect the policy framework for our new Local Plan in [Appendix 1 – New Local Plan policies](#).

Existing and new area-based policies

11.15 The Core Strategy of the current Local Plan contains locational policies for each area of the district (CS25, CS29, CS30, CS32, CS34, CS35). We will consider whether to update these at the Publication draft (Regulation 19) or deliver through other policies of the new Local Plan or through subsequent plans or SPDs.

11.16 In regard to the site allocation and new neighbourhood policies included in the Core Strategy of the current Local Plan (CS26, CS27, CS28, CS31, CS33), we will retain them or replace them with new allocation policies depending on the extent of the planning permissions and the stage of development of these sites.

11.17 You can view the set of existing and new area-based policies that we mentioned above in [Appendix 2 – Existing and new area-based policies](#).

Policies being consulted on in Phase 3

11.18 During consultation we are sharing new and updated draft Policies covering:

1. [Climate Change Mitigation, Adaptation and Resilience](#)
2. [Energy Management in New Development](#)
3. [Embodied Carbon](#)
4. [Renewable and Low Carbon Energy Systems](#)
5. [Community Energy](#)
6. [Affordable Homes](#)
7. [Sites for Gypsies and Travellers](#)
8. [Sites for Travelling Showpeople](#)
9. [Internal Space and Accessibility Standards](#)
10. [Mineral Working and Restoration](#)
11. [Economy and Jobs](#)
12. [Town Centres](#)

13. [Strategic and Major Sites Delivery Policy](#)
14. [Stewardship Arrangements](#)

11.19 We welcome your thoughts and comments on the wording and approach of these policies. We will continue to develop and refine the draft policies covering those topics and will bring forward updated versions at the Regulation 19 draft plan stage of our new Local Plan's development. Future versions will build upon the comments received, latest national planning policy position and to reflect any new technical evidence and information.

List of adopted policies

11.20 We have set out in [Appendix 3 – List of adopted policies](#) our proposed approach to either 'replace', save, or delete the full range of existing adopted planning policies in the Core Strategy and PSP.

11.21 Those being replaced, reference the emerging or future new Local Plan policies that will be set and confirmed in our Regulation 19. A large number have already been consulted on at Phase 1 and Phase 2, with a further range being consulted on in this consultation document. Find out more in [Appendix 1](#).

11.22 Those proposed to be 'saved' are considered to still be in conformity with the National Planning Policy Framework and will continue to have full weight. Until either replaced in a support development plan document for policies, to supplement our new Local Plan or replaced by National Development Management Policies.

Question

Do you have any comments on the proposed range of new Local Plan Policies?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Phase 3 draft planning policies

Climate Change Mitigation, Adaptation and Resilience

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

This is a new policy topic.

Purpose

Our climate is changing, and we need to both limit this change, by reducing emissions (mitigation), and adapt to the changes to the climate that are already going to occur (adaptation and resilience).

The council declared a Climate Emergency on 17th July 2019, which included a pledge to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030, and also to enable our communities to achieve 100% clean energy across all sectors.

The risks from a changing climate are wide and include flooding, coastal change, extreme temperatures and the growth in pests and diseases new to the UK. However, there can be wider social, environmental and economic benefits from tackling climate change, for example, by providing adaptation measures such as trees that provide shading and also benefit nature.

Through the new Local Plan, we can guide and set requirements for new development to ensure that climate change is addressed wherever possible.

This policy is a key principle behind the emerging development strategy of the Local Plan, and it is also reinforced and supported throughout the plan by more detailed policies which cover specific issues such as design, energy management, green infrastructure, sustainable transport and renewable energy.

Policy wording

To contribute to local and national climate targets development proposals must demonstrate how they will mitigate greenhouse gas emissions and be designed to be resilient to the escalating effects of a changing climate.

Climate mitigation

All development proposals must:

- minimise heating and cooling energy demand and associated emissions of greenhouse gas emissions, using layout, orientation and built form and net zero energy (or Passivhaus equivalent) fabric efficiency standards (Draft Policy: Energy Management in New Development)
- maximise on-site renewable energy generation with the objective of meeting annual energy demand (Draft Policy: Energy Management in New Development)
- ensure design which is sufficiently flexible and adaptable to enable changes of use or layout and facilitate future refurbishment
- enable forms of development which encourage walking, cycling, wheeling and the use of public transport instead of journeys by private car
- utilise materials (Draft policy: Embodied Carbon) and other natural and limited resources, such as water and land, sustainably. The development of new homes will be expected to achieve a water efficiency standard of no more than 110 litres per person per day

Climate adaptation

The climate we experience at present is not the climate we will experience in the future. For all development, an adaptation assessment should be submitted that demonstrates how the proposal has been designed to be resilient to the effects of a changing climate.

The assessment will be appropriate to the scale or type of development and lead to a more informed design.

All new development of a sufficient scale will be expected to include the following within their adaptation assessments:

Assessment of climate risk

Adaptation strategies should assess the proposal's location and surroundings, within the current and future climate to inform the design. This assessment should:

- identify how the climate will change over the lifetime of the development including but not limited to:
 - increased temperature (includes extremes of temperature)
 - changes in rainfall (in particular if this leads to drought or flooding)
 - tidal changes (including impact of rising sea levels)
- identify how these changes may impact the proposed development, taking into account:
 - the location of the development and any site specific current and future risks
 - whether the development could exacerbate climate change risks in the

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surrounding area

- the vulnerability of the development's present and future occupants, if known, (as specific additional considerations or measures may be appropriate to different groups)
- any other risks, hazards or opportunities that come out of the climate risk assessment

Informed design

The assessment will feed into the design of the development, and should be used to inform as appropriate:

- layout, form, massing and orientation of the development
- external hard and soft landscape design
- building design and building integrated measures
- use of green and blue infrastructure

General principles

The adaptation assessment should include:

- technical modelling of overheating in current and future climate change scenarios and demonstration of how this modelling has informed the design so that overheating risk is minimised, and any residual risk is overcome ensuring that cooling needs are met sustainably in accordance with policy Energy Management in New Development
- demonstration of how water will be used efficiently
- demonstration of how nature-based solutions such as green and blue (and brown) infrastructure has been incorporated and are a primary consideration in design adaptation measures as they can offer multiple co-benefits
- demonstration of how green infrastructure has been used to provide cooler external spaces for use in periods of hot weather
- a description of how the development responds to other significant climate risks identified
- demonstration of how the responses to climate change avoid or minimise increases to energy use and CO2 emissions

BREEAM

For major non-residential development, a BREEAM assessment will be required. A BREEAM 'Excellent' Rating will be expected.

For residential or mixed-use development consisting of more than 100 residential units, a BREEAM Communities scoping assessment should be provided to determine whether a partial or full BREEAM Communities Assessment is required. Where a full BREEAM Communities Assessment is applicable an 'Excellent' rating will be required.

Supporting text

Our climate is changing, and we need to both limit this change, by reducing emissions (mitigation), and adapt to the changes to the climate that are already going to occur (adaptation and resilience).

By incorporating mitigation, adaptation and resilience measures into development we will reduce emissions and help to meet local and national climate change targets.

The impacts of a changing climate will be broad and are projected to include impact such as increases in average and peak summer temperatures, more frequent, intense and longer lasting extreme heat events, changes in rainfall patterns and intensity, and an increase in the frequency and intensity of storms.

Incorporating adaptation, resilience and mitigation into development proposals will require the consideration of a wide range of issues, both those explicitly set out in this policy; and other policies as set out within the plan including:

- [Energy in new development](#)
- [Embodied Carbon](#)
- Location of development
- Flood Risk
- Landscape
- [Green and Blue Infrastructure](#)
- Biodiversity
- Air Quality

There are also a range of relevant supplementary planning documents, available on our website, that provide more detail and information on topics as well as technical guidance notes on how to adhere to policy.

Climate change mitigation

Mitigation primarily means minimising greenhouse gas emissions from proposals. Emissions come from the transportation and materials used in the construction process, as well as the emissions from the operation and use of the development throughout its expected lifetime.

Draft Policy 2: Energy Management in New Development; and draft Policy 3: Embodied Carbon contain detailed policy requirements to reduce emissions from new development.

The location of new development is an important consideration in terms of reducing emissions and this has been incorporated into the overall development strategy within the local plan. There will also be emissions from the travel movements of

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users and requiring active travel measures to be incorporated in new development, will help to mitigate emissions.

Flexible design can for example reduce the need to demolish and rebuild and therefore reduce lifetime emissions from development.

Water should be conserved, as it is a limited natural resource, but there are also emissions associated with its provision and removal from new development and this policy aims to limit these emissions by ensuring water is conserved to an appropriate level.

Climate change adaptation and resilience

The climate we experience at present is not the climate we will experience in the future. To ensure development needs is suitable for its lifetime use, appropriate adaptation and resilience measures should be incorporated in all development.

Adaptation and resilience assessment

Householder applications should refer to the householder design guidance for information on adaptation measures and include a short paragraph alongside their application (or for single dwellings within their Energy and Sustainability assessment) setting out their consideration of adaptation measures.

All other applications will be expected to follow the general criteria including an assessment of overheating. Major applications should assess their developments climate risk according to the criteria as set out in the policy, and to incorporate measures into the design to ensure it is adaptable and resilient to its future climate needs. The adaptation and resilience assessment should form part of the overall Energy and Sustainability Statement submitted with the planning application.

Assessment of climate risk

The assessment of climate risk should identify climate change related hazards and risks likely to affect the development over its lifetime (100 years for residential development, 60 years for non-residential).

In assessing climate risks over the lifetime of a development, the adaptation and resilience assessment should take account of the latest evidence base. At time of writing, this includes:

- the UK Climate Projections.
- for residential development, the Good Homes Alliance Early-Stage Overheating Risk Tool checklist
- National Adaptation Strategy 3

Technical guidance will provide further information on how to undertake this.

Certain groups are more vulnerable to the impacts of climate change including

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infants, elderly people, people with chronic health conditions and people with extra care needs. These groups are particularly vulnerable to the risk of overheating and other heat-related illnesses. Where the occupants of a proposed development are more vulnerable to the impacts of climate change, it should be clear how this has been taken into account in the proposals.

Informed design

Once the hazards and risks are identified, adaptation and resilience measures to mitigate these can be considered and can be input into the design to assist the proposal in being resilient to climate change.

For example, if the site is in close proximity to existing development, it might have the potential to lead to an urban heat island effect and site design, including location of greenspace, could mitigate this.

Certain adaptation measures, particularly well-designed sustainable drainage systems, urban greening and other forms of green/blue infrastructure, can contribute to the resilience of the surrounding area as well the site.

General criteria

Overheating:

For all development except householder the risk of overheating within the building should be assessed using the following methodologies or future replacement standards:

- CIBSE TM52 for non-residential buildings
- CIBSE TM59 for residential buildings

The important component of the above methodology is that it undertakes an assessment of the development against future weather files, as well as current weather files. This is key to understanding the lifetime climate risks of the development in relation to overheating.

There are a wide range of adaptation measures that could be implanted in relation to overheating:

Site level methods for adapting to or reducing the risk of overheating include:

- Outdoor heat refuge areas that are shaded, sited to take advantage of airflow and have seating
- Internal heat refuge rooms which are well insulated and ventilated, free from heat generating plant or other sources of heat gain, shaded and sited appropriately within the development to avoid excessive solar gain
- Increased vegetation, including green/brown roofs and vegetated walls

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- Design to enable airflow through buildings, such as enabling cross ventilation and through the use of automatic louvres, and secure ventilation openings/louvres
- Open water and fountains
- Shaded public spaces and footpaths
- External finishes that are designed to avoid heat absorption; and
- Site layout and orientation to maximise micro-climactic cooling and interconnection of greenspaces and corridors.

Building level adaptations for mitigating the risk of overheating could relate to:

- ceiling heights and glazing areas informed by orientation and room uses
- purge ventilation for the removal of heat
- exposed thermal mass with automated night purging
- openable windows and secure ventilation openings
- solar shading, deep window reveals and overhangs
- thermal insulation coupled with adequate ventilation
- services design, and
- where the use of active cooling is unavoidable, the use of low or zero carbon systems and systems where reject heat from cooling can be recovered or stored on a seasonal basis

By incorporating sustainable cooling into the design process, buildings will be better equipped to manage their cooling needs and to adapt to the changing climate they will experience over their lifetime, whilst not relying on other more carbon and energy intensive means, such as air conditioning systems.

Water:

Low summer rainfall and fluctuations due to greater climate instability could lead to water shortages, a decrease in water quality and impacts on the natural environment due to inflows into watercourses having less of a dilution effect on pollutants.

Methods for conserving water resources could include:

- reduction in water demand, for example through low water-use planting and efficient fixtures and fittings
- increased use of reclaimed and recycled water, and
- use of sustainable drainage systems to collect and store water

Green and blue Infrastructure:

Green and blue infrastructure can provide direct adaptation benefits, such as shading, but also has benefits beyond helping places adapt to a changing climate such as providing green and active travel routes. When designing green/blue infrastructure for climate adaptation, the provision for a wide range of multifunctional benefits will be encouraged.

BREEAM

BREEAM is a method of assessing, rating and certifying the sustainability of buildings and other built environment projects that has been in use for a significant length of time at many local authorities. Assessing major projects against BREEAM will ensure that new development thoroughly considers the wide range of issues in sustainable design and construction against a certified method, where the assessments must be completed by a licensed assessor.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Energy Management in New Development

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Policies, Sites and Places Plan Policy PSP6 – Onsite renewable and low carbon energy

Purpose

This policy concerns operational energy use in new development; that is the energy used to heat, cool, light and run appliances and services in buildings. The purpose is to ensure that new buildings are designed, and constructed in a way that minimises operational energy use, and greenhouse gases emissions that come from this use, and to maximise the amount of energy that can be generated from building-integrated renewable energy technologies.

The UK Government has committed to achieving 'net zero' emissions by 2050 and is aiming to fully decarbonise electricity generation by 2035. Net zero means reducing UK emissions by a 100% (from 1990 levels), and that any emissions that cannot be eliminated, are offset by activities that remove an equivalent amount of greenhouse gases from the atmosphere. For heating it means replacing gas and oil boilers with renewable heating, such as air or ground source heat pumps or connection to a heat network supplied by heat generated renewably or by waste heat from industrial or commercial processes.

As more of our electricity is generated renewably, buildings that use electricity rather than gas or oil for heating will have lower carbon dioxide emissions – even if they are very inefficient and waste a lot of energy – because the electricity itself is low carbon. The fall in the carbon intensity of electricity is a welcome and crucial step to

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getting to net zero. But it means that in isolation carbon dioxide emissions, may not tell us how energy efficient or sustainable a building is. For this reason, the performance targets for new buildings in this policy, are based on their annual energy use, and annual energy generation, rather than annual carbon dioxide emissions.

The policy sets two energy efficiency targets, one for space heating and one for total energy use. Total energy use which is also known as Energy Use Intensity (EUI), is the total amount of energy used in a building as recorded by the energy meter. To allow for size differences, targets are expressed per square meter of floor area and refer to the energy used in one year. EUI targets for non-residential buildings are adjusted according to building type, to reflect different levels of use.

The policy also requires new buildings to achieve 'net zero energy' on an annual basis. A net zero energy building will generate as much energy as it uses in one year from renewable sources, such as solar photovoltaic (PV) panels, attached to the building.

Policy wording

Operational Carbon

Energy Hierarchy for new development

All residential and non-residential development proposals will be expected to:

- a) Calculate and report predicted energy use intensity (EUI) using an operational energy model; and
- b) Minimise energy demand for heating, cooling, hot water, lighting and power through building and site-level measures starting from a 'fabric first' approach, and including demand response and storage measures to support energy system flexibility; and then
- c) Meet its remaining heat/cooling demand sustainably as set out below; and then
- d) Maximise on-site renewable energy generation to achieve an annual net zero energy balance; and then if necessary;
- e) Meet any outstanding reduction in residual energy use through energy offsetting.

Proposals should demonstrate, utilising the information set out within their Energy and Sustainability Statement, how these policy requirements will be met, including the specific standards as set out below.

Specific standards for development

- f) All proposals for residential and non-residential development must achieve the following standard:
A space heating demand equal to or less than 15kWh/m²/yr; and

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- g) All proposals for residential development should also achieve a total energy use equal to or less than 35 kWh/m²/yr (EUI): and
- h) All proposals for non-residential development should also achieve a total energy use aligned with the latest industry benchmarks for that use (set these out here or in the supporting text, UK Net Zero Carbon Buildings Standard should be publishing in the Autumn):

Where it is clearly demonstrated that it is not technically feasible for the development to generate sufficient on-site renewable energy equivalent to at least its own annual energy consumption.

- i) the development proposal should provide on-site renewable energy of 105 kWh/m²fp/year¹ and then:
- j) the remaining operational energy needs of the development should be met by offsetting measures as set out below.

Energy offsetting

Where the above requirements for energy use cannot be met by on-site measures alone, any remaining energy use will be met by offsetting measures such as:

- entering into an appropriate legal agreement to provide a financial contribution to South Gloucestershire Council
- agreeing acceptable directly linked or near-site provision.

Currently, the financial contribution for offsetting is set at a rate of £90 per MWh for a period of 30 years. This rate is index linked and will be adjusted annually.

Development involving existing buildings

Where work is being undertaken on existing buildings and it is not feasible for the full residential and non-residential targets above to be met, the Energy and Sustainability Statement should explain why (for example the building is listed) and show that energy demand has been reduced to the lowest practical level using energy efficiency measures, heating/cooling systems have been selected in accordance with the heating/cooling hierarchy and that on-site renewable energy will be installed where feasible.

Passivhaus

An alternative route to compliance is through the certified PassivHaus Plus or higher standard. Where development is proposed to be built and certified to this standard, the specific policy requirements above relating to energy use, on-site renewables and energy offsetting will not need to be met.

Where this route to policy compliance is pursued, a full Energy assessment as part of the Energy and Sustainability Statement will not be required. It will be sufficient to submit the technical information required to demonstrate that the PassivHaus plus standard can be, achieved and for the Energy assessment to demonstrate that

residual heating/cooling demand for the development has been met sustainably, as set out below.

Demand and system flexibility

Proposals for major development should demonstrate how smart and flexible technologies to support the balancing of energy supply and demand over the course of the day and the year have been incorporated, taking account of the latest best practice and guidance.

Measures may include, among others:

- minimising energy demand at peak times;
- allocating space for internal and/or external battery energy storage; and
- provision for vehicle-to-grid charging.

Heating and cooling systems

Development will be expected to demonstrate through its Energy and Sustainability Statement that heating systems have been selected in accordance with the following hierarchy:

- where feasible connection to an existing classified heat network or a new classified heat network from the point of occupation; and then
- elsewhere, employing individual renewable heat or communal renewable heat which is fossil fuel free.

Proposals should seek to eliminate the need for cooling systems throughout the lifecycle of the development and, in instances where cooling systems are required, minimise their capacity and energy consumption in accordance with the following steps:

- minimise the amount of heat entering buildings during warmer months through orientation, form, shading, surface finish, glazing design and insulation; then
- minimise internal heat generation through energy efficient design and specification; then
- maximise the use of passive cooling and ventilation to manage internal temperatures; and then
- having minimised the need for cooling, meet any residual requirement through energy efficient mechanical ventilation and active cooling systems.

Monitoring

To minimise the performance gap between design aspiration and completed development in addition to the submission of the pre-built estimates of energy performance as outlined above, the Energy and Sustainability Statement must include details of assured performance arrangements.

As a minimum, prior to each building being occupied, the submission of updated, accurate and verified 'as built' calculations of energy performance should be provided.

Such a submission should also be provided to the first occupier including a Non-Technical Summary of such estimate.

Supporting text

Energy use in development

Almost half of UK greenhouse gas emissions are linked to the construction and operation of its built environment, and 90% of a building's environmental impact is defined by early design decisions. So ensuring new development is net zero carbon is a key part of tackling the climate emergency and reaching net zero. This policy concerns operational energy use in new development; that is the energy used to heat, cool, light and run appliances and services in buildings, and the emissions that result from these uses. The embodied carbon in a building is covered in a separate policy. Together, operational emissions and embodied carbon emissions make up the whole life emissions of the building.

Energy assessments

Proposals for development should be accompanied by an Energy assessment as part of the Energy and Sustainability Statement submitted with the planning application. The Energy Assessment should describe how the operational energy needs of the building or buildings will be met, and how the space heating and energy use intensity (EUI) targets set in this policy will be achieved.

The EUI and space heating demand should be calculated using the gross internal floor area (GIA) and expressed as the energy consumption per square meter of floor area (kWh/m²). The EUI is the total energy use of the building as recorded at the consumption meter so includes regulated and unregulated energy use, however, it does not include charging of electric vehicles.

Currently, South Gloucestershire Council's preferred approach to modelling operational energy use is for developers to use CIBSE TM54: Evaluating Operational Energy Use at Design Stage, or for residential development the Passivhaus Planning Package (PHPP). Any change to this will be detailed in further guidance issued by the council.

Space heating and hot water

The Energy Assessment should demonstrate how the maximum space heating demand target of 15 kWh/m²/year has been achieved.

The Energy assessment should follow the energy hierarchy and demonstrate how:

- the demand for heating, cooling, hot water, auxiliary energy, lighting and unregulated energy consumption will be minimised through energy efficiency measures; then

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- the remaining heat/cooling demand will be met sustainably; then
- on-site renewable energy generation will achieve net zero energy; then
- any remaining outstanding reduction in residual emissions will be achieved through accepted means of energy offsetting.

Heating and cooling systems

Renewable sources of heating and power include ground, water and air source heat pumps, geothermal heat and heat and cooling from former mine workings, solar photovoltaics, solar thermal, biomass and wind (large and small scale).

South Gloucestershire has an extensive network of former mine workings with potential to provide heating and cooling to new and existing developments. For developments of 100 units or more the Energy Assessment should consider whether flooded, former mine workings could serve as a source of heating and cooling delivered via a heat network.

The policy approach to heating systems intentionally excludes non-renewable electrical space and water heating, and in all cases individual gas boilers. In the case of certified Passivhaus Plus schemes non-renewable electric heating (also known as direct electric heating or panel heaters) may be specified).

Where gas boilers or gas CHP is proposed as a temporary or interim source of heat for a heat network or communal heating system, a full justification will be required within the Energy Assessment explaining why non-fossil gas alternatives are not feasible, and how and when gas will be removed.

When considering proposals for heat pumps and active cooling systems, the global warming potential of the refrigerants used will also need to be taken into account in a manner consistent with Draft Policy: Embodied Carbon.

Hydrogen

Given the low overall efficiency when using hydrogen for heating, its limited availability, and a potential need to use it to decarbonise specific processes such as steel making and heavy long-distance road freight, we do not expect to see hydrogen being used as a main fuel for heating and cooling. However, where hydrogen constitutes all or part of the energy mix for a development's heating or cooling strategy, all CO₂ and methane emissions arising from the production of the hydrogen should be accounted for within calculations submitted in the Energy Assessment. A 20-year integrated time period, and a global warming potential of no less than 86 should be used when calculating the impact of methane emissions.

Embodied Carbon

Where usability issues (as described in Part O of the Building Regulations), such as noise, are stated as the reason that a development requires active cooling, then all reasonably practicable passive means of minimising cooling requirements should be applied first and reasons why they were not sufficient provided.

Biomass

Here, biomass refers to the burning of biomass (including wood chip, wood pellets, logs and straw) for the production of heat, or heat and electricity (CHP). Given concerns about particulate emissions from burning biomass we do not expect developers to specify biomass as the primary source of fuel for heating or the production of heating and power. Where biomass is specified as a primary or secondary source of heat a full description and justification should be provided in the Energy Assessment. This should also explain clearly how concerns about particulate emissions have been addressed, describe the fuel source and how this will deliver genuine reductions in carbon dioxide emissions for the lifetime of the scheme.

Heat networks

Renewable, low carbon heating and cooling can also be distributed via heat networks. These can supply single buildings, groups of buildings or large parts of a community and can utilise heat from one or more sources. Heat networks are key to providing a renewable or low-carbon source of heating and cooling to existing buildings as well as new development. The connection of new development to a heat network can support the expansion of the network and connection of a wider number of existing buildings.

South Gloucestershire Council is actively considering how heat networks can be used to provide affordable and very low carbon heat to existing communities and new development in the district. This includes the potential use of reject heat from industrial and commercial processes and former mine workings as a source of both heating and cooling. The development of heat networks is central to the council's strategy for delivering affordable, secure and zero carbon heat across the district. 'Classified heat networks' refer to heat networks that meet specific requirements, and which may be developed by third parties, or South Gloucestershire Council. These requirements are:

- compliance with the appropriate technical standards (presently the CIBSE Code of Practice), and regulatory requirements set by Ofgem or another regulator.
- the heat and cooling supplied by the network is derived from renewable/low carbon sources or it can be demonstrated that the network is on a clear timeline and technology pathway towards decarbonising the heat provided by the energy centre.
- the heat network provider offers heating and/or cooling services at a fair and affordable price to the consumer in accordance with minimum standards set by the regulator or industry best practice (such as standards defined by the Heat Trust or Ofgem).
- the heat network provider publishes an annual report on the performance and carbon content of the network.
- residual emissions from low-carbon sources are offset by approved measures.

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The creation of new heat networks should be considered in the case of proposals that would provide more than 100 homes or 10,000m² floorspace. In these cases, a feasibility study should be undertaken to establish whether a new heat network could be established.

Where heat networks are proposed as part of development, they will be expected to meet the requirements for a ‘classified’ heat network as set out above.

When calculating the Energy Use Intensity (EUI) of a development connecting to a heat network, an Energy Conversion Factor will be applied to take account of the efficiency of the network and energy centre. Energy Conversion Factors for classified heat networks will be provided by South Gloucestershire Council, or the heat network operator, and updated to reflect changes in the operation of the heat network.

Where new heat networks are proposed as part of an existing network, the Energy Conversion Factor shall be calculated by the applicant.

Net zero energy and on-site renewable energy generation

A net zero energy building will generate as much energy from renewable sources as it uses in one year.

The Energy Assessment should set out what renewable heating, renewable cooling and renewable power generation measures have been considered and which will be incorporated into the proposed specification. The Assessment should show that minimum targets for electricity generation from PV have been met and that the scheme will generate sufficient energy to achieve net zero energy. Where this cannot be achieved full justification should be provided.

Energy offsetting

Energy offsetting should only be considered as a ‘last resort’ where it is not possible to generate sufficient energy on-site to meet annual energy demand. We expect this to be achievable in most instances.

The fund will be established and administered by the council and will be collected via Section 106 agreements. Funds will be allocated to low carbon projects within South Gloucestershire, where additionality is clear, such as renewable energy schemes, and retrofitting existing housing stock, with a focus on lower income households.

The contribution is calculated at £90 per MWh per year for 30 years. The £90 will be index linked and therefore increase annually. Further information will be set out via South Gloucestershire’s website.

Passivhaus

In recognition of the high sustainability standards required to achieve a ‘Certified Passivhaus Plus’ scheme, this may be used as an alternative route to policy compliance.

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Passivhaus is an international energy standard for buildings. It sets stringent standards on energy consumption for heating and overall energy demand, and also sets design requirements to control the quality of the internal environment.

Proposals seeking to follow the PassivHaus Plus route to compliance set out in this policy will need to be accompanied by full PassivHaus Planning Package outputs demonstrating that the PassivHaus Plus standard can be achieved.

Prior to commencement, a 'pre-construction compliance check' completed by a PassivHaus certifier will be required and secured by condition.

Upon completion, a Quality Approved PassivHaus Plus certificate for each dwelling/building will be required.

Minimising the performance gap and delivering modelled performance

There is significant evidence showing that the energy performance of buildings once constructed is worse than when they were designed. The difference between anticipated and actual performance is known as the performance gap.

Addressing the performance gap is a key part of ensuring the built environment is net zero in practice.

Implementing a quality regime from design, through to construction and handover has been shown to reduce the performance gap.

Relevant regimes include:

BSRIA Soft Landings;

Government Soft Landings;

NABERS Design for Performance;

Passivhaus;

Actions set out in BREEAM credits Ene 01 Reduction of Energy Use and Carbon Emission, Man 04 Commissioning and Handover and Man 05 Aftercare; and

Actions set out in the Home Quality Mark issues 9 Quality Assurance and 11 Customer Experience.

Monitoring, verifying and reporting on the actual energy performance of buildings in-use can enhance the construction industry's knowledge on the performance gap and help to identify issues with new buildings that then can be addressed by building owners.

Reporting on energy performance will become increasingly common whether through Government initiatives such as the proposed national performance-based policy framework for rating the energy and carbon performance of commercial and industrial buildings or voluntary initiatives such as the Built Environment Carbon Database.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Embodied Carbon draft policy

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

This is a new policy.

Purpose

This policy concerns embodied carbon emissions in new residential and non-residential buildings. Embodied carbon refers to the emissions of carbon dioxide, and other greenhouse gases, produced by the extraction, processing, manufacture and transport of materials used in a building, and emissions from the energy and water used in its production, assembly, and construction. It also includes any emissions from leakage of refrigerants in heat pumps, where the refrigerant is a greenhouse gas.

The UK Government has committed to achieving ‘net zero’ emissions by 2050. This requires a 100% reduction in emissions (from 1990 levels), and any emissions that cannot be eliminated, to be offset by activities that remove an equivalent amount of greenhouse gases from the atmosphere. For buildings ‘net zero’ includes the emissions from operational energy use (energy used for heating, cooling, lighting and appliances), and the embodied carbon emissions. Together, these make up the ‘whole life carbon’ emissions of a building. As emissions from operational energy use in new buildings reduce, due to higher efficiency standards and renewable heating, embodied carbon emissions make-up a larger proportion of whole life carbon emissions. For this reason, South Gloucestershire Council is introducing policies on operational energy use and emissions, and this policy on embodied carbon emissions.

Embodied carbon emissions will be different for each building and will depend on the embodied carbon of each kilogram of material specified, and the total quantity of that material in the final building. The embodied carbon of a new building can be reduced by selecting materials which have low embodied carbon and by reducing the quantity of materials with high embodied carbon. Where existing buildings are being demolished and replaced, the embodied carbon of the new building will be reduced if materials from the old building can be reclaimed and reused, so this policy is designed to encourage the reuse and recycling of materials, as well as the efficient use of resources.

The policy sets targets for embodied carbon in new residential and non-residential buildings. To allow for different sizes of buildings, targets are expressed per square meter of floor area. The need for stronger construction, and therefore higher embodied carbon, in taller buildings is also allowed for in the targets. Developers are required to calculate the embodied carbon emissions of a residential or non-residential building using a nationally recognised assessment methodology.

Emissions of greenhouse gases other than carbon dioxide are converted into carbon dioxide equivalent emissions (CO₂e) to allow a single target to be set for each development type.

Policy wording

Embodied carbon – general principles

Proposals will be expected to show how development will minimise its embodied carbon. In doing so, development should:

- Prioritise the renovation or retrofit of existing structures, as part of an efficient use of land,
- Minimise the quantity of materials required to meet the building's functional requirements;
- Select high quality materials and systems which:
 - Have low embodied carbon;
 - Minimise the need for replacement over the lifetime of the development;
 - Can be reused, recycled and disposed of sustainably at end of life;
 - Are compatible with other policies in the plan in particular Draft Policy: Energy Management in New Development in relation to overheating; and
- Ensure that waste reduction is designed in from project inception to completion, including consideration of the use of standardised components, modular build, and reuse of secondary products and materials
- Ensure that new buildings are flexible and adaptable to future uses, reducing the need for future redevelopment.

Proposals should set out how these issues will be addressed in the Energy and Sustainability Statement.

Embodied carbon – major applications

Proposals for major development will be required to include an embodied carbon assessment, submitted as part of the Energy and Sustainability Statement using a nationally recognised embodied carbon assessment methodology, and demonstrate actions taken to reduce whole life-cycle carbon emissions.

Major new development will be expected to achieve the following targets as a minimum for upfront embodied carbon (construction phase),

- Residential (4 storeys or fewer) – <625 kgCO₂e/m²
- Residential (5 storeys or greater) – <800 kgCO₂e/m²
- Major non-residential schemes – <970 kgCO₂e/m²

Where it is not viable to meet these targets for embodied carbon, a full justification will be required as part of the embodied carbon assessment within the Energy and Sustainability Statement.

Any shortfall against the embodied carbon targets will be offset through a financial contribution towards council approved renewable energy, low-carbon energy and energy efficiency schemes elsewhere in South Gloucestershire. The value of a tonne of CO₂e is tied to the 'high' scenario in the Valuation of Energy Use and Greenhouse Gas supplementary guidance to the Treasury's Green Book (£373 at the time of publication).

Refrigerants

In all new development with fixed building services that include a refrigerant, the global warming potential (GWP) of the refrigerants should be minimised, by designing systems to have the lowest possible refrigerant volume/charge and specifying heat pumps (including VRFs) that use refrigerants with the lowest global warming potential available.

Refrigerants and their associated impacts should be included and accounted for within the embodied carbon assessment conducted by the developer using an approved methodology as set out in the guidance.

Materials

The materials used in development should use and manage resources as efficiently as possible. As well as having low embodied carbon within the materials, the wider environmental impacts arising from their sourcing, manufacture, construction, and end of life demolition and disposal must be considered within the Energy and Sustainability Statement.

Development should avoid the use of tropical hardwoods, unless reclaimed, reused or recycled, and provide full justification showing that there are no feasible alternatives if virgin tropical hardwoods are specified.

Demolitions, waste and recycling

Ensuring that materials are reused and recycled whenever possible, and that waste is minimised, is an important consideration in reducing the overall embodied carbon of the proposal and this policy as a whole is designed to ensure this.

Where proposals do include demolition, they should aim to maximise the amount of material recovered for reuse and recycling, either on-site or at another site.

Supporting text

Embodied Carbon

Embodied carbon refers to the emissions of carbon dioxide, and other greenhouse gases, produced by the extraction, processing, manufacture and transport of

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materials used in a building, and emissions from the energy and water used in its production, assembly, and construction. It also includes any emissions from leakage of refrigerants in heat pumps, where the refrigerant is a greenhouse gas.

Emissions are produced at all stages of the development process with the majority of embodied carbon emissions being 'upfront', meaning that they are produced at the beginning of the development cycle. It is these 'upfront' embodied carbon emissions that this policy aims to reduce by requiring developers to calculate embodied carbon and meet targets according to the type of development.

It is important that measures to reduce embodied carbon emissions are considered and implemented alongside Draft Policies: Climate Mitigation, Adaptation and Resilience, and Energy Management in New Development. If these policies are not considered together there is a risk that buildings become more vulnerable to overheating (by for example through the selection of materials with a lower thermal mass and a reduction in air permeability) and that demand for active cooling will increase, which will in-turn lead to higher operational energy demand and lifetime emissions.

Embodied carbon – general principles

This policy is intended to reduce the embodied carbon in new buildings and to encourage the reuse and recycling of materials, as well as the efficient use of resources. Embodied carbon emissions will be different for each building and will depend on the embodied carbon of each kilogram of material specified, and the total quantity of that material used to construct the building. Embodied carbon can be reduced by selecting materials which have low embodied carbon and by reducing the quantity of materials with high embodied carbon.

Embodied carbon assessments

Embodied carbon assessments should set out the actions that will be taken to reduce embodied carbon emissions of new development. Calculation of embodied carbon emissions should be made using a council-approved methodology.

The scope should include life-cycle stages A1-A5 which address product sourcing and the construction stage, as defined in BS EN 15978 Sustainability of Construction Works, and each element should be reported on both separately and in aggregate.

Where the embodied carbon assessment indicates that it is not feasible to meet the targets in this policy, full justification will be required, and assessments will be evaluated for technical quality and to determine whether appropriate actions have been taken to reduce embodied carbon throughout the project's development.

Whilst the policy only sets targets for the upfront embodied carbon (stages A1 – A5), an assessment of stages B1-B5 and C1-C4 should be provided where this information is available. As evidence supporting targets for other whole-life stages becomes available developers may be required to provide an embodied carbon assessment of stages B1-B5 and C1-C4. Please refer to the policy guidance for up-to-date information on this.

The carbon assessment will not be expected to include an assessment of external works outside the building footprint.

Refrigerants

Many refrigerants used in fixed building services like heating and cooling systems are potent greenhouse gases with the potential to make significant contributions to global warming if released to the atmosphere. As heat pumps become much more common in new and existing buildings it is important to consider the climate impact of the refrigerants they use.

Many of the refrigerants commonly used in heat pumps have a global warming potential (GWP) many times higher than that of CO₂. For reference, R32 has a global warming potential 675 times that of CO₂ and R410A is a greenhouse gas 2,088 times more potent than CO₂. This means that releasing 1kg of R32 into the atmosphere is equivalent to releasing 675kg of CO₂, and releasing a kilogram of R410A is equivalent to releasing over two tonnes of CO₂.

The global warming impact of refrigerants should be minimised by:

- Minimising the volume and mass of refrigerants used in a development by:
 - Minimising or eliminating the need for heating or cooling systems through energy efficient design.
 - Avoiding the use of systems that have high refrigerant charge per kW capacity, such as systems that use refrigerant as the distribution medium to emitters.
- Minimising the potential impact of the refrigerant used by selecting equipment that uses refrigerants with the lowest available global warming potential.
- Minimising the risk of refrigerant leakage through:
 - Avoiding the use of systems that use refrigerant as a distribution medium, particularly where refrigerant is distributed to emitters.
 - Specifying leak detection and monitoring systems in accordance with industry best practice.
 - Regular maintenance.
 - Ensuring that installation, maintenance, decommissioning and disposal of all appliances using refrigerants is only ever undertaken by suitably qualified persons.

In major developments where heat pumps, (including VRF and VRV units) are proposed, the global warming impact from refrigerant leakage should be included within the embodied carbon calculation using an approved methodology (please refer to detailed technical guidance for approved methodologies).

Where heat pump systems use refrigerants that have a global warming potential (GWP) of 750 or greater are specified, full justification will be required including numerical whole-life carbon modelling.

Materials

Tropical forests have an essential role to play in providing eco-system services, biodiversity and climate change mitigation and adaptation but are vulnerable to deforestation, degradation and the direct impacts of climate change.

Research has found that even ‘sustainable harvesting’ of timber can lead to the degradation of forest ecosystems. For these reasons developers should not specify any tropical hardwoods in new development, unless these are shown to be reclaimed, reused or recycled.

Demolitions, waste and recycling

Ensuring that materials are reused and recycled whenever possible, and that waste is minimised at all stages of development, including the final end of life stage, is an important consideration in reducing the embodied carbon and other environmental impacts of new development.

Construction stage waste should be considered as part of the Construction Environmental Management Plan (CEMP) for the site, which should set out how materials can be reused and recycled as much as possible.

Though, it is not possible to control how a building will be dismantled, demolished and disposed of until it reaches the end of its life, in specifying and designing new buildings developers should consider how to minimise the use of materials that cannot be easily reused and recycled, and materials which may be toxic and difficult to safely dispose of.

As Embodied Carbon Assessments become more comprehensive, and we get more information on whole life cycle assessments, we expect the understanding of the end-of-life stages of development, and minimising waste to become clearer.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Renewable and Low Carbon Energy Systems

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Core Strategy Policy CS3 – Renewable and low carbon energy generation

Partial replacement of CS4 – Renewable or low carbon district heat networks

Purpose

South Gloucestershire has significant opportunities to increase renewable energy generation and facilitate development that enables a smarter and more flexible energy system.

Accelerating the transition to zero carbon heat and a zero-carbon electricity system is essential to addressing the climate emergency. It can also bring wider environmental, public health and economic benefits, and improve the security of our energy supply.

Policy support is therefore provided to development proposals which generate energy renewably or recover waste heat; and the infrastructure that goes alongside this. Specific support is set out for wind as required by national guidance.

Policy wording

All proposals for standalone renewable energy types and associated infrastructure

1. Proposals for the generation of renewable energy and associated infrastructure; or the recovery of waste heat or cooling; and proposals that support the transition to a smart, flexible, and zero carbon energy system will be supported in the context of sustainable development and climate change.
2. In assessing proposals, the following will be considered:
 - a. The contribution of the proposals, in light of the council's pledge to be carbon neutral by 2030 and national carbon reduction targets 1, to cutting greenhouse gas emissions and decarbonising our energy system;
 - b. The contribution that will be made to meeting the objectives of the Green Infrastructure Strategy, and to achieving a sustained increase in biodiversity ([Supplementary Planning Document \(SPD\) – Biodiversity and Planning: guidance for new developments](#)) for the duration of the scheme;
 - c. Where a proposal is linked to an existing use, is located in close proximity to that use and is designed to displace otherwise imported energy to that use; this will be considered an additional benefit; and
 - d. Local amenity and other relevant issues.
3. Opportunities for the co-location of renewable energy generation with energy demand, will be encouraged.
4. Proposals for wind and solar PV farms to re-power at the end of their operational life will be permitted, as long as the turbines and/or solar panels are replaced with new equipment of either the same or larger installed capacity, and subject to compliance with statutory, site-specific, and other constraints.
5. There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original or an acceptable alternative use. Site restoration where the ecological

value is further enhanced will be considered favourably.

In addition to the above, the following will be considered for the specific technologies outlined:

6. Wind Energy

- a. The policies maps show areas where onshore wind energy development proposals might be suitable subject to the assessment of the other criteria as set out in the policy
- b. It is also considered that large new development sites or safeguarded employment sites may be suitable in principle for wind energy development subject to the assessment of the other criteria as set out in the policy
- c. Community support must be evidenced for all scales of wind energy

7. Safeguarded locations for wind energy

- a. Areas safeguarded for standalone wind energy development are defined on the Policies Map.
- b. Proposals for development that is not associated with wind energy within these areas will only be acceptable where:
 - i. it can be demonstrated that they would not prejudice or interfere with the operation of any installed, permitted, proposed or future potential wind energy installation or its enabling infrastructure; or
 - ii. the use proposed would be temporary, and would not restrict the potential future use of the site (or adjacent land) to be developed for wind energy; or
 - iii. It can be demonstrated that due to permanent technical generation related constraints, there is no reasonable likelihood of a wind energy installation ever coming forward on or within reasonable proximity to the application site or that an exception should be made based on substantial public benefits arising from the proposal.

8. Ground mounted Solar

Proposals for ground mounted solar developments should avoid being sited on the best and most versatile agricultural land unless significant benefits can be shown which would outweigh the temporary loss of the land.

9. Mine-water

Mine water energy development proposals will be supported as part of the transition to a low carbon economy where:

- a. There would not be a significant adverse impact on the water regime and water quality impacts are assessed and mitigated; and
- b. The visual impact of associated buildings and equipment is minimised.

10. Biomass

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- a. Biomass should be of a scale and type which is appropriate to the location and should not have a detrimental impact on air quality.
 - b. Applications utilising virgin plant feedstocks will need to robustly demonstrate that the feedstock will be sourced sustainably;
11. Energy balancing including storage and generation
- a. Proposals for new energy generation or storage installations/ proposals, that support the transition to a smart energy system are considered an integral part of a low carbon energy system and will be considered favourably:
 - i. Proposals for, or including, any new balancing, storage or generation plants must demonstrate that the lowest emission technology available has been utilised;
 - ii. Applications for energy plant utilising virgin plant feedstocks will need to robustly demonstrate that the feedstock will be sourced sustainably;
 - iii. Large scale energy development (over 1MW) should look to include energy storage technology alongside the energy deployment.
 - b. Fossil fuel-based energy installations in which greenhouse gas emissions are not captured and sequestered, are not considered compatible with a net zero energy system and as such will only be acceptable where no other alternative is available and for a temporary period. Full justification should be set out in the Energy and Sustainability Statement.

Supporting text

Increasing renewable and low carbon energy generation and storage within the local authority area is an important means of delivering both our local, and national government, carbon dioxide emissions reductions targets.

Renewable energy generation covers a range of technologies such as solar photovoltaic generation, wind and tidal power, and heat produced by air, ground, or water source heat pumps. Low carbon energy supplies include waste heat and coolth (cooling) from commercial and industrial processes and heat or coolth (cooling) recovered within or from buildings, neighbourhoods and developments.

Renewable Energy Resource Assessment for South Gloucestershire (RERAS)

To ensure we had the technical information to underpin this policy, we undertook a study to develop an evidence base for the potential of renewable energy technologies in the district. The full Renewable Energy Resource Assessment for South Gloucestershire (RERAS) can be found on our website. A Landscape Sensitivity analysis was undertaken as part of this. The outputs from the RERAS have fed into the development of this policy.

General considerations

The National Planning Policy framework and associated guidance set out both general and technology specific considerations. For example cumulative impact on landscape or impact on local amenity, which need to be considered for all technologies; or shadow flicker which is specific for wind energy development. This policy does not aim to duplicate all of these, but they should be considered when determining planning applications.

This policy sets out additional considerations for all stand-alone renewable energy projects as well as specific considerations for wind energy, ground mounted solar, biomass and mine water heat. Proposals over 50MW, other than for battery storage, are considered Nationally Significant Infrastructure projects and are determined by the Planning Inspectorate with the local authority as a consultee.

Climate emergency

Accelerating the decarbonisation and decentralisation of the energy system in the UK is essential to mitigating climate change. Renewable energy generation will assist us in meeting our local and the national climate targets and this should be a consideration in determining planning applications.

Green Infrastructure and Biodiversity

Where designed appropriately renewable energy installations can offer opportunities to increase site biodiversity and help meet our green infrastructure objectives.

It is also important that installations are designed to enable this, for example, with solar panels, the specification of the panels in terms of height and cabling should be suitable to allow biodiversity measures such as wildflowers under panels. Therefore, consideration should be given at the planning application stage, including the use of suitable planning conditions, to ensure that this is enabled.

Location of energy and re-powering

Where renewable energy installations are being developed to specifically provide power to meet the needs of an existing development, in particular if they are privately connected, this can make efficient use of land and is considered a benefit. The same principle applies to locating heat users and heat producers in close proximity.

Re-powering existing turbines also making efficient use of land and existing resources and infrastructure.

Wind

The RERAS showed that the potential opportunities and areas where large scale wind installations can effectively operate on a commercial basis are limited within South Gloucestershire and these areas are proposed to be safeguarded.

The opportunity for smaller scale wind development (under 05.MW) is more widespread and as such these areas are not proposed to be safeguarded but form broad areas of search on the policies maps for further consideration. Turbine development within these areas should be assessed against the criteria as set out in the above policy and within the National Planning Policy Framework and associated guidance.

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It is important to stress that both the safeguarded areas and the broad areas of search as set out on the Policies Map are only 'potentially suitable' for wind turbines: being within these locations does not mean that an application for a wind turbine or turbines would automatically be approved. All applications for wind turbines will be assessed against the detailed policy criteria set out in Draft Policy: Renewable and Low Carbon Energy Systems above, and all other relevant policies in this Local Plan, as well as policies in any relevant Neighbourhood Plan.

Whilst the RERAS primarily considers renewable technologies at a scale suited to a commercial developer, and this is how the different turbine sizes were set, the smaller scale wind turbine development areas are considered potentially suitable for turbines with a lower output than in the RERAS as might be the case for some community scale proposals.

As set out in the NPPF all wind development should have community support with the planning concerns of the community dealt with and it is important for commercial schemes to engage with local communities at an early stage in the development process.

Proposals for renewable energy, including wind, that are from the community energy sector, or include a significant element of community ownership, have additional benefits and considerations and as such community led schemes are subject to their own policy with specific considerations (see Draft Policy: Community Energy).

Solar

The ground mounted solar resource is widespread across the South Gloucestershire area and as such no specific safeguarding of areas is proposed. The maps define areas as potentially suitable but also allow the consideration of developments outside these areas where clear justification can be provided.

The RERAS set out a range of criteria to determine suitability of areas for solar development and these criteria should be considered when applications are put forward.

As the solar resource is widespread and best and most versatile agricultural land is limited, it is considered that it should be avoided unless justification is put forward.

Mine-water heat

South Gloucestershire has an extensive network of former mine workings. These were worked for the extraction of coal over a period of 150 years up to the 1920's. Mine workings flood when no-longer used and this floodwater is warmed by natural geological processes. This provides a potential heat resource, that in combination with heat pumps, can supply heat networks delivering space heating and hot water. Mine water can also be used to provide cooling in new and existing buildings. If exploited this resource could significantly contribute to carbon dioxide targets within the district.

Biomass

The impact of biomass on air quality and virgin feedstocks should be assessed.

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Energy balancing, including storage and generation

As renewable generation accounts for an increasing proportion of electricity generation, and fossil fuel generating plant such as coal and gas, are decommissioned, the requirement for grid balancing services is increasing. These are needed to ensure that energy supply always matches demand and to respond to inherent fluctuations in the output from wind and solar and variations in electricity demand.

Grid balancing will be achieved by measures including shifting demand peaks (such as winter evenings) through special energy tariffs, and the use of smart appliances including electric vehicles, and energy storage. Electric vehicles and storage can be charged with electricity when supply exceeds demand, and then supply electricity when demand exceeds supply.

Applications for grid balancing services align with the council's climate declaration, however, applications for services using fossil fuels (e.g., gas turbines) are not encouraged and will need to provide a full justification for why this technology, rather than alternatives such as battery storage are proposed.

As set out in the RERAS study when storage is provided alongside large-scale generation it can provide direct balancing benefits storing excess energy when it is not needed by the grid. It also helps to make the best and most efficient use of storage technologies and the embodied energy within them. Therefore, for renewable applications over 1MW investigating storage options alongside renewable energy generation is encouraged by this policy.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Community Energy

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Core Strategy Policy CS3 – Renewable and low carbon energy generation

Purpose

Community developed energy schemes contribute towards carbon reduction and renewable energy generation targets, but they also offer wider benefits. They can bring greater awareness of energy and climate issues to communities and the money raised by renewables schemes can be utilised within the community for

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further energy saving measures. Some organisations also use the money raised from community energy for other wellbeing projects.

Communities themselves are becoming more aware and starting to look at how they can develop schemes.

This policy aims to specifically encourage schemes that directly benefit communities.

Policy wording

1. **Proposals for the development of community-led energy schemes or schemes that will demonstrably benefit a community will be considered favourably, subject to:**
 - a. **The majority of the benefit being directed to a local community, and:**
 - b. **A local community maintaining an enduring legal interest in the operation and governance of such proposals, and:**
 - c. **Robust and compelling evidence of broad community support for the proposal being provided.**
2. **In the case of community energy proposals with the Cotswolds Area of Outstanding Natural Beauty, where community benefits are proposed to meet the ‘exceptional circumstances’ test; or, the Green Belt, where community benefits are proposed to meet the ‘very special circumstances’ test, an exception to policies of constraint will be considered favourably where, in addition to the above requirements, there are substantial and definable social, economic or environmental benefits for a local community that arise directly from the proposal.**

Supporting text

Community developed energy schemes contribute towards carbon reduction and renewable energy generation targets, but they also offer wider benefits. They can bring wider awareness of energy and climate issues to communities and the money raised by renewables schemes can be utilised within the community for further energy saving measures. Some organisations also use the money raised from community energy for other wellbeing projects.

Communities themselves are becoming more aware and starting to look at how they can develop schemes. Draft Policy: Community Energy aims to specifically encourage schemes that directly benefit communities.

For flexibility, the policy does not set out specifically what is meant by a community-led scheme, but it is considered that it should be led by and directly meet the needs of the local community putting it forward and the majority of the benefit should be for the local community.

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Communities are likely to be defined at Parish level, or a geographical area defined by a neighbourhood plan, and should have a suitable legal mechanism already in place defining the community group prior to submission of an application.

For example, the project could be part or fully owned by a local community group or social enterprise; local community members could have a significant governance stake in the project or organisation e.g. with voting rights, or a community could work alongside a commercial developer, ensuring the development is meeting the needs of the community.

It is considered that all communities should be able to benefit from, and bring forward, community led renewable energy schemes; as communities live within their local landscape and will be most impacted by both the benefits and impact of any scheme.

Where proposals are put forward in the designated landscapes of the AONB and Greenbelt or near heritage assets, a more significant level of benefit should be directly provided for a local community to show the scheme benefits outweigh any temporary landscape harm.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Affordable Homes (Strategic Policy)

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Core Strategy policy CS18 – Affordable Housing

Purpose

The council is committed to supporting people with the cost of living crisis and to ensure everyone has access to an affordable, decent, safe and sustainable home. The affordability of housing and providing a range of housing types for different stages of people's life journeys, are key priorities for the council to ensure local people are not priced out of their communities, everyone can put down sustainable roots and have buy-in to the community they live in and call home.

Maximising the provision of Affordable Housing in South Gloucestershire to meet housing need to create sustainable, inclusive communities is a key way the council will achieve these objectives. While there is a marked increase in the older population, overall the greatest Affordable Housing need continues to be for family-sized homes and for this to be delivered as social rent.

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The main source of new Affordable Homes is on sites for market housing through planning policy. The Affordable Homes delivered are primarily for social rent and shared ownership at lower equity shares that are affordable to people on local incomes.

In addition, the council will maximise opportunities to deliver Affordable Homes using grant funding or other forms of investment with preference for social rent. This will include 100% Affordable Housing schemes and additional Affordable Homes on market-led sites.

Acceptable development for relevant residential schemes will be expected to deliver as a minimum policy compliant levels of Affordable Housing to design and quality standards, as defined in National Planning Policy Framework 2021 (Annex 2) or any national policy that updates it.

The average need identified by the Local Housing Needs Assessment 2023 per year over the period 2025-2040 is 365 new Affordable Homes, equating to 27% of need for housing of all tenures (5,478 in total). This compares to a potential average annual housing supply of around 1366 homes (both market and Affordable) based on the South Gloucestershire Standard method figure (20,490 in total).

In addition to meeting the actual level of Affordable Housing need in full, the council's aspiration is to reduce the number of households in the private rented sector relying on housing benefits to pay their housing costs by 25%, to return to the pre-pandemic level.

To meet the need (365 Affordable Homes pa) and also the council's aspiration, the Affordable Housing target in the Plan is set at 6,709, or 447 Affordable Homes per year, which is 33% of all new homes to be provided.

To secure overall provision of Affordable Housing at 33% of the total, the policy will require at least 35% to allow for sites that are ineligible to apply Affordable Housing policy or where there may be viability constraints. 35% is the minimum level to be provided to create sustainable, inclusive communities which offer choice and broaden opportunities for current and future residents. Allocated and windfall greenfield sites that have no significant infrastructure requirements or abnormal viability constraints are required to achieve 40% Affordable Housing.

The particular shortage of Affordable Housing in rural areas and the need to maintain and sustain rural communities is recognised by the council. Local communities will be encouraged and supported to play a greater role in shaping the future of their own areas, including the provision of Affordable Homes, using opportunities presented by Neighbourhood Planning. Policy CS19 sets out the council's approach to rural exceptions.

The council will further explain its policy guidance on Affordable Housing by updating and replacing the current SPD and Technical Advice Notes.

Policy wording

- 1. The overall objective of this policy is to first meet the need for Affordable Homes in full as demonstrated in the latest version of the South**

Gloucestershire Local Housing Needs Assessment. Secondly, to reduce the number of households in the private rented sector that rely on benefits to meet their housing costs to the pre-pandemic level. To achieve the two objectives, the policy aspiration is for 6,709 Affordable Homes or 447 per year.

2. All new housing developments of 10 or more dwellings or 0.5 hectares (the lower of the two thresholds applies) are required to achieve without public subsidy a minimum of 35% on-site Affordable Housing, except in designated rural areas where the threshold will be 5 or more dwellings. Relevant greenfield sites with no significant infrastructure requirements or viability constraints are required to achieve 40% on-site Affordable Housing. Where this results in a 'fraction' of a dwelling, this should be rounded up to a whole dwelling.
3. Affordable Housing will be maximised, and as well as meeting the overall quantum, it is expected that specific Affordable Housing tenure and unit types are provided to meet the housing need demonstrated in the latest version of the South Gloucestershire Local Housing Needs Assessment, and in rural areas, where appropriate, local housing needs surveys. The need is primarily for social rented homes and shared ownership at lower equity shares that are affordable to people on local incomes.
4. To meet sustainability and community objectives, Affordable Housing should be provided on the application site. However, in exceptional circumstances and where it can be robustly justified, the council may accept off-site provision, or a financial contribution of broadly equivalent value in lieu of on-site provision.
5. In exceptional circumstances a lower percentage may be agreed by the council if the developer demonstrates that the planning obligations impact the economic viability fundamentally and prevent the site from coming forward. In such cases, other types of funding should be sought to make up the shortfall, with preference for delivery of social rent. There will be a requirement throughout the build-out period for the viability of the development and the availability of public subsidy or other forms of investment to be periodically reviewed to identify whether a figure closer to the policy requirement can be achieved from the site.
6. All Affordable Homes delivered under this policy must be let to eligible households and remain at an affordable price for future generations of eligible households. In the case of any sales of properties delivered under planning policy, the subsidy is to be recycled to provide alternative Affordable Housing in South Gloucestershire.
7. All self-contained dwellings will be subject to this policy including where care and/or communal facilities are provided as part of the development (except Build to Rent where criterion 9 applies).

8. **Where it is proposed to either phase development, sub-divide sites or there is a reasonable prospect of adjoining land being developed for residential purposes, including where there are existing buildings on the site, the council will consider the whole land package and the total quantum of homes across that land package, to determine whether the scheme falls above the threshold set out in criterion 2 to require Affordable Housing. Applications will be refused if it is considered that the developer is artificially suppressing the quantum to avoid delivering Affordable Housing.**
9. **Developers of Build to Rent housing will be required to provide on-site Affordable Private Rented homes without public subsidy with rents (including service charges) set at up to 80% of the market rent for an equivalent property, but not exceeding the relevant Local Housing Allowance (including rent increases). The council and the developer can agree to meet this requirement by other routes, preferably by providing other forms of Affordable Housing as defined in NPPF and/or a financial contribution.**
10. **Where a site that is allocated as 100% self and custom-build delivery triggers the requirement for Affordable Housing, 35% of the self and custom-build homes must meet the definition of Affordable Housing in NPPF. The council may agree that the requirement can be met via other routes, such as a financial contribution.**

Supporting text

Affordable Housing requirement

The council's policy objective is to meet the identified need for Affordable Homes in full and to meet its target to reduce the number of households in the private rented sector relying on housing benefits to pay their housing costs by 25% to return to the pre-pandemic level.

This policy requires at least 35% Affordable Housing at nil public subsidy, to meet council objectives to deliver sustainable and inclusive communities having regard to economic viability constraints. Sites of typologies that can reasonably be expected to deliver more than 35% because they do not carry a significant infrastructure burden or abnormal costs will be required to deliver 40% Affordable Housing.

This is justified because all sites do not deliver the full policy requirement; some sites are under-threshold or affected by viability or Vacant Building Credit.

It is a reasonable approach to require a minimum of 35% Affordable Housing across all sites to make up the shortfall as 35% is currently broadly viable across the District. It is a robust target, capable of being achieved in the medium to longer term.

It is reasonable to expect that where sites can deliver a higher level of Affordable Housing, additional provision will be required. These sites are likely to be in rural areas, where there is a more competitive market and fewer new homes are

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delivered, resulting in a wider gap between incomes and house prices that makes affordability issues more acute.

Where the requirement results in a fraction of a dwelling, this should be rounded up to a whole dwelling to ensure that Affordable Housing provision is maximized and no less than 35% is delivered.

If it is agreed by the council that the policy requirement is not viable at nil public subsidy, a combination of other financial support such as grant funding must be sought to achieve the full requirement.

Relevant housing sites

NPPF specifies that provision of Affordable Housing should be sought on major sites, defined as development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more, and that a lower threshold of 5 units or fewer may be set in designated rural areas. In South Gloucestershire, the only designated rural area is the Cotswold Area of Outstanding Natural Beauty.

The Affordable Homes policy applies to:

- all self-contained dwellings, regardless of Use Class. This includes specialist residential developments that also provide care and support and communal facilities such as a residents' lounge or a restaurant, and non-campus-based student accommodation (criteria 1-8)
- mixed-use schemes (criteria 1-8)
- Build to Rent housing schemes at the lower percentage of 20% in line with NPPF (criteria 1,4,5,6, 9)
- Self and custom-build developments (criteria 1,4,5, 6,8,10)

Where scheme proposals fall directly below the threshold for Affordable Housing, the density and unit types will be assessed by the council to identify whether the proposed quantum is being suppressed to avoid the Affordable Housing requirement. Any such applications will be refused.

Types of Affordable Housing required

Affordable Housing must be provided to meet the need identified in the LHNA (or as updated by future housing needs assessments and in rural areas, where appropriate, to local housing needs surveys). This includes tenure types, unit mix and accessibility standards as well as the overall quantum.

In applying the Affordable Housing policy to specialist or supported housing, particular considerations may apply because of the nature of this accommodation; the council will advise if it is appropriate to provide the general size/ type mix of housing set out in the LHNA.

The definition of Affordable Housing is set out in the NPPF and includes:

- Affordable Housing for Rent (including Social Rent, Affordable Rent and Affordable Private Rent
 - The greatest need in South Gloucestershire is for social rented housing. This is the council's preferred rented tenure type.

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- If Affordable Rent is provided, the council will expect to agree rent levels that are appropriate to local incomes (not exceeding the relevant Local Housing Allowance) while achieving a policy compliant percentage of Affordable Housing
- Build to Rent housing is defined in NPPF as ‘purpose-built housing that is typically 100% rented out’. Affordable Private Rented homes are provided within Build to Rent schemes as Affordable Housing, distributed throughout the development and physically indistinguishable from the market rent homes in terms of quality and size.
- Affordable routes to home ownership (including shared ownership)
 - Shared Ownership is the council’s preferred Affordable Home Ownership tenure, with equity shares of 40% and residual rent of 1.5% to meet local incomes. Government guidance requires 25% of Affordable Housing on residential schemes of 10 homes or more (or where the site area is 0.5 hectares or greater) to be delivered as First Homes, however the council will seek shared ownership as it is more flexible, is affordable for a wider range of low-income households, enables buyers to acquire additional equity shares to reach full ownership and it is deliverable in a wider range of house types.
- Starter homes
- Discounted market sale (including First Homes)
 - First Homes are a form of discounted sale housing (sold at a maximum of 70% of open market value) and fall within the definitions of Affordable Housing in the NPPF. Specific criteria and exemptions apply. All First Homes must comply with the Affordable Homes Policy and relevant Supplementary Planning Document. The council will monitor local house prices against incomes and may introduce a requirement for a larger % discount if the needs evidence supports it.

In 2023 we consider the tenure split should be 67% social rent and 33% shared ownership and this will be subject to review.

Site viability

Normally, the full policy requirement for Affordable Housing will be expected to be provided without public subsidy as it is currently broadly viable across the District. However, if the applicant demonstrates that exceptional circumstances justify the need for a viability assessment at the application stage, the council will consider the economic viability of individual developments. All viability assessments must be carried out following RICS guidance and will be independently verified by the council with the developer liable for reasonable costs incurred. All viability assessments must be made publicly available.

The council will expect the maximum level of Affordable Housing on each site to be provided, taking into account the economic viability of the site, likely costs, market

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conditions, the availability of public subsidy and the aim of achieving sustainable, inclusive communities.

Where developers have clearly demonstrated that full provision of Affordable Housing is not viable, and the council agrees, the applicant must actively seek and secure other forms of subsidy to demonstrate that every effort has been made to deliver the full policy requirement. The council will support an application for grant funding, or consider alternative financial support measures, to increase the Affordable Housing to the full policy requirement, with preference for social rent delivery to meet the greatest need.

The council will accept a lower amount of Affordable Housing only where it is demonstrated that other forms of subsidy are not available to deliver additional Affordable Housing to meet the full requirement. This is to ensure that Affordable Housing is maximised, but that sites that are not fully viable are not prevented from coming forward. On sites where the full requirement cannot be met, viability and the availability of public subsidy and other forms of investment must be reviewed throughout the build-out period. This is to ensure that all opportunities to maximise Affordable Housing have been taken.

On sites allocated solely for Affordable Housing, or where only Affordable Homes are proposed, there will be no requirement to deliver a percentage without public subsidy where the threshold is exceeded, providing that the proposed Affordable Housing meets identified need and complies with the requirements of the Affordable Housing Supplementary Planning Document.

Financial contributions

Financial contributions for Affordable Housing secured through planning policy as a last resort and receipts from the sale of any properties secured through planning policy will be used to meet the housing objectives set out in the Housing Strategy, for example:

- To support unviable schemes
- To increase the amount of Affordable Housing above the policy requirement
- To increase the proportion of social rented homes
- To increase the proportion of family-sized homes
- To support specialist schemes for supported housing or older people.

Delivery

Affordable Housing will be delivered within the framework of this Local Plan and the council's Housing Strategy and must reflect Government policy. Delivery is supported by more detailed guidance in the Supplementary Planning Document. Delivery will support the wider objective of creating sustainable, inclusive communities, infrastructure and growth. Affordable Housing will normally form part of the overall development, well integrated with and indistinguishable from market housing.

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The precise details of quantities, type and mix of Affordable Housing on specific sites will be a matter for negotiation with the Housing Enabling team and Planning Officers.

The “pepperpotting” of Affordable Housing in small clusters within mixed tenure developments will be sought in accordance with the design guidance in the SPD.

First Homes on exception sites

The council will support proposals for First Homes Exception sites where it can be demonstrated that the need for such homes is not being met elsewhere in South Gloucestershire.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Sites for Gypsies and Travellers

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Policy CS21 – Gypsy and Traveller Accommodation

Purpose

South Gloucestershire is home to a significant population of gypsies and travellers who have been a long-established part of the community. The majority of gypsies and travellers who live in South Gloucestershire are Romany Gypsies and Irish Travellers who are protected ethnic minorities.

There has been a longstanding shortage of sites for these groups in South Gloucestershire. This policy is intended to meet this need, safeguard existing authorised sites for gypsy and traveller use and set out the updated criteria which will be used to determine all planning applications for new gypsy and traveller provision.

Policy wording

Sites for gypsies and travellers

Proposals for gypsy and traveller sites will be considered against the following essential criteria:

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1. Sites should have adequate provision for vehicular access, parking and manoeuvring;
2. Sites should not have a significant impact on character and appearance which is unable to be mitigated by landscaping measures;
3. Sites should be an acceptable level of amenity for site residents and any adjacent residential uses;
4. Sites should not be located on land that is deemed unsuitable for general housing, such as land that is contaminated (and not capable of remediation), adjacent to refuse sites, landfill sites, heavy industry or electricity pylons. In addition, the following desirable criteria should be considered:
5. Any opportunities for green infrastructure within the site design;
6. Any opportunities for adequate play space for children.

Gypsy and traveller sites are as matter of principle acceptable in the open countryside. Due to the nature of South Gloucestershire no location should be excluded on the basis of distance to services.

Green Belt

Sites in the Green Belt will only be permitted on the basis of very special circumstances in line with national planning policy.

The following matters are relevant in establishing the existence of very special circumstances and may be capable of clearly outweighing the harm to the Green Belt:

- The highly constrained nature of South Gloucestershire; and
- The longstanding unmet need for sites.

Safeguarded sites

Existing authorised* land for accommodation by gypsies and travellers will be safeguarded at the following sites:

- Hill View, Badminton Road, Nibley*
- Swan Lane, Winterbourne (3 sites)*
- Frampton Park, (Cog Mill), Bristol Road, Frampton Cotterell*
- Elm Farm, Westerleigh Road, Westerleigh*
- Green Orchards, Berwick Lane, Easter Compton*
- Shortwood Yard, Shortwood Hill, Pucklechurch*
- Greengate Yard, Shortwood Hill, Pucklechurch*
- Parkfield Road, Pucklechurch (2 sites)*
- Siston Lane, Siston (2 sites)*
- Orchard Farm, Pomphrey Hill, Mangotsfield*
- Westerleigh Road, Mangotsfield
- Burton Road, Tormarton (2 sites)
- Appletrees, New Street, Charfield
- Bank Road, Pilning*

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- Henfield Paddock, Henfield Road, Coalpit Heath*
- Cottage View, Gloucester Road, Almondsbury*
- 56 Ram Hill, Coalpit Heath*
- Moor Paddock, Westerleigh Road, Pucklechurch*
- Tall Trees, Over Lane, Almondsbury
- Bridge View, Westerleigh Road, Westerleigh*
- Meadow View, Shortwood Road, Pucklechurch*
- Highwood Park, Highwood Road, Patchway
- Northwood Park, Old Gloucester Road, Winterbourne*
- Homefield, Hall End Lane, Wickwar
- 1 Dibden Lane, Emersons Green
- Land at Giddy End, High Lane, Winterbourne*
- The Meadows, Parkfield, Pucklechurch*
- Leechpool Dairy Farm, Tanhouse Lane, Yate
- Caravan Near Aust Services, Sandy Lane, Aust*
- Tytherington Road Nursery, Tytherington Road Thornbury
- Land at Oldbury Lane
- Land at Shortwood Rd, Pucklechurch*
- Land off Hall End Lane
- Land at Bristol Rd, Frampton Cotterell *
- Land at Northwick Rd, Pilning*
- Land at Berwick Grange, Easter Compton*
- Norley Lane, Tormarton
- Land off Northwick Road, Pilning*
- Land North of Lime Kiln Court, Tytherington*
- Land Off Bury Hill Hambrook*
- Land at Northwick Road, Pilning*
- Field north and east of Crossing Cottage East of Railway Latteridge Road Iron Acton*
- Land South Of The Northwick Road And Bank Road Junction, Pilning*
- Land off Henfield Road, Coalpit Heath*

Existing sites within the Green Belt (shown with *) are shown on the proposals map and are removed from the Green Belt.

New sites proposed for allocation

The following sites are proposed for allocation and where relevant are inset from the Green Belt:

- [site details to be added once identified]
- [site details to be added once identified]
- [site details to be added once identified]

Supporting text

South Gloucestershire has a well-established gypsy and traveller and travelling showpeople communities. The majority of gypsies and travellers in our area identify themselves as Romany Gypsy and Irish or Scottish Travellers or Travelling Showpeople. These communities reside on a mix of privately owned and social rent sites within our area.

There has historically been a persistent level of unmet need for accommodation for gypsies, travellers and travelling showpeople in South Gloucestershire.

Application of the policy

National Planning Policy for Traveller Sites (PPTS) requires local planning authorities to make an assessment of the needs of gypsies and travellers. The identified need for pitches in South Gloucestershire is therefore 132 new pitches for Gypsies/ Travellers in the period 2022-2042.

One of the aims of PPTS is to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites. This means that in South Gloucestershire the need is split as follows:

- 81 private pitches
- 43 socially provided pitches

In order to meet the need, this plan allocates land at locations detailed above, as defined on the Policies Map. It also includes a permissive and inclusive criteria based policy to facilitate meeting needs, including through applications for windfall sites.

Safeguarded sites

Existing, authorised sites will be safeguarded, and this will apply to public and private gypsy and traveller provision. 'Authorised' land includes existing gypsy and traveller sites which benefit from a permanent planning permission or alternatively, a temporary planning permission.

The term 'safeguarded' means that existing, authorised land for the accommodation of gypsies and travellers will be retained until such time as it can be proved no longer a need. In order to ensure that those sites that benefit from planning permission (including those with personal or temporary use conditions) are safeguarded and available for gypsy and traveller use going forward, they have been allocated for that specific use. It is important to note that the allocation of sites for gypsy traveller use is for the use of the land only. The number of pitches permitted on a site would remain as allowed by the existing planning permission. Any proposal for the intensification of use of these sites would need to be considered through a new planning application. No further intensification/ development on the site could take place unless expressly permitted.

Safeguarded sites include those within the Green Belt. National planning policy sets out that Green Belt boundaries should only be altered in exceptional circumstances.

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In the case of gypsy and traveller sites, the demonstrable level of need for sites is considered to provide the justification for this approach.

If, through review of this Plan, it can be demonstrated that there is no longer a need for sites for gypsy and traveller use, this position will be reconsidered.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Sites for Travelling Showpeople

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Policy CS22 – Travelling Showpeople

Purpose

South Gloucestershire is home to a significant population of travelling showpeople whom have been a long-established part of the community. They provide an important service to the community in the form of fairground attractions and mobile catering.

There has been a longstanding shortage of sites for this group in South Gloucestershire. This policy is intended to meet this need, safeguard existing authorised sites, and set out the updated criteria which will be used to determine all planning applications for travelling showpeople.

Policy wording

Sites for travelling showpeople

Proposals for travelling showpeople sites will be considered against the following essential criteria:

1. Sites should have adequate provision for HGV vehicular access, parking, and manoeuvring;
2. Sites should not have a significant impact on character and appearance which is unable to be mitigated by landscaping measures;
3. Sites should be an acceptable level of amenity for site residents and any adjacent residential uses;

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4. Sites should not be located on land that is deemed unsuitable for general housing, such as land that is contaminated (and not capable of remediation), adjacent to refuse sites, landfill sites, heavy industry, or electricity pylons. In addition, the following desirable criteria should be considered:
5. Any opportunities for green infrastructure within the site design;
6. Any opportunities for adequate play space for children.

Sites for travelling showpeople are as matter of principle acceptable in the open countryside subject to the criteria above. Due to the nature of South Gloucestershire no location should be excluded on the basis of distance to services.

Green Belt

Sites in the Green Belt will only be permitted on the basis of very special circumstances in line with national Planning Policy for Traveller Sites.

The following matters are relevant in establishing the existence of very special circumstances and may be capable of clearly outweighing the harm to the Green Belt:

- The highly constrained nature of South Gloucestershire;
- The longstanding unmet need for sites.

Safeguarded sites

Existing authorised land for accommodation by travelling showpeople will be safeguarded at the following sites:

- Fairlands, Earthcott Green, Alveston*
- Acres Fair, North Road, Yate
- Frog Lane, Coalpit Heath*
- Land at Beanwood Park, Wapley*
- The Burgage, Chipping Sodbury
- Land at Cotswold Road, Chipping Sodbury
- Land at Alexandra Road, Coalpit Heath
- Land at the Causeway, Coalpit Heath
- Land at Park Lane, Frampton Cotterell
- Land adjacent to Hares Farm, Mapleridge Lane, Yate
- Bristol Rd, Cromhall
- Engine Common Lane, Yate
- Land West Of Pound Mill Business Centre, Lower Morton
- Land at North Road, Yate

Existing sites within the Green Belt (shown with *) are shown on the proposals map and are removed from the Green Belt.

New sites proposed for allocation

The following sites are proposed for allocation and where relevant are inset from the Green Belt:

- [site details to be added once identified]
- [site details to be added once identified]
- [site details to be added once identified]

Supporting text

South Gloucestershire is home to a significant population of travelling showpeople whom have been a long-established part of the community. They provide an important service to the community in the form of fairground attractions and mobile catering.

There has been a longstanding shortage of sites for this group in South Gloucestershire. This policy is intended to meet this need, safeguard existing authorised sites, and set out the updated criteria which will be used to determine all planning applications for travelling showpeople.

Application of the policy

National Planning Policy for Traveller Sites (PPTS) requires local planning authorities to make an assessment of the needs of traveling showpeople. The identified need for pitches in South Gloucestershire is therefore 65 new pitches for traveling showpeople in the period 2022-2042. This includes those who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently.

In order to meet the need, this plan allocates land at locations detailed above, as defined on the Policies Map. It also includes a permissive and inclusive criteria-based policy to facilitate meeting needs, including through applications for windfall sites.

Safeguarded sites

Existing, authorised sites will be safeguarded. 'Authorised' land includes existing travelling showpeople sites which benefit from a permanent planning permission or alternatively, a temporary or personal planning permission.

The term 'safeguarded' means that existing, authorised land for the accommodation of travelling showpeople will be retained until such time as it can be proved no longer a need. In order to ensure that those sites that benefit from planning permission (including those with personal or temporary use conditions) are safeguarded and available for travelling showpeople use going forward, they have been allocated for that specific use. It is important to note that the allocation of sites for travelling showpeople use is for the use of the land only. The number of pitches permitted on a site would remain as allowed by the existing planning permission. Any proposal for the intensification of use of these sites would need to be

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considered through a new planning application. No further intensification/development on the site could take place unless expressly permitted.

Safeguarded sites include those within the Green Belt. National planning policy sets out that Green Belt boundaries should only be altered in exceptional circumstances. In the case of sites for travelling showpeople, the demonstrable level of need for sites is considered to provide the justification for this approach.

If, through review of this Plan, it can be demonstrated that there is no longer a need for sites for travelling showpeople use, this position will be reconsidered.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Internal Space and Accessibility Standards

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Policies Sites and Places policy PSP37 – Internal Space and Accessibility Standards for Affordable Dwellings

Purpose

This amended policy on internal space and accessibility standards sets out the requirements that all new types of housing must meet. The policy seeks to apply the Nationally Described Space Standards (NDSS) to market and affordable tenures, thereby ensuring an acceptable level of internal space across all new dwellings. The NDSS is a well-used national space standard and helps to ensure that appropriate living spaces are created.

The policy also sets out requirements relating to accessibility, linked to the Building Regulations 2010 – Access to and use of buildings within Approved Document M, M4(2) and M4(3), whereby specific percentages of dwellings are required to meet these standards.

Homes must provide sufficient space and be adaptable to cater for a variety of different household needs, with the aim of delivering high standards of liveability, accessibility, and comfort. The quality of housing has significant implications for the health and wellbeing of people. Pressures to provide housing and to intensify uses in the urban areas could potentially lead to an erosion of space standards with long-term consequences for health and wellbeing. In order to underpin good practice in the sector, the policy therefore adopts the NDSS, applied to all housing types,

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including market housing. The NDSS sets out space standards for bedroom sizes, floor to ceiling heights and storage areas, and will ensure that appropriate living spaces are achieved. Applying the NDSS will also ensure that new smaller properties (such as 1 and 2-bedroom flats) which often fall below the standards, are improved.

Where new dwellings are created with sufficient internal space, inhabitants are afforded a range of benefits including; the ability to better socialise with family members and guests, sufficient storage for household items, greater flexibility in arranging rooms to suit need, the ability to work from home, space for effectively managing waste and recycling, adequate access to daylight and ventilation, and allowance for adaptation should inhabitants suffer from permanent or temporary impaired mobility.

Whilst South Gloucestershire is a relatively affluent area, there are pockets of deprivation, with the most deprived areas generally being clustered in urban areas. It is important therefore that space standards are adopted to avoid the creation of substandard dwellings, particularly for those residents who may have the least choices who are in smaller dwellings as that is the only option that is possible for them.

Accessible homes support the changing needs of residents from raising children through to mobility issues faced due to frailty, old age or through disability. The standards allow people to live independently maintaining their health and wellbeing for as much of their life as possible, either in their existing home or in alternative accommodation to meet their changing needs and aspiration within their neighbourhood or local area. This helps to promote safe, accessible environments that promote inclusion and community cohesion.

Policy wording

1. All new housing (Market and Affordable) will be required to meet M4(2) accessible and adaptable dwellings standard, and the Nationally Described Space Standards (NDSS) or future equivalent/successor. An accompanying table should be provided for each application, setting out for each dwelling; areas for bedrooms, storage, floorspace and ceiling heights.
2. Affordable Housing should:
 - i. provide 10% of dwellings built to meet the M4(3) (2a) standard (wheelchair adaptable housing); and
3. Market housing should:
 - i. provide 4% of dwellings built to meet the M4(3) (2a) standard (wheelchair adaptable housing); and
4. For age restricted housing for older people, all dwellings, irrespective of tenure will be required to meet Building Regulation M4(3) (2a) standard (wheelchair adaptable housing).

- 5. In exceptional circumstances, where there are factors such as vulnerability to flooding, site topography and where the provision of a lift to dwelling entrances may not be achievable, the council may agree a reduced requirement in terms of Building Regulation M4(2) and M4(3) accessibility standards.**

Supporting text

Space Standards

In March 2015 the Government introduced optional Nationally Described Space Standards through the Housing Standards Review. In addition, the council's Sustainable Community Strategy promotes suitable housing and healthy lifestyles, while the Local Plan also promotes high-quality design and health and well-being objectives.

Homes must provide sufficient space and be adaptable to cater for a variety of different household needs, with the aim of delivering high standards of liveability, accessibility, and comfort. The quality of housing has significant implications for the health and wellbeing of people. Pressures to provide housing and to intensify uses in the urban areas could potentially lead to an erosion of space standards with long-term consequences for health and wellbeing. In order to underpin good practice in the sector, the policy therefore adopts the Nationally Described Space Standards, applied to all housing types, including market housing.

In accordance with the PPG requirements, Local Authorities should conclude whether there is a local need to implement space standards, and if so, the Local Authorities should collect evidence on the size and types of dwellings being built in the area. To do so, a data analysis exercise to assess space standards within built developments has been carried out and will be released in support of this policy at Regulation 19 stage.

There is substantial evidence on the impact of housing and the homes in which we live, on health and well-being¹. The Covid-19 pandemic has drawn greater attention to the link between housing, health, and equity and the importance of homes² and indoor and outdoor space³ and has exposed and amplified housing-related health inequalities⁴. Research carried out during the pandemic highlighted that 31% of adults in Britain have been affected by mental or physical health problems due to the condition of, or lack of space in, their home during lockdown⁵.

There are various ways in which the amount of space in a house may impact on health. Whilst the relationship is complex, several studies provide strong evidence of an association. Evidence suggests associations between overcrowded and inadequate space and poor health and development rates,⁶ infectious diseases, particularly respiratory illness, mental health and stress, and educational attainment⁷.

Accessibility Standards

The policy requirements relating to accessibility are linked to the Building Regulations 2010 – Access to and use of buildings within Approved Document M, M4(2) and M4(3), whereby specific percentages of dwellings are required to meet these standards. The different categories are set out below.

- M4(1) Category 1: Visitable dwellings
- M4(2) Category 2: Accessible and adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings
- Within the M4(3) standard there are two sub-categories:
- M4(3)(2a): wheelchair adaptable (meaning that they meet spatial and layout requirements but may not have been fully fitted and finished to accommodate immediate use by a wheelchair user)
- M4(3)(2b): wheelchair accessible (meaning that the dwelling is fully ready for occupation by a wheelchair user household)

The provision of appropriate housing for older and disabled people makes an important contribution to a safe and independent life. An ageing population will see the numbers of disabled people continuing to increase and it is important to plan early to meet the needs through policy change. In South Gloucestershire, 19% of the population are aged over 65, which is expected to increase to 21% by 2043. Raising the accessibility standards of new homes will have a positive impact on household health and welfare, and are particularly relevant to the protected groups, age and disability.

While features of accessible and adaptable homes support people with physical disabilities and for people living with a reduction in their mobility, the accessible and adaptable features also support wider and other disabilities. For example, the presence of toilets on the ground floor will support people with invisible disabilities and other mental health or sensory issues.

The South Gloucestershire Housing Strategy 2023, highlights the impact that housing has on health and wellbeing, recognising that to reduce health inequalities, all aspects of housing must make a positive contribution to the health of both individuals and communities. It outlines within its key themes, the objectives that aim to deliver this through the NDSS, M4(2) and M4(3) standards.

There are circumstances where a range of factors, such as vulnerability to flooding, or site topography, might impact on the ability to achieve Building Regulations M4(2) and M4(3). In these exceptional circumstances, the council may agree a reduced requirement. Any reduction would need to be supported by fully justified reasons.

Application of Policy

The council will generally seek to support truly innovative housing. Where it can be demonstrated that a dwelling will provide high levels of amenity through, for example, innovative methods of storage, high levels of daylight, and direct access to outdoor private space, the council may make an exception and permit affordable dwellings below the prescribed space standards.

Footnotes

1. Green et al. (2022). Maximising health and well-being opportunities for spatial planning in the COVID-19 pandemic recovery. Cardiff, Public Health Wales NHS Trust.
2. Town and Country Planning Association. (2021) 20-Minute Neighbourhoods – Creating Healthier, Active, Prosperous Communities An Introduction for Council Planners in England.
3. Tinson, A. and Clair, A. (2020). [Better housing is crucial for our health and the COVID-19 recovery](#).
4. [Homes-health-and-COVID19-poor-quality-homes.pdf \(ageing-better.org.uk\)](#)
5. National Housing Federation. (2020). [Housing issues during lockdown: health, space and overcrowding](#).
6. Office of the Deputy Prime Minister. (2004). The Impact of Overcrowding on Health and Education: A review of the Evidence and Literature
7. [Full article: Housing space and occupancy standards: developing evidence for policy from a health and wellbeing perspective in the UK context \(tandfonline.com\)](#)

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Minerals

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Core Strategy Policy CS10 – Minerals

Policies, Sites and Places (PSP) Plan Policy PSP23 – Mineral working and extraction

Purpose

Ensuring that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs is a key objective of our new Local Plan.

National Planning Policy Guidance on Minerals paragraph 060 states that as part of the Managed Aggregate Supply System, at local level, mineral planning authorities are expected to prepare Local Aggregate Assessments (LAAs) to assess the demand for and supply of aggregates.

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Paragraph 213 of the NPPF states that minerals planning authorities should plan for a steady and adequate supply of aggregates by various means, including preparing LAAs, and using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans.

The purpose of this policy is to ensure that there is a steady and adequate supply of minerals and maintain a 10 year land bank throughout and beyond the plan period. It will do so by allocating areas for mineral working where necessary, having regard to the need to promote deliverability of permitted reserves of crushed rock. It also sets out the environmental considerations that will need to be taken into account for proposals for new extraction, and the council's expectations for the restoration of quarries once they have ceased extraction operations.

Policy wording

The council will plan for a steady and adequate supply of aggregates by seeking to maintain a land bank for crushed rock of at least ten years, and allocating areas for mineral working where necessary, having regard to the need to promote deliverability of permitted reserves of crushed rock. To this end, provision is made for the extraction of crushed rock through the following preferred areas, as defined on the Policies Map:

- Cromhall Quarry
- Tytherington Quarry southwest (phases 1-3)
- Wickwar Quarry northwest

As part of this approach, the council will also encourage the provision of recycled aggregates.

Ancillary and Secondary Operations

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

Environmental Considerations

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

- i) blasting/vibration; and

- **ii) separation and buffer zones**

Restoration

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

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

Supporting text

National policy requires that provision is made for a steady and adequate supply of minerals to support the economy, that the best use is made of these resources and that they are protected for the longer term. Provision of supplies to meet current needs is achieved through the maintenance of 'landbanks' (mineral reserves with planning permission for extraction), while future supplies are protected through Mineral Safeguarding Areas (areas with mineral resources which do not yet have planning permission for extraction).

South Gloucestershire primarily contributes to minerals supply by the winning and working of carboniferous limestone, producing aggregate (crushed rock). The aggregate is mainly used for building and repairing roads and producing asphalt, concrete and concrete products. To a lesser extent, South Gloucestershire also produces brick making clay, and historically other minerals have also been worked in the area.

Existing supply and establishing need

Based on a long-standing agreement, the required crushed rock provision for the WoE is split 60%/40% between South Gloucestershire and North Somerset. On this basis, given the ten-year average in the emerging WoE LAA for 2012-2021 of 3.72mtpa, the annualised required level of crushed rock provision for South Gloucestershire can be calculated as 60% of 3.72mtpa, which is 2.32mtpa. If this was to be extrapolated, the total crushed rock requirement for South Gloucestershire for 2022-2040 inclusive (18 years) would be 40.18mt. To allow for a ten-year landbank at the end of that period, a further 10 years requirement can be added on (23.2mt), so, on that basis, the total South Gloucestershire crushed rock requirement for that 28 year period (to 2050) would be 63.38mt. This figure is based on the ten-year sales average in the latest published LAA (covering the period 2012-2021). Future LAAs are likely to give different ten-year averages, and hence different figures. Therefore it is simpler and more meaningful to aim to maintain a

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ten-year landbank (with the landbank to be measured annually and based on 60% of the ten-year average sales figure in the latest LAA), in line with national planning practice guidance.

Meeting the demand

The preferred areas allocated through the Local Plan contribute to achieving a 10 year landbank for crushed rock.

Cromhall Quarry includes an identified resource of circa 18mt. As it stands, the intention is that output will be on a relatively small scale, initially with a saleable output of circa 0.25mt per annum, although we understand there is potential for this to be scaled up mid-way through the Plan period if required.

The three-phased extension to Tytherington Quarry includes the potential for extraction over approx 60 hectares of land, with an identified resource of circa 76mt, which will help to ensure a landbank through this Plan period and into the next.

The extension to Wickwar Quarry includes an identified resource of circa 35-40mt. As it stands, the intention is that, following allocation through the Local Plan, planning permission will be secured by 2033. This would facilitate the continuity of a supply of up to 1.2mt per annum into the nearby markets.

If, through annual monitoring, it appears that the ten-year landbank might not be maintained, it may be necessary to revisit the issue of permitting further reserves.

Outside Preferred Areas

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

Environmental considerations

National policy requires that operations for mineral workings, where practical, occur outside of nationally designated sites, such as Areas of Outstanding Natural Beauty. The scope of issues to be included is likely to be wide and varied, and other policies in this plan will also be appropriate to apply to proposals. In addition, some specialist issues associated with mineral workings will also need to be taken into account, such as blasting/vibration and separation and buffer zones and impacts on water resources⁸. The issues to be considered in relation to a particular site proposal should be agreed with the council.

Restoration and aftercare

Restoration and aftercare proposals for a mineral working site will be conditioned as part of planning permission. Schemes for restoration and aftercare should be in place prior to any approval of permission for mineral workings and should be reviewed prior to works commencing, to take account of changing local circumstances and environmental needs. The council requires that all quarry sites are subject to restoration. Where additional landfilling and/or the importation of

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waste is required, this would normally require separate permission, the timescales of which would be addressed as part of the determination of such an application.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Economy and Jobs

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Core Strategy Policy CS11 – Distribution of Economic Development Land

Core Strategy Policy CS12 – Safeguarded Areas for Economic Development

Core Strategy Policy CS13 – Non-Safeguarded Economic Development Sites

Purpose

Housing a growing population needs to be balanced with providing sufficient jobs for existing and new residents, and ensuring there is enough land to accommodate these jobs. Having land of the right type and in the right places also supports a strong, responsive and competitive economy, ensure people have access to employment opportunities close to where they live, to manage the impacts of climate change and assist in meeting a zero-carbon ambition.

South Gloucestershire has experienced high job growth rates and low unemployment. It includes three Enterprise Areas (Filton, Emersons Green and Severnside), each with their own economic specialisms and sector focus. We have strong performing locations contributing to the West of England, and the National, economy. Maintaining strong economic performance will only be achieved by having designated areas where land is safeguarded for employment uses.

Providing and safeguarding land for employment also reflects Local Plan objectives of making the most effective use of land within our urban areas and market towns and identifying areas of transformational change. Where we are not able to meet our needs for new jobs within those, part of our strategy for homes and jobs is exploring opportunities for new employment areas, alongside new housing, to meet that need. Providing more, and a wider range, of jobs locally can enable people to work closer to home, helping to grow the local economy and make journeys to work shorter and more by walking, wheeling or public transport. This in turn would help address both the cost of living and the impacts of climate change.

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The following three functional economic areas are clearly identifiable within South Gloucestershire:

- North Fringe of Bristol Urban Area – A dense employment and residential location on the outskirts of Bristol, which includes the Filton Enterprise area, Ministry of Defence and University of the West of England. It is a strategic employment location for the West of England, including being an established hub for aerospace and advanced engineering, and with a strong focus on manufacturing, wholesale and retail trade, public administration, professional, scientific and technical sectors.
- East Fringe of Bristol Urban Area – Also on the outskirts of Bristol the East Fringe provides the highest residential concentration for South Gloucestershire, with key strategic employment assets such as the Bristol and Bath Science Park and the National Composite Centre, both within the Emersons Green Enterprise Area. There is separation however between these assets and the wider East Fringe, extending south to Hanham, which does not have a clear employment specialism, with significantly fewer employment areas, some of which have recently been lost to other uses. Many of the remaining areas need investment to modernise and adapt to modern business needs, but currently still provide low-cost premises for smaller businesses and as such are a valuable resource.
- Severnside – A strategic location adjacent to the M5 and M49 motorways, near to the Port at Avonmouth, with low residential population as result of factors such as flood risk and poor public transport connections. It is however a significant economic centre for South Gloucestershire, with strong road transport links from the motorway network. Severnside forms part of the regionally significant Avonmouth Severnside Enterprise Area, with focus of large-scale distribution and manufacturing.

Outside of these, the following functional economic areas can broadly be identified:

- Yate and Surrounding Areas – A notable employment area, reflecting location-specific demand, extending from the M4 north to Wickwar. Most jobs are concentrated in the West Yate employment area, where Beeches Industrial Estate and Greater Western Business Park are located as well as other industrial estates (Westerleigh Business Park, Badminton Road Trading Estate) with predominantly large industrial, storage and distribution uses. There are opportunities to intensify and diversify the employment offer in these areas, to maximise their capacity. This could include redevelopment to smaller and light industrial and manufacturing uses, and local services that are more flexible and adaptable to changing economic needs. Wholesale and retail also account for a significant part of the area's employment with Yate Town Centre representing an important retail location.
- Thornbury and North Rural – A more rural area, including Almondsbury to the South, Oldbury Power Station to the west, Falfield and Charfield to the north, the local economy does not show any sign of industrial specialisation.

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- **South and East Rural** – Covers the eastern edge of South Gloucestershire from Hawkesbury Upton in the north to Marshfield and Bitton in the south. The southern part of the area is relatively well connected to the rest of South Gloucestershire and the Bristol urban area, by the M4 and A420 into the East Fringe, and to Bath via the A46. However, developments are restricted due to Green Belt designation that covers most of that part of the area, as well as the Cotswold AONB. The northern part of the area is outside of the Green Belt, but still within the AONB and significantly further from the main employment and amenities area and therefore less attractive to employment sectors. Similar to Thornbury and North Rural area, the economy does not show clear specialisation.

It is therefore important that the Local Plan safeguards a portfolio of areas for employment uses across the district. This needs to take account of losses over the previous local plan period by making the best use of existing safeguarded areas, allocating new safeguarded areas, and managing change on them to ensure development proposals do not harm their employment offer. Priority on safeguarded employment areas is for uses falling within Classes E(g), B2, and B8 of the Use Classes Order 1987 (as amended), or any future equivalent provision.

Within these priority uses, intensifying and diversifying safeguarded areas would assist both making efficient use of land, and safeguarded areas becoming more flexible and adaptable to changing economic circumstances.

Until replaced, saved Policies, Sites and Places Plan policy PSP27 provides criteria for proposals falling within Use Class B8, with Severnside considered the main focus for large-scale strategic distribution and logistics. The benefits of ancillary offices to B8 uses may also form an important consideration.

Policy wording

1. **The council will maintain a supply of land for Economic Development, distributed in accordance with Table 1. In addition, there is also provision for employment uses within non-safeguarded areas.**
2. **Land identified in Table 2 shall be retained as Safeguarded Areas for Economic Development, and reserved for Priority Employment Uses. Proposals for change to other economic development uses will be permitted where it can be clearly demonstrated, through adequate marketing and other relevant evidence, that individually and/or cumulatively with other completed and permitted developments:**
 - **a. the proposal would not prejudice the regeneration and retention of priority employment uses elsewhere within the defined employment area; and**
 - **b. that it would contribute to a more sustainable pattern of development in the local area due to appropriateness of the proposed economic development use to the location; and**

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- c. the proposal would improve the site's economic output through the number or range of jobs available in the local area, or through another appropriate economic indicator; and
- d. no suitable alternative provision for the proposal has been made elsewhere in the Local Plan.

Proposals for non-economic development uses will not be permitted, except for operational development required to support existing economic development uses that complies with criterion 2a) and is small in scale relative to the Safeguarded Area for Economic Development in which it is proposed.

All proposals within Safeguarded Areas for Economic Development, including for priority employment uses, should make efficient use of land.

3. Proposals for change of use within non-safeguarded economic development sites, to non-economic uses, will be refused unless they comply with the following sequential approach:

- i. Economic development re-use of the whole site
- ii. An economic development led mixed-use scheme
- iii. A non-economic development led mixed-use scheme
- iv. A non-economic development only scheme.

It must be clearly demonstrated, through adequate marketing and other relevant evidence, that all reasonable attempts have been made to secure a use higher in the sequence before moving to the next. Financial contributions secured through an appropriate mechanism will be required to enable assessment by the council.

For proposals within the Communities of the East Fringe of Bristol Urban Area, the provisions of criterion 4 shall additionally apply.

The above requirements will also apply to proposals within Safeguarded Areas for Economic Development, in situations where the benefits of the proposal are considered to outweigh the conflict with criterion 2.

4. Proposals on both safeguarded and non-safeguarded areas for economic development within the Communities of the East Fringe of Bristol Urban Area, which improve employment opportunities for the East Fringe communities, will be supported. Proposals resulting in complete or substantial loss of economic development land and/or buildings to non-economic development uses will not be permitted. New employment opportunities being created will need to be evidenced as appropriate to their location, having a reasonable

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prospect of coming forward, and having a marketing strategy for the proposed and alternative economic uses.

5. Within strategic allocations, new areas and sites proposed for economic development uses should aim to maximise employment density and be appropriate to their location, including being compatible with their surroundings, and having sufficient parking and suitable access for cars and goods vehicles both through the wider development and to the Strategic Road Network.
6. Proposals comprising 10 or more residential dwellings, 1,000 square metres of new non-residential floorspace, or loss of 1,000 square metres economic development floorspace, will be expected to facilitate access for local residents to employment and training. This should include, but not be limited to, supporting employment initiatives, skills development, and sustainable travel measures within the completed development itself and through the construction/ supply chain. The benefit which may be attributed to these should be demonstrated through suitable evidence.

Supporting text

*Table 1 – Distribution of Economic Development Land
North Fringe of Bristol Urban Area*

Safeguarded Land	TBC ha
Allocated within the Former Filton Airfield	TBC sqm
Allocated within Filton 20 Business Park (Potential LP Option)	TBC sqm
Allocated within University of the West of England (Potential LP Option)	TBC sqm

East Fringe of Bristol Urban Area

Safeguarded Land	TBC Ha
Allocated at Emersons Green	TBC sqm

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Allocated within Former Lucas Works	TBC sqm
Allocated within Former Kleeneze Site	TBC sqm

Sevenside

Safeguarded Land	TBC Ha
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Yate and Surrounding Areas

Safeguarded Land	TBC Ha
Allocated within North Yate New Neighbourhood	TBC ha

Thornbury and North Rural

Safeguarded Land	TBC Ha
Allocated Sites	TBC Ha

South and East Rural

Safeguarded Land	TBC Ha
Allocated Sites	TBC Ha

This distribution of Economic Development land is provided through the safeguarded areas listed within Table 2.

Table 2 – Safeguarded Areas for Economic Development

North Fringe of Bristol Urban Area

SG-1 Abbey Wood Business Park	SG-2a Almondsbury Business Park (Western Site)
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SG-2b Almondsbury Business Park (Central Site)	SG-2c Almondsbury Business Park (Eastern Site)
SG-3 Aztec West Business Park	SG-4 Bristol Business Park
SG-5 Employment Land at Filton Northfield	SG-6a – Land East of A38, Filton/Patchway (North Parcel)
SG-6b – Land East of A38, Filton/Patchway (Rolls Royce Main)	SG-6c – Land East of A38, Filton/Patchway (South of B4057)
SG-6d – Land East of A38, Filton/Patchway (South Parcel)	SG-7a Land West of A38 and South of Hallen Railway Line (<i>Airbus Filton Campus, Aerospace Business Park, and Brabazon Business Park</i>)
SG-7b Land West of A38 and South of Hallen Railway Line (<i>Filton 20 Business Park</i>)	SG-8 Ministry of Defence, Abbey Wood
SG-9 Old Gloucester Road, Hambrook	SG-10 Parkway Business Park
SG-11 Parkway North Business Park	SG-47a Cribbs Causeway, Lysander Road North
SG-47b Cribbs Causeway, The Laurels	SG-47c Cribbs Causeway, Lysander Road South
SG-48 Jupiter Road	SG-49 Patchway industrial Estate
SG-50 Pearce/Auto Techniques Site	SG-51a University of the West of England (<i>North</i>)

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SG-51b University of the West of England (<i>South</i>)	SG-52 Land West of A38 (inc. runway and Royal Mail site) – <i>Former Filton Airfield Allocation</i>
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East Fringe of Bristol Urban Area

SG-12a Emersons Green (<i>Bristol and Bath Science Park</i>)	SG-12b Emersons Green (<i>Emerald Park and Harlequin Office Park</i>)
SG-12c Emersons Green (Vertex Park and Residual) (Remainder)	SG-13 Chapel Lane, Warmley
SG-14a Tower Road, Warmley (Eastern Site)	SG-14b Tower Road, Warmley (Western Site)
SG-15 Bristol Uniforms Site (<i>Pending outcome of LP Option</i>)	SG-16 Oatley Trading Estate, Kingswood
SG-17 The Civic Centre, Kingswood	SG-18 Station Road, Kingswood
SG-19a North of Douglas Road (<i>Wood Road/Moravian Road</i>)	SG-19b North of Douglas Road (Lucas Works) (<i>Pending outcome of LP Option</i>)
SG-20 Eclipse Office Park	SG-21 McBraida Site
SG-22 Longwell Green Industrial Estate	SG-23a Southway Drive, North Common (North Site)
SG-23b Southway Drive, North Common (South Site)	SG-24 Hanham Business Park

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SG-25 Former Kleeneze Site (Remainder)	SG-26 Bath Road, Bitton
SG-27 Hayward Industrial Estate	SG-28 2-8 London Road, Warmley

Yate and Surrounding Areas

SG-29 Beeches Industrial Estate, Yate	SG-30 Bowling Hill, Chipping Sodbury
SG-31 Broad Lane, Yate	SG-32 Council Offices, Badminton Road, Yate
SG-33 Great Western Business Park, Yate	SG-34 Indesit Site, Station Road, Yate
SG-35 The Ridge, Yate	SG-36 Westerleigh Business Park, Yate
SG-39 Arnold Fields Trading Estate, Wickwar	SG-40 Old Cider Mill Trading Estate, Wickwar
SG-42 Station Premises and Yard, Winterbourne	SG-53 Badminton Court/Dairy Crest Site, Yate
SG-55 Hatters Lane, Chipping Sodbury	SG-57 Stover Road + North Road Industrial Estate, Yate
SG-58 Badminton Road Trading Estate, Yate	<i>North Yate New Neighbourhood – New</i>

South and East Rural

SG-41 Pucklechurch Trading Estate	SG-44 Sunguard Vivista Premises, Marshfield
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Sevenside

SG-45a Sevenside Employment Area (Westgate)	SG-45b Sevenside Employment Area, Central Park South
SG-45c Sevenside Employment Area, Central Park	SG-45d Sevenside Employment Area, Old Power Station Site
SG-45e Sevenside Employment Area, Mount Park and Surroundings	

Thornbury and North Rural

SG-37 Thornbury Industrial Estate	SG-43 Station Road, Charfield
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Definition of Priority Employment Uses

Priority Uses are those falling within:

Use Class E(g)(i) – Office

Use Class E(g)(ii) – Research and Development

Use Class E(g)(iii) – Light Industrial

Use Class B2 – General Industry

Use Class B8 – Storage and Distribution

of the Use Classes Order 1987 (as amended), or any future equivalent provision.

Definition of Economic Development

Economic development includes development within Use Classes E(g), B2 and B8, public and community uses, and main town centre uses. It also includes other development which achieves at least one of the following objectives:

1. provides employment opportunities;
2. generates wealth; or
3. produces or generates an economic output or product.

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Main town centre uses are as defined within the National Planning Policy Framework (Currently Annex 2: Glossary) and will need to meet requirements of the sequential test as set out nationally and in Policy: Town Centres.

Office development outside town centres may be appropriate as this reflects the existing pattern of development in South Gloucestershire and is in line with the local and sub-regional strategy.

The definition of economic development does not include residential developments falling within Use Classes C2 and C3. These will be assessed as non-economic development uses for proposals on safeguarded or non-safeguarded employment sites.

While the definition is broad, not all uses are appropriate in all locations. In particular, the strategy and policies distinguish between uses of a traditional employment character and those which are appropriate in a town centre location.

Safeguarded Areas for Economic Development

[The South Gloucestershire Employment Land Review \(2022\)](#) identified the majority of existing safeguarded employment areas should be retained to meet the future economic needs of South Gloucestershire. As part of producing a new Local Plan, some areas are being reviewed as urban option sites, and new employment areas are proposed to be safeguarded, to meet future assessed needs and employment growth, address imbalance in some locations (the East Fringe in particular) between jobs and resident workers, and to support our rural economy.

- Safeguarded employment areas listed in table 2 will be updated as the new Local Plan progresses, and their boundaries will be confirmed on the policies map.
- Safeguarded areas from the Core strategy being removed are listed in [Section 3b. Planning for Economy and Jobs Appendix 1](#).
- Safeguarded areas from the Core strategy with potential change (Urban Option Sites) are listed in [Section 3b. Planning for Economy and Jobs Appendix 2](#).
- Potential new safeguarded areas for economic development can be viewed in [Section 6. New Strategy – Lenses](#).

Priority Employment Uses are anticipated to be the focus for sites listed in table 2, however flexibility for changing economic conditions is allowed for provided that the requirements of criteria 2 and 3 are met.

Some operational development uses, both economic or non-economic, may be appropriate where they support existing economic development uses, for example those that clearly assist with their operation or provide an amenity service or function to workers, and as such support economic success of the safeguarded area. Any such uses must still comply with criterion 2a) and be small-scale relative to the safeguarded area.

Within the boundaries of some safeguarded areas there are areas of Green Infrastructure which will continue to be protected and managed as green assets.

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Assessing contributions to sustainable patterns of development includes consideration of the range of jobs and services in the locality, transport and accessibility, the availability of alternative locations and the relationship to town and local centres.

Opportunities to redevelop existing employment sites, through intensification or re-modelling, will be encouraged. Redevelopment can increase productivity through the more efficient use of land and enable the site to make a better contribution to the local area through better design and improving the number and range of jobs available. Where major change is proposed, more detailed guidance should be prepared.

Non-Safeguarded Sites

Evidence shows that locally significant amounts of non-safeguarded employment land have been lost to residential uses in the urban areas and villages. The need to prevent further losses of smaller scale employment opportunities in the context of pressure to meet housing targets has been identified through engagement as a key issue. In the light of local evidence of loss of employment sites in villages, this policy sets out a preferred sequence for change of use on economic development sites and a process for determining when change of use would be acceptable.

Proposals for residential re-use of buildings will need to be accompanied by a statement clearly demonstrating that a market appraisal has been undertaken to assess alternative economic development uses, and that every reasonable attempt to secure a suitable economic re-use, and after this a mixed use, has been made and failed. This assessment should demonstrate that a sustainable solution for the local community has been found. In some cases, a mixed use or residential scheme may be the most sustainable and appropriate solution for a site.

Definition of Adequate Marketing

The council is preparing guidance which applicants should refer to covering the factors which will be considered for assessment of the adequacy of marketing undertaken. It will need to be evidenced that there is no demand for existing commercial premises and sites, and that they have been actively marketed without success. In respect of Criterion 3, this needs to be demonstrated for each use higher in sequence before moving to the next.

Assessment of commercial marketing has significant resource implications for the council, potentially requiring consultant support. It is therefore relevant and necessary to secure a financial contribution from applicants for proposals where the requirements under criterion 3 arise. A Planning Performance Agreement or other appropriate mechanism may be used to secure this. Whilst proposals for changes to other economic development uses under criterion 2 have some resource implications, these are unlikely to be as extensive, and positive changes within safeguarded sites would not wish to be discouraged.

Strategic Allocations

Criterion 5 seeks to ensure that economic development uses within allocated sites are appropriately located within the wider development, particularly those which are mixed use with residential. This should be considered as part of the sitewide masterplan or other stage of approval. Car and goods vehicle parking provision should also comply with Policy: *Parking Requirements, including electric vehicles*.

Enabling Access to Employment and Skills Development

The intention of criterion 6 is to enable local residents to benefit from new development, or to help mitigate the effects of employment losses, by enhancing their employment and training prospects, particularly for residents of priority neighbourhoods and other disadvantaged groups including people with learning disability, and assist with sustainable travel measures for these residents to reach employment locations. Such benefit may arise during both construction and operation of the development, include apprenticeships and other pathways to access employment and to increase the skills of the local workforce, promoting employment within the locality such as nearby schools, colleges, and job shops, commitments to recruiting a proportion of new employees from the local area, and commitments to placing work with local suppliers.

The council will work with its partners to prepare a planning obligations SPD supporting the approach to realising the economic benefits of new development for local residents.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Town Centres

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Core Strategy policy CS14 – Town Centres and Retail

Policies Sites and Places Plan policy PSP31 – Town Centre Uses

Purpose

Town Centres support the Urban Lifestyles approach by offering opportunities to access a range of facilities and services by walking, cycling, and wheeling. They

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also provide public transport connections to a wide range of locations. This policy is aimed at promoting the vitality and viability of centres, recognising their importance to the local community and economy, their social function, and their sense of place. National policy requires a network and hierarchy of town centres to be defined. Most services and town centres in South Gloucestershire are located within the North and East Fringes of Bristol urban areas, together with our three market towns. These centres, particularly the traditional ones, are highly valued by their local communities for their heritage and functions. In addition to retail all the centres provide, to a greater or lesser extent, a range of services and facilities including financial, community, leisure, employment and housing.

Primary Shopping Areas have a focus on shops for food, drink, clothing and household goods. Controls over this are impacted by the range of permitted development rights for main town centre uses, but where planning permission is required, priority will be given to retail uses. Other main town centre uses, such as restaurants, cinemas and offices, will be directed to the wider town centre boundaries.

National policy also requires sites to be allocated to meet the needs of retail, leisure, office and other main town centre uses looking at least 10 years ahead. However, permitted development rights for town centre uses have extended over recent years and our town centres and high streets are also ever-changing, making estimating more difficult.

The effects of Covid-19 have further changed the role of town centres, which need to diversify with a wider range of services and be hubs for local communities. As part of the Urban Lifestyles approach, co-locating living and working within town centres will also assist them to stay viable and give them new purpose.

49 local centres are also within the urban area and larger village settlements which meet the needs of residents for everyday convenience goods and basic services within walking distance, thereby providing an essential and valuable service.

Additionally, 3 new local centres are currently identified. Until replaced, saved Policies Sites and Places Plan policy PSP32: Local Centres, Parades and facilities, provides criteria for proposals relating to these. There are also smaller village services and local shops throughout the district.

Policy wording

Hierarchy of Centres

1. Development proposals for main town centre uses, as defined by National policy, shall be directed sequentially to South Gloucestershire's Town Centres identified in the Policies Map, and Table 1.

Proposals for main town centre uses within local centres, also listed in Table 1, will be acceptable where they are of a scale and size appropriate to the location.

Cribbs Causeway/Mall, Abbey Wood and Longwell Green Retail Parks will be treated as out-of-centre and development proposals within these will need to satisfy the sequential test, and the impact test where required under criterion 10.

Creation of new Town and Local centres

2. New centres may be established over the plan period, or existing retail and leisure uses adapted, to support new settlement, urban extensions and new communities. Any new centres or adapted uses should be of an appropriate scale for the locality and not undermine the vitality, viability, role or function of existing centres within the hierarchy.

3. New centres proposed, or adapted uses, should provide the number and range of facilities to meet needs of the communities they are intended to serve.

Primary Shopping Areas

4. Primary shopping areas, as defined on the Policies Map, will be the focus for comparison and convenience retailing, including both large and smaller scale retail proposals. Within these, changes of use to ground floor residential development (that require planning permission) will not be permitted.

5. Outside of designated Primary Shopping Areas, but within wider town centre boundaries, small scale retail proposal(s) to meet local community needs will be acceptable. Proposals for change of use to ground floor to residential development (that require planning permission) will need to demonstrate that:

- Following effective marketing that there is no realistic prospect of securing the continued existing use of the unit, nor any alternative main town centre use within it; and
- The proposal would not, individually or cumulatively, have a detrimental impact upon adjoining commercial uses nor the vitality and viability of the wider town centre.

6. Both within designated Primary Shopping Areas and wider town centre boundaries, new residential development which makes positive use of underused and/or vacant upper floors will be encouraged provided they would not, individually and/or cumulatively, have a detrimental impact upon adjoining commercial uses nor the vitality and viability of the wider town centre.

Edge of Centre Development Proposals

7. Edge of centre proposals for main town centre uses will only be acceptable where it has been demonstrated that:

- there are no suitable more central sites to accommodate the proposal;
- flexibility of the proposal has been demonstrated including consideration of alternative formats and scales;
- the proposal would support the role of the centre, and be of a scale proportionate to the centre; and
- the site would be accessible and well connected by pedestrian, cycle, and public transport links to the town centre.

Out of Centre Development Proposals

8. Out of centre proposals for main town centre uses will only be acceptable where it has been demonstrated that:

- no suitable centre or edge of centre sites are available (or expected to become available within a reasonable period) to accommodate the proposal;
- Flexibility of the proposal has been demonstrated including consideration of alternative formats and scales; and
- the site would be accessible and well connected by pedestrian, cycle, and public transport links to an established town centre.

9. When considered cumulatively with; recently completed developments in the plan period, outstanding planning permissions and allocations in the catchment area they serve; out of centre development proposals should not have an unacceptable impact on:

- a) existing, committed and planned public and private investment in a centre (or centres) lying within the catchment area of the proposal(s); and
- b) the vitality and viability of established centres.

10. An impact assessment will be required for:

- a) retail proposal(s) larger than 350m² in all locations outside Primary Shopping Areas; or
- b) with exception of offices, main town centre use proposal(s) above 1000m², where they are outside of the designated Town Centre boundary; or
- c) office proposal(s) larger than 10,000m², where they are outside of the designated Town Centre boundary.

Markets and Garden Centres

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

12. Development proposal(s) for new garden centres will need to follow the sequential and impact tests. Development proposal(s) to remodel existing garden centres will be assessed to ensure that any general sales, and other uses taking place within them, remain ancillary to the plant sales.

General Assessment Criteria

13. Development proposals for all main town centre uses, including retail, in any location, should:

- positively respond to any centre specific health check or locally prepared and endorsed vision;
- be in proportion to the role and function of the location;
- ensure any shopfront(s), sign(s) or advertisement(s), are of a scale, detail, siting and type of illumination appropriate to the character of the host building,

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wider street scene and avoids harmful effects on amenity of the surrounding area; and

- have convenient, safe and attractive access to and from surrounding residential areas for pedestrians and cyclists; and
- have appropriate provision for parking and servicing; and
- not give rise to unacceptable levels of vehicular traffic to the detriment of the amenities of the surrounding area and highway safety; and
- where possible and viable include and make positive use of upper floors; and
- demonstrate a positive contribution towards the public realm and non-car circulation; and
- be well served by public transport.

Supporting text

Table 1 – Hierarchy of Centres

North Fringe of Bristol Urban Area

Town centres

Bradley Stoke	Filton
Patchway	Stoke Gifford

Local centres

Gloucester Road North	Gloucester Road, Patchway
Filton Avenue (Nos. 508-550 and 551-557)	Kingsway, Little Stoke
Filton Avenue (at junction with Conygre Rd)	Chelford Grove, Patchway
Station Road, Filton	Ratcliffe Drive, Stoke Gifford
The Parade, Coniston Road, Patchway	Peartree Road, Bradley Stoke
Coniston Road, Patchway	Webbs Wood Road, Bradley Stoke
<i>Former Filton Airfield – New</i>	<i>East of Harry Stoke – New</i>

East Fringe of Bristol Urban Area

Town Centres

Kingswood	Staple Hill
Hanham	Downend
Emersons Green	

Local Centres

Baugh Gardens	Oldland Common Village
Burley Grove	Poole Road, Soundwell
Cleeve Wood Road, Downend	Pound Road, Kingswood
Dibden Road, Mangotsfeld	Quakers Road Parade, Downend
Ellacombe Road, Longwell Green	Soundwell Road, Kingswood
High Street, Hanham	Station Road, Kingswood
Holly Hill Road	Stockwell Drive, Mangotsfeld
Longwell Green Parade, Bath Road	Tibberton, Kingswood
Mangotsfeld Village (St James Place, St James's St, Cossham St)	Warmley Village (Deanery Road, High St, Stanley Rd, Tower Rd North)
Memorial Road, Hanham	Westbourne Road Parade, Downend
New Cheltenham Road, Kingswood	Westcourt Drive, Oldland Common
Newton Road/School Road, Cadbury Heath	Westons Way, Kingswood
North Street/Pleasant Street/Victoria Street	

Yate and Surrounding Areas

Town Centres

Yate	Chipping Sodbury
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Local Centres

Lower Stone Close, Church Road and Woodend Road, Frampton Cotterell	Bradley Avenue, Winterbourne
Flaxpits Lane, Whitegates and high Street, Winterbourne	Park Avenue, Winterbourne
Abbotswood Shopping Centre	Cranleigh Court Road
Brimsham Park, Yate	Firgrove Crescent
Heron Way	Westerleigh Road Stores
Wellington Road	<i>Ladden Garden Village – New</i>

Thornbury

Town Centre

Thornbury

Local Centre

Oakleaze Road

Town Centres and Primary Shopping Areas

The extent of Town Centres and Primary Shopping Areas are defined on the Policies Map. We are consulting on revised boundaries as part of the Phase 3 consultation; these will be altered and updated in the final version of the plan.

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Primary Shopping Areas are the defined area where retail development is concentrated and expected to be located in the first instance when over a certain size. Retail development means development falling within Use Class E(a).

Main Town Centre uses, Edge of Centre and Out of Centre

Main Town Centre uses are defined in National policy as: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Edge of Centre is defined in National policy as:

- *For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area.*
- *For all other main town centre uses, a location within 300 metres of a town centre boundary.*
- *For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.*

Out of Centre is defined in National policy as: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Creation of New Town and Local Centres

Proposals for new town or local centres should include supporting information on its anticipated catchment, the scale and format of the uses proposed within it, and analysis of any similar provision and/or overlap within the nearest existing town centres. To ensure viability in early stages of their establishment, information should also be included on the proposed marketing strategy and a timetable for their implementation.

Impact Assessments

Small scale retail development is considered in South Gloucestershire to be development below 350m². Large scale retail development is considered to be anything above 350m².

National policy requires an impact assessment for retail and leisure development outside of town centres which is above a proportionate, locally set threshold, or where there is no local threshold a default threshold of 2,500m² gross floorspace. In South Gloucestershire town centres are relatively small and experiencing reduced vitality, a dominance of out-of-town floorspace, particularly for retail can have significant impacts on our designated town centre and local centres. Consequently, smaller developments can, on their own or cumulatively, have a significant impact

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on existing centres. The locally set thresholds therefore reflect this and are applicable not only to new development but also section 73 Applications and variations to S106 agreements which may seek amendments to existing permissions which necessarily restrict the level and type of goods that can be sold.

Definition of Effective Marketing

The site must be proactively marketed, using a range of media, for a minimum period of 12 months by a professional agent having appropriate commercial experience. A longer marketing period may be necessary in some circumstances, such as during economic recession and/or disruption resulting from national/international events. The sale/ lease/ rental price sought must be shown to be reasonable over full duration of the marketing period.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Strategic and Major Site Delivery Policy

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

Areas safeguarded for standalone wind energy development are defined on the Policies Map.

Purpose

The NPPF requires LPAs to maintain a 5-year housing land supply. Large strategic development sites can take many years to implement given the number of interested stakeholders, complexity and significance of issues such as infrastructure delivery that accompany them. A number of such sites are now under construction in South Gloucestershire at places such as Lyde Green, Harry Stoke, Charlton Hayes, North Yate and Cribbs Patchway/Filton Airfield. The council therefore now has substantial experience in large site delivery. Similarly, the importance of such strategic sites to housing supply in creating successful new mixed and balanced communities for the long-term and the inherent delivery challenges have been recognised at a national level by organisations such as the TCPA who have published documents including, 'Building Successful New Communities' and 'Delivering New Communities (A Technical Guide to Project and Programme Management for Local Authorities)'.

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Therefore, in order to improve outcomes and speed delivery it is vitally important that this learning is captured and applied in a consistent way across the new strategic development sites. The policy therefore sets out a series of critical generic requirements applicable to proposed development at x, y and z, but may be tailored accordingly to smaller allocations and development proposals that may come forward during the life of the plan as appropriate.

Policy wording

In order to deliver high quality and cohesive communities at Strategic Development allocations x, y and z, landowners and developer partners will be required to:

1. Agree a clear vision, programme management plan and governance structure.
2. Plan the allocation in a comprehensive manner, working jointly with relevant landowners and developers including registered providers and self and custom build enablers, to ensure land value and infrastructure costs are shared fairly and proportionately.
3. Agree the composition, administer, and promote liaison via a stakeholder engagement group that will meet regularly through the design and construction phases.
4. Develop a communication strategy setting out benefits of the scheme, including a wider community engagement strategy from concept to final delivery.
5. Undertake pre-app engagement and Design Review of the emerging masterplan and Affordable Housing masterplan, initial development parcels, key parts and aspects of the scheme, including Design Code testing prior to 1st R/Ms approval.
6. Provide an Affordable and Self and Custom Housing masterplan(s) and delivery schedule(s) to ensure that they are delivered in step with the market housing over the course of the development.
7. Depending upon the vision and particular objectives of the scheme utilise a nationally recognised accreditation standard(s) for example, BREEAM Communities and Building with Nature.
8. Set out, consult on and agree long-term community development and stewardship arrangements in partnership with the council and relevant stakeholders including registered providers.
9. Provide topographical and earthmoving information at outline application stage to demonstrate strategic green infrastructure, drainage and public open space requirements function and fit as part of the master planning process.
10. Provide ecological and landscape and play benefits early in the construction phase.
11. Work with partner organisations to realise necessary supporting infrastructure in a timely way in step with housing delivery and additional

infrastructure and Affordable Housing funding throughout the lifetime of the construction phase.

12. **Include review mechanisms to ensure sustainable construction, climate mitigation and adaptation objectives keep pace with new regulations, technology, national and local policy objectives.**
13. **Provide opportunities for SME housebuilders, custom and self-builders.**
14. **Provide a community, retail and employment strategy that integrates opportunities and floorspace across the scheme for a range of uses, types and scale of businesses including marginal activities such as start-ups, SMEs and charities, in the short (during the construction phase) and long-term.**
15. **Agree and implement a construction and post construction monitoring and reporting regime to ensure compliance with required standards and feedback of resident's satisfaction.**

Promoters of other major development sites should carefully consider and agree at pre-application stage with the council which of the above requirements are appropriate and should form part of any subsequent planning application and permission.

Supporting text

1. Large scale new communities are complex, long-term projects that require commitment across the political, economic, corporate and planning divisions of the council as well as clear lines of responsibility both at the council and developer partner(s). Success will also in large part depend on robust programme management so that the various elements can be holistically planned and delivered, and a strong shared vision of the new community in order to clarify priorities, measure progress against and thereby ensure that the ambition is achieved. A clear programme should as a minimum identify milestone dates and key stakeholders. Appropriate governance, in terms of the composition, responsibilities and regularity of meetings of personnel on both sides can then be identified and agreed. The vision, programme and governance structure should be agreed prior to outline approval. A Planning Performance Agreement (PPA) will be integral in creating and structuring a collaborative approach as well as identifying necessary additional resources and expertise required by the council to assist deliver the new community in a timely way.
2. Complexity and thereby risk and time can be reduced if the number of delivery partners is minimised. The council will therefore require that all key landowners and developers, including registered provider partners and self and custom build enablers where appropriate, work together to equalise land value, master plan in a comprehensive way and share infrastructure costs

New Local Plan – Phase 3 towards a preferred strategy

proportionately. The vision and governance arrangements should reflect this comprehensive approach.

3. People and community should be central to the vision of a new place. Community involvement can be undertaken in many ways but critically it should be ongoing, regular, honest and open. Clear scope and defined objectives can assist this process. Developer partners will therefore be required to set out, agree and administer a clear community engagement process, including regularised stakeholder engagement through the life of the scheme to final completion. Stakeholder engagement arrangements during the pre-construction phase should be identified in the PPA and post outline approval via the s106.
4. The benefits of a new development to the wider community are often not widely shared leading to a negative view of new housing. Developer partners will therefore be required to set out and deliver a communication strategy beyond the usual pre-application and outline application engagement phase. It should be agreed at outline planning application stage and promote delivery of infrastructure such as Affordable Housing and new sustainable transport options.
5. The NPPF requires that Local Authorities have access to tools such as design review panels to assist promote high quality design. Design review is best carried out early in the design process but can also be used to test emerging design codes and subsequent reserved matters for key parts of the development such as the first residential phases, local centre and strategic POS areas. Formal pre-app advice services should similarly be used to test emerging proposals. Developer partners will therefore be required to agree and set out, through the PPA and subsequent Design and Access Statement at outline stage, when design review and pre-app services will be utilised.
6. A specific Affordable Housing masterplan is required to set out where the Affordable Housing will be located. This is to ensure that each phase of the development delivers an appropriate tenure balance that will result in a mixed and balanced community, and that cluster sizes and other detailed requirements are met. An Affordable Housing delivery schedule is required so that the proportion of Affordable Housing planned for each phase can be monitored. This is to ensure that Affordable Homes are not deferred until late in the construction period, which would delay meeting need, and potentially lead to overly large clusters and threaten deliverability. The delivery schedule must be updated alongside each reserved matters layout application for respective parcels of development. Equally, the site and phasing for the self and custom build housing must be identified on the masterplan. Custom and self-build developments are best delivered in a single or large cluster(s) in a location(s) that enables delivery separate to the main housing development. This is to enable safe access for the custom and self-builders or sale to a custom build enabler to deliver the dwellings on behalf of the custom and self-builders and the master developer.

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7. Accreditation to an independent development standard is a further way to ensure design quality. The council will therefore expect at outline application stage and via condition or s106 that the master developer seeks to achieve an appropriate nationally recognised accreditation as a means to demonstrate high quality design.
8. Community development and stewardship arrangements are critical components of delivering long-term sustainable communities. Community development should be considered from the outset and agreed via the outline application, to ensure early residents are supported in terms of accessing services and social cohesion. Some Affordable Housing providers have experience in providing such support and or community development and should be part of long-term stewardship arrangements. Such support should not therefore be onerous if considered early and carefully with possible partners. The management and maintenance of community facilities, communal and public areas should equally be carefully considered and can be organised in a variety of ways. Basic management company arrangements may be acceptable for small areas of communal landscaping, but facilities and public open space that may also attract use by the wider surrounding existing population will require much more care and thought in terms of management arrangements such that the burden doesn't fall unfairly on the new residents. Different stewardship models and pump priming arrangements should be investigated and considered with key stakeholders such as the council, local parish or town council and prospective registered provider partners before agreeing on the most appropriate arrangements. Models that ensure community involvement and potential ownership are preferred. See Policy X – Stewardship Arrangements.
9. Time and again insufficient attention is paid at the feasibility stage and pre-app stage to the space required to accommodate strategic green infrastructure, drainage and formal public open space areas leading to significant delays during the planning application process. Common mistakes during the pre-application master planning / design phase include failure to consider the impacts of or accommodate slopes and insufficient space provided to buffer existing green infrastructure and proposed new sports, play areas and SUDs features. This can lead to hard usually unacceptable and over engineered solutions being put forward at the detailed design phase, leading to time delays and the loss of both existing vegetation and development areas potentially undermining the original vision and ambitions of the scheme. Developer partners should therefore take steps and care to demonstrate that such requirements can be accommodated appropriately prior to and at the outline application stage.
10. The health and wellbeing benefits of access to green space are now well established. 'Landscaping' and access to play is however often left to the end of the development process. This can leave large new developments appearing stark and denuded of vegetation and play opportunities for many

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years during the construction phase and after. Strategic areas of open space that can be planted up early, potentially at the very start of the development should therefore be identified and delivered as soon as possible. This will lead to benefits for new and existing nearby residents and wildlife, but no doubt also assist market the development to prospective customers. These areas for early planting and play should be identified at outline stage and agreed via condition or s106.

11. Supporting infrastructure too often lags behind delivery of the housing. Developers and their infrastructure partners need to agree timely triggers for delivery and work hard to ensure these are met to ensure infrastructure is delivered in step with the dwellings. Large scale new developments also often have very high infrastructure costs that can impact on viability and ultimately the amount of Affordable Housing. This can undermine local support for such projects from the outset. New funding opportunities however may arise during the construction phase as national and sub-regional imperatives to speed delivery and/or deliver more affordable homes change. Mechanisms should therefore be considered and agreed at outline stage to promote joint working to enable any such opportunities to be investigated and bids to be made to maximise affordable housing and the speed of infrastructure delivery.
12. Similarly, technology and regulatory standards are likely to continue to evolve as the necessity to meet climate change objectives continue to step up. Mechanisms should therefore be considered and agreed at outline stage to ensure and enable that the most up-to-date standards and technology are incorporated as the development builds out.
13. In recent decades the number of housebuilding companies has been declining. The diversity of new housing has also declined with many of the large housebuilders providing extremely similar 'product' and therefore little customer choice. The Letwin Review subsequently identified the need to maximise diversity in local housing markets as a key means not only to provide more choice but also to speed delivery of large-scale new communities, by ensuring 'product' caters for as wide a possible cross section of potential customers so increasing sales rates. It is required therefore that opportunities for small and medium sized housebuilders, such as by providing a variety of parcel sizes, as well as self and custom build opportunities should be provided for sale on these new communities. SME and self-build parcels should be agreed at outline stage.
14. Recent years have seen significant changes away from traditional forms of retail and employment uses to more online and footloose activities. However, integrating a range of uses across a new community remains critical to providing walkable and vibrant places. Indeed, more homeworking for instance means that local amenities and services become more important. These, often small-scale activities, can also sit comfortably side by side with residential properties. As residential property values have also risen outpacing yields from some employment and retail activities the economic incentive to

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provide for such activities is increasingly challenging. Proposals and permissions that for instance provide 'up to' xm^2 of retail and employment space now appear out-dated and not fit for purpose, leading to disillusionment with the development, as promised maximum square footage of such space do not materialise. Careful consideration is therefore required as to how more homeworking and marginal economic activities can be supported and integrated into new developments, as well as the usual convenience retail and commercial operations. Minimum floorspace requirements should be set, owner and stewardship models put in place to enable the early and long-term provision of a range of flexible space integrated into central hubs and more generally across the new community. Pop-up and meanwhile uses should also be provided during the construction phase to help promote such economic activity. Some Housing Associations have experience in regeneration and foundation economy delivery that could be explored to assist deliver other non-residential uses. A strategy and partners should be set out and agreed at outline stage.

15. The difference between stated high ambitions and eventual outcomes (the performance gap) is a genuine problem and again can lead to disillusionment and opposition to new development. There are many reasons for this from poor regulation and communication to lack of resources, skills and staff turnover during the life of a project. Agreeing realistic ambitions and good governance can go some way to addressing the issue, but good governance requires good information. Measures should therefore be agreed, and resources put in place to collect some key indicators and regularise monitoring activities. These key indicators may vary through the life of the new development. Results should be shared openly and honestly with all stakeholders. Indicators and monitoring activities could range from regularised surveys of tree protection fencing to new resident satisfaction surveys. Better communications and regularised monitoring of activities will also lead to reduced potential for enforcement and remediation activities as well as improved relations between all parties. A monitoring strategy should be agreed at outline stage.

All of the issues above should be reflected appropriately in the respective plans, conditions and legal agreements of the new communities to ensure their delivery.

Note: The council recognises that promoters of strategic scale sites that are part of the emerging preferred spatial strategy will need to develop proposals further into the new Local Plan regulation 19 stage in order to assist formulate site allocation policies, clarify deliverability issues for the local plan inquiry and prepare for a planning application. This is likely to involve preparing technical evidence, vision, concept and master plans, and community led design engagement. This will require input and support from the council. The council will therefore seek to agree a 'Strategic Site (promoter) PPA', in order to ensure resources are available for this

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critical part of the process. A further PPA(s) will then be required as suggested in the policy to support post adoption/planning application stages.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Stewardship Arrangements

Existing policies

Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced:

This is a new supplementary policy.

Purpose

The NPPF requires strategic policy making authorities to plan for large scale development and in so doing ‘set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles)’. The National Design Guide contains ten characteristics for well-designed places, including one on ‘Lifespan’ in which it states that, ‘well designed places, buildings and spaces are: Designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; Robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully’. Building for a Healthy life refers to the need for well-considered long-term robust management and stewardship arrangements whether public or private.

Over the last couple of decades, primarily due to public sector resource and development viability issues, it has become common practice for public open space in new developments to be transferred to and managed by private management companies (manco’s). The practice is now well established and maturing such that there is emerging best practice and a variety of models from simple profit-based companies funded purely via resident’s management charges to trusts and charitable organisations with strong community representation and multiple funding sources. Different models including local authority or registered provider management and maintenance may thus be appropriate in different circumstances. The policy is therefore necessary to meet NPPF requirements to set clear expectations for how large-scale development can be maintained. As different models may be appropriate in different circumstances it is not possible or indeed wise to prescribe one approach, but ensure that stewardship arrangements are

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considered early, different models and approaches assessed, and professional advice engaged to assist select the most appropriate way forward. What is clear though is that there are a number of themes that need addressing, namely:

- Ensuring robust resident participation in decision making (in perpetuity).
- Transparency of decision making and funding.
- Robust clear, equitable and sustainable funding arrangements.
- Absolute clarity of which adopting authority is responsible for what, and
- A consistent approach across all phases of the development.

Policy wording

To deliver high quality landscaping and public realm in perpetuity all major development that includes new areas of open space and green infrastructure should include for approval at outline or full application stage a management and maintenance strategy that clearly details future ownership, the responsible maintenance body, a long term financially sustainable maintenance plan and arrangements for resident input into objectives, scrutiny of accounts and representation on the management entity board. With regard to Strategic Development Allocations x, y and z, landowners and/or their developer partners including registered providers and self and custom build enablers will, in addition, be required to:

1. Consider management and maintenance issues at the outline, master planning, and design code stage(s) and provide an assessment of the potential options for estate stewardship entity bodies. They shall jointly agree the appropriate model objectives and principles with the council prior to determination of the outline planning application. Where feasible community management of the assets will be preferred.

Where a public authority or community body is not the agreed stewardship entity:

2. Ensure the strategic and communal public open space areas and amenities are controlled by a single estate stewardship entity and each developer/landowner contributes equitable and proportionate funding.
3. Ensure that the estate stewardship entity board includes representatives from residents of the new development of all tenure types and that residents have a legal right to take a controlling interest in the entity.
4. Ensure that as appropriate local authority, parish and/or town council, registered providers, Extra-care, self and custom build enablers, C2 and BTR operators, school academy trusts as well as any on site energy, commercial, and other interested parties liaise and work with the stewardship entity board.

5. **As a minimum, provide an endowment and a strategy for a range of income streams to fund the management and maintenance of areas of open space, facilities and amenities that will attract non-resident users.**
6. **Provide a regular onsite management entity presence, and**
7. **Facilitate integrated governance, community development, stakeholder and resident group arrangements.**

Supporting text

The NPPF requires strategic policy making authorities to plan for large scale development and in so doing ‘set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles)’. The National Design Guide contains ten characteristics for well-designed places, including one on ‘Lifespan’ in which it states that, ‘well designed places, buildings and spaces are: Designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; Robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully’. Building for a Healthy Life refers to the need for well-considered long-term robust management and stewardship arrangements whether public or private.

Over the last couple of decades, primarily due to public sector resource and development viability issues, it has become common practice for public open space in new developments to be transferred to and managed by private management companies (manco’s). The practice is now well established and maturing such that there is emerging best practice and a variety of models from simple profit-based ltd companies funded purely via resident’s management charges to trusts and charitable organisations with strong community representation and multiple funding sources.

Stewardship arrangements are critical components of delivering long-term sustainable communities. The management and maintenance of community facilities, communal and public areas should be carefully considered and can be organised in a variety of ways. Basic management company arrangements may be acceptable for small areas of communal landscaping (block manco’s), but facilities and public open space that may attract use by external/non-resident populations will require much more care and thought such that the burden doesn’t fall unfairly on the new residents. Different models including local authority or registered provider management and maintenance may be appropriate in different circumstances. In all circumstances where major development includes areas of open space (hard or soft) and green infrastructure a clear and accurate plan showing all areas of the site with the respective managing body and LEMP (Landscape and Ecology Management Plan) should be provided alongside details of the managing agent, funding arrangements (split between resident charges, income from assets and endowment), resident representation and scrutiny mechanisms, including availability of accounts. These arrangements should be carefully set out and clearly highlighted

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in articles of association and manco resident introduction packs, which should be consistent across all tenure types. They should include positive and pro-active steps to engage with and provide residents of all tenures with a controlling interest on the management board and in decisions in respect of charge setting. Design should ensure these public places and spaces are attractive, robust, easy to use and look after.

With respect to the strategic development allocations, the following additional considerations are required:

1. It is assumed that small areas of communal open space and landscaping associated with apartment blocks and clusters of houses (e.g. in parking courts) will be managed by private management entities. Larger areas of public open space, such as parks, pitches, play areas, street trees and verges, strategic green infrastructure and any non-residential uses (community buildings, pavilions, changing facilities and potentially some commercial and retail assets) will be managed by an 'estate stewardship entity'. As such, the most appropriate legal and organisational structure should be considered and agreed at outline stage. This could include public adoption (district or parish council), registered charity, registered provider, social enterprise, land trust or private ltd company. Models and organisations that provide for community involvement in the management of assets should be given a high priority in these considerations.

As part of considering the most appropriate stewardship model it will be necessary to consider and agree the objectives and principles of any entity. The context and nature of the development (mix of uses, type and quantum of open space and new community facilities) will influence such considerations. Environmental, social or commercial priorities may emerge which, when combined with funding options will influence the objectives and principles of the stewardship entity. These objectives and principles should be clearly stated before engaging with prospective delivery organisations and tendering contracts to ensure potential delivery partners understand what is required.

2. On sites with multiple developers and or landowners respective parties must work together to put in place a single estate stewardship entity to ensure clarity, fairness and economies of scale for residents.
3. It is critical that residents paying management fees are given a say in the operation of the management entity and charge setting, and are given a legal right to take control of the entity if they so wish. Management schemes and articles of association should clearly specify what these rights are and how they will operate in practice.
4. New communities inevitably have a range of stakeholders. The local authority may continue to adopt roads and collect waste, the parish or town council may wish to continue to receive a precept and therefore play a role, and other organisations such as registered providers and school academies often perform important community development functions as well as provide

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communal facilities. It is important therefore that these organisations are engaged with on a regular and ongoing basis, via the estate stewardship entity board, to ensure smooth working relationships and better outcomes for all concerned.

5. To greater or lesser extent depending on the size and nature of new open space and facilities and the local context / proximity to existing communities, the new amenities provided will attract use by non-residents. Very careful consideration is therefore needed to ensure that new residents are not left unfairly paying for the management and maintenance of the new community's amenities. Alternate and/or additional funding streams must therefore be considered and put in place to limit the burden on new residents where this may be the case, especially those in affordable housing. This could include income from assets (e.g. rental charges for use of pitches, halls, public areas and commercial property), lump sum management investment funds/endowments and other sources of income such as grants, charitable donations and contributions from other stewardship partners such as the parish council.
6. Ensuring regular onsite presence via an estate officer and/or office can greatly increase resident engagement and participation in management activities, providing a friendly face, quick and direct contact for residents and any issues that may arise as well as better oversight of the new community and service for residents.
7. There is evidence that large new communities are stressed communities and require additional agency support for early occupiers and throughout the construction period. Without suitable support problems can arise which impact adversely on residents, developers, the local authority and other agencies resulting in additional cost and negative publicity. Governance provisions and the role and resourcing of community development measures, stakeholder and resident groups should therefore be considered carefully alongside estate stewardship arrangements, ensuring they complement and reinforce one another. These aspects should be agreed at outline stage.

All of the issues above should be reflected appropriately in the respective plans, conditions and legal agreements to ensure their delivery. A Supplementary Planning Document will be produced that will set out the various stewardship entity options / models and the context / scenarios where they would be most appropriate as well as model clauses for articles of association and s106 agreements.

Question

Do you agree with our proposed policy approach?

Send us your feedback by completing the questionnaire on our [consultation](#) page.

Appendices

Planning for economy and jobs appendices

Section 3b Appendix 1 – Removed Core Strategy safeguarded employment areas (CS12 Sites)

Safeguarded area	FEMA sub-zone	Full or part removed	Reason
SG-12c Emersons Green (Vertex Park and Residual)	East Fringe	Part - Eastern Parcel	Proposed Development for Residential
SG-19 North of Douglas Road	East Fringe	Part - Central area	Developed as Residential
SG-25 Former Kleeneze Site	East Fringe	Part - Former Kleeneze Warehouse	Proposed Development for Residential
SG-38 Council Offices, Thornbury	Thornbury and North Rural	Full	Developed as Residential
SG-46 Employment Land at Filton Northfield	North Fringe	N/A	Duplicate of Site SG-5
SG-54 Coopers Site	Yate and Surrounding Areas	Full	Developed as Residential
SG-56 Minelco Site/Yate Mills, Broad Lane	Yate and Surrounding Areas	Full	Developed as Residential

Section 3b Appendix 2 – Urban option sites and proposed site allocations (potential change to CS12 sites)

Safeguarded area	Site code	FEMA sub-zone	Full or part	Proposed option
SG-07 Land West of A38 and South of Hallen Railway Line (incl. Airbus)	NF004	North Fringe	Part - Land at Filton 20 business Park	<p>Option 1</p> <p>Retain as Safeguarded Employment</p> <p>Option 2</p> <p>Mixed use:</p> <p>Employment (tbc)</p> <p>Residential (350 homes)</p>
SG-15 Bristol Uniforms	EF016	East Fringe	Full	<p>Option 1</p> <p>Retain as Safeguarded Employment</p> <p>Option 2</p> <p>Residential or Senior Living/ Care (58 homes)</p>

Section 3b Appendix 3 - Proposed mixed-use site allocations on safeguarded employment areas

Safeguarded area	Site code	FEMA sub-zone	Full or part	Proposed option
SG-19 North of Douglas Road	EF003	East Fringe	Part - Lucas Works, Kingswood	Mixed use as per Kingswood Masterplan: Residential (100 homes) Employment (4,000 sq. m)
SG-51 University of the West of England/ Hewlett Packard	NF008	North Fringe	Part – Former Stadium Site	Mixed Use Employment inc. education (50,000 sq. m) Residential / Student Accommodation (tbc)

Section 3b Appendix 3 – proposed continued safeguarded employment areas

Safeguarded Area	FEMA Sub-zone
SG-1 Abbey Wood Business Park	North Fringe
SG-2a Almondsbury Business Park (Western Site)	North Fringe
SG-2b Almondsbury Business Park (Central Site)	North Fringe
SG-2c Almondsbury Business Park (Eastern Site)	North Fringe
SG-3 Aztec West Business Park	North Fringe
SG-4 Bristol Business Park	North Fringe
SG-5 Employment Land at Filton Northfield	North Fringe
SG-6a Land East of A38, Filton/Patchway (North Parcel)	North Fringe
SG-6b Land East of A38, Filton/Patchway (Rolls Royce Main)	North Fringe
SG-6c Land East of A38, Filton/Patchway (South of B4057)	North Fringe
SG-6d Land East of A38, Filton/Patchway (South Parcel)	North Fringe
SG-7 Land West of A38 and South of Hallen Railway Line (Remainder)	North Fringe
SG-8 Ministry of Defence, Abbey Wood	North Fringe
SG-9 Old Gloucester Road, Hambrook	North Fringe
SG-10 Parkway Business Park	North Fringe
SG-11 Parkway North Business Park	North Fringe

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Safeguarded Area	FEMA Sub-zone
SG-12a Emersons Green (Science Park)	East Fringe
SG-12b Emersons Green (Emerald Park and Harlequin Office Park)	East Fringe
SG-12c Emersons Green (Vertex Park and Residual) (Remainder)	East Fringe
SG-13 Chapel Lane, Warmley	East Fringe
SG-14a Tower Road, Warmley (Eastern Site)	East Fringe
SG-14b Tower Road, Warmley (Western Site)	East Fringe
SG-16 Oatley Trading Estate, Kingswood	East Fringe
SG-17 The Civic Centre, Kingswood	East Fringe
SG-18 Station Road, Kingswood	East Fringe
SG-19 North of Douglas Road (Remainder)	East Fringe
SG-20 Eclipse Office Park	East Fringe
SG-21 McBraida Site	East Fringe
SG-22 Longwell Green Industrial Estate	East Fringe
SG-23a Southway Drive, North Common (North Site)	East Fringe
SG-23b Southway Drive, North Common (South Site)	East Fringe
SG-24 Hanham Business Park	East Fringe
SG-25 Former Kleeneze Site (Remainder)	East Fringe
SG-26 Bath Road, Willsbridge	South and East Rural
SG-27 Hayward Industrial Estate	East Fringe

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Safeguarded Area	FEMA Sub-zone
SG-28 2-8 London Road, Warmley	East Fringe
SG-29 Beeches Industrial Estate, Yate	Yate and Surrounding Areas
SG-30 Bowling Hill, Chipping Sodbury	Yate and Surrounding Areas
SG-31 Broad Lane, Yate	Yate and Surrounding Areas
SG-32 Council Offices, Badminton Road	Yate and Surrounding Areas
SG-33 Great Western Business Park, Yate	Yate and Surrounding Areas
SG-34 Indesit Site, Station Road	Yate and Surrounding Areas
SG-35 The Ridge, Yate	Yate and Surrounding Areas
SG-36 Westerleigh Business Park, Yate	Yate and Surrounding Areas
SG-37 Thornbury Industrial Estate	Thornbury and North Rural
SG-39 Arnold Fields Trading Estate, Wickwar	Yate and Surrounding Areas
SG-40 Old Cider Mill Trading Estate	Yate and Surrounding Areas
SG-41 Pucklechurch Trading Estate	South and East Rural
SG-42 Station Premises and Yard, Winterbourne	Yate and Surrounding Areas
SG-43 Station Road, Charfield	Thornbury and North Rural

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Safeguarded Area	FEMA Sub-zone
SG-44 Sunguard Vivista Premises, Marshfield	South and East Rural
SG-45a Severnside Employment Area (Westgate)	Severnside
SG-45b Severnside Employment Area (Central Park South)	Severnside
SG-45c Severnside Employment Area (Central Park)	Severnside
SG-45d Severnside Employment Area (Old Power Station Site)	Severnside
SG-45e Severnside Employment Area (Mount Park and Surroundings)	Severnside
SG-47a Cribbs Causeway (Lysander Road North)	North Fringe
SG-47b Cribbs Causeway (The Laurels)	North Fringe
SG-47c Cribbs Causeway (Lysander Road South)	North Fringe
SG-48 Jupiter Road	North Fringe
SG-49 Patchway Industrial Estate	North Fringe
SG-50 Pearce/Auto Techniques Site	North Fringe
SG-51 University of the West of England (Remainder)	North Fringe
SG-52 Land West of A38 (inc. runway and Royal Mail site)	North Fringe
SG-53 Badminton Court/Dairy Crest Site	Yate and Surrounding Areas
SG-55 Hatters Lane	Yate and Surrounding Areas
SG-57 Stover Road + North Road Industrial Estate	Yate and Surrounding Areas

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Safeguarded Area	FEMA Sub-zone
SG-58 Badminton Road Trading Estate	Yate and Surrounding Areas

Planning for town centres

Section 3c: Appendix 1 – Town centre and primary shopping area boundary updates

What do the maps in this appendix show?

These maps show our proposed updates to the boundaries of South Gloucestershire's 12 town centres, and the primary shopping areas within them. A summary of updates is given for the proposed changes. The boundaries and retail designations from our existing local plan are also shown for comparison.

For more information on this we recommend you read [Chapter 3c: Town Centres](#). This includes, in reference to future growth needs, why there are no proposed retail designations.

You can view and comment on the proposed boundaries in our Interactive Map [here](#).

What is this all about?

National planning policy requires us to define a network and hierarchy of town centres, as well as their boundaries and the boundary of the primary shopping area within each centre. Our new local plan will then have policies covering which uses should be allowed for within those boundaries, and policies that prioritise town centres.

We are seeking your views on the following boundaries for each of our 12 town centres:

- **Proposed Primary Shopping Area boundary**

A primary shopping area is the core of a town centre.

While this can include other main town centre uses, it is most suitable for shops selling food, drink, clothing, and household goods, including larger shops.

Planning policies direct new, and particularly larger shops, to the primary shopping area to help the town centre stay viable.

- **Proposed Town Centre boundary**

The town centre boundary is the full extent of the town centre.

It is the area where other main town centre uses, such as restaurants, cinemas, and offices, are suitable.

Planning Status

The proposed boundaries shown on this map are part of our Phase 3 (Regulation 18) consultation, are not 'adopted', and carry limited weight in determination of any planning application until the new Local Plan is adopted.

Yate

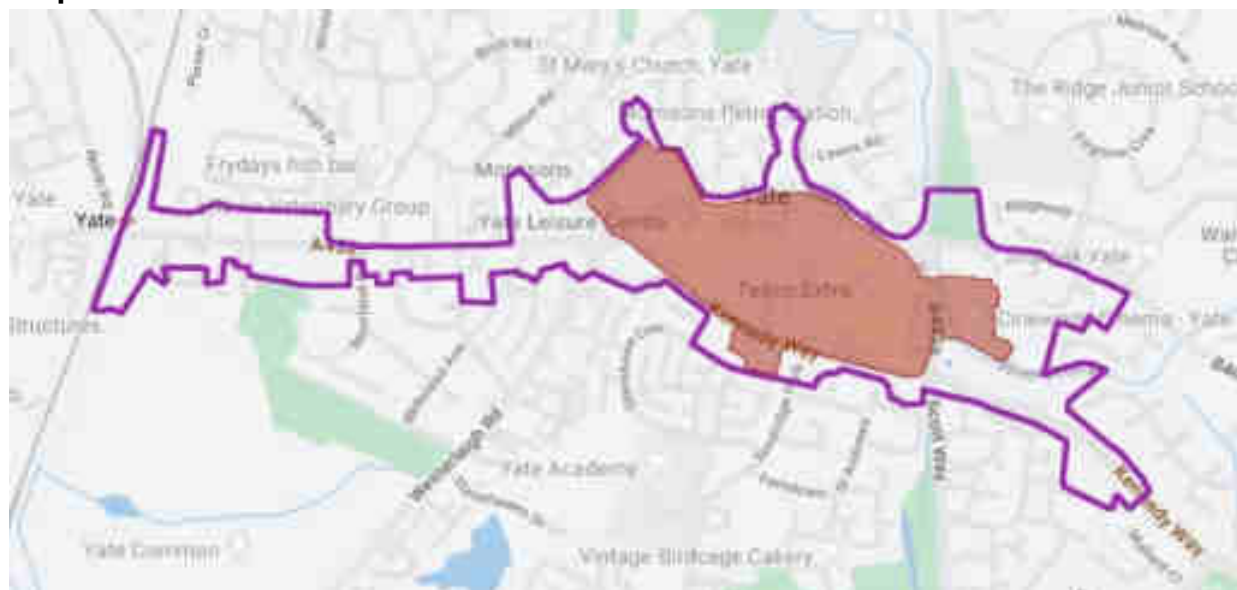
Existing Boundaries



Existing Primary Shopping Area

Existing Town Centre boundaries

Proposed Boundaries



- Proposed Primary Shopping Area
- Proposed Town Centre boundaries

Existing and Proposed Boundaries



- Existing Primary Shopping Area
- Proposed Primary Shopping Area
- Existing Town Centre boundaries
- Proposed Town Centre boundaries

Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> • Removed residential only areas at town centre edge • Minor boundary updates 	<ul style="list-style-type: none"> • Updated to reflect built Riverside Retail Park • Extended to south to include supermarket/ surgery/ pharmacy • Minor boundary updates

Chipping Sodbury

Existing Boundaries



Existing Primary Shopping Area
Existing Town Centre boundaries

Proposed Boundaries



Proposed Primary Shopping Area
Proposed Town Centre boundaries

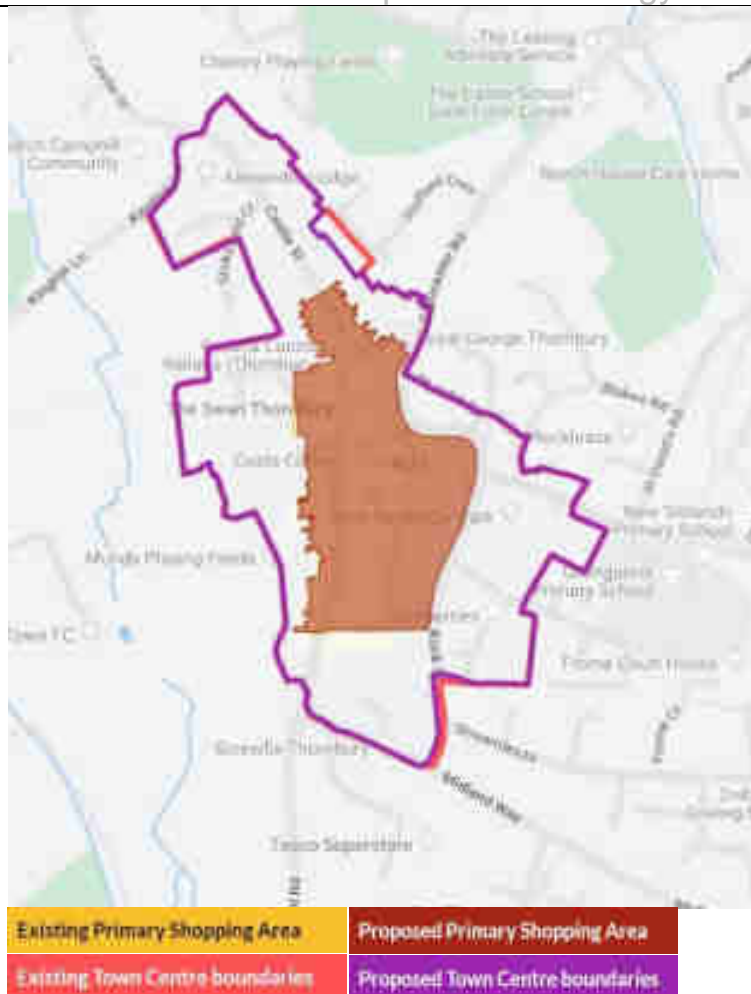
Existing and Proposed Boundaries



Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> • Updated to reflect built supermarket to north • Minor boundary updates 	<ul style="list-style-type: none"> • Minor boundary updates

Existing and Proposed Boundaries



Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> Removed residential only area at town centre edge Minor boundary updates 	<ul style="list-style-type: none"> Minor Boundary Updates

Patchway

**Existing
Boundaries**



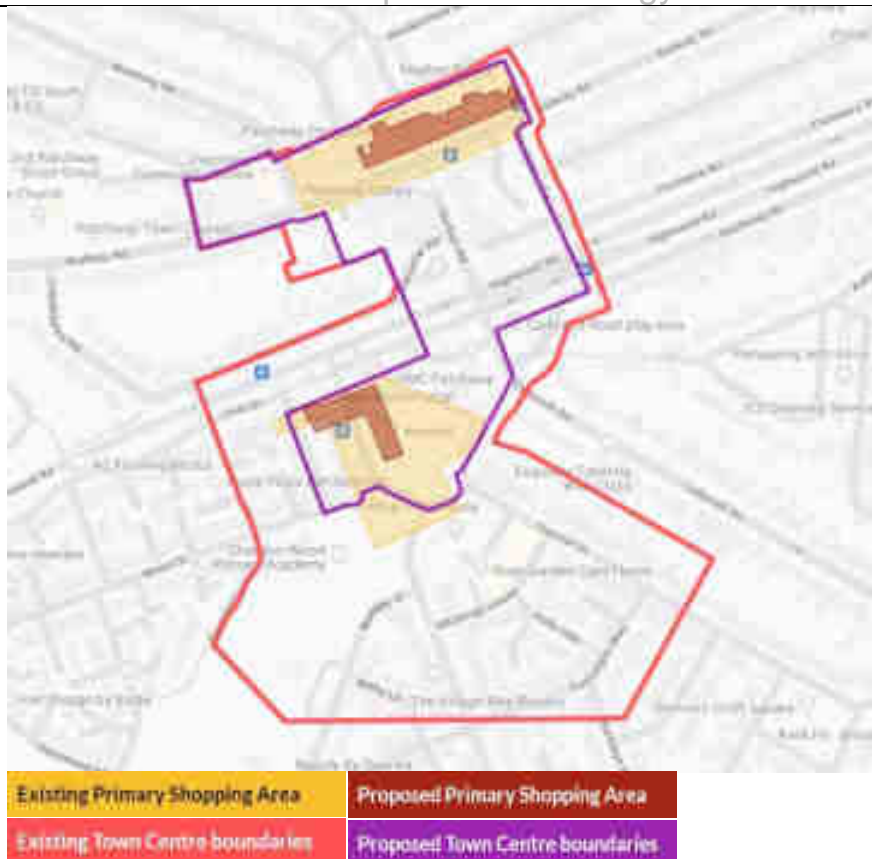
- Existing Primary Shopping Area
- Existing Town Centre boundaries

Proposed Boundaries



- Proposed Primary Shopping Area
- Proposed Town Centre boundaries

Existing and Proposed Boundaries



Summary of Updates

Town Centre

- Updated to reflect built Charlton Hayes development
- Removed residential only areas at town centre edge
- Minor Boundary updates

Primary Shopping Area

- Updated to reflect current retail uses

Bradley Stoke

Existing Boundaries



**Proposed
Boundaries**



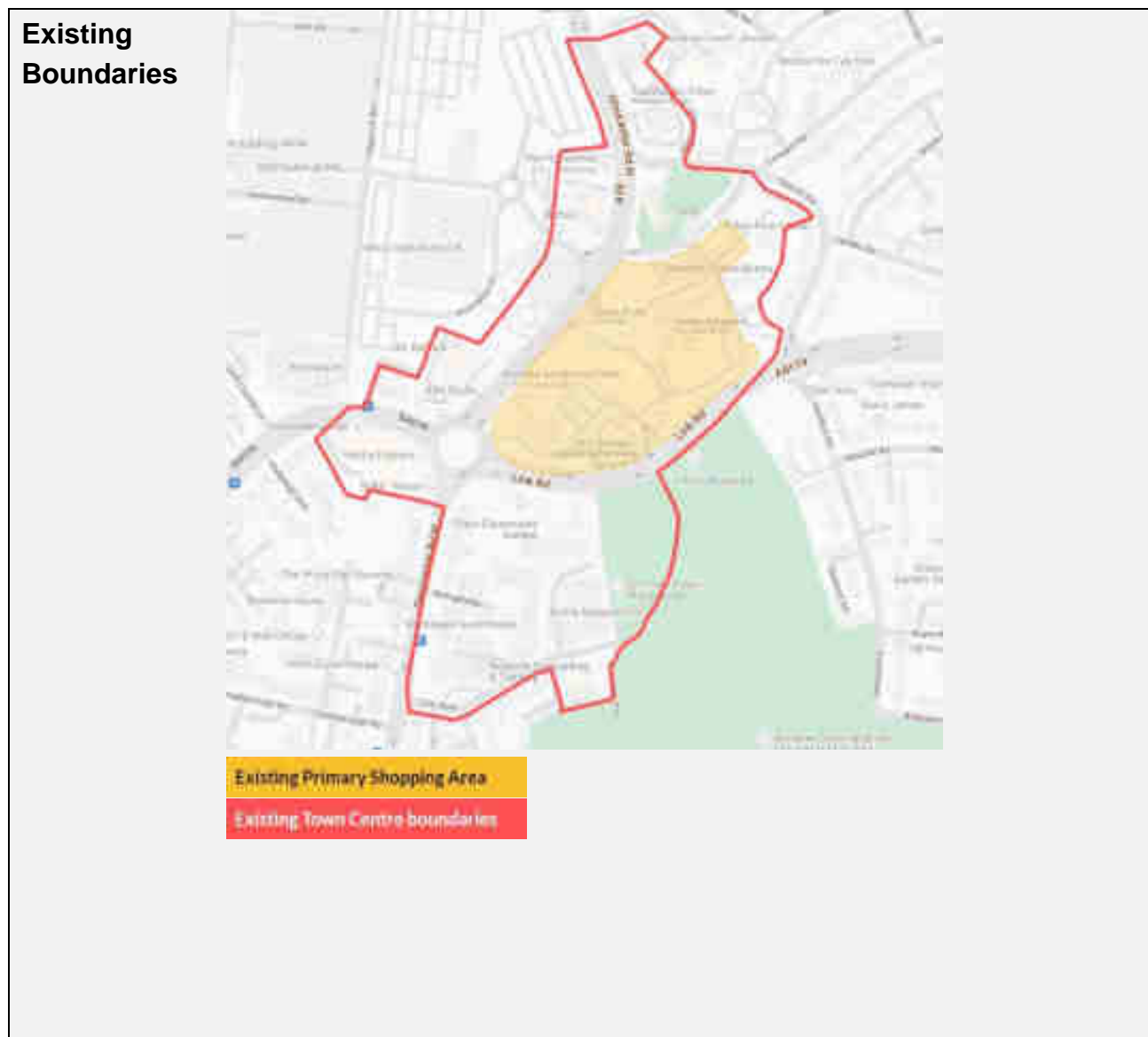
Existing and Proposed Boundaries



Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> • Removed land to west developed for housing • Removed areas of road at town centre edge • Minor Bounday updates 	<ul style="list-style-type: none"> • Updated to reflect approved Willow Brook extension • Removed retail designation • Minor boundary updates

Filton



**Proposed
Boundaries**



- Proposed Primary Shopping Area
- Proposed Town Centre boundaries

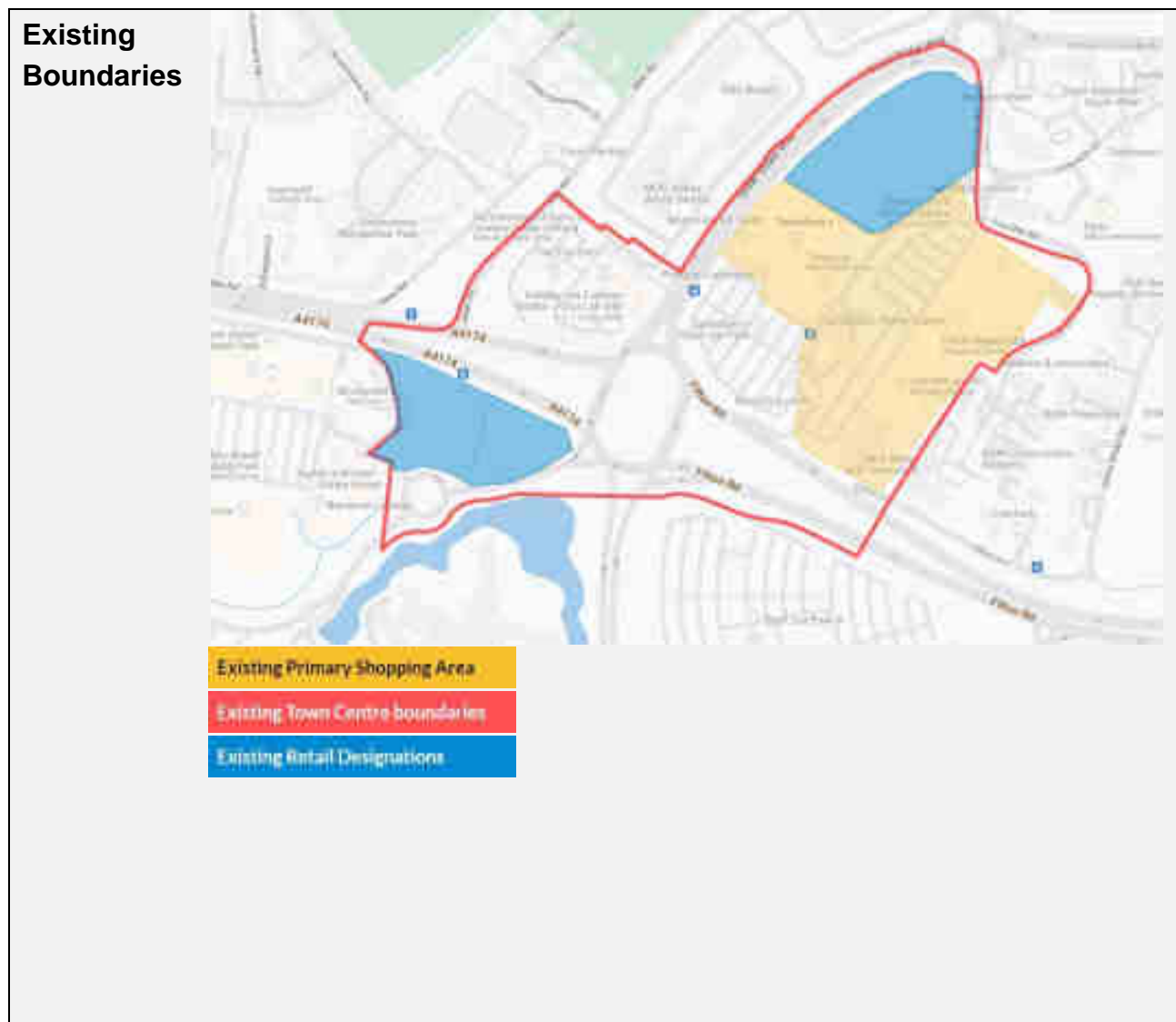
Existing and Proposed Boundaries



Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> • Removed residential only area to northern edge • Extended to include skateboard park • Extended to Pegasus House/ Filton House land parcel boundary (Error correction) • Minor boundary updates 	<ul style="list-style-type: none"> • Minor boundary updates

Stoke Gifford



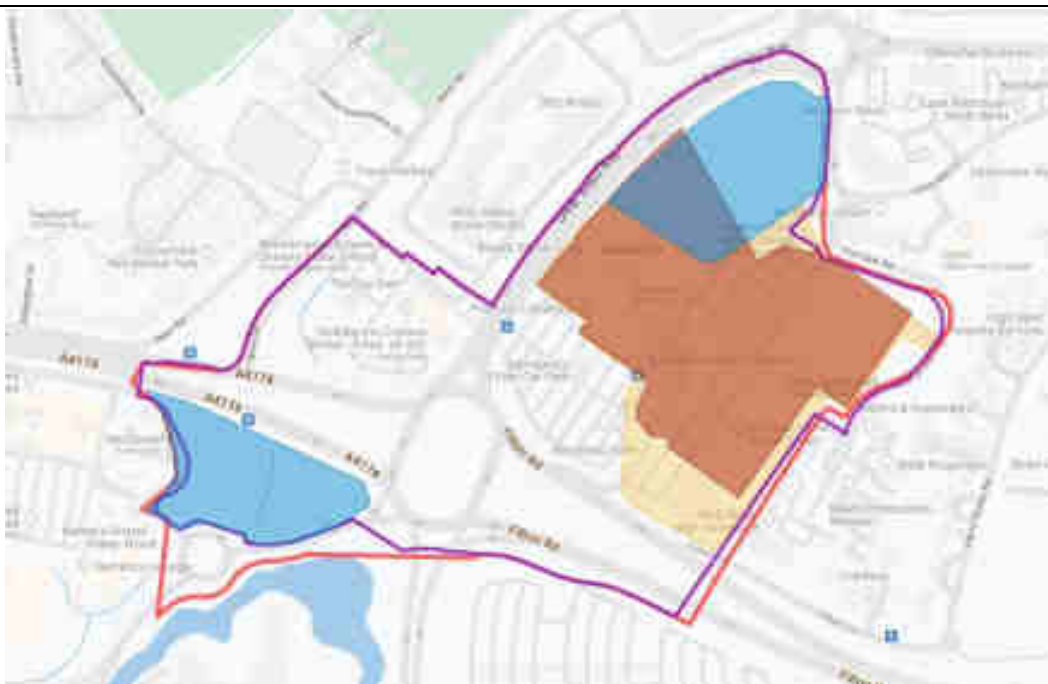
Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries

Existing and Proposed Boundaries



Existing Primary Shopping Area

Proposed Primary Shopping Area

Existing Town Centre boundaries

Proposed Town Centre boundaries

Existing Retail Designations

Summary of Updates

Town Centre

- Removed areas of road at town centre edge
- Minor boundary updates

Primary Shopping Area

- Removed approved student housing site to south
- Removed retail designations

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	<ul style="list-style-type: none">• Extended to include approved supermarket to north• Minor boundary updates
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Emersons Green



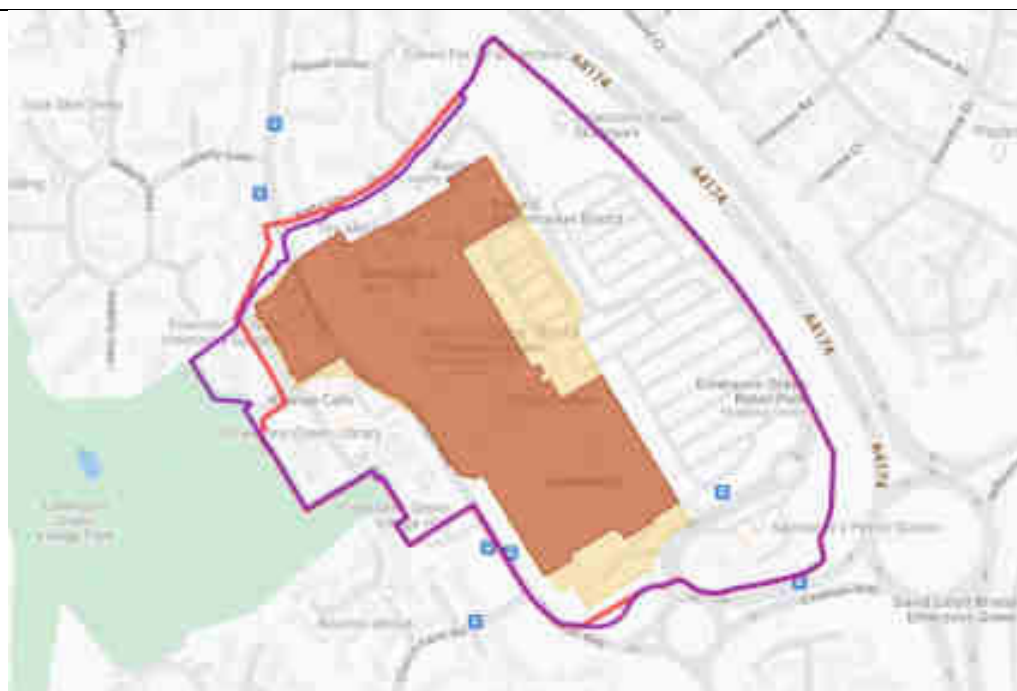
Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries

Existing and Proposed Boundaries



Existing Primary Shopping Area

Proposed Primary Shopping Area

Existing Town Centre boundaries

Proposed Town Centre boundaries

Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> • Extended to west to include vets • Minor boundary updates 	<ul style="list-style-type: none"> • Removed car park area • Minor boundary updates

Proposed Boundaries



Proposed Primary Shopping Area
Proposed Town Centre boundaries

Existing and Proposed Boundaries



Existing Primary Shopping Area Proposed Primary Shopping Area
Existing Town Centre boundaries Proposed Town Centre boundaries

Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> Removed residential only areas at town centre edge Removed dentist at town centre edge Removed road at town centre edge 	<ul style="list-style-type: none"> Minor boundary updates

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- Minor boundary updates

Staple Hill

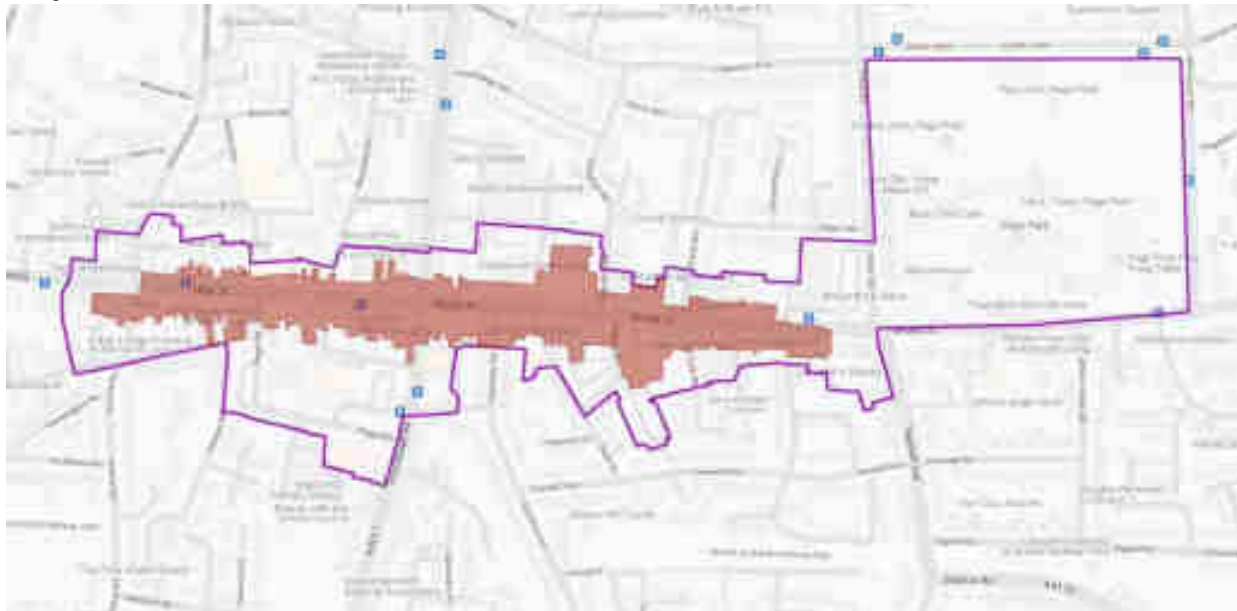
Existing Boundaries



Existing Primary Shopping Area

Existing Town Centre boundaries

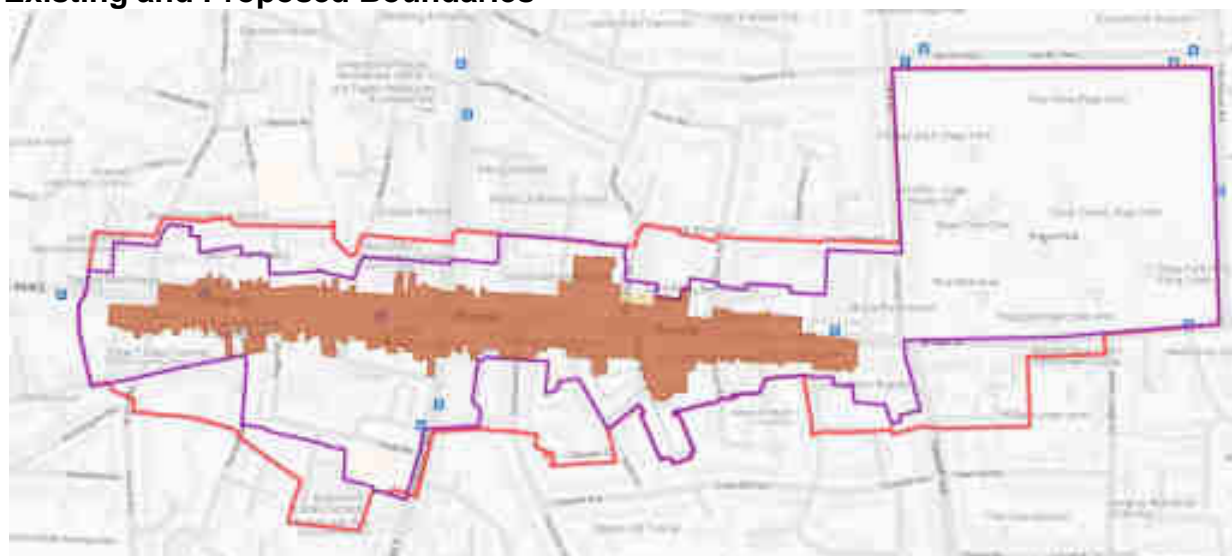
Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries

Existing and Proposed Boundaries



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries

Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> Removed residential only areas at town centre edge Removed school at town centre edge Minor boundary updates 	<ul style="list-style-type: none"> Minor boundary updates

Kingswood

Existing Boundaries

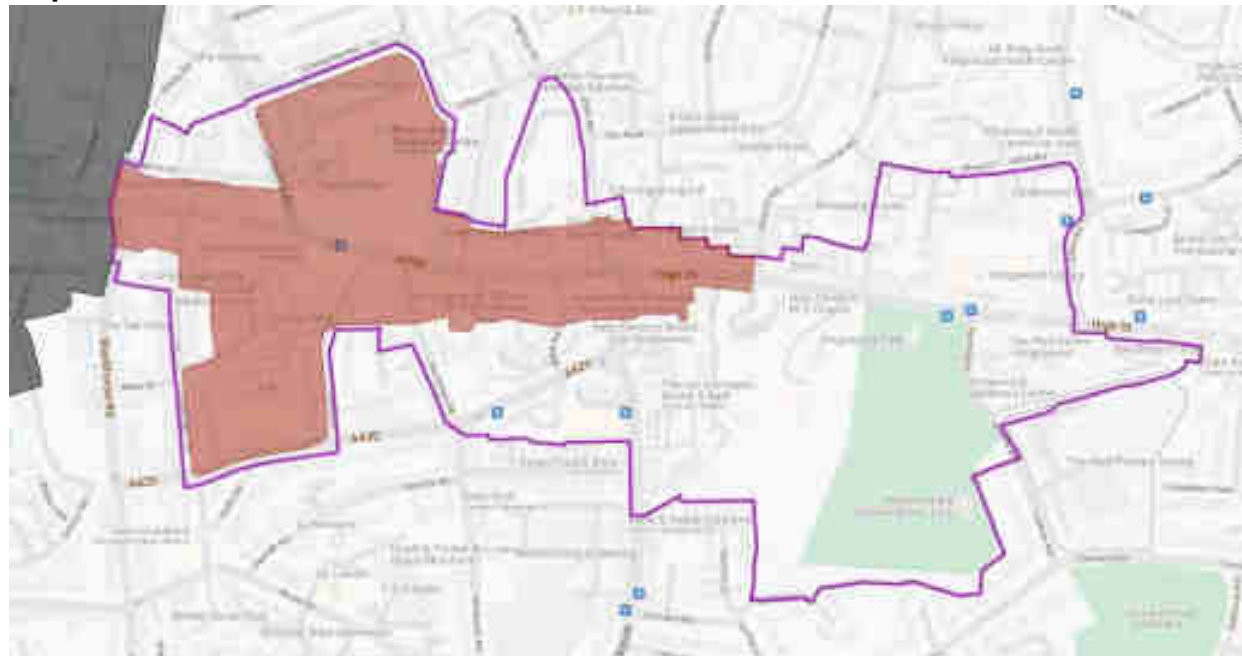


Existing Primary Shopping Area

Existing Town Centre boundaries

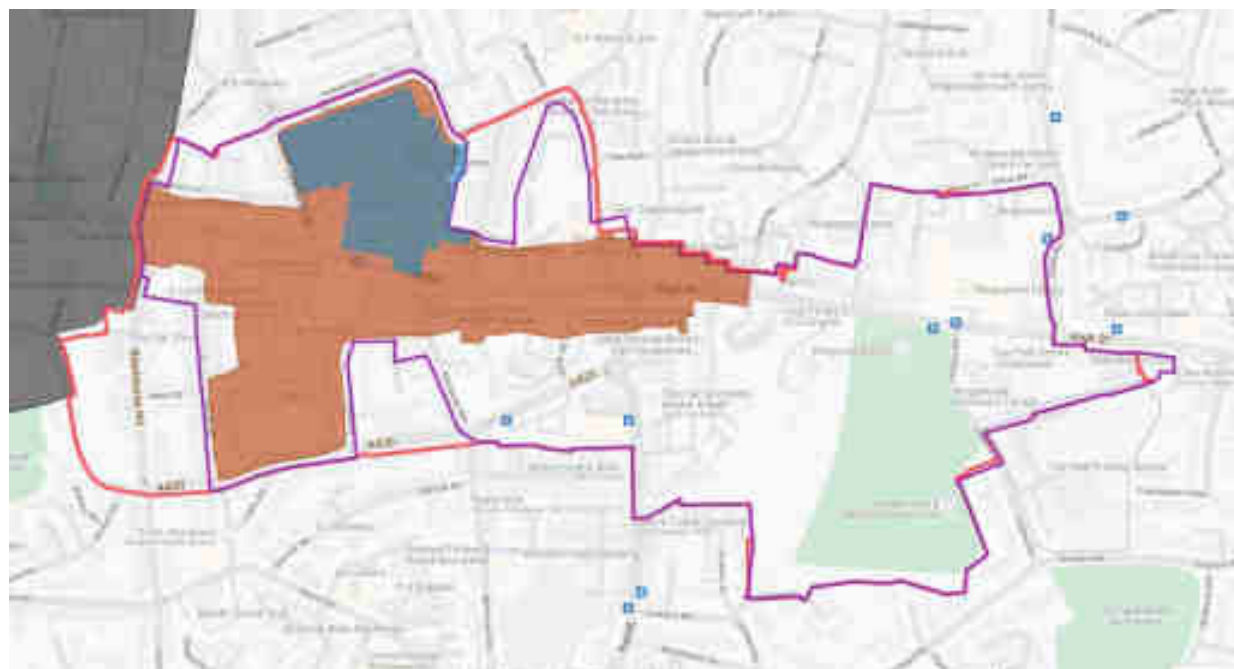
Existing Retail Designations

Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries



Existing and Proposed Boundaries

Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries
Existing Retail Designations	

Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> • Removed residential only areas at town centre edge • Extended to east to include supermarket • Minor boundary updates 	<ul style="list-style-type: none"> • Removed Retail Designation • Minor boundary updates

Important Note

Kingswood proposed western boundaries align with administrative boundary between South Gloucestershire Council and Bristol City Council

Hanham

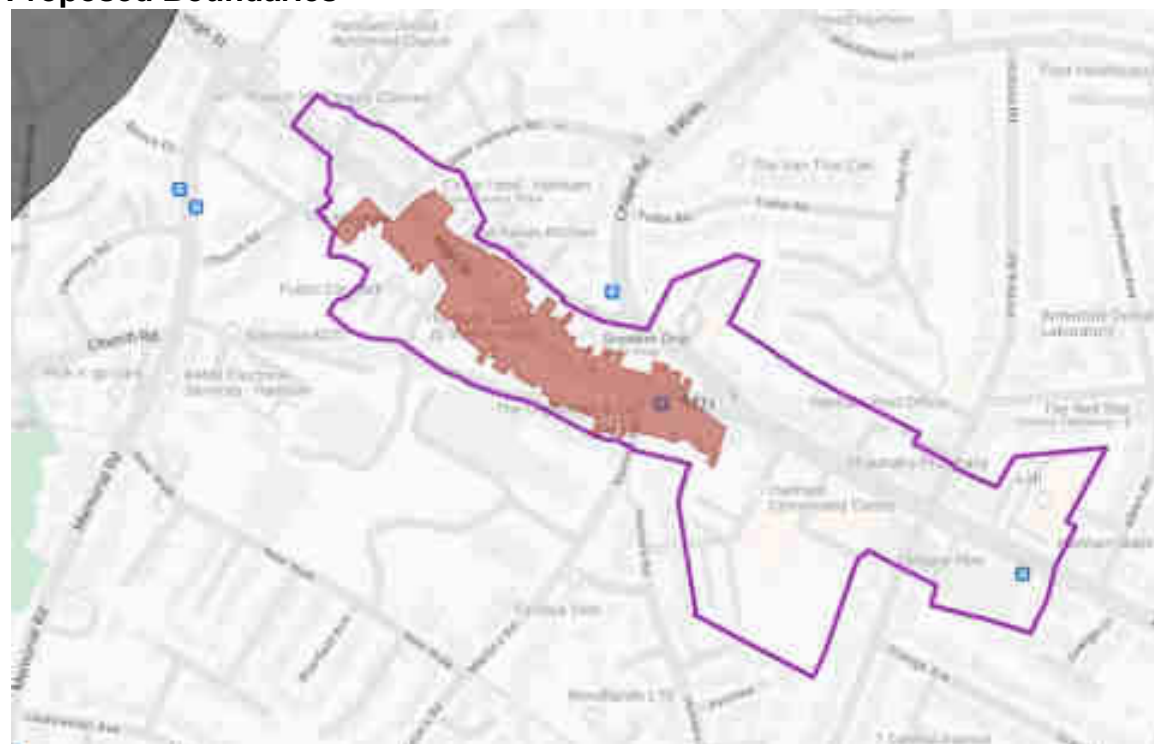
Existing Boundaries



Existing Primary Shopping Area

Existing Town Centre boundaries

Proposed Boundaries



Proposed Primary Shopping Area

Proposed Town Centre boundaries

Existing and Proposed Boundaries



Existing Primary Shopping Area	Proposed Primary Shopping Area
Existing Town Centre boundaries	Proposed Town Centre boundaries

Summary of Updates

Town Centre	Primary Shopping Area
<ul style="list-style-type: none"> • Removed former Kleeneze site as supermarket consent expired • Removed residential only areas at town centre edge • Extended to east to include supermarket and other retail uses • Minor boundary updates 	<ul style="list-style-type: none"> • Removed former Kleeneze site as supermarket consent expired • Updated to reflect current retail uses • Minor boundary updates

Urban areas and market towns

Section 4, Appendix 1 – Urban and market town potential site allocations

Please refer back to [Section 4 – ‘urban and market towns’](#) for further information. We welcome your comments on any of the sites shown. 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.

Our new Local Plan can ‘allocate’ areas of land for new development and set out areas where the use and nature of development needs to be protected, such as employment areas. This land would still need to obtain planning permission, but allocating sites for development in a local plan helps everyone understand that the principle of a type and scale of development would be acceptable.

In our Phase 3 consultation we are sharing 15 potential urban and market town sites for allocation of 1540 new homes, including space for enhanced community and health facilities. We are also sharing 2 sites with options for other development types. All of this site information is summarised in the tables below. Details for each site are also set out, including site-specific development considerations. The tables are arranged in alphabetical order by parish.

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. Any site that progresses to adoption or is subject to a future planning application must consider all relevant adopted planning policy across the entire local plan.

Planning Status

The sites, designations and information shown on this map is part of our Phase 3 (Regulation 18) consultation, are not ‘adopted’ and carry limited weight in determination of any planning application until the new Local Plan is adopted.

We welcome your comment on any of the sites shown here.

New Local Plan – Phase 3 towards a preferred strategy

No.	Site code	Site name	Dwellings	Employment
1	EF010	Downend Clinic	10	500m.sq.
2	EF001	Lyde Green Road	60	-
3	EF006	Lyde Green Farm	393	-
4	NF009	Filton Clinic	6	300m.sq.
5	EF014	Anstey's Road (Kleeneze)	200	650m.sq.
6	EF003	Lucas Works	100	4,000m.sq.
7	EF013	The Grange	210	-
8	EF015	Broad Street	14	Commercial ground floor
9	NF005	Oxbarton Mead Road	8	-
10	NF011	Filton Retail Park	132	-
11	NF008	UWE	0	50,000m.sq.
12	TH001	Thornbury Health Centre	15	2,000m.sq.
13	NF002	Old Gloucester Road	30	-
14	YA001	Yate Town Centre	200	TBC
15	YA003	Land north of Ladden Garden Village	162	-
Total			1,540	

Potential site allocations

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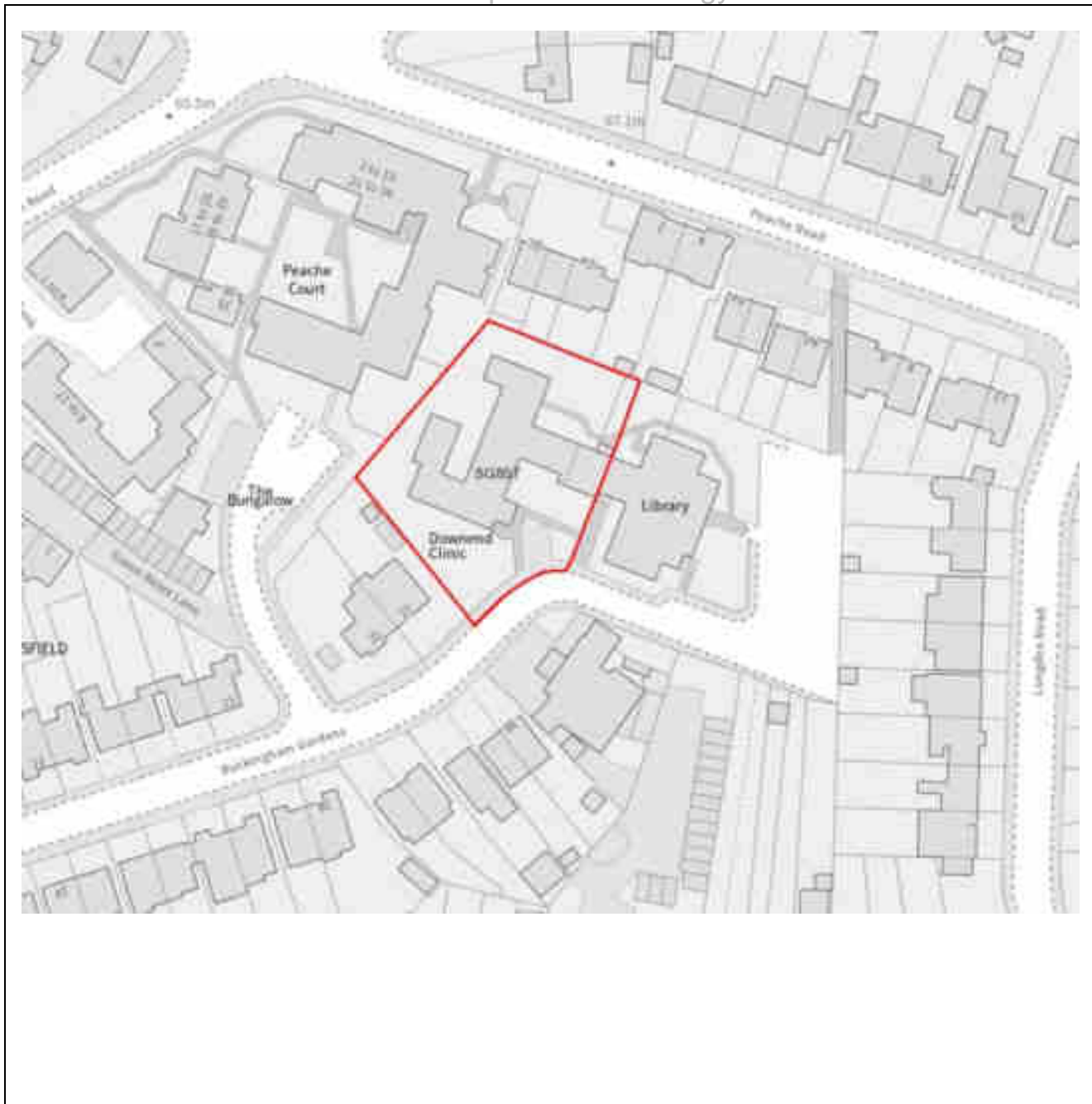
No.	Site Code	Site Name	Option 1	Option 2
1	NF004	Filton 20 (Golf Course Lane)	Continue as employment	350 dwellings + employment (TBC)
2	EF016	Bristol Uniforms	Continue as employment	58 dwellings
Total				408

Potential site allocations with options

New Local Plan – Phase 3 towards a preferred strategy

Site code	EF010
Address	Downend Clinic, Buckingham Gardens
Parish	Downend and Bromley Heath
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Health uses or mixed-use
Capacity - homes	10
Capacity - employment	500m.sq. of health uses
Development considerations	<ul style="list-style-type: none"> • Any development must optimise use of land and be designed in accordance with effective use of land principles and policy. • Given the proximity of surrounding residential development, impacts on amenity must be kept to a minimum. • The retention of the existing health care uses is essential, with further residential uses possibly provided at upper floors. • Connections to the centre of Downend should be provided and enhanced where possible. • High-quality materials are required and positive references within the area should be taken into account during the design process.
Site / design context	<p>Site location / description</p> <p>The site is in a very sustainable location, close to the centre of Downend and the shops, services and public transport options. The existing use is the Downend Clinic, which is a modern, single-storey pitched roof building, constructed of red brick. This is surrounded by mainly residential properties, but the Downend Library adjoins the building itself to the east.</p>

	<p>Landscape</p> <p>The site itself has almost no soft landscaping, other than grass, including around the boundaries. Trees appear in the rear gardens of houses and not generally in the public realm.</p> <p>Heritage</p> <p>Four or five listed buildings are located further west of the site, with the nearest property being around 150m from the site, being Cleve Lodge at Westerleigh Road (a Grade II listed 19th Century villa). An older semi-detached natural stone property does exist to the north-east of the site at No.4 Peache Road. Based on the distance from the sites, it is not anticipated that any of the designated assets will be affected, but consideration would need to be made for the Peache Road property.</p> <p>Access and connections</p> <p>Access is provided off Buckingham Gardens to the south and no other access would be possible from other directions. The site is very close to the centre of Downend, and connections are via existing streets.</p> <p>Local character / materials</p> <p>Predominantly modern, 2-storey housing, but patches of slightly older properties and bungalows, within vicinity. Various older period properties exist further west in the area of the shops. Buckingham Gardens is defined by numerous rendered bungalows with shallow driveways to the fronts and limited soft landscaping.</p>
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New Local Plan – Phase 3 towards a preferred strategy

Site code	EF001
Address	Land north and east of Lyde Green Road, Emersons Green
Parish	Emersons Green
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	60
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Local heritage assets and other positive buildings, including materials, must inform the scheme design. There is very limited vehicular access onto the Roman Road lane, and primary access should be from the development to the north. Pedestrian/cycle connections should be enhanced into surrounding areas, and onto the adjacent Dramway route.
Site / design context	<p>Site location / description</p> <p>The site is located within Emersons Green, on the eastern edge of the East Fringe, just to the south of the Dramway which defines the eastern boundary, and to the east of the Roman road line. The M4 Motorway lies further to the north and the Lyde Green development to the west. The site itself slopes from south-east to north-west and is an open field. There are possible noise impacts from land uses to the south which should be considered.</p>

	<p>Landscape</p> <p>The site is defined by trees and tall hedges on all sides, but with more sparse cover along the southern boundary. An appropriate buffer will be needed around any existing trees and the landscape character should be used to influence the design of any development.</p> <p>Heritage</p> <p>The buildings comprising the Lyde Green Farm are very significant. The Farmhouse is a Grade II* Tudor stone building, and the Barn buildings are each Grade II listed. They form a very positive group. The Roman Road runs along the western side of the site, and the Parkfield Colliery North Chimney is located to the north-east and is a non-designated heritage asset.</p> <p>Access and connections</p> <p>There is fairly limited access via the lane but a new link from the Lyde Green Farm site is proposed from the north. The lane is very narrow, and it is unlikely that additional vehicle movement would be supported. An informal path exists along the northern boundary which connects the Roman Road to the west, with the Dramway footpath to the east. The NW corner of the site would potentially provide the best access point for vehicles, depending on the proposed access from the site to the north.</p> <p>Local character / materials</p> <p>There is very limited existing built character, but the large Lyde Green Farm development site lies adjacent to the site to the north, and the Lyde Green residential development is being developed out just to the west. A scattered collection of industrial and storage structures exists within the site just to the south. The most significant structures exist within the Lyde Green Farm complex, comprising Grade II and II* listed buildings. The most positive architectural and character references should be used to inform any scheme for this site.</p>
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New Local Plan – Phase 3 towards a preferred strategy

Site code	EF006
Address	Land adjacent to Lyde Green Farm, Emersons Green
Parish	Emersons Green
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	393
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • This site must be optimised to make efficient use of land, with a mix of houses and apartments. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. • Connections must be provided into the surrounding movement network and onto the Dramway walking/cycling route along the eastern boundary. • Any proposed scheme design must be informed by existing heritage assets and positive buildings, and an appropriate buffer/setting established around the listed Lyde Green Farm buildings. • A form of appropriate and effective noise attenuation is needed running parallel to the M4 Motorway, for residential development.
Site / design context	<p>Site location / description</p> <p>The site is located within Emersons Green, on the eastern edge of the East Fringe. The M4 Motorway lies directly to the north, and the wider Lyde Green development to the west. Open countryside lies to the east, and the Dramway runs along the eastern boundary. Employment uses exist to the north-west, alongside the M4 Motorway. The site is just outside the 800m boundary of the Emersons Green Retail Park. It is around 900m</p>

from the Lyde Green Local Centre, which includes a primary school, community centre and Sainsburys.

Landscape

The site area is defined by hedges and trees to boundaries, with some hedge planting within the site, and Greenbelt to the north and east. Common Land is located along the SW boundary. There is a Site of Nature Conservation Interest directly to the north-east and east.

Heritage

The buildings comprising the Lyde Green Farm are very significant. The Farmhouse is a Grade II* Tudor stone building, and the Barn 1 and 2 buildings are each Grade II listed. They form a very positive group. A suitable green setting must be provided with a high-level of design quality. The Roman Road runs along the western side of the site, and the Parkfield Colliery North Chimney sits to the north-east and is a non-designated heritage asset.

Access and connections

The proposed site layout within the 2020 approved scheme showed the main vehicular access off the lane to the south of the farm buildings, with pedestrian and cycle access along a new route running parallel to the lane, within the site. A potential future secondary access was proposed along the north-west side but issues with Common Land have prevented this. A potential vehicle link along the southern boundary would provide access to land to the south, and pedestrian access to the Dramway Active Travel Route.

Local character / materials

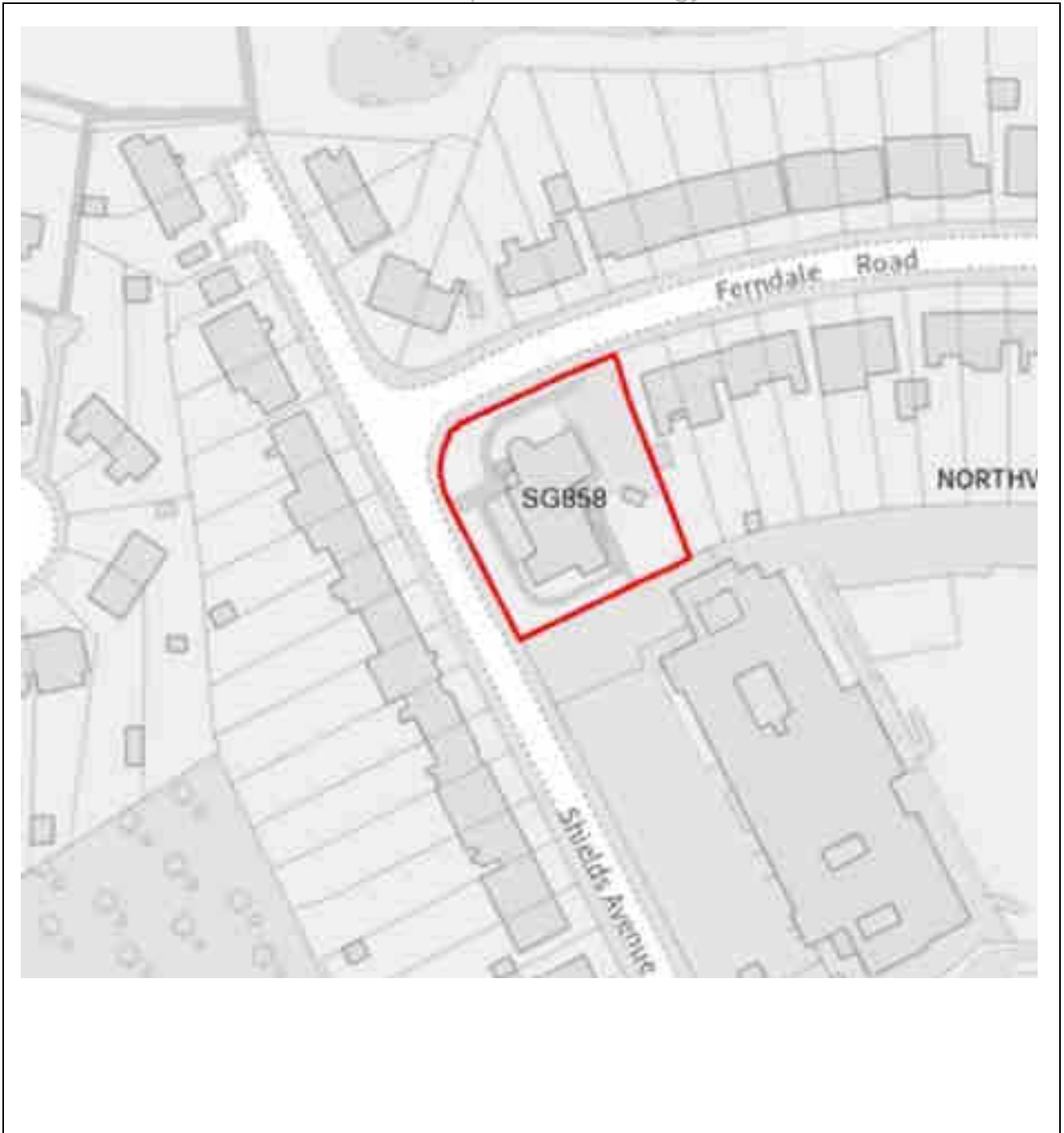
There is very limited existing built character, but the Lyde Green residential development is being built out just to the west, at generally low-scales (2 and 3 storeys). A scattered collection of industrial and storage structures exist to the south. The most significant structures exist within the Lyde Green Farm complex, comprising Grade II and II* listed buildings.



New Local Plan – Phase 3 towards a preferred strategy

Site code	NF009
Address	Filton Clinic, Shields Avenue, Filton
Parish	Filton
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Health uses or mixed-use
Capacity - homes	6
Capacity - employment	300m.sq. of health uses
Development considerations	<ul style="list-style-type: none"> • If the existing building is to be retained, additional development capacity should be focussed within additional floors above the existing ground floor health use. Any new-build scheme must incorporate the existing health uses, and there is potential to increase the overall scale (up to 3-storeys), while respecting residential amenity and established build lines. • Minimising impacts on the residential development to the east is essential. Using the existing vehicular access off Ferndale Road would help to limit potential impacts by setting development form away from the eastern boundary. • Positive character references from the local area should be used in any development proposals.
Site / design context	<p>Site location / description</p> <p>The site is located on the corner of Ferndale Road and Shields Avenue, just to the north of Shield Road Primary School. Elm Park sits to the north of the site, with Filton Leisure Centre and the other town centre uses just beyond. The existing building on-site is modern, with flat roof, and constructed of brick, consisting of a number of projecting or staggered elements, with differing roof forms but all following a flat approach. The existing health</p>

	<p>centre is positioned set in from the site boundaries and the site is flat.</p> <p>Landscape</p> <p>Millennium Green to the south-west, and Elm Park to the north, offer large green recreational open spaces. Minimal street trees but some hedges, including along the northern and western boundaries of the site. Millennium Green to the south-west, has tree-lined boundaries and scattered tree planting within the space.</p> <p>Heritage</p> <p>No heritage assets are identified within the vicinity.</p> <p>Access and connections</p> <p>The closest access into Millennium Green is 350m to the south, off Shields Avenue. Elm Park is less than 100m to the north. Filton Leisure Centre is 300m to the north, and Shield Retail Park is just over 500m. The existing access into the site off Ferndale Road is the logical position given that the access space enables some separation of a new development from the adjacent residential property.</p> <p>Local character / materials</p> <p>Surrounding built forms within the immediate vicinity consist of mid-Century, 2-storey rendered semi-detached houses, with double height rounded bays, and 5m setbacks from pavement edges (Gaynor Road, Shields Avenue, and Ferndale Road), many of which have been extended to the sides. Higher-density terraces exist further to the south and north-west.</p>
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New Local Plan – Phase 3 towards a preferred strategy

Site code	EF014
Address	Land at former Kleeneze site, Ansteys Road, Hanham
Parish	Hanham
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-use
Capacity - homes	Up to 200
Capacity - employment	650m.sq.
Development considerations	<ul style="list-style-type: none"> Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Appropriate connections into the existing surrounding movement network must be provided. Any development proposals should follow a mixed-use approach, which optimises the site, in accordance with making effective use of land principles and policy. Modern employment/commercial uses must be compatible with residential uses. Site levels should be carefully considered, particularly in relation to access, character, streetscenes and potential impacts on amenity of existing and future residents.
Site / design context	<p>Site location / description</p> <p>The site is located just 100m to the south of Hanham High Street, in a sustainable location. Outline permission is being sought (P21/07602/O) for 200 dwellings and 650m.sq. of employment space.</p>

	<p>Landscape</p> <p>Any GI must be enhanced and protected, meeting any requirements for Biodiversity Net Gain.</p> <p>Heritage</p> <p>There are very few designated heritage assets in the area, however, two Grade II listed buildings are located to the north-west of the site, the first being the Maypole pub on Church Road, and No.s 9 and 11 Church Road.</p> <p>Access and connections</p> <p>The plans submitted as part of the planning application identify five vehicular access points; two off Anstey's Road to the north, two off New Walk to the south, and one off Martin's Road to the east. This arrangement will allow permeability through the area and connect the site to the High Street just to the north and into surrounding areas.</p> <p>Local character / materials</p> <p>New areas of high-quality public realm and landscaping must be provided, including enhanced pedestrian links to the High Street.</p>
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New Local Plan – Phase 3 towards a preferred strategy

Site code	EF003
Address	Lucas Works, Kingswood
Parish	Kingswood
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-use
Capacity - homes	100
Capacity - employment	4,000m.sq.
Development considerations	<ul style="list-style-type: none"> • Any development proposals should follow an employment-led, mixed-use approach, which provides compatible uses. Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy, and supporting evidence base study. • The Kingswood Masterplan must be taken into account when developing proposals and should include high-quality public realm (including along Moravian Road), connections into the surrounding movement network, and enhanced natural landscaping. • Site levels should be carefully considered, particularly in relation to access, character, streetscenes and potential impacts on amenity of existing and future residents. • Existing heritage assets, including locally listed and positive buildings, must be taken into account when developing proposals, supported by a character analysis of the area.

<p>Site / design context</p>	<p>Site location / description</p> <p>The site at present comprises employment uses and there are a number of fairly large and disused buildings on the site. Kingswood High Street is located around 350m to the north, and the site is considered to be in a sustainable location. There are significant level changes from Hanham Road on the eastern boundary, to Moravian Road to the west.</p> <p>Landscape</p> <p>Limited planting exists along the eastern boundary, but almost no natural landscape features exist within the site.</p> <p>Heritage</p> <p>A number of heritage assets exist in the area, including The Grade II listed Vicarage (High Street), The Grade II* Holy Trinity Church including boundary walls (High Street), The Grade II Kings Arms Hotel (High Street), The Grade II Tabernacle, and the Whitfield United Reform Church. Kingswood Park is a registered park and garden. Various interesting and distinctive buildings exist in the immediate area surrounding the site, including industrial buildings with north-light window roof forms, and front-facing gabled houses.</p> <p>Access and connections</p> <p>Various access points exist into the site from the eastern and western sides, off Bright Street, Moravian Road and Hanham Road, but any development on the site must provide access which is suitable and appropriate for the proposals and must include safe and direct pedestrian access towards the High Street.</p>
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Local character / materials

Although a range of building types, styles, and materials exist in the local area, only the positive architectural features should be referenced in the new development. High-quality local pennant stone and multi-toned red/orange brick are positive locally distinctive materials.



New Local Plan – Phase 3 towards a preferred strategy

Site code	EF007
Address	The Grange School, Warmley
Parish	Oldland
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	210
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • The landscaped bund along the site’s western boundary must be retained as part of any proposed development on site, and any landscape features should be protected and enhanced. • The settings of the various listed buildings and the conservation area itself should be respected when developing proposals for this site. • Appropriate improved pedestrian/cycle access and routes must be provided into and through the site, taking into account level changes, including direct access towards Warmley Community Centre. The existing walking route along Warmley Brook should be enhanced/upgraded. • The existing vehicular access off Crown Way should remain, subject to any necessary structural and capacity improvements, with limited capacity for vehicle access off Baden Road.

Site / design context

Site location / description

This site is located just to the south of the A420, which connects to Chippenham to the east and Bristol (via Kingswood) to the west. The A4174 defines the western boundary, with existing residential development to the south. Warmley Brook runs along the eastern boundary. The northern grassed half of the site is a flat plateau, but there is a steep slope towards the brook, and raised landscaped ground along the western boundary. The grassed area to the south of the old school buildings is stepped downwards from west to east. The site is publicly accessible at present with a public right of way running along the eastern boundary, adjacent to the brook.

Landscape

The site incorporates a significant landscape bund along the western side which visually blocks direct views of the A4174 and is likely to have noise mitigation benefits. The northern and eastern sides of the flat part of the site are also defined by tree and hedgerow planting and there are numerous mature trees also found within the southern half of the site, as part of the site boundary and also within the main site area. Longer and open views exist eastwards from the flat part of the northern area. The landscape within and surrounding the site makes a significant contribution to the overall character of the area.

Heritage

A number of listed buildings exist in the area. 17 individual grade II listings surround the site, mainly on the south-eastern and northern sides. One grade II* listed building exists, namely Warmley House, accessed off Tower Road North. Warmley House Tower can be seen in longer distance views from a number of locations in the area. The Warmley Conservation Area covers the

southern half of the site and a significant area to the east and south-east of the Warmley and Siston Brooks.

Access and connections

The main vehicular access into the site at present is along the eastern side, off Crown Way. Pedestrian access is via Crown Way, and Baden Road to the north. Improvements to the under-pass may be needed to create safer and more appealing pedestrian and E-scooter/cycle connections to Kingswood.

Local character / materials

The surrounding built character is composed of a mix of styles, materials and periods of construction. The older properties tend to be located along deanery Road / High Street to the north (a mix of 2 and 3-storey scale), with more modern types of development to the east and south. Natural stone is a common building material within the older properties, with light recon stone used extensively in the modern Birkdale development to the south.



New Local Plan – Phase 3 towards a preferred strategy

Site code	EF015
Address	46 Broad Street
Parish	Staple Hill and Mangotsfield
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-use
Capacity - homes	14
Capacity - employment	Ground floor commercial space
Development considerations	<ul style="list-style-type: none"> • Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy and supporting evidence base study. • The ground floor commercial unit should be retained as employment use, with additional employment or residential uses at upper floors. • The public realm on the northern and eastern sides of the site should be enhanced, including tree planting and high-quality public realm materials. • High-quality, locally-distinctive materials which are robust, and which will not become stained or damaged over time, should be used. Local listed and positive buildings should be referenced as part of the design process. • The residential amenity of the existing properties on the western side must be protected.
Site / design context	<p>Site location / description</p> <p>The site is located on the southern side of Broad Street, Staple Hill, within the Town Centre. It is opposite Staple</p>

	<p>Hill Library, and very close to numerous shops, including a Tesco Metro store. Page Park is around 300m to the east. The Byron Place public car park lies adjacent to the site to the south. The site contains an existing single-storey commercial building, with a smaller service yard on the southern side.</p> <p>Landscape</p> <p>There are limited existing landscape features within or surrounding the site.</p> <p>Heritage</p> <p>There are no designated heritage assets within the immediate area, but there are numerous positive buildings, some of which are locally listed.</p> <p>Access and connections</p> <p>Safe and convenient access must be provided to the High Street uses on the northern and eastern sides.</p> <p>Local character / materials</p> <p>There are a range of character areas, periods and styles of development, land uses, and building materials in the area. The period of construction dates from Victorian up to the present day, but the use of locally distinctive pennant stone and Bath stone are common materials.</p>
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New Local Plan – Phase 3 towards a preferred strategy



New Local Plan – Phase 3 towards a preferred strategy

Site code	NF005
Address	Land to the East of No.61 Oxbarton
Parish	Stoke Gifford
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	8
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • Frontages should define Oxbarton to the north, with access from that street. • Existing landscape features (green infrastructure), including the tree which sits along the northern boundary to Oxbarton, must be retained and enhanced, and appropriate buffers between built development established. • The established scale and character of the local area should be respected, and any positive local buildings, materials or features referenced within the development's design.
Site / design context	<p>Site location / description</p> <p>The site is roughly rectangular and sits between Oxbarton (to the north) and Mead Road (to the south). It is defined by built development along the eastern and western boundaries, with a fence boundary to the north, and vegetation to the south. The site is generally flat, with grass covering the majority of the area. No flooding or contamination issues have been identified.</p>

	<p>Landscape</p> <p>Existing vegetation along the southern boundary, which includes shrubs and trees, should be retained with appropriate buffers to development.</p> <p>Heritage</p> <p>A number of significant older properties exist (none listed), to the south-west of the site along Mead Road, and Knightwood Court (Mead Road) including ancillary buildings.</p> <p>Access and connections</p> <p>Properties in the area are generally directly accessed from the street, into a front garden path, driveway or garage. Development would be required to access directly off Oxbarton and use existing connections.</p> <p>Local character / materials</p> <p>The surrounding area features modern 2-storey detached houses, with on-plot parking, including driveways and garages. Building materials include render, brick and recon stone, with natural stone featuring in the older properties and within boundary walls. Natural stone is the principal material, with pantile and roman terracotta roof tiles.</p>
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New Local Plan – Phase 3 towards a preferred strategy

Site code	NF011
Address	Land at Filton Retail Park, Fox Den Road
Parish	Stoke Gifford
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	132
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy, and supporting evidence base study . Opportunities for high-quality taller buildings at higher densities to define surrounding open spaces and to optimise use within this highly accessible area, would be supported. • Safe, convenient and direct pedestrian access must be provided between UWE and the Town Centre facilities, and any existing routes enhanced. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. The public realm, and any shared amenity spaces must have access to good levels of natural light and be well landscaped. • High-quality materials which are robust, and which will not become stained or damaged over time, should be used. Local positive built and landscape features should be referenced as part of the design process.

<p>Site / design context</p>	<p>Site location / description</p> <p>The site is located within Stoke Gifford and is close to the main University of the West of England (UWE) Frenchay Campus, and the MOD Filton Abbey Wood facility. It is part of the Filton Retail Park and Designated Town Centre, with adjacent uses including a gym, the Range, Sainsbury's, and the additional shops at the nearby Abbey Wood Retail Park. The nearby empty site to the north has planning permission for a hotel, food store, drive-through café and associated parking. The site is defined by Filton Road to the south and retail uses, including car parking, to the north and west, with the NHS Blood and Transplant building sited adjacent to the eastern boundary. The site is flat, and finished with tarmac, being partly used as car parking and part as a former service yard. A concrete retaining wall sits along the eastern boundary which supports the adjacent higher ground level and building, and along the southern boundary.</p> <p>Landscape</p> <p>Areas to the south and west of the site are generally free of built forms, being either car parking, green open space, or A-roads. Some mature trees define the spaces and the southern and western boundaries, with lower scale formal shrub planting. The space between the arms of Filton Road has scattered tree planting set within green open space.</p> <p>Heritage</p> <p>No heritage assets exist within the vicinity.</p>
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Access and connections

The site is within a 20-minute walk of Parkway train station and a 15-minute walk of Filton Abbey Wood Station. It is a 5-minute walk from the UWE Frenchay Campus. Bus stops serving routes 10, 11, 680 and 73 are very close to the site.

Local character / materials

Main surrounding character consists of modern, low-scale retail units. Built form to the east is also 2-storey.



New Local Plan – Phase 3 towards a preferred strategy

Site code	NF008
Address	Land at the University of the West of England
Parish	Stoke Park and Cheswick
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-uses
Capacity - homes	TBC
Capacity - employment	50,000m.sq.
Development considerations	<ul style="list-style-type: none"> • Pedestrian and cycle links through the site to the UWE transport hub, and towards neighbouring residential areas, district centres and train stations, should be improved. • Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy, and supporting evidence base study An emerging masterplan for the UWE Frenchay campus should provide information regarding functions, uses and capacity. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. The public realm, and shared amenity spaces must have access to good levels of natural light and be well landscaped. • High-quality materials which are robust, and which will not become stained or damaged over time, should be used. Local positive built and landscape features should be referenced as part of the design process. • High-quality and modern student accommodation precedents from the local and wider area should be

	<p>used, and taller buildings with larger massing must be visually broken down with a range of materials.</p>
<p>Site / design context</p>	<p>Site location / description</p> <p>The site falls within the larger safeguarded employment site (site 51) which covers the extent of the University of the West of England’s Frenchay Campus. The site is sustainably located very close to the shops at Cheswick Village and directly adjoining the UWE campus, and other local employers. Filton Abbey Wood station is a 13-minute walk to the north-west while the main UWE transport hub is also a 13-minute walk, to the east. Stoke Gifford Town Centre is located 1 mile to the north (a 20-minute walk).</p> <p>Landscape</p> <p>The site is relatively flat with perhaps a several metre drop from the north-east to the south-west. There are three significant areas of woodland/copse in the area, links or connections to which should be enhanced or provided. Splatts Abbey Wood lies to the north, and a woodland copse lies to the east, adjacent to the site boundary. Hermitage Wood lies to the south-east and connects towards the site via a network of GI routes. A further GI route through Cheswick Village from the west and into site is visible and should be enhanced.</p> <p>Heritage</p> <p>There are two principal heritage assets within the immediate vicinity, the most significant being Wallscourt Farmhouse, a Grade II listed building dating from 1855, located close to the Eastern boundary. The other</p>

significant asset is the Grade II listed Stanley Farm (circa 1860), which is located to the west of the site, within the corner of the ped/cycle route around the MOD site.

Access and connections

The Long Mead bus-only route defines the southern boundary. Pedestrian and cycle connections across this route towards Cheswick Village are needed. Access into the site should be provided both from the existing campus to the north-east and possibly from the existing roundabout along Long Down Avenue to the north.

Local character / materials

A range of architectural styles, character and materials exist in the area.



New Local Plan – Phase 3 towards a preferred strategy

Site code	TH001
Address	Thornbury Health Centre, Eastland Road, Thornbury
Parish	Thornbury
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Health uses or mixed-use
Capacity - homes	15
Capacity - employment	2,000m.sq. of health uses
Development considerations	<ul style="list-style-type: none"> • The existing health uses must be retained and incorporated into development proposals. • The mature tree group in the eastern corner of the site should be retained and incorporated into a new scheme, and potentially included as part of the on-site POS provision, along with trees which define the northern boundary. Sufficient root protection areas will be needed as will buffers around tree canopies to avoid damage to the trees, overshadowing and physical impacts. • The existing vehicular site access should be retained as the main access into a redeveloped site. • Development along the SW boundary should not exceed 2-storeys in order to avoid impacts on adjacent uses, however, an element of 3-storeys may be appropriate in other areas. • The local heritage assets and other positive building and landscape elements should be used as primary references for new development, including locally distinctive materials, such as natural pennant stone and multi toned red/orange bricks.

<p>Site / design context</p>	<p>Site location / description</p> <p>This site is located to the north-east of the Town Centre, just to the south of eastland Road, from which the site is accessed. The existing uses on site include the Thornbury Health Centre positioned in the southern corner, with surface level parking in the western and northern areas. One and two-storey health care facilities are located adjacent to the south-western boundary. The site is flat, with extensive areas of hard surfacing which provide parking. Other constraints, including flooding or landscape, are not evident, however, below ground services and archaeology, as well as contamination, will need to be investigated.</p> <p>Landscape</p> <p>An area of green open space and mature trees are grouped in the eastern corner and along the northern and southern boundaries.</p> <p>Heritage</p> <p>The Grade II listed Workhouse & Thornbury Hospital and Health Centre complex is located directly west of the site, on the opposite side of Prowse Close, with its principal access off Beechacres to the west. Its distinctive grid form with courtyards offers a strong and well-finished local architectural reference. Other older and positive properties exist in the vicinity but are not locally listed.</p> <p>Access and connections</p> <p>The main vehicular access is off Eastland Road, along the northern boundary. Good connections exist in the area, including a bus stop opposite the site along</p>
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Eastland Road, which provides bus routes no.s 60 and 622.

Local character / materials

There are a range of styles and development periods in the area, including detached, semi-detached, and terraced styles. Longer and angled rows of built forms, including the adjacent listed building, could offer a way to develop the site in a more locally distinctive way. There is a distinctive long and tall stone wall along Eastland Road and other features which are finished in natural stone.



New Local Plan – Phase 3 towards a preferred strategy

Site code	NF002
Address	Land on the Northeast Side of Old Gloucester Road, Hambrook
Parish	Winterbourne
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	30
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Policy CS27 applies to this site and promotes Green Infrastructure provision. Connections must be provided into the surrounding movement network, via Old Gloucester Road, towards the west. Positive built and natural features within the East of Harry Stoke New Neighbourhood and more widely, must be used to inform design proposals, including innovative design solutions.
Site / design context	<p>Site location / description</p> <p>The site is located on the eastern edge of the Stoke Gifford area, within the Bristol East Fringe. It is 1.2 miles (24 min walk) from Bristol Parkway Station, less than a mile from Winterbourne Academy, and a mile from St. Michael's Primary School (Winterbourne). The site is</p>

	<p>directly adjacent to the M4 Motorway. Open countryside lies just to the east, with Winterbourne beyond.</p> <p>Landscape</p> <p>Greenbelt land is designated on the north-east side of the M4, but the site itself is within the settlement boundary. It is defined by surrounding hedges and trees, with more significant planting around the southern half. The northern half is relatively flat, sloping downwards beyond the middle, towards the south. This feature may contribute to noise impacts given that the M4 is raised, relative to ground level, within the southern half of the site. Green Infrastructure and noise impacts, will limit site capacity.</p> <p>Heritage</p> <p>There are various heritage assets within the wider area. The Church Lane, Winterbourne Conservation Area is to the north-east. The proximity of the M4 and other buildings in the area, and need for possible noise bund parallel with M4, should mean development on this site will not affect the setting of the conservation area.</p> <p>Access and connections</p> <p>The design and layout should respond and link to the services and facilities at the East of Harry Stoke New Neighbourhood, with access off Old Gloucester Road.</p> <p>Local character / materials</p> <p>One of the main references for development on this site should be the East of Harry Stoke New Neighbourhood,</p>
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but other positive built or natural landscape references should be considered.

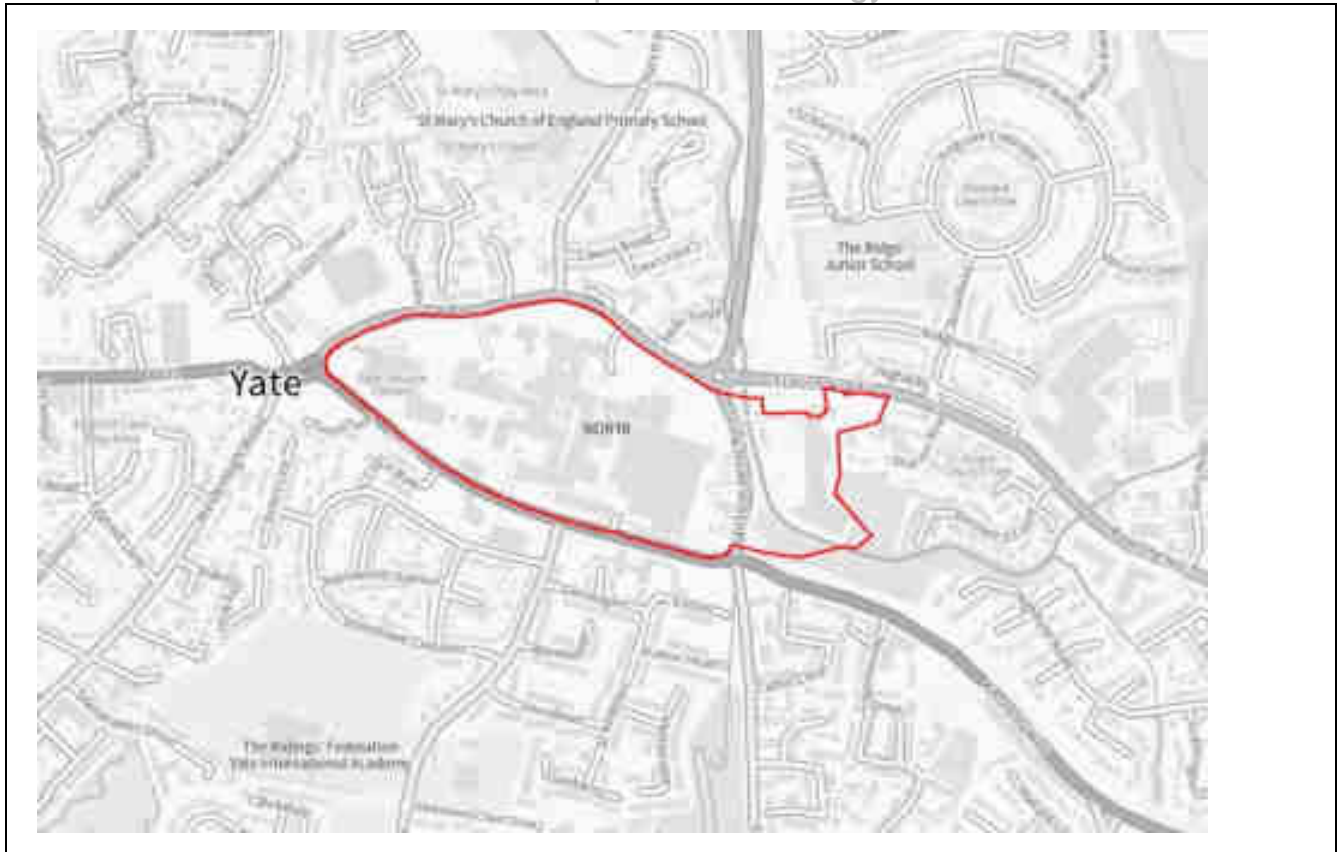


New Local Plan – Phase 3 towards a preferred strategy

Site code	YA001
Address	Yate Town Centre
Parish	Yate
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Mixed-uses
Capacity - homes	200
Capacity - employment	TBC
Development considerations	<ul style="list-style-type: none"> • Any development must be designed in accordance with effective use of land principles, set out in the Character and Density policy and supporting evidence base study. An appropriate response to the context is required, including a careful reference to surrounding buildings heights. All land uses must be complementary and not lead to impacts on amenity and be developed in accordance with the principles set out in the Yate Town Improvement Plan. • The existing retail and community role of Yate Shopping Centre should be retained, with enhanced areas of public realm, and no net loss of car parking spaces. • Appropriate connections into the existing surrounding movement network must be provided, particularly focussing on movement across the surrounding main roads, and towards Station Road and the train station beyond. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established.

<p>Site / design context</p>	<p>Site location / description</p> <p>This site falls completely within the boundary of Yate Town Centre and occupies the area of land defined by Station Road to the north, Kennedy Way to the south, extending slightly eastwards onto land occupied by the Riverside Retail Park, to the east of the Yate Bus Station.</p> <p>Landscape</p> <p>A couple of areas of landscaping exist, along the north-west and western sides, and the south-east side. Good quality trees should be retained where possible and appropriate development buffers put in place. Any GI must be enhanced and protected, meeting any requirements for biodiversity Net Gain. The River Frome should be protected and where possible, enhanced.</p> <p>Heritage</p> <p>Numerous listed buildings exist within Chipping Sodbury High Street to the east, but the closest listed buildings are located in two groups to the north and east. The northern group consists of numerous Grade II listed tombs within the grounds of the Grade I listed St. Mary the Virgin Church. Just to the south, stands the Grade II listed National School (youth centre), the Grade II Schoolmasters House, and the Grade II White Lion pub. The eastern group consists of the various buildings of the Grade II Chipping Sodbury Union Workhouse at No.244 Station Road. There are also numerous non-designated heritage assets along the southern side of Station Road to the west.</p>
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	<p>Access and connections</p> <p>Various vehicular and pedestrian/cycle access points exist, with the focus for the shopping centre uses being from the northern and eastern sides, while access for the sports centre, Kennedy Way Surgery and servicing is from the south. Appropriate pedestrian/cycle connections must be put in place both through the centre and towards surrounding areas.</p> <p>Local character / materials</p> <p>There are three distinct local character areas. The first is the site itself, and contains a range of heights, types, styles, uses and materials. The overall character is modern, based around a grid of four principal, mainly pedestrianised streets. This central 'island' site is surrounded by lower-density suburban style housing, dating from the second half of the 20th Century. The final area is the continuation of the Town Centre, along Station Road to the west, which contains numerous older, late-Victorian properties constructed of locally distinctive pennant stone.</p>
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New Local Plan – Phase 3 towards a preferred strategy

Site code	YA003
Address	Field to north of Ladden Garden Village (South of Tanhouse Lane, opposite Leechpool Dairy Farm)
Parish	Yate
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Residential
Capacity - homes	162
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • Electricity pylons must be taken into account and appropriate development buffers established. • Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. • Local heritage assets and other positive buildings and materials, must inform the scheme design. • Vehicular access will not be permitted onto Tanhouse Lane, due to its restricted width, however, pedestrian/cycle access should be provided.
Site / design context	<p>Site location / description</p> <p>The site is located to the north of Yate and is defined by Tanhouse Lane to the north, the North Yate New Neighbourhood (Ladden Garden Village) to the east and south, and the railway line along the western boundary. The site is within the Yate settlement boundary. Electricity pylons cross part of the south-west corner of the site.</p>

Landscape

The site is not covered under any protected landscape designations but there is a strong landscape setting, including established hedgerows and mature trees which define most of the site boundary. These natural features must be retained and enhanced as part of any scheme, with appropriate buffers between built development, including roads.

Heritage

Leechpool Farmhouse (Grade II listed) is located around 100m to the east of the boundary along Tanhouse Lane. Leechpool Farm consists of a number of heritage assets and offers a positive form of development, and locally distinctive materials. These features must be considered as part of the design for development on this site.

Access and connections

A possible pedestrian/cycle link to Tanhouse Lane should be considered, but no direct vehicular access will be permitted, due to the narrow and restricted nature of the lane. Vehicular access should be provided from the south, linking into the Ladden Garden Village road network.

Local character / materials

There are limited numbers of properties along Tanhouse Lane, but natural pennant stone is a strong locally distinctive material, as are terracotta pantiles and Roman tiles. The natural landscape forms the most significant character feature.



New Local Plan – Phase 3 towards a preferred strategy

Site code	NF004
Address	Land at Filton 20 Business Park, Golf Course Lane, Filton
Parish	Filton
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Employment or mixed-use
Option 1 Capacity - homes Capacity - employment	0 Continue to safeguard as employment land
Option 2 Capacity - homes Capacity - employment	Up to 350 TBC
Development considerations	<ul style="list-style-type: none"> Existing landscape features (green infrastructure) must be retained and enhanced, and appropriate buffers between built development established. Enhanced landscaping will be required as part of any development. Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy, and supporting evidence base study. For a mixed-use scheme, any employment uses must be compatible with residential uses, and consideration must be given to adjacent land uses and how they relate to, and impact, each other. Appropriate walking and cycling connections towards Filton Town Centre should be integrated into any proposed development for this site,

	<p>including any appropriate crossing points over both Southmead Road and Golf Course Lane.</p> <ul style="list-style-type: none"> • Positive local buildings, materials or character features, including heritage assets, must inform any scheme design.
<p>Site / design context</p>	<p>Site location / description</p> <p>The site is close to Filton Town Centre, with the south-east corner being only 60m from the edge of the town centre boundary, while the furthest western corner is around 550m away. The site is considered to be a highly sustainable location. Filton Golf Club sits adjacent to the site to the west and a collection of industrial buildings associated with the aerospace industry are located to the north-east and east. Residential areas are located to the south of the site and the BAWA health and leisure club sports pitches encompass a large area of land to the west.</p> <p>Landscape</p> <p>Relatively few landscape features exist within the site, however trees/shrubs exist along the southern and western boundaries.</p> <p>Heritage</p> <p>Only four listed heritage assets exist within the wider area. The most significant is the Grade II listed Pegasus House, which is a large 4-storey office building, located around 300m to the east. Filton House, a mid-18th Century former house (now offices) is just to the west of Pegasus House and the Grade II listed Church of St. Peter (rebuilt in 1845) is located on the eastern side of the A38.</p>

Access and connections

There are three existing vehicular access points into the site, from Southmead Road to the south, and two off Golf Course Lane from the east.

Local character / materials

There are four distinct character areas in the local area. Existing buildings on-site include a range of larger office and industrial buildings, set within areas of green open space and generous car parks. To the east, aerospace industrial buildings stand, which include examples of positive north-light roof forms. Residential areas are located to the south, characterised by 20th Century suburban forms, in perimeter block arrangements. Open spaces are to the west, including playing fields and golf course.



New Local Plan – Phase 3 towards a preferred strategy

Site code	EF016
Address	Bristol Uniforms, Wathen Street
Parish	Staple Hill and Mangotsfield
Map link	https://sgc3.participatr.io/index.php?contentid=174
Proposed use	Employment or residential
Option 1	
Capacity - homes	0
Capacity - employment	Continue to safeguard as employment land
Option 2	
Capacity - homes	58
Capacity - employment	0
Development considerations	<ul style="list-style-type: none"> • Given the existing safeguarded employment designation for the site and the local listing for the building itself, it is preferable to retain employment land and re-use the positive locally listed building. • Any development must optimise use of land and be designed in accordance with effective use of land principles, set out in the Character and Density policy and supporting evidence base study. • The newer section of the building in the NW corner could potentially be redeveloped into a taller new-build element. • Any proposed development must incorporate enhanced landscaping elements, along with any requirements under Biodiversity Net Gain, as well as high-quality and robust public realm materials.

	<ul style="list-style-type: none"> • Safe and direct connections should be provided or enhanced in the direction of the High Street.
<p>Site / design context</p>	<p>Site location / description</p> <p>The site is located around 50m to the north of Staple Hill High Street, set behind mixed-use buildings to the south, and residential areas on all other sides. Rear gardens of houses back onto the site on the northern and western sides, and the southern part of the site is surface level parking. The site is located in a highly sustainable location, close to shops, services and public transport routes.</p> <p>Landscape</p> <p>There are limited landscape features in or surrounding the site.</p> <p>Heritage</p> <p>There are no designated heritage assets in the immediate area, but the Bristol Uniforms building is locally listed, and there are numerous other positive buildings in the surrounding area.</p> <p>Access and connections</p> <p>There are various vehicular access points from the east (off Beaufort Road), and west (from Victoria Street). Various adjoining premises are accessed off these same routes, mainly providing servicing, deliveries, and parking.</p>

Local character / materials

There are a range of character areas, periods and styles of development, land uses, and building materials in the area. The period of construction dates from Victorian up to the present day, but the use of locally distinctive pennant stone and Bath stone are common materials. The building on-site is constructed of high-quality natural pennant stone and red brick and includes interesting detailing and north-light roof forms, with a taller main entrance feature along the southern elevation. A more modern section of roofing (and part of the western wall) exists in the north-west corner.



Towards an emerging preferred strategy appendices

Section 5 Appendix 1 – Schedule of preferred sites in the emerging preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
New Green Field Allocations - Urban Edge								
EPS-SV1	Land South of Gloucester Road, Almondsbury	Almondsbury	Almondsbury	Severn Vale Ward	Residential	400		
EPS-SV8	Recreation Ground Oaklands Drive, Almondsbury	Almondsbury	Almondsbury	Severn Vale Ward	Mixed Use	0		1.1ha Light industrial
EPS-SV9	Land Off Tockington Lane	Almondsbury	Almondsbury	Severn Vale Ward	Residential	10		
EPS-BV12	The Sawmills, Bath Road, Bridge Yate	Bridge Yate	Bitton & Siston	Boyd Valley Ward & Bitton & Oldland Common Ward	Residential	110		

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
EPS-BV11	Homeapple Close	Bridge Yate	Siston	Boyd Valley Ward	Employment	0		575m2 Industrial/ Distribution
EPS-PSB1	Land south of the B4055, Easter Compton	Easter Compton	Almondsbury	Pilning & Severn Beach Ward	Mixed Use	270		
EPS-PSB2	Land Between Over Lane and the B4055, Easter Compton	Easter Compton	Almondsbury	Pilning & Severn Beach Ward	Residential	70		
EPS-PSB4	Land off Blackhorse Hill	Easter Compton	Almondsbury	Pilning & Severn Beach Ward	Residential	95		
EPS-PSB5	Land at The Paddock	Easter Compton	Almondsbury	Pilning & Severn Beach Ward	Residential	15		
EPS-HA1	Land at Castle Farm Road, Hanham	Hanham West	Hanham Abbots	Hanham Ward	Residential	125		

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
EPS-HA2	Land south of Abbots Road	Hanham West	Hanham Abbots	Hanham Ward	Residential	85		
EPS-HA3	Land at Castle Inn Farm	Hanham West	Hanham Abbots	Hanham Ward	Residential	60		
EPS-EG2	Land at, Cossham Street, Mangotsfield	Mangotsfield	Emersons Green & Staple Hill and Mangotsfield	Emersons Green Ward & Staple Hill & Mangotsfield Ward	Residential	195		
EPS-EG1	Land at Shortwood	Mangotsfield	Emersons Green	Emersons Green Ward	Residential	65		
EPS-BV13	Land North of Lyde Green	North of Lyde Green	Pucklechurch & Westerleigh and Coalpit Heath	Boyd Valley Ward & Frampton Cotterell Ward	Residential, employment, facilities including primary school, local centre and park & ride	800	1,200	16.1ha Mixed Employment
EPS-BOC1	Land to the rear of Park Farm, Barry Road, Oldland Common	Oldland	Bitton	Bitton & Oldland Common Ward	Residential	350		

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
EPS-BV3	Land at, Shortwood	Shortwood North	Pucklechurch	Boyd Valley Ward	Residential	280		
EPS-BV6	Land south of Shortwood Hill, Mangotsfield, BS16 9PF	Shortwood South	Pucklechurch	Boyd Valley Ward	Residential	50		
EPS-BV9	Lower Shortwood	Shortwood South	Pucklechurch & Siston	Boyd Valley Ward	Residential, employment, facilities including primary school, local centre and park & ride	1,150	1,350	8.53h Industrial/ Distribution
EPS-BV10	Glenfern and Land to East of Carsons Road	Warmley North	Siston	Boyd Valley Ward	Employment	0		1.76ha Mixed Employment
EPS-PW1	15 and 17a, London Road, Warmley	Warmley South	Siston	Parkwall & Warmley Ward	Residential	30		
EPS-BV14	Land north of A420 and south if Goose Green	Warmley South	Siston	Boyd Valley Ward & Parkwall & Warmley Ward	Residential, employment, facilities including primary school local	970		595sqm Office/ Research

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
					centre and park & ride			
EPS-BOC2	Land at 12, The Park, Willsbridge BS30 6EE	Willsbridge	Bitton	Bitton & Oldland Common Ward	Residential	15		
EPS-BOC3	Jarretts Garden Centre, Bath Road	Willsbridge	Bitton	Bitton & Oldland Common Ward	Residential	95		
EPS-FC14	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)	Woodlands	Almondsbury & Frampton Cotterell	Frampton Cotterell Ward & Severn Vale Ward	Residential, facilities including primary school and local centre	800	950	
EPS-SV5	Land on the South Side of Gaunts Earthcott Lane	Woodlands	Almondsbury	Severn Vale Ward	Residential	0	180	
EPS-SV7	Land off Gaunts Earthcott Lane	Woodlands	Almondsbury	Severn Vale Ward	Residential	0	100	

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
New Green Field Allocations - Market Towns								
EPS-THOR2	Land to west of Park Farm	Thornbury - North and East	Thornbury	Thornbury Ward	Residential	15		
EPS-THOR3	Land west of B4061	Thornbury South	Thornbury	Thornbury Ward	Residential	40		
EPS-FC12	Land at Dyers Lane	Yate West - North	Iron Acton	Frampton Cotterell Ward	Residential	20		
New Green field Allocations - Rural Communities								
EPS-CSCE2	Land to the East of Badminton Road, North of Lockington Road	Acton Turville	Acton Turville	Chipping Sodbury & Cotswold Edge Ward	Residential	24		
EPS-CSCE4	Buffer Depot, Acton Turville	Acton Turville	Acton Turville	Chipping Sodbury & Cotswold Edge Ward	Employment	0		3ha Mixed Employment

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
EPS-CSCE5	Land South of Luckington Road	Acton Turville	Acton Turville	Chipping Sodbury & Cotswold Edge Ward	Residential	127		
EPS-SV2	Land at Vattlingstone Lane Alveston	Alveston	Alveston & Olveston	Severn Vale Ward	Residential	100		
EPS-THOR1	Land off, Alveston Hill, Thornbury	Alveston	Thornbury	Thornbury Ward	Residential	60		
EPS-SV6	Land North of A38, Alveston	Alveston	Alveston	Severn Vale Ward	Residential	20		
EPS-SV11	The Old Vicarage	Alveston	Alveston	Severn Vale Ward	Residential	26		
EPS-SV12	Land to the North of Berkeley Vale Motors	Alveston	Alveston	Severn Vale Ward	Residential	16		
EPS-CSCE3	Land at Rushmoor	Badminton	Badminton	Chipping Sodbury &	Employment	0		0.82ha Mixed Employment

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
	Dairy, Badminton			Cotswold Edge Ward				
EPS-CHAR5	Land north of Wotton Road, Charfield	Charfield	Charfield	Charfield Ward	Residential	250		
EPS-CHAR6	Land to the south of Charfield	Charfield	Charfield	Charfield Ward	Residential, employment, facilities including primary school, local centre	525		0.3ha Mixed Employment
EPS-FC1	Land off Park Lane	Coalpit Heath	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Residential	90		
EPS-CHAR1	Land at Longcross Farm, Cromhall	Cromhall	Cromhall	Charfield Ward	Residential	46		
EPS-CHAR2	Land at Bristol Road, Cromhall	Cromhall	Cromhall	Charfield Ward	Residential	27		
EPS-CHAR3	Land to rear of Ducie Close,	Cromhall	Cromhall	Charfield Ward	Residential	14		

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
	Cromhall, GL12 8AH							
EPS-CHAR4	Woodend Farm, Woodend Lane, Cromhall	Cromhall	Cromhall	Charfield Ward	Employment	0		350m2 Office/ Research/ Light Industrial
EPS-CHAR7	Land at, Cromhall, South Gloucestershire	Cromhall	Cromhall	Charfield Ward	Mixed Use	22		
EPS-CHAR8	Land at Townwell, Cromhall	Cromhall	Cromhall	Charfield Ward	Residential	32		
EPS-CHAR9	Land at Talbots End, Cromhall	Cromhall	Cromhall	Charfield Ward	Residential	11		
EPS-FC4	Land at 404 North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	30		
EPS-FC5	Land at North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	42		

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
EPS-FC7	Land to rear of 450 North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	8		
EPS-FC9	Field to south of Rock View, Engine Common Lane	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	12		
EPS-FC6	Land off Bristol Road	Frampton Cotterell	Frampton Cotterell	Frampton Cotterell Ward	Residential	60		
EPS-CSCE1	Land between France Lane and Park Street, Hawkesbury Upton	Hawkesbury Upton	Hawkesbury	Chipping Sodbury & Cotswold Edge Ward	Residential	20		
EPS-SV3	Land at Hortham Lane, Almondsbury, BS32 4JH	Hortham Village	Almondsbury	Severn Vale Ward	Residential	30		
EPS-SV10	The Quarters Colony Farm	Hortham Village	Almondsbury	Severn Vale Ward	Residential	70		

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
EPS-BV5	Land owned by Pitt Farm	Marshfield	Marshfield	Boyd Valley Ward	Residential	50		
EPS-SV4	Land at Grey Gables, Vicarage Lane, Olveston,	Olveston	Olveston	Severn Vale Ward	Residential	20		
EPS-PSB3	Land to the east of the B4055, Pilning Station	Pilning	Pilning and Severn Beach	Pilning & Severn Beach Ward	Employment	0		13.6ha Mixed Employment
EPS-BV15	Land east of Abson Road, Pucklechurch	Pucklechurch East	Pucklechurch	Boyd Valley Ward	Residential	60		
EPS-FC2	Land adjacent, Westways, Wotton Road, Rangeworthy	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	10		
EPS-FC3	Land off, Wotton Road, Rangeworthy	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	90		

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
EPS-FC8	Land to west of Wotton Road	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	28		
EPS-FC10	Land at Berrows Mead	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	34		
EPS-FC11	Land to the west of Wotton Road	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	50		
EPS-FC13	Tytherington Quarry, Tytherington Road	Tytherington	Tytherington	Frampton Cotterell Ward	Hotel	0		Hotel and Leisure
EPS-BV1	Land at, Wick Quarry, Wick	Wick	Wick and Abson	Boyd Valley Ward	Residential	25		
EPS-BV2	Land to the Rear of, London Road, Wick	Wick	Wick and Abson	Boyd Valley Ward	Residential	5		
EPS-BV4	Land north of, London Road, Wick	Wick	Wick and Abson	Boyd Valley Ward	Residential	30		

New Local Plan – Phase 3 towards a preferred strategy

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
EPS-BV7	Land Adjacent to The Homestead, Manor Road, Wick	Wick	Wick and Abson	Boyd Valley Ward	Residential	10		
EPS-BV8	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ	Wick	Wick and Abson	Boyd Valley Ward	Mixed Use	10		500m2 Office/ Research/ Light Industrial
EPS-WIN2	Land at York Gardens, Winterbourne	Winterbourne North	Winterbourne	Winterbourne Ward	Residential	20		
EPS-WIN1	Land to the North of the Railway Line, Winterbourne	Winterbourne South and East	Winterbourne	Winterbourne Ward	Residential	70		
EPS-WIN3	Land west of Winterbourne Hill	Winterbourne South and East	Winterbourne	Winterbourne Ward	Residential	145		

Section 5 Appendix 2 - Emerging Preferred Strategy Templates

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	
<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. 	

Surface Water

- 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.

Landscape

- 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.

Historic Conservation and Archaeology

- 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

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.

Flood Risk

- 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.

Surface Water and Drainage

- 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.

Landscape and Green Infrastructure

- 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,

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>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. 	

Landscape and Green Infrastructure

- 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.

Heritage Conservation and Archaeology

- 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.

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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	

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

- 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.

Flood Risk

- 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.

Surface Water and Drainage

- 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.

Natural Environment

- 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>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 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.

Surface Water and Drainage

- 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.

Natural Environment

- 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.

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

- Development should take account of non-designated heritage asset 'P&G of Over Court' to the east of the site.

Contamination and Land Stability

- 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 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>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 footpaths through the site, including the Public Rights of Way (OAY/76, 78 and 79) which cross through the site.

Flood Risk, Surface Water and Drainage

- 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.

Natural Environment

- 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.

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 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.

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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. 	

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Design

- 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.

Utilities

- 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>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 (OAY/22/10 and OAY/22/30) which crosses from east to west.

Surface Water and Drainage

- 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.

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

- 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.

Contamination and Land Stability

- 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. 	

Surface Water and Drainage

- 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.

Historic Conservation and Archaeology

- 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.

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Noise

- Site location adjacent to the M4 and A38 means an acoustic report will be required.

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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. 	

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 (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.

Design

- Development should be comprehensively masterplanned with adjacent sites, including EPS-SV7 and EPS-FC14.

New Local Plan – Phase 3 towards a preferred strategy



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>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. 	

Surface Water and Drainage

- 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.

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

- 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-SV5 and EPS-FC14.

New Local Plan – Phase 3 towards a preferred strategy



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	
<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.

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.

New Local Plan – Phase 3 towards a preferred strategy



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>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. 	

Surface Water and Drainage

- 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.

Landscape, Green Belt and Green Infrastructure

- The site is located within the Green Belt.

Historic Conservation and Archaeology

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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	
<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. 	

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	

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

- 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).

Flood Risk and Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

Landscape and Green Belt

- The site is located within the Green Belt

Ancient Woodland, Ancient Trees, and Veteran Trees

- 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>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. 	

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

- 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.

Design

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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>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. 	

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

- 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.

Design

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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>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. 	

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.
- Development should retain trees that front the A38.

Historic Conservation and Archaeology

- 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.

Contamination and Land Stability

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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	

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

- 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.

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

- 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.

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	

Overarching Policy Compliance

- It is expected that development of employment uses 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.

Flood Risk

- 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.

Surface Water and Drainage

- 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.

Landscape and Green Belt

- 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.

Historic Conservation and Archaeology

- 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	

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 (PBN/23) which crosses from east to west.

Landscape, Green Belt and Green Infrastructure

- 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.

Historic Conservation and Archaeology

- 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.

Contamination and Land Stability

- 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.

Landscape and Green Infrastructure

- 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.

Design

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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>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.

- 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.

Landscape and Green Infrastructure

- 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.

Design

- Development should be comprehensively masterplanned with adjacent sites.
- Development should respect the privacy and amenity of neighbouring residential properties to the north.

New Local Plan – Phase 3 towards a preferred strategy



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	

Overarching Policy Compliance

- It is expected that development of 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 (PSN/54/10) which crosses from east to west.

Flood Risk

- 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.

Surface Water and Drainage

- 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.

Natural Environment

- The site is located within close proximity of the Momeads Field and Bridgegate 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.

Flood Risk

- 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.

Surface Water and Drainage

- 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.

Natural Environment

- 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.

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.

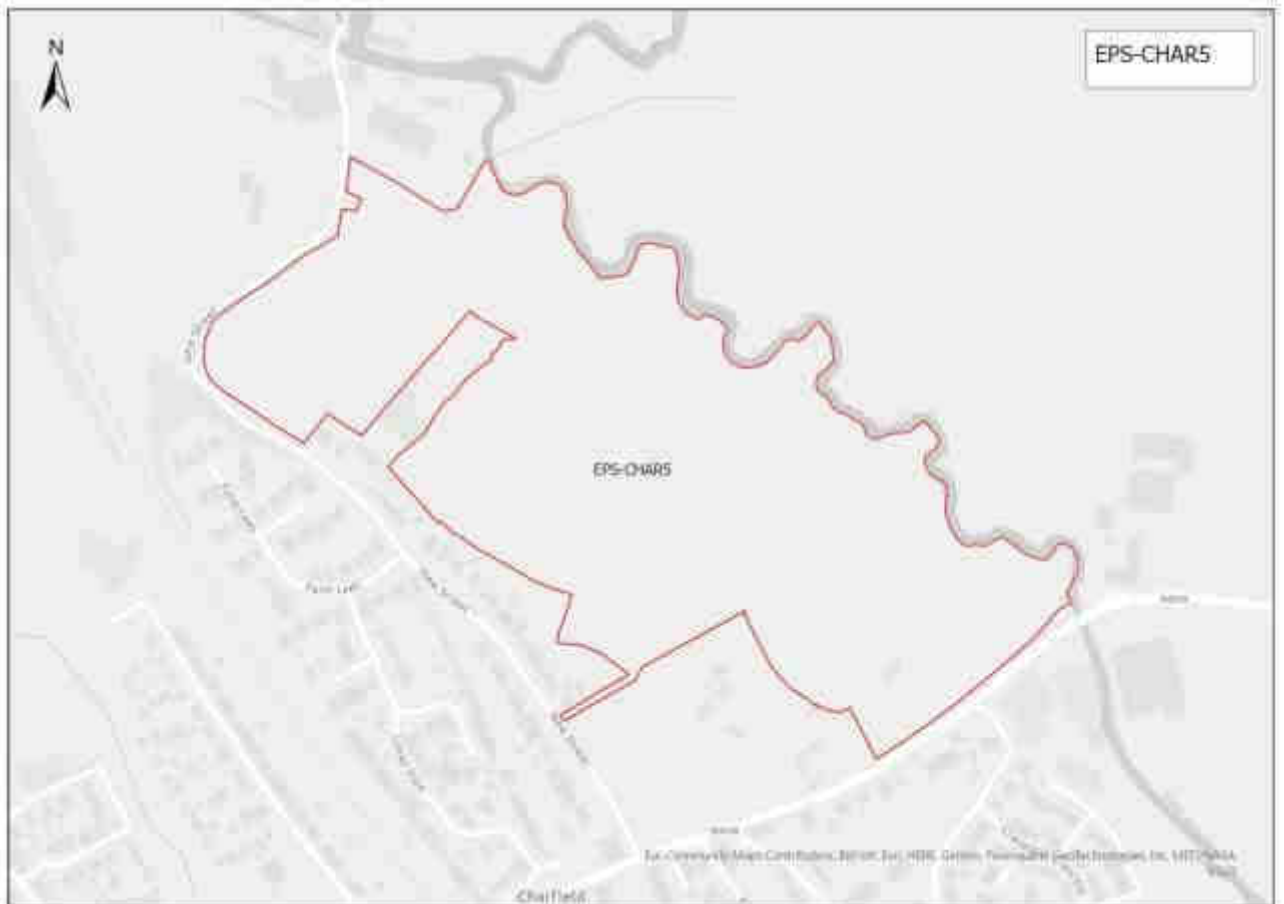
Landscape, Green Belt and Green Infrastructure

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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.

Surface Water and Drainage

- 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.

Landscape, Green Belt and Green Infrastructure

- 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.

Historic Conservation and Archaeology

- Development proposals should take account of Grade I listed St James Church, Grade II Rectory Manor Cottages located approximately 300m south of the site, Grade II The Old Rectory Churchend Lane located 125m north west of the site, Grade II St Johns Church located approximately 125m to the north 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.

Utilities

- Development should look to take account of, or relocate, overhead power lines crossing the site.
- Provide reinforcement of the foul sewer network.



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>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 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.

Historic Conservation and Archaeology

- 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.

Design

- 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>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 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

- 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.

Historic Conservation and Archaeology

- 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.

Flood Risk

- Development should take account of adjacent ordinary watercourse in approximately 10m to the North of the site.

Surface Water and Drainage

- 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.

Natural Environment

- 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.

Historic Conservation and Archaeology

- 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. 	

Surface Water and Drainage

- 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.

Natural Environment

- 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.

Historic Conservation and Archaeology

- Development should take account of the Woodend Farm building, which is considered to be of a 'non-designated heritage asset' value located on site.

New Local Plan – Phase 3 towards a preferred strategy



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	

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 (OCR/12) which crosses from north to south.

Flood Risk and Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

Design

- 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.

Contamination and Land Stability

- 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	

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 through the site, including the Public Rights of Way (OCR/10/10 and OCR/11/10).

Surface Water and Drainage

- 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.

Historic Conservation and Archaeology

- 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.

Design

- 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>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. 	

Flood Risk, Surface Water and Drainage

- 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.

Historic Conservation and Archaeology

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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>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. 	

Historic Conservation and Archaeology

- 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 take account of neighbouring sporting facilities location to the south west, and ensure integration of this use within the new development.

Utilities

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

New Local Plan – Phase 3 towards a preferred strategy



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	

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 Public Right of Way (PMR/26/10) which crosses the north-western corner of the site.

Natural Environment

- 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.

Ancient Woodland, Ancient Trees, and Veteran Trees

- 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.

Landscape, Green Belt and Green Infrastructure

- 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.

Historic Conservation and Archaeology

- 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	

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 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.

Landscape, Green Belt and Green Infrastructure

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

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>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 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).

Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

Landscape, Green Belt and Green Infrastructure

- 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.

Natural Environment

- 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

- Hencliff 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.

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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	

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 through the site, including the Public Right of Way (PHA/17).

Flood Risk and Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

Landscape, Green Belt and Green Infrastructure

- 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.

Natural Environment

- 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	

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 through the site, including the Public Right of Way (PHA/17).

Flood Risk and Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

Landscape and Green Belt

- 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.

Natural Environment

- 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

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	
<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 walking, cycling, wheeling and effective access to public transport. 	

Flood Risk and Surface Water

- 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.

Landscape and Green Belt

- 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.

Historic Conservation and Archaeology

- 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. Design
- 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.

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>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 (LIA/16/10) which crosses through the site.

Surface Water and Drainage

- 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.

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.

Historic Conservation and Archaeology

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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	

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 and Drainage

- 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.

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.

Historic Conservation and Archaeology

- 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.

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>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. 	

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.

Contamination and Land Stability

- 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.

Design

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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	

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 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.

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-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>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. 	

Landscape and Green Belt

- 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.

Utilities

- 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	

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 through the site, including Public Rights of Way (LMA/33/10 and LMA/34/10) which cross from north to south.

Surface Water and Drainage

- 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.

Landscape and Green Belt

- 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.

Historic Conservation and Archaeology

- 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.

Design

- 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>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 adjacent to the site, including the Public Right of Way (OOL/34/30) which adjoins the eastern boundary of the site.

Surface Water and Drainage

- 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.

Landscape, Green Belt and Green Infrastructure

- 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.

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.

Historic Conservation and Archaeology

- 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

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	
<p>Overarching Policy Compliance</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>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 (ORN/45/10) which crosses from east to west.

Flood Risk

- 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.

Surface Water and Drainage

- 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.

Natural Environment

- 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.

Landscape and Green Belt

- 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>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 footpaths directly adjacent to the site, including the Public Right of Way (LPU/43/10) which crosses from east to west.

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 multifunctional green infrastructure.

Historic Conservation and Archaeology

- 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.
- The site is located on land which is in Grade 2 and 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.

Natural Environment

- 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	
<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 footpaths directly adjacent to the site, including the Public Right of Way (LPU/40/10) which adjoins the western boundary.

Flood Risk and Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

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 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.

Design

- 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	
<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. 	
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,

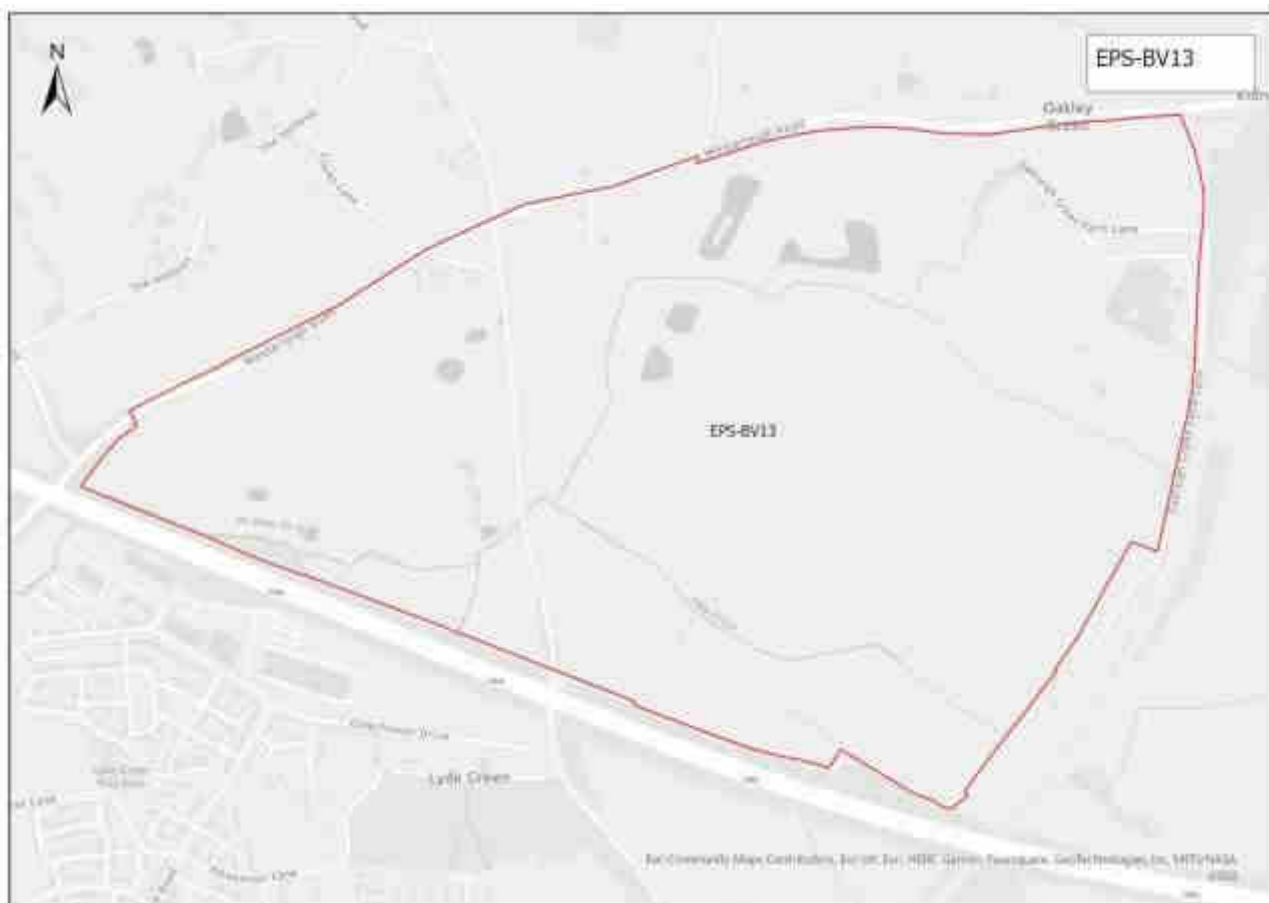
demonstrating how areas of poorer quality agricultural land (Grade 4) have been considered first and areas of higher quality have been protected.

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>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 (LPU/60/10) which crosses from north west to south east.

Surface Water

- 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).

Landscape and Green Belt

- The site is located within the Green Belt.

Historic Conservation and Archaeology

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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	

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.

Flood Risk and Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

Contamination and Land Stability

- 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.

Design

- 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>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 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.

Flood Risk and Drainage

- 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.

Natural Environment

- 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.

Ancient Woodland, Ancient Trees, and Veteran Trees

- 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.

Historic Conservation

- 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>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. 	

Flood Risk and Drainage

- 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.

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.

Historic Conservation and Archaeology

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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>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 must be supported by a transport assessment which considers adjacent proposed allocations (EPS-FC3). 	

Flood Risk and Drainage

- 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.

Landscape and Green Belt

- 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.
- Development should respect the privacy and amenity of neighbouring residential properties along Berrows Mead.

New Local Plan – Phase 3 towards a preferred strategy



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>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. 	

Flood Risk and Surface Water

- 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.

Landscape and Green Infrastructure

- Development should take account of the area of Common Land located along the site's eastern boundary (along Wotton Road).

Historic Conservation and Archaeology

- The site contains potential for medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation.

New Local Plan – Phase 3 towards a preferred strategy



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>Overarching Policy Compliance</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>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. 	

Flood Risk and Surface Water

- 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.

Landscape and Green Belt

- 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.

Ancient Woodland, Ancient Trees, and Veteran Trees

- 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.

Design

- Development should be comprehensively masterplanned with adjacent sites, including EPS-BV9.

New Local Plan – Phase 3 towards a preferred strategy



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>Overarching Policy Compliance</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>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. 	

Surface Water

- 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.

Landscape and Green Belt

- The site is located within the Green Belt.

Historic Conservation and Archaeology

- The site contains potential for medieval archaeology, and therefore a desk-based assessment will be required and, where necessary, a field evaluation.

Utilities

Development should look to take account of, or relocate, overhead power lines on timber poles crossing the site.

New Local Plan – Phase 3 towards a preferred strategy



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>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. 	

Flood Risk and Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

Landscape and Green Belt

- 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.

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.

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.
- 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	

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/58/10) which crosses from south west to north east.

Surface Water

- 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.

Landscape and Green Belt

- The site is currently located within the Green Belt.

Historic Conservation and Archaeology

- 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

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>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. 	

Flood Risk and Surface Water

- 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.

Historic Conservation and Archaeology

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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	

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.
 - 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.

Historic Conservation and Archaeology

- 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.

Contamination and Land Stability

- 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>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. 	
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.

Ancient Woodland, Trees, and Veteran Trees

- 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.

Design

- 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	

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 (LDN/2/20) which crosses from east to west.

Surface Water and Drainage

- 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.

Natural Environment

- 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.

Historic Conservation and Archaeology

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. 	

Surface Water and Drainage

- 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.

Landscape and Green Belt

- 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.

Design

- Development should respect the privacy and amenity of neighbouring residential properties to the north and south of the site.

New Local Plan – Phase 3 towards a preferred strategy



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>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. 	

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.
- 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.

Landscape and Green Belt

- 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.

Historic Conservation and Archaeology

- Development proposals should take account of Grade II Pool Farmhouse and Grade II Guildstone 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.

Contamination and Land Stability

- 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>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. 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.

Surface Water and Drainage

- 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.

Historic Conservation and Archaeology

- 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.

Design

- 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.

New Local Plan – Phase 3 towards a preferred strategy



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	

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.
- 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.

Natural Environment

- 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.

Design

- 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. 	

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.
- 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.

Design

- 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.

Contamination and Land Stability

- 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

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 (LBW/61/10) which crosses from north to south.

Surface Water and Drainage

- 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.

Landscape and Green Belt

- 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.

Historic Conservation and Archaeology

- 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.

New strategy lenses

Section 6a Appendix 1 – Schedule of sites in No Green Belt Loss Lens

The table below sets out the sites that were explored as part of the No Green Belt Loss Lens.

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
New Settlements								
L1-CHAR21	Land alongside the B4061 (Old Gloucester Road) and the A38 at Whitfield/Falfield	Buckover	Falfield	Charfield Ward & Thornbury Ward	Mixed use	750	750	280m2 Mixed Business Unit
L1-CHAR22	Buckover Garden Village	Buckover	Falfield	Charfield Ward & Thornbury Ward	Mixed Use	1500	1500	280m2 Mixed Business Unit
L1-CHAR9	Land adjacent, The Bungalow, Cutts Heath	Buckover	Falfield	Charfield Ward	Residential	7		
L1-CHAR10	Land at Pool Farm, Whitfield, Wotton Under Edge	Buckover	Falfield	Charfield Ward	Residential	30		
L1-TH4	Land at Gloucestershire Road	Buckover	Thornbury	Thornbury Ward	Residential	81		
Market Towns								
L1-CSCE13	Land at Barnhill, Chipping Sodbury	Yate East	Yate	Chipping Sodbury & Cotswold Edge Ward & Yate North Ward	Residential	210		
L1-CSCE4	The Ridings, Wickwar Road, Chipping Sodbury	Chipping Sodbury North	Sodbury	Chipping Sodbury & Cotswold Edge Ward	Residential	207		
L1-TH1	Land to west of Park Farm	Thornbury - North and East	Thornbury	Thornbury Ward	Residential	15		
L1-TH2	Land off Midland Way, Thornbury	Thornbury - North and East	Thornbury	Thornbury Ward	Residential	35		
L1-TH3	Land adjoining Spring Farm	Thornbury - North and East	Thornbury	Thornbury Ward	Residential	170		
L1-YA1	Land to the rear of Home Farm	Yate East	Yate	Yate North Ward	Residential	100		
L1-CSCE12	Land east of Chipping Sodbury	Chipping Sodbury East	Sodbury	Chipping Sodbury & Cotswold Edge Ward	Residential	650		

L1-CSCE14	Land at Tanhouse Meadows Yate	Yate North	Wickwar	Chipping Sodbury & Cotswold Edge Ward & Yate North Ward & Frampton Cotterell Ward	Mixed Use	1000		Small Employment Work Hub
Rural villages – Large potential sites								
L1-CHAR1	Land off, Charfield Hill, Charfield	Charfield	Tortworth	Charfield Ward	Residential	45		
L1-CHAR6	Land north of Wotton Road, Charfield	Charfield	Charfield	Charfield Ward	Residential	250		
L1-CHAR7	Land to the south of Charfield	Charfield	Charfield	Charfield Ward	Mixed Use	1000		0.3ha Mixed Employment
L1-CHAR11	Land to the north of The Old Rectory, Charfield	Charfield	Charfield	Charfield Ward	Residential	13		
L1-CHAR12	Land at Heneage Lane and The Gables, Falfield	Falfield	Falfield	Charfield Ward	Mixed use	69		6.9ha Mixed Employment
L1-CHAR15	Land to North of New Street, Charfield	Charfield	Charfield	Charfield Ward	Residential	5		
L1-CHAR17	The Old Windmill, Falfield (Parcel A)	Falfield	Falfield	Charfield Ward	Residential	43		
L1-CHAR18	The Old Windmill, Falfield (Parcel B)	Falfield	Falfield	Charfield Ward	Residential	56		
L1-CHAR19	Land North of Moorslade Lane	Falfield	Falfield	Charfield Ward	Mixed Use	559	559	
Rural villages – Small potential sites								
L1-CHAR2	Land at Longcross Farm, Cromhall	Cromhall	Cromhall	Charfield Ward	Residential	46		
L1-CSCE1	Land between France Lane and Park Street, Hawkesbury Upton	Hawkesbury Upton	Hawkesbury	Chipping Sodbury & Cotswold Edge Ward	Residential	20		
L1-CSCE2	Land to West of Sodbury Road	Wickwar	Wickwar	Chipping Sodbury & Cotswold Edge Ward	Residential	180		
L1-CSCE3	Land at Windmill Farm, Sodbury Road, Wickwar	Wickwar	Wickwar	Chipping Sodbury & Cotswold Edge Ward	Residential	37		

L1-CHAR3	Land at Bristol Road, Cromhall	Cromhall	Cromhall	Charfield Ward	Residential	27		
L1-CHAR4	Land to rear of Ducie Close, Cromhall, GL12 8AH	Cromhall	Cromhall	Charfield Ward	Residential	14		
L1-CHAR5	Woodend Farm, Woodend Lane, Cromhall	Cromhall	Cromhall	Charfield Ward	Employment	0		350m2 Office/ Research/ Light Industrial
L1-FC1	Land off Park Lane	Coalpit Heath	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Residential	90		
L1-CHAR8	Land at, Cromhall, South Gloucestershire	Cromhall	Cromhall	Charfield Ward	Residential	22		
L1-FC2	Land adjacent, Westways, Wotton Road, Rangeworthy	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	9		
L1-FC2	Land off, Wotton Road, Rangeworthy	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	90		
L1-FC3	Stable Folly, Stowell Hill Road, Tytherington	Tytherington	Tytherington	Frampton Cotterell Ward	Residential	26		
L1-CSCE5	Land to the East of Badminotn Road, North of Lockington Road	Acton Turville	Acton Turville	Chipping Sodbury & Cotswold Edge Ward	Residential	24		
L1-FC4	Land to the west of Stowell Hill Road, Tytherington	Tytherington	Tytherington	Frampton Cotterell Ward	Residential	70		
L1-FC5	Land at 404 North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	29		
L1-FC6	Land at North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	42		
L1-CHAR13	Land at Townwell, Cromhall	Cromhall	Cromhall	Charfield Ward	Residential	32		
L1-FC7	Land to rear of 450 North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	8		
L1-CHAR20	Land at Talbots End, Cromhall	Cromhall	Wickwar	Charfield Ward & Chipping Sodbury & Cotswold Edge Ward	Residential	18		

L1-CHAR14	Land at Talbots End, Cromhall	Cromhall	Cromhall	Charfield Ward	Residential	11		
L1-CHAR16	Land adjacent to north of Heath End Garage	Cromhall	Cromhall	Charfield Ward	Residential	16		
L1-CSCE6	Land west of Sodbury Road	Wickwar	Wickwar	Chipping Sodbury & Cotswold Edge Ward	Residential	80		
L1-FC8	Land south of Wickwar Road, Rangeworthy	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	133		
L1-CSCE7	Dunkirk Barn	Hawkesbury Upton	Hawkesbury	Chipping Sodbury & Cotswold Edge Ward	Farm Shop, Cafe, Plant Centre	0		Farm shop, café and plant centre
L1-CSCE8	Land at Rushmoor Dairy, Badminton	Badminton	Badminton	Chipping Sodbury & Cotswold Edge Ward	Employment	0		0.82ha Mixed Employment
L1-CSCE9	Buffer Depot, Acton Turville	Acton Turville	Acton Turville	Chipping Sodbury & Cotswold Edge Ward	Employment	0		3ha Mixed Employment
L1-FC9	Land off North Road, Yate, BS37 7LJ	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	30		
L1-FC10	Land to west of Wotton Road	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	28		
L1-FC11	Field to south of Rock View, Engine Common Lane	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	12		
L1-CSCE10	Land east of Inglestone Road / Alexander Hosea School, Wickwar, South Gloucestershire	Wickwar	Wickwar	Chipping Sodbury & Cotswold Edge Ward	Residential	50		
L1-FC12	Land at Berrows Mead	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	34		
L1-FC13	Land to the west of Wotton Road	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	50		
L1-CSCE11	Land South of Luckington Road	Acton Turville	Acton Turville	Chipping Sodbury & Cotswold Edge Ward	Residential	127		
L1-FC14	Tytherington Quarry, Tytherington Road	Tytherington	Tytherington	Frampton Cotterell Ward	Hotel	0		40 bed hotel and Leisure

L1-FC15	Land to north of New Road, Rangeworthy	Rangeworthy	Rangeworthy	Frampton Cotterell Ward	Residential	90		
L1-FC16	Land at Tytherington	Tytherington	Tytherington	Frampton Cotterell Ward	Residential	113		

Section 6a Appendix 2 – No Green Belt Loss Site Templates

Introduction

The templates below show the sites that feature in our alternative Lens 1 No Green Belt Loss. Please refer back to [Section 6a Lens 1 No Green Belt Loss](#). 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 No Green Belt Loss lens is not the final strategy. The sites we are showing and consulting with you on below are those we have explored through this lens. Further consultation and information is required to determine the most appropriate strategy to deliver homes, jobs and change in our new Local Plan. In technical planning speak at this point this strategy lens and potential site allocations carry very limited planning weight in the determination of planning applications and do not form the new adopted strategy for our Local Plan.

The sites, designations and information shown below form part of our Phase 3 (Regulation 18) consultation, are not 'adopted' and carry limited weight in determination of any planning application until the new Local Plan is adopted.

L1-CSCE5 Acton Turville

Site Code	L1-CSCE5
Address	Land to the East of Badminotn Road, North of Lockington Road
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Acton Turville
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential, Sports/Leisure (linked green spaces)
Capacity for homes	24
Capacity for employment	



L1-CSCE9 Acton Turville

Site Code	L1-CSCE9
Address	Buffer Depot, Acton Turville
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Acton Turville
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed Uses including offices/ B2/B8 uses and possibly Live Work Units
Capacity for homes	0
Capacity for employment	3ha E(g) Office



L1-CSCE11 Acton Turville

Site Code	L1-CSCE11
Address	Land South of Luckington Road
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Acton Turville
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	127
Capacity for employment	



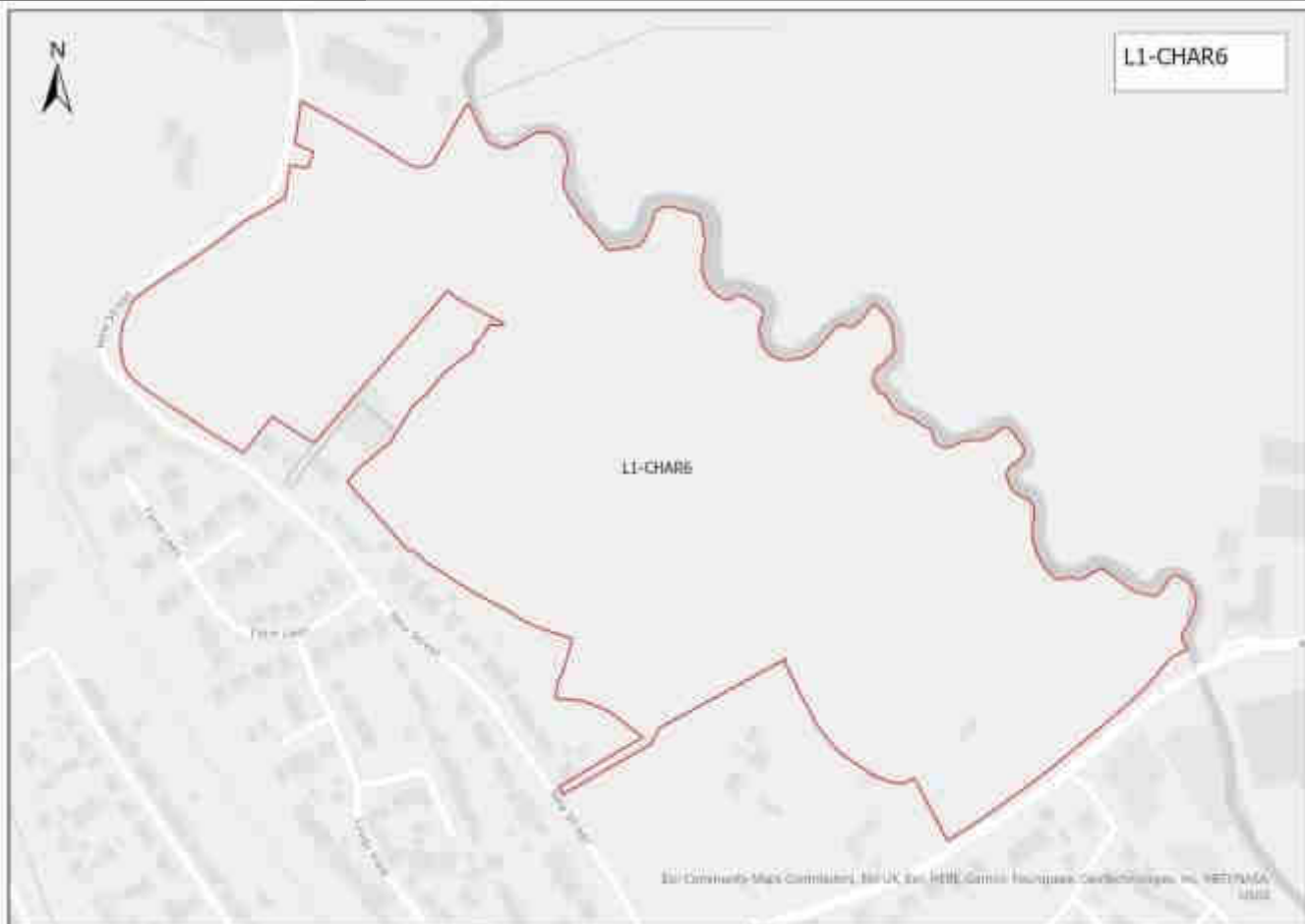
L1-CSCE8 Badminton

Site Code	L1-CSCE8
Address	Land at Rushmoor Dairy, Badminton
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Badminton
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	B1, B2 & B8
Capacity for homes	0
Capacity for employment	600m2 E(g) Office, 500m2 B2, B8



L1-CHAR6 Charfield

Site Code	L1-CHAR6
Address	Land north of Wotton Road, Charfield
Ward	Charfield Ward
Parish	Charfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed Use
Capacity for homes	250
Capacity for employment	



L1-CHAR7 Charfield

Site Code	L1-CHAR7
Address	Land to the south of Charfield
Ward	Charfield Ward
Parish	Charfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	1000
Capacity for employment	



L1-CHAR11 Charfield

Site Code	L1-CHAR11
Address	Land to the north of The Old Rectory, Charfield
Ward	Charfield Ward
Parish	Charfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	13
Capacity for employment	



L1-CHAR15 Charfield

Site Code	L1-CHAR15
Address	Land to North of New Street, Charfield
Ward	Charfield Ward
Parish	Charfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	5
Capacity for employment	



L1-CHAR2 Cromhall

Site Code	L1-CHAR2
Address	Land at Longcross Farm, Cromhall
Ward	Charfield Ward
Parish	Cromhall
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential and new Primary School
Capacity for homes	46
Capacity for employment	



L1-CHAR3 Cromhall

Site Code	L1-CHAR3
Address	Land at Bristol Road, Cromhall
Ward	Charfield Ward
Parish	Cromhall
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	27
Capacity for employment	



L1-CHAR4 Cromhall

Site Code	L1-CHAR4
Address	Land to rear of Ducie Close, Cromhall, GL12 8AH
Ward	Charfield Ward
Parish	Cromhall
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	14
Capacity for employment	



L1-CHAR5 Cromhall

Site Code	L1-CHAR5
Address	Woodend Farm, Woodend Lane, Cromhall
Ward	Charfield Ward
Parish	Cromhall
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Employment B1
Capacity for homes	0
Capacity for employment	350m2 E(g) Office



L1-CHAR8 Cromhall

Site Code	L1-CHAR8
Address	Land at, Cromhall, South Gloucestershire
Ward	Charfield Ward
Parish	Cromhall
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential, Employment, Retail, Other
Capacity for homes	22
Capacity for employment	



L1-CHAR13 Cromhall

Site Code	L1-CHAR13
Address	Land at Townwell, Cromhall
Ward	Charfield Ward
Parish	Cromhall
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	32
Capacity for employment	



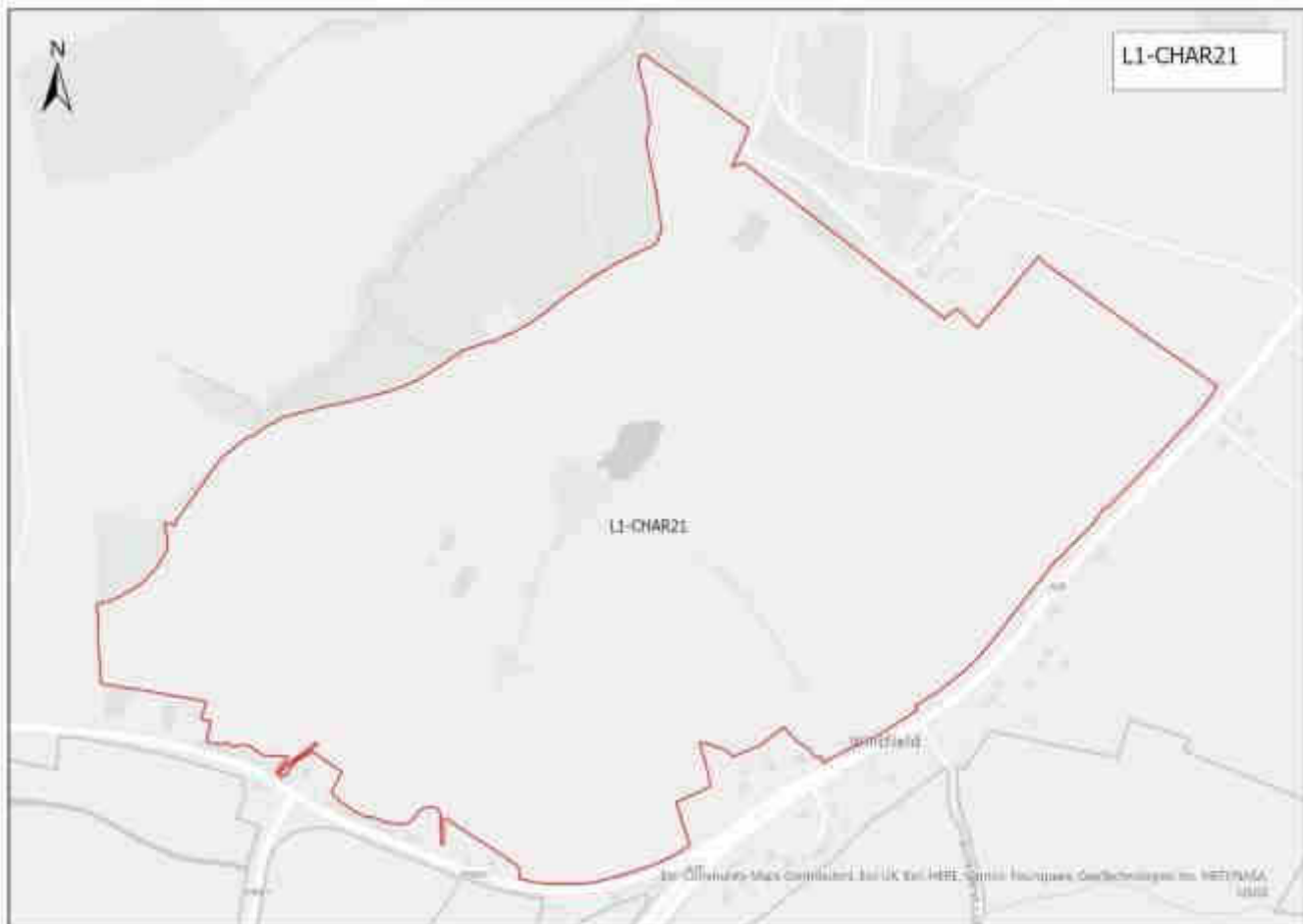
L1-CHAR16 Cromhall

Site Code	L1-CHAR16
Address	Land adjacent to north of Heath End Garage
Ward	Charfield Ward
Parish	Cromhall
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	16
Capacity for employment	



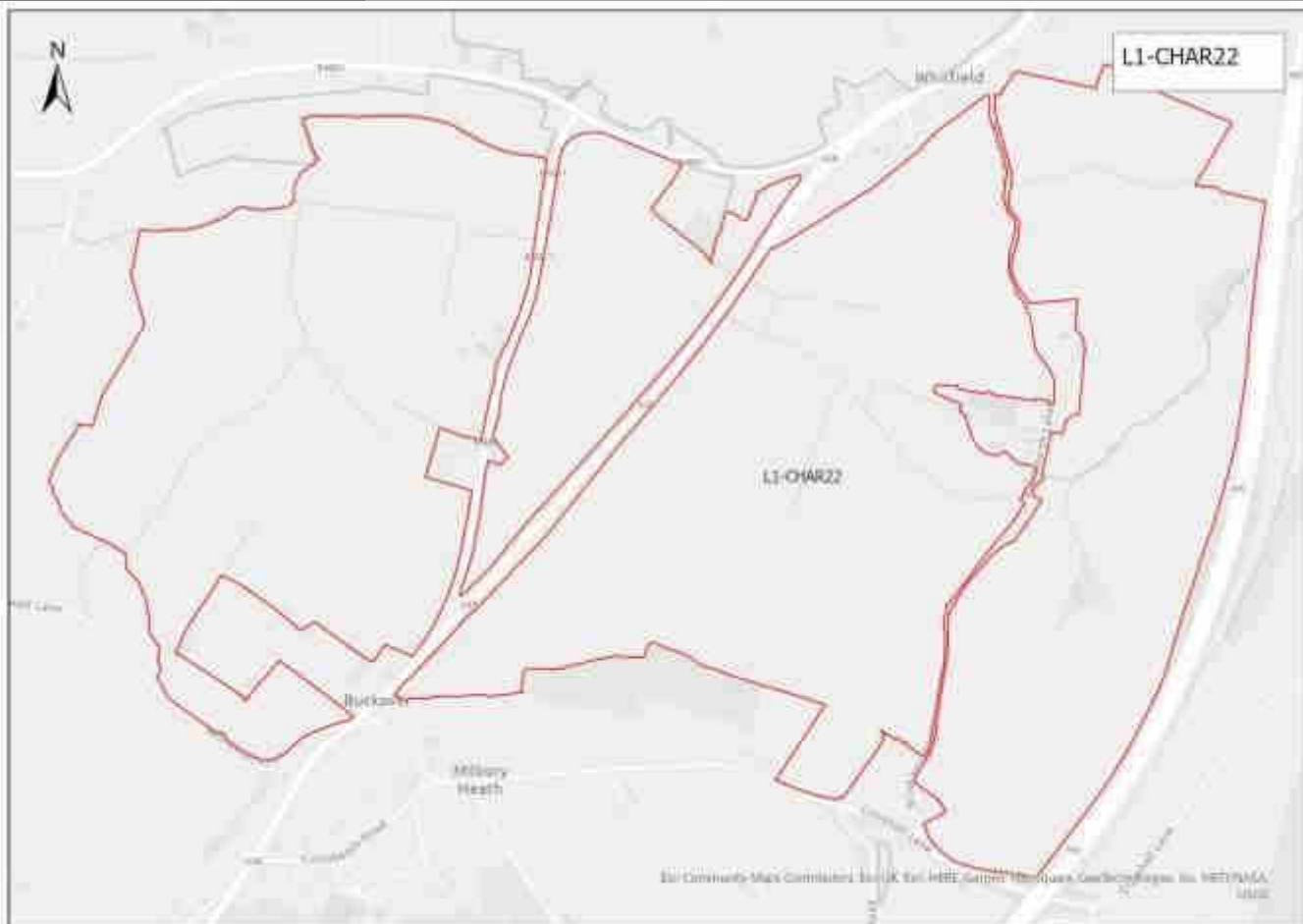
L1-CHAR21 Falfield

Site Code	L1-CHAR21
Address	Land alongside the B4061 (Old Gloucester Road) and the A38 at Whitfield
Ward	Charfield Ward & Thornbury Ward
Parish	Falfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed use
Capacity for homes	750
Capacity for employment	



L1-CHAR22 Falfield

Site Code	L1-CHAR22
Address	Buckover Garden Village
Ward	Charfield Ward & Thornbury Ward
Parish	Falfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed Use
Capacity for homes	1500
Capacity for employment	Flexible E Class



L1-CHAR9 Falfield

Site Code	L1-CHAR9
Address	Land adjacent, The Bungalow, Cutts Heath
Ward	Charfield Ward
Parish	Falfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	7
Capacity for employment	



L1-CHAR10 Falfield

Site Code	L1-CHAR10
Address	Land at Pool Farm, Whitfield, Wotton Under Edge
Ward	Charfield Ward
Parish	Falfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	30
Capacity for employment	



L1-CHAR12 Falfield

Site Code	L1-CHAR12
Address	Land at Heneage Lane and The Gables, Falfield
Ward	Charfield Ward
Parish	Falfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed use
Capacity for homes	69
Capacity for employment	6.9ha E(g), B2, B8



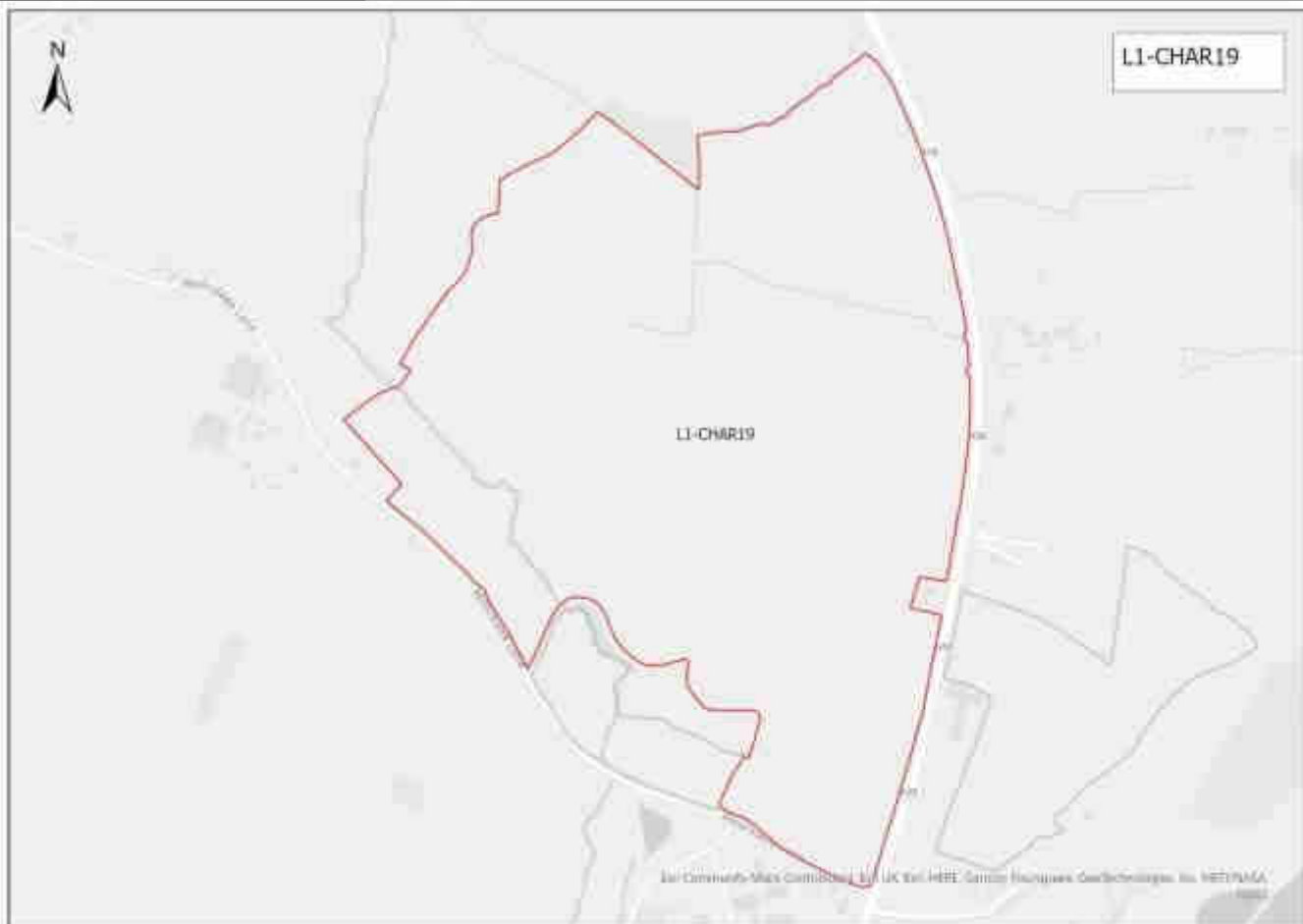
L1-CHAR17 Falfield

Site Code	L1-CHAR17
Address	The Old Windmill, Falfield (Parcel A)
Ward	Charfield Ward
Parish	Falfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	43
Capacity for employment	



L1-CHAR19 Falfield

Site Code	L1-CHAR19
Address	Land North of Moorslade Lane
Ward	Charfield Ward
Parish	Falfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed Use
Capacity for homes	559
Capacity for employment	



L1-CHAR18 Falfield

Site Code	L1-CHAR18
Address	The Old Windmill, Falfield (Parcel B)
Ward	Charfield Ward
Parish	Falfield
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	56
Capacity for employment	



L1-CSCE1 Hawkesbury

Site Code	L1-CSCE1
Address	Land between France Lane and Park Street, Hawkesbury Upton
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Hawkesbury
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	19
Capacity for employment	



L1-CSCE7 Hawkesbury

Site Code	L1-CSCE7
Address	Dunkirk Barn
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Hawkesbury
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Farm Shop, Cafe, Plant Centre
Capacity for homes	0
Capacity for employment	Farm shop, café and plant centre



L1-FC5 – Iron Acton

Site Code	L1-FC5
Address	Land at 404 North Road, Yate
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	29
Capacity for employment	



L1-FC6 Iron Acton

Site Code	L1-FC6
Address	Land at North Road, Yate
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	42
Capacity for employment	



L1-FC7 Iron Acton

Site Code	L1-FC7
Address	Land to rear of 450 North Road, Yate
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	8
Capacity for employment	



L1-FC9 Iron Acton

Site Code	L1-FC9
Address	Land off North Road, Yate, BS37 7LJ
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	30
Capacity for employment	



L1-FC11 Iron Acton

Site Code	L1-FC11
Address	Field to south of Rock View, Engine Common Lane
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	12
Capacity for employment	



L1-FC2 Rangeworthy

Site Code	L1-FC2
Address	Land adjacent, Westways, Wotton Road, Rangeworthy
Ward	Frampton Cotterell Ward
Parish	Rangeworthy
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	9
Capacity for employment	



L1-FC2 Rangeworthy

Site Code	L1-FC2
Address	Land off, Wotton Road, Rangeworthy
Ward	Frampton Cotterell Ward
Parish	Rangeworthy
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	90
Capacity for employment	



L1-FC10 Rangeworthy

Site Code	L1-FC10
Address	Land to west of Wotton Road
Ward	Frampton Cotterell Ward
Parish	Rangeworthy
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	28
Capacity for employment	



L1-FC12 Rangeworthy

Site Code	L1-FC12
Address	Land at Berrows Mead
Ward	Frampton Cotterell Ward
Parish	Rangeworthy
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	TBC
Capacity for homes	34
Capacity for employment	



L1-FC13 Rangeworthy

Site Code	L1-FC13
Address	Land to the west of Wotton Road
Ward	Frampton Cotterell Ward
Parish	Rangeworthy
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	50
Capacity for employment	



L1-FC8 Rangeworthy

Site Code	L1-FC8
Address	Land south of Wickwar Road, Rangeworthy
Ward	Frampton Cotterell Ward
Parish	Rangeworthy
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	133
Capacity for employment	



L1-FC15 Rangeworthy

Site Code	L1-FC15
Address	Land to north of New Road, Rangeworthy
Ward	Frampton Cotterell Ward
Parish	Rangeworthy
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed Use
Capacity for homes	90
Capacity for employment	



L1-CSCE4 Sodbury

Site Code	L1-CSCE4
Address	The Ridings, Wickwar Road, Chipping Sodbury
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Sodbury
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	207
Capacity for employment	



L1-CSCE12 Sodbury

Site Code	L1-CSCE12
Address	Land east of Chipping Sodbury
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Sodbury
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	650
Capacity for employment	



L1-TH1 Thornbury

Site Code	L1-TH1
Address	Land to west of Park Farm
Ward	Thornbury Ward
Parish	Thornbury
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	15
Capacity for employment	



L1-TH2 Thornbury

Site Code	L1-TH2
Address	Land off Midland Way, Thornbury
Ward	Thornbury Ward
Parish	Thornbury
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	35
Capacity for employment	



L1-TH3 Thornbury

Site Code	L1-TH3
Address	Land adjoining Spring Farm
Ward	Thornbury Ward
Parish	Thornbury
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential and Sports/leisure
Capacity for homes	170
Capacity for employment	



L1-Char1 Tortworth

Site Code	L1-CHAR1
Address	Land off, Charfield Hill, Charfield
Ward	Charfield Ward
Parish	Tortworth
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed Use
Capacity for homes	45
Capacity for employment	



L1-FC14 Tyththerington

Site Code	L1-FC14
Address	Tyththerington Quarry, Tyththerington Road
Ward	Frampton Cotterell Ward
Parish	Tyththerington
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Hotel
Capacity for homes	0
Capacity for employment	40 bed hotel



L1-FC3 Tytherington

Site Code	L1-FC3
Address	Stable Folly, Stowell Hill Road, Tytherington
Ward	Frampton Cotterell Ward
Parish	Tytherington
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	26
Capacity for employment	



L1-FC4 Tytherington

Site Code	L1-FC4
Address	Land to the west of Stowell Hill Road, Tytherington
Ward	Frampton Cotterell Ward
Parish	Tytherington
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	70
Capacity for employment	



L1-FC16 Tytherington

Site Code	L1-FC16
Address	Land at Tytherington
Ward	Frampton Cotterell Ward
Parish	Tytherington
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	113
Capacity for employment	



L1-FC1 Westerleigh and Coalpit Heath

Site Code	L1-FC1
Address	Land off Park Road
Ward	Frampton Cotterell Ward
Parish	Westerleigh and Coalpit Heath
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	89
Capacity for employment	



L1-CSCE2 Wickwar

Site Code	L1-CSCE2
Address	Land to West of Sodbury Road
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Wickwar
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	180
Capacity for employment	



L1-CSCE3 Wickwar

Site Code	L1-CSCE3
Address	Land at Windmill Farm, Sodbury Road, Wickwar
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Wickwar
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	37
Capacity for employment	



L1-CSCE14 Wickwar

Site Code	L1-CSCE14
Address	Land at Tanhouse Meadows Yate
Ward	Chipping Sodbury & Cotswold Edge Ward & Yate North Ward & Frampton
Parish	Wickwar
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Mixed Use
Capacity for homes	1000
Capacity for employment	



L1-CSCE6 Wickwar

Site Code	L1-CSCE6
Address	Land west of Sodbury Road
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Wickwar
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	80
Capacity for employment	



L1-CSCE10 Wickwar

Site Code	L1-CSCE10
Address	Land east of Inglestone Road / Alexander Hosea School, Wickwar, South G
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Wickwar
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	50
Capacity for employment	



L1-CSCE13 Yate

Site Code	L1-CSCE13
Address	Land at Barnhill, Chipping Sodbury
Ward	Chipping Sodbury & Cotswold Edge Ward & Yate North Ward
Parish	Yate
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	210
Capacity for employment	



L1-YA1 Yate

Site Code	L1-YA1
Address	Land to the rear of Home Farm
Ward	Yate North Ward
Parish	Yate
Map Link	Lens 1 No Green Belt Loss Map
Proposed Use	Residential
Capacity for homes	100
Capacity for employment	



Section 6b Appendix 1 – Schedule of sites in the Urban Edge lens

The table below sets out the sites that were explored as part of the Urban Edge Lens.

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
New Settlements								
L2-PSB4	Land to the east of the B4055, Pilning Station	Swanmoor	Pilning and Severn Beach	Pilning & Severn Beach Ward	Employment	0		13.6ha Mixed Employment
L2-PSB9	Swanmoor Stoke	Swanmoor	Almondsbury & Pilning and Severn Beach	Pilning & Severn Beach Ward & Severn Vale Ward	Mixed Use	1500	1500	4000m2 Office/ Research/ Light Industrial, 2000m2 Retail, 5000m2 Hotel
Large Urban Extensions								
L2-BV15	Land at North of Lyde Green	North of Lyde Green	Pucklechurch & Westerleigh and Coalpit Heath	Boyd Valley Ward & Frampton Cotterell Ward	Mixed Use	1000	1000	16.1ha Mixed Employment
L2-FC1	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX	North of Lyde Green	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Residential	366		
L2-BV6	Land south of Shortwood Hill, Mangotsfield, BS16 9PF	Shortwood South	Pucklechurch	Boyd Valley Ward	Mixed Use	50		
L2-BV9	Lower Shortwood	Shortwood South	Pucklechurch & Siston	Boyd Valley Ward	Mixed Use	1250	1250	8.53h Industrial/ Distribution
L2-BV16	Land to the north of Warmley, East Fringe	Warmley North	Siston	Boyd Valley Ward & New Cheltenham Ward	Mixed Use	600	600	2.24ha Office/ Research/ Light Industrial
L2-BV11	Glenfern and Land to East of Carsons Road	Warmley North	Siston	Boyd Valley Ward	Employment	0		1.76ha Mixed Employment
L2-PW1	15 and 17a, London Road, Warmley	Warmley South	Siston	Parkwall & Warmley Ward	Residential	33		
L2-BV10	Land east of Webbs Heath	Warmley South	Wick and Abson & Siston	Boyd Valley Ward	Mixed Use	674		Small Mixed Employment Unit
L2-BV17	Land north of A420 and south if Goose Green	Warmley South	Siston	Boyd Valley Ward & Parkwall & Warmley Ward	Mixed Use	1000	265	595sqm Office/ Research

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
L2-FC2	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)	Woodlands	Almondsbury & Frampton Cotterell	Frampton Cotterell Ward & Severn Vale Ward	Residential	875	875	
L2-SV2	Land on the South Side of Gaunts Earthcott Lane	Woodlands	Almondsbury	Severn Vale Ward	Residential	187		
L2-SV3	Land off Gaunts Earthcott Lane	Woodlands	Almondsbury	Severn Vale Ward	Residential	108		
Small Urban Extensions								
L2-BV14	The Sawmills, Bath Road, Bridge Yate	Bridge Yate	Bitton & Siston	Boyd Valley Ward & Bitton & Oldland Common Ward	Residential	110		
L2-BV13	Homeapple Close	Bridge Yate	Siston	Boyd Valley Ward	Employment	0		575m2 Industrial/ Distribution
L2-FD1	The Meads, Common Mead Lane, Hambrook,	Frenchay	Winterbourne	Frenchay & Downend Ward	Residential	35		
L2-FD2	The Oaks, Filton Road, Hambrook,	Frenchay	Winterbourne	Frenchay & Downend Ward	Residential	150		
L2-FD3	Bolbrek Filton Road	Frenchay	Winterbourne	Frenchay & Downend Ward	Residential	11		
L2-WIN1	Land at Bromley Heath Road, Bromley Heath	Hambrook	Winterbourne	Winterbourne Ward	Residential	288		
L2-WIN2	Land at Hambrook Business Park, The Stream, Hambrook	Hambrook	Winterbourne	Winterbourne Ward	Residential	10		
L2-HA1	Land at Castle Farm Road, Hanham	Hanham West	Hanham Abbots	Hanham Ward	Residential	125		
L2-HA2	Land south of Abbots Road	Hanham West	Hanham Abbots	Hanham Ward	Residential	85		
L2-HA3	Land at Castle Inn Farm	Hanham West	Hanham Abbots	Hanham Ward	Residential	60		
L2-EG2	Land at, Cossham Street, Mangotsfield	Mangotsfield	Emersons Green & Staple Hill	Emersons Green Ward & Staple Hill &	Residential	195		

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
			and Mangotsfield	Mangotsfield Ward				
L2-EG1	Land at Shortwood	Mangotsfield	Emersons Green	Emersons Green Ward	Residential	65		
L2-BOC1	Land to the rear of Park Farm, Barry Road, Oldland Common	Oldland	Bitton	Bitton & Oldland Common Ward	Residential	350		
L2-BV5	Land at, Shortwood	Shortwood North	Pucklechurch	Boyd Valley Ward	Residential	280		
L2-BOC2	Land at 12, The Park, Willsbridge BS30 6EE	Willsbridge	Bitton	Bitton & Oldland Common Ward	Residential	17		
L2-BOC3	Jarretts Garden Centre, Bath Road	Willsbridge	Bitton	Bitton & Oldland Common Ward	Residential	95		
L2-BOC4	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge	Willsbridge	Bitton	Bitton & Oldland Common Ward	Residential	87		
Rural Villages – Large potential sites								
L2-SV1	Land South of Gloucester Road, Almondsbury	Almondsbury	Almondsbury	Severn Vale Ward	Residential	400		
L2-SV4	Recreation Ground Oaklands Drive, Almondsbury	Almondsbury	Almondsbury	Severn Vale Ward	Employment	0		1.1ha Light industrial
L2-SV5	Land Off Tockington Lane	Almondsbury	Almondsbury	Severn Vale Ward	Residential	9		
L2-PSB1	Land south of the B4055, Easter Compton	Easter Compton	Almondsbury	Pilning & Severn Beach Ward	Residential	500		
L2-PSB2	Land Between Over Lane and the B4055, Easter Compton	Easter Compton	Almondsbury	Pilning & Severn Beach Ward	Residential	70		
L2-PSB7	Land off Blackhorse Hill	Easter Compton	Almondsbury	Pilning & Severn Beach Ward	Residential	99		
L2-PSB8	Land at The Paddock	Easter Compton	Almondsbury	Pilning & Severn Beach Ward	Residential	16		
L2-BV2	West Pucklechurch	Pucklechurch West	Pucklechurch	Boyd Valley Ward	Residential	1450		
L2-BV4	Land at, Shubbery	Pucklechurch West	Pucklechurch	Boyd Valley Ward	Residential	145		

Potential Allocation Code	Address	Place	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
	Farm, Shortwood							
L2-BV7	South side of 122 Westerleigh Road, Pucklechurch	Pucklechurch West	Pucklechurch	Boyd Valley Ward	Residential	85		
L2-BV8	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol	Pucklechurch West	Pucklechurch	Boyd Valley Ward	Residential	15		
Rural villages – Small potential sites								
L2-PSB3	Land at Church Farm, Moorhouse Lane, Hallen	Hallen	Almondsbury	Pilning & Severn Beach Ward	Residential	26		
L2-PSB5	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR	Hallen	Almondsbury	Pilning & Severn Beach Ward	Residential	5		
L2-PSB6	Land between Hallen Road and Moorhouse Lane, Hallen	Hallen	Almondsbury	Pilning & Severn Beach Ward	Residential	69		
L2-BV1	Land at, Marsh Farm, East Pucklechurch	Pucklechurch East	Pucklechurch	Boyd Valley Ward	Residential	235		
L2-BV3	Land east of Abson Road, Pucklechurch	Pucklechurch East	Pucklechurch	Boyd Valley Ward	Residential	60		
L2-BV12	Abson Road Pucklechurch	Pucklechurch East	Wick and Abson	Boyd Valley Ward	Residential	15		

Section 6b Appendix 2 – Urban Edge Site Templates

Introduction

The templates below show the sites that feature in our alternative Lens 1 No Green Belt Loss. Please refer back to [Section 6b Lens 2 Urban Edge](#). 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 Urban Edge lens is not the final strategy. The sites we are showing and consulting with you on below are those we have explored through this lens. Further consultation and information is required to determine the most appropriate strategy to deliver homes, jobs and change in our new Local Plan. In technical planning speak at this point this strategy lens and potential site allocations carry very limited planning weight in the determination of planning applications and do not form the new adopted strategy for our Local Plan.

The sites, designations and information shown below form part of our Phase 3 (Regulation 18) consultation, are not 'adopted' and carry limited weight in determination of any planning application until the new Local Plan is adopted.

L2-PSB5 Almondsbury

Site Code	L2-PSB5
Address	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR
Ward	Pilning & Severn Beach Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	5
Capacity for employment	



L2-PSB1 Almondsbury

Site Code	L2-PSB1
Address	Land south of the B4055, Easter Compton
Ward	Pilning & Severn Beach Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Mixed Use
Capacity for homes	500
Capacity for employment	



L2-PSB2 Almondsbury

Site Code	L2-PSB2
Address	Land Between Over Lane and the B4055, Easter Compton
Ward	Pilning & Severn Beach Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	67
Capacity for employment	



L2-PSB7 Almondsbury

Site Code	L2-PSB7
Address	Land off Blackhorse Hill
Ward	Pilning & Severn Beach Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	99
Capacity for employment	



L2-PSB8 Almondsbury

Site Code	L2-PSB8
Address	Land at The Paddock
Ward	Pilning & Severn Beach Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	16
Capacity for employment	



L2-SV1 Almondsbury

Site Code	L2-SV1
Address	Land South of Gloucester Road, Almondsbury
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	398
Capacity for employment	



L2-SV2 Almondsbury

Site Code	L2-SV2
Address	Land on the South Side of Gaunts Earthcott Lane
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	187
Capacity for employment	



L2-SV3 Almondsbury

Site Code	L2-SV3
Address	Land off Gaunts Earthcott Lane
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	108
Capacity for employment	



L2-SV4 Almondsbury

Site Code	L2-SV4
Address	Recreation Ground Oaklands Drive, Almondsbury
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	0
Capacity for employment	3250m2 E Class



L2-SV5 Almondsbury

Site Code	L2-SV5
Address	Land Off Tockington Lane
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	9
Capacity for employment	



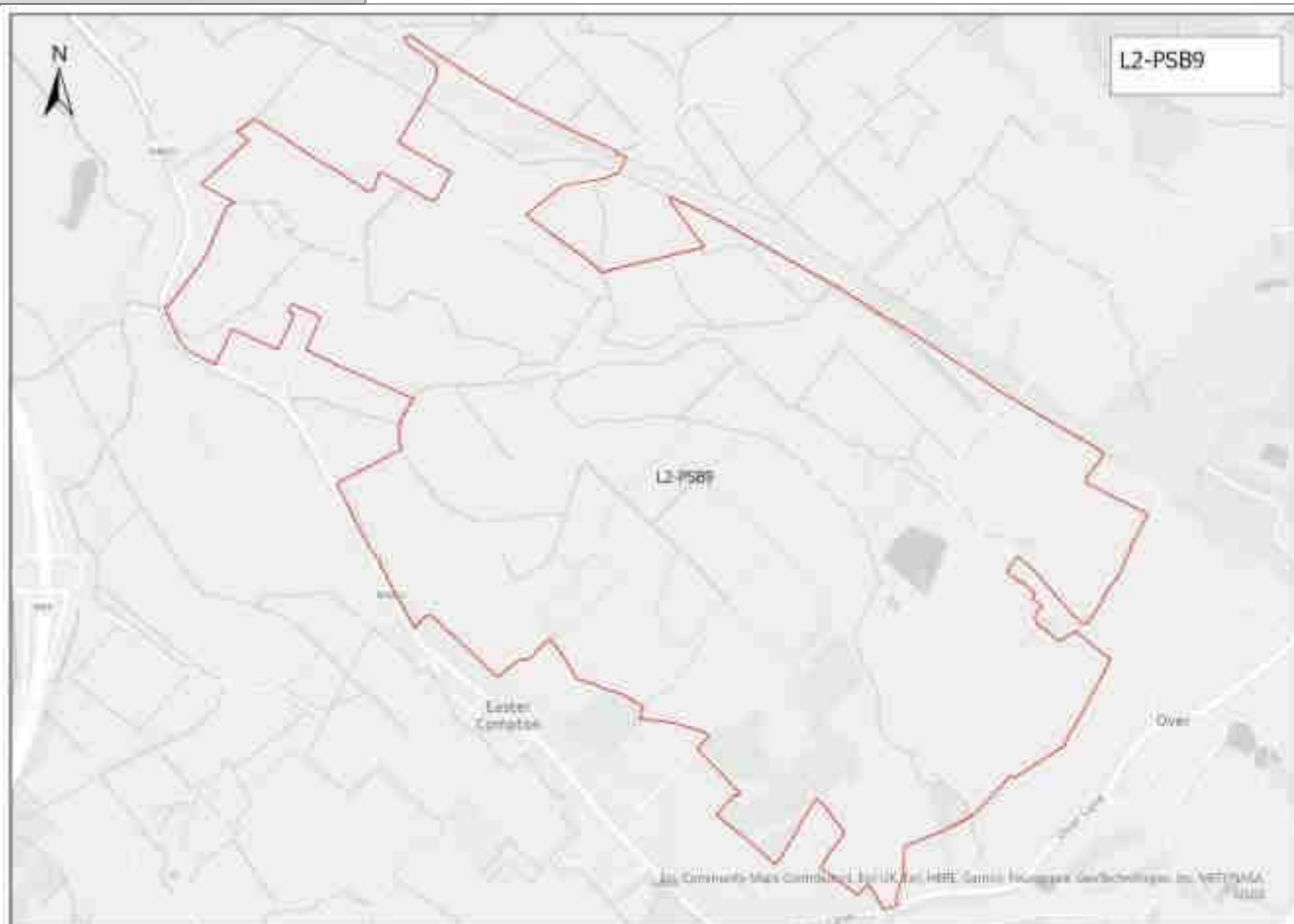
L2-FC2 Almondsbury & Frampton Cotterell

Site Code	L2-FC2
Address	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden)
Ward	Frampton Cotterell Ward & Severn Vale Ward
Parish	Almondsbury & Frampton Cotterell
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	875
Capacity for employment	



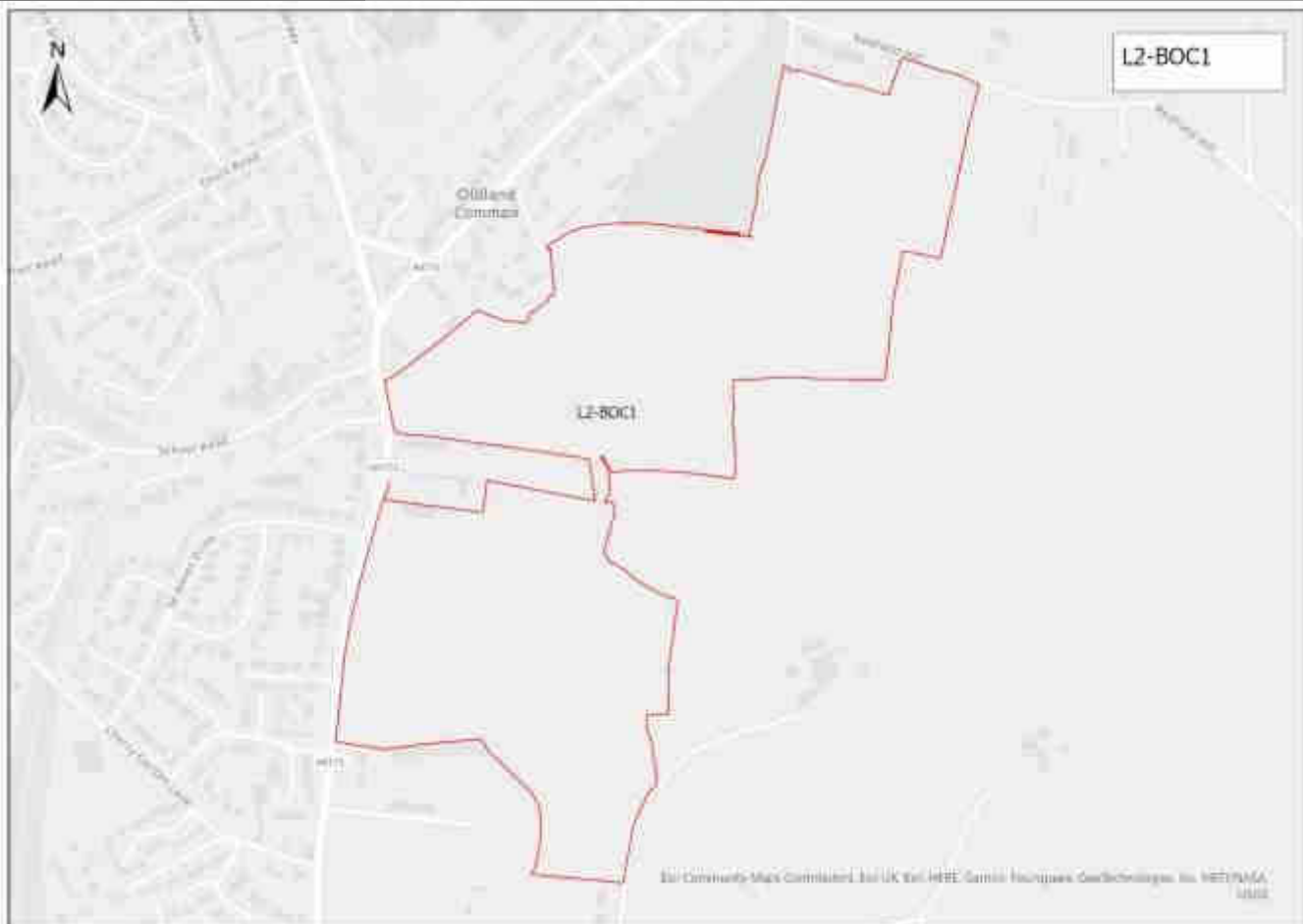
L2-PSB9 Almondsbury & Pilning and Severn Beach

Site Code	L2-PSB9
Address	Swanmoor Stoke
Ward	Pilning & Severn Beach Ward & Severn Vale Ward
Parish	Almondsbury & Pilning and Severn Beach
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential and Mixed Use
Capacity for homes	1500
Capacity for employment	Retail Class E(a-c) 2000m ² , 4000m ² E(g), 5000m ² Hotel



L2-BOC1 Bitton

Site Code	L2-BOC1
Address	Land to the rear of Park Farm, Barry Road, Oldland Common
Ward	Bitton & Oldland Common Ward
Parish	Bitton
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential, Community, Local Retail and Employment
Capacity for homes	350
Capacity for employment	



L2-BOC2 Bitton

Site Code	L2-BOC2
Address	Land at 12, The Park, Willsbridge BS30 6EE
Ward	Bitton & Oldland Common Ward
Parish	Bitton
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	17
Capacity for employment	



L2-BOC3 Bitton

Site Code	L2-BOC3
Address	Jarretts Garden Centre, Bath Road
Ward	Bitton & Oldland Common Ward
Parish	Bitton
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	95
Capacity for employment	



L2-BOC4 Bitton

Site Code	L2-BOC4
Address	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge
Ward	Bitton & Oldland Common Ward
Parish	Bitton
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	87
Capacity for employment	



L2-BV14 Bitton & Siston

Site Code	L2-BV14
Address	The Sawmills, Bath Road, Bridge Yate
Ward	Boyd Valley Ward & Bitton & Oldland Common Ward
Parish	Bitton & Siston
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	112
Capacity for employment	



L2-EG1 Emersons Green

Site Code	L2-EG1
Address	Land at Shortwood
Ward	Emersons Green Ward
Parish	Emersons Green
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	64
Capacity for employment	



L2-EG2 Emersons Green & Staple Hill and Mangotsfield

Site Code	L2-EG2
Address	Land at, Cossham Street, Mangotsfield
Ward	Emersons Green Ward & Staple Hill & Mangotsfield Ward
Parish	Emersons Green & Staple Hill and Mangotsfield
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	195
Capacity for employment	



L2-HA2 Hanham Abbots

Site Code	L2-HA2
Address	Land south of Abbots Road
Ward	Hanham Ward
Parish	Hanham Abbots
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	85
Capacity for employment	



L2-HA3 Hanham Abbots

Site Code	L2-HA3
Address	Land at Castle Inn Farm
Ward	Hanham Ward
Parish	Hanham Abbots
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	124
Capacity for employment	



L2-PSB4 Pilning and Severn Beach

Site Code	L2-PSB4
Address	Land to the east of the B4055, Pilning Station
Ward	Pilning & Severn Beach Ward
Parish	Pilning and Severn Beach
Map Link	Lens 2 Urban Edge Map
Proposed Use	Employment B1, B2, B8
Capacity for homes	0
Capacity for employment	13.6ha Employment



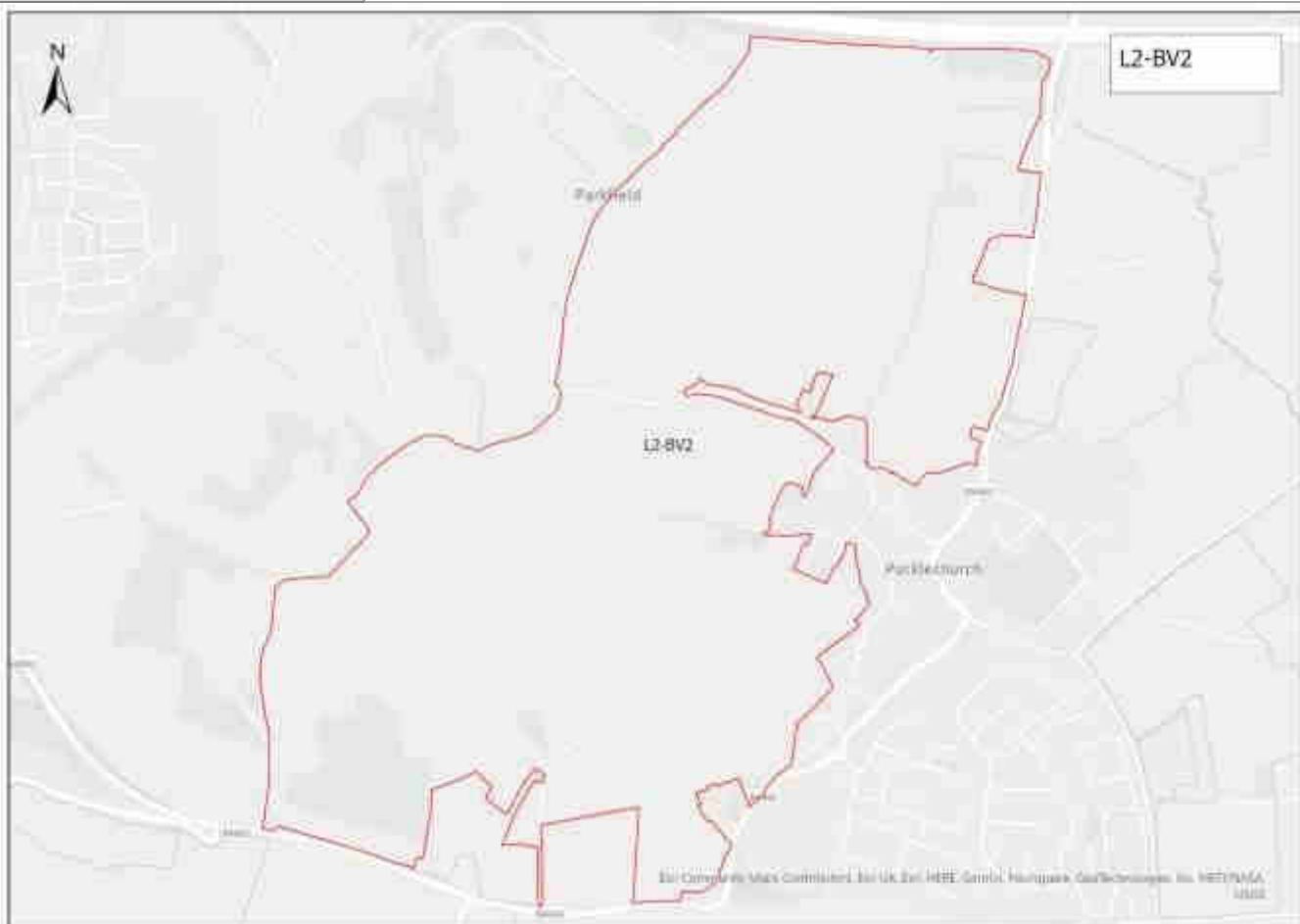
L2-BV1 Pucklechurch

Site Code	L2-BV1
Address	Land at, Marsh Farm, East Pucklechurch
Ward	Boyd Valley Ward
Parish	Pucklechurch
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	235
Capacity for employment	



L2-BV2 Pucklechurch

Site Code	L2-BV2
Address	West Pucklechurch
Ward	Boyd Valley Ward
Parish	Pucklechurch
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential, mixed use
Capacity for homes	1450
Capacity for employment	



L2-BV3 Pucklechurch

Site Code	L2-BV3
Address	Land east of Abson Road, Pucklechurch
Ward	Boyd Valley Ward
Parish	Pucklechurch
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	63
Capacity for employment	



L2-BV4 Pucklechurch

Site Code	L2-BV4
Address	Land at, Shubbery Farm, Shortwood
Ward	Boyd Valley Ward
Parish	Pucklechurch
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential, Office, General Industrial/Warehousing, Sports/Leisure, Retail
Capacity for homes	145
Capacity for employment	



L2-BV5 Pucklechurch

Site Code	L2-BV5
Address	Land at, Shortwood
Ward	Boyd Valley Ward
Parish	Pucklechurch
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	280
Capacity for employment	



L2-BV6 Pucklechurch

Site Code	L2-BV6
Address	Land south of Shortwood Hill, Mangotsfield, BS16 9PF
Ward	Boyd Valley Ward
Parish	Pucklechurch
Map Link	Lens 2 Urban Edge Map
Proposed Use	Mixed Use
Capacity for homes	49
Capacity for employment	



L2-BV7 Pucklechurch

Site Code	L2-BV7
Address	South side of 122 Westerleigh Road, Pucklechurch
Ward	Boyd Valley Ward
Parish	Pucklechurch
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	85
Capacity for employment	



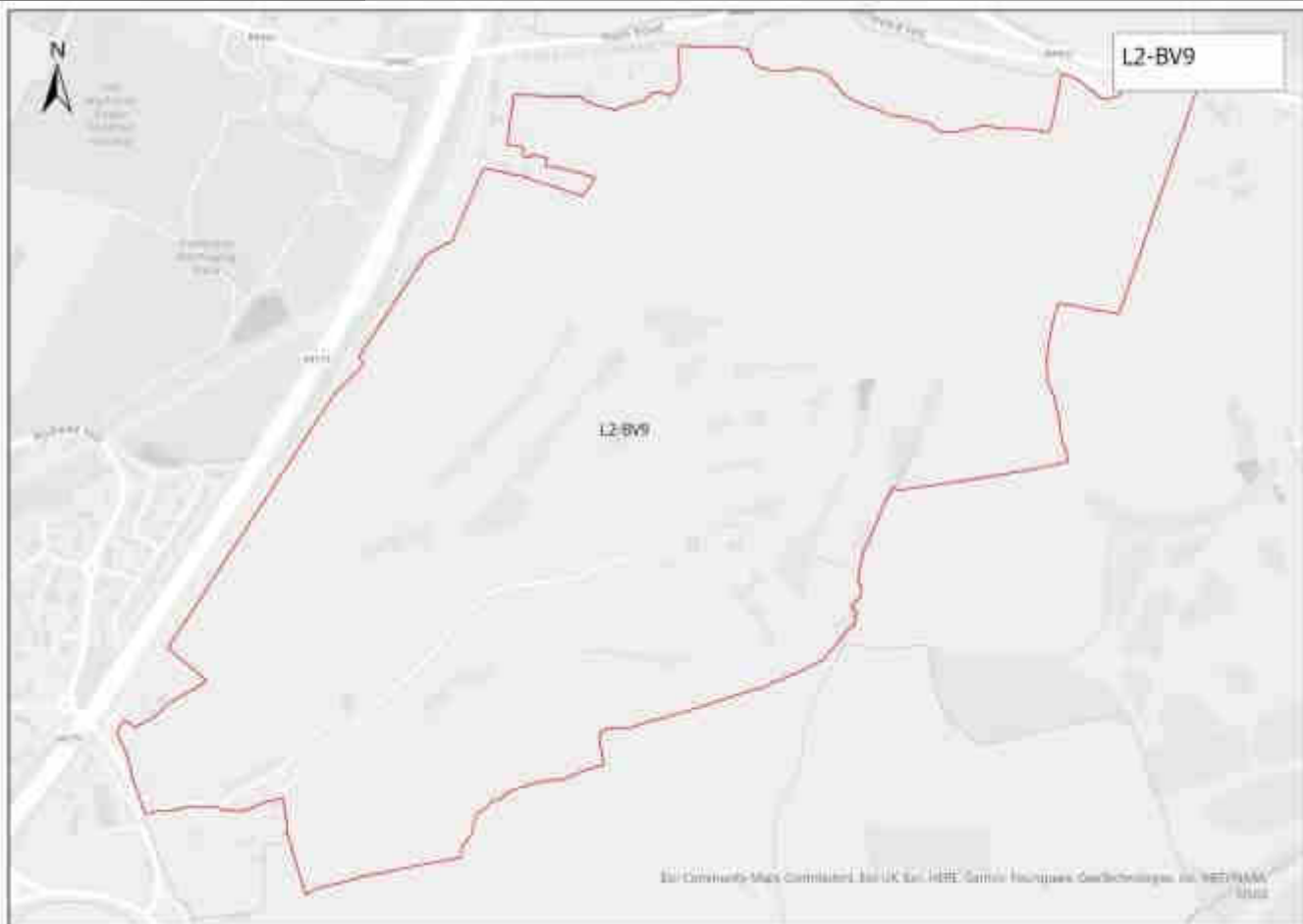
L2-BV8 Pucklechurch

Site Code	L2-BV8
Address	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol
Ward	Boyd Valley Ward
Parish	Pucklechurch
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	15
Capacity for employment	



L2-BV9 Pucklechurch & Siston

Site Code	L2-BV9
Address	Lower Shortwood
Ward	Boyd Valley Ward
Parish	Pucklechurch & Siston
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential and Mixed Use
Capacity for homes	1250
Capacity for employment	8.53 Employment



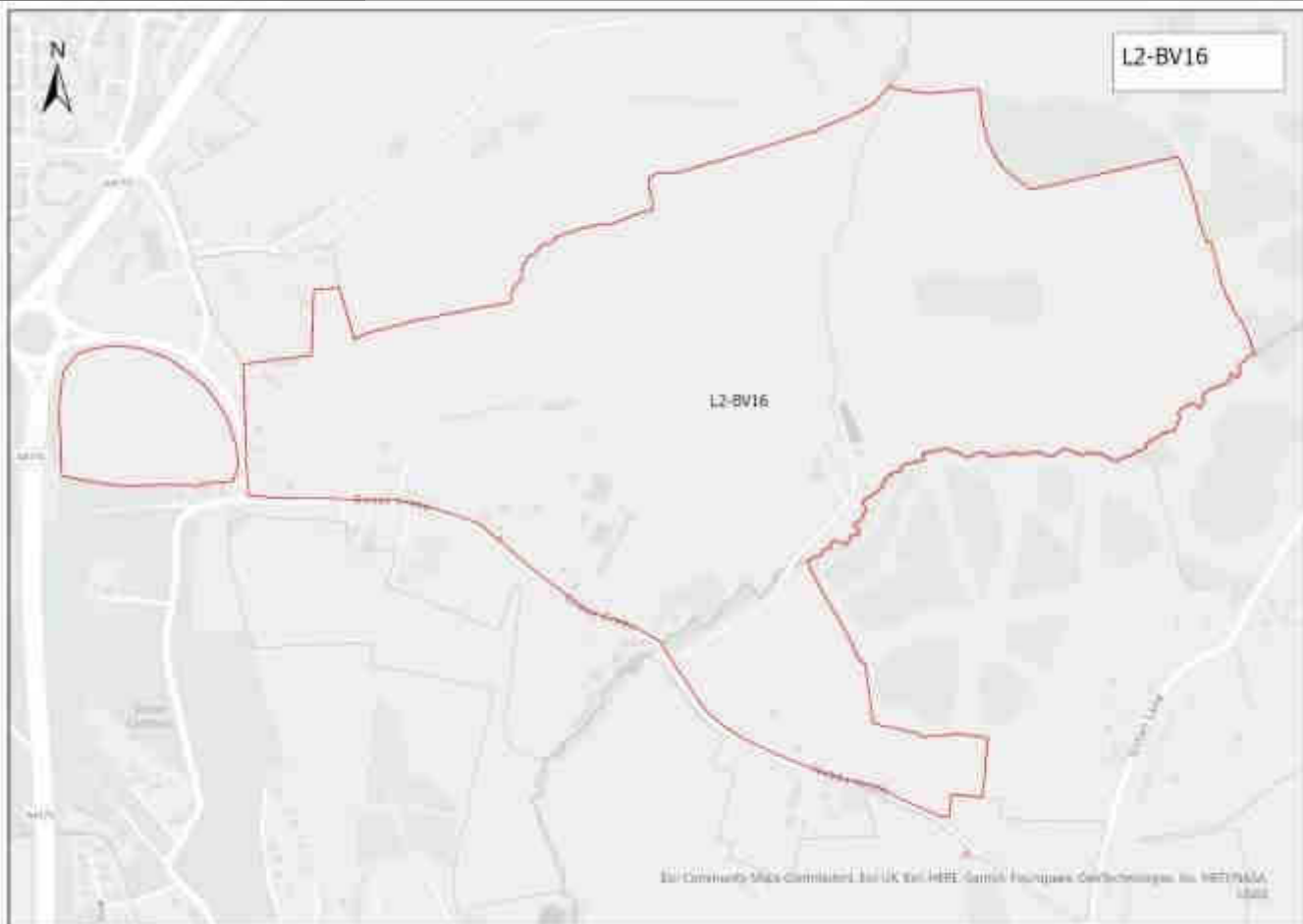
L2-BV15 Pucklechurch & Westerleigh and Coalpit Heath

Site Code	L2-BV15
Address	Land at Westerleigh
Ward	Boyd Valley Ward & Frampton Cotterell Ward
Parish	Pucklechurch & Westerleigh and Coalpit Heath
Map Link	Lens 2 Urban Edge Map
Proposed Use	Mixed Use
Capacity for homes	1000
Capacity for employment	16.1ha Employment



L2-BV16 Siston

Site Code	L2-BV16
Address	Land to the north of Warmley, East Fringe
Ward	Boyd Valley Ward & New Cheltenham Ward
Parish	Siston
Map Link	Lens 2 Urban Edge Map
Proposed Use	Mixed Use
Capacity for homes	600
Capacity for employment	2.24ha Employment



L2-BV11 Siston

Site Code	L2-BV11
Address	Glenfern and Land to East of Carsons Road
Ward	Boyd Valley Ward
Parish	Siston
Map Link	Lens 2 Urban Edge Map
Proposed Use	Employment B1 B2 B8
Capacity for homes	0
Capacity for employment	2.6ha E, B2, B8



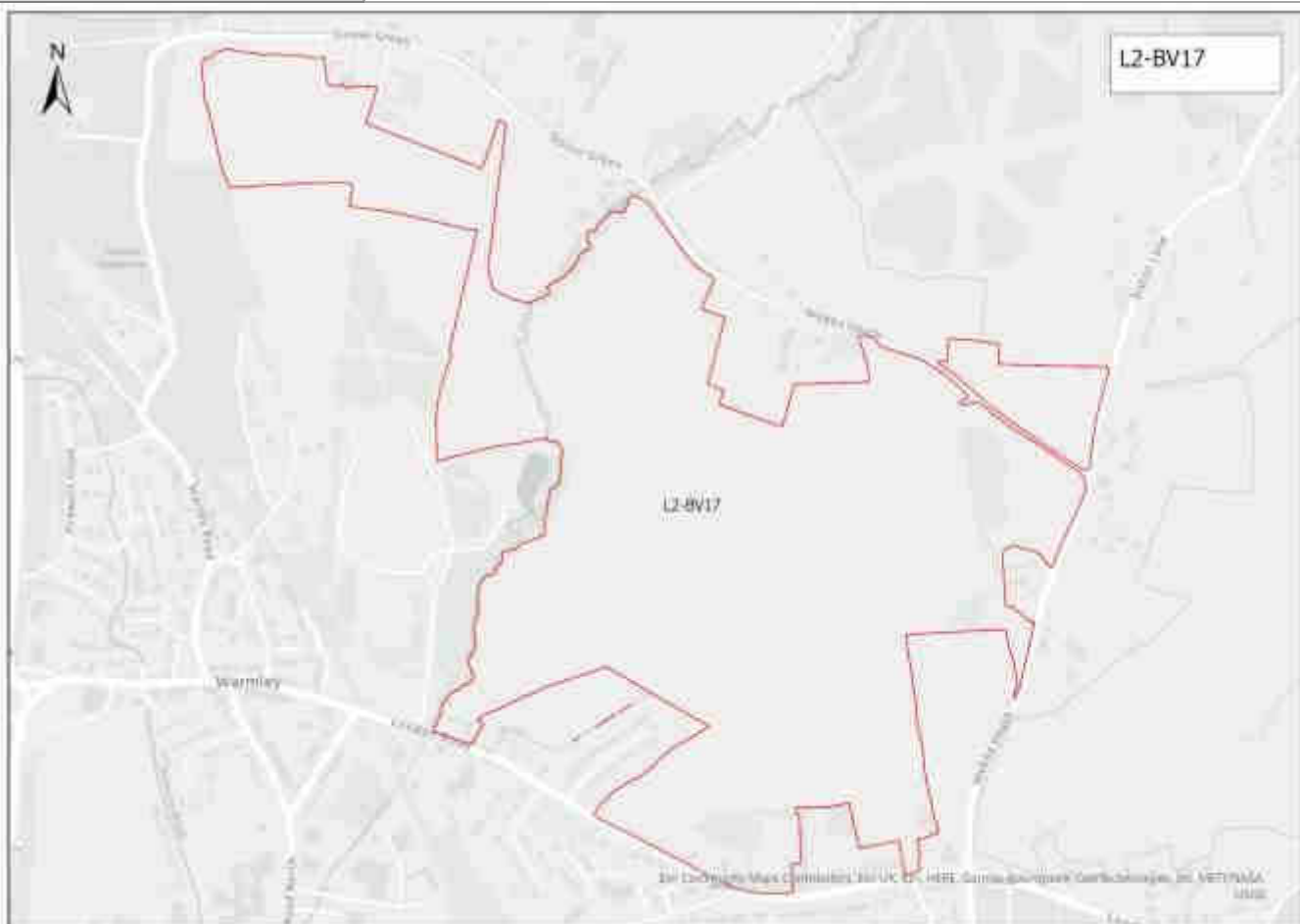
L2-BV13 Siston

Site Code	L2-BV13
Address	Homeapple Close
Ward	Boyd Valley Ward
Parish	Siston
Map Link	Lens 2 Urban Edge Map
Proposed Use	Employment
Capacity for homes	0
Capacity for employment	B2, B8 5 units at 75m2, 1 unit at 200m2



L2-BV17 Siston

Site Code	L2-BV17
Address	Land north of A420 and south of Goose Green
Ward	Boyd Valley Ward & Parkwall & Warmley Ward
Parish	Siston
Map Link	Lens 2 Urban Edge Map
Proposed Use	Mixed Use
Capacity for homes	1000
Capacity for employment	E/B2 small scale



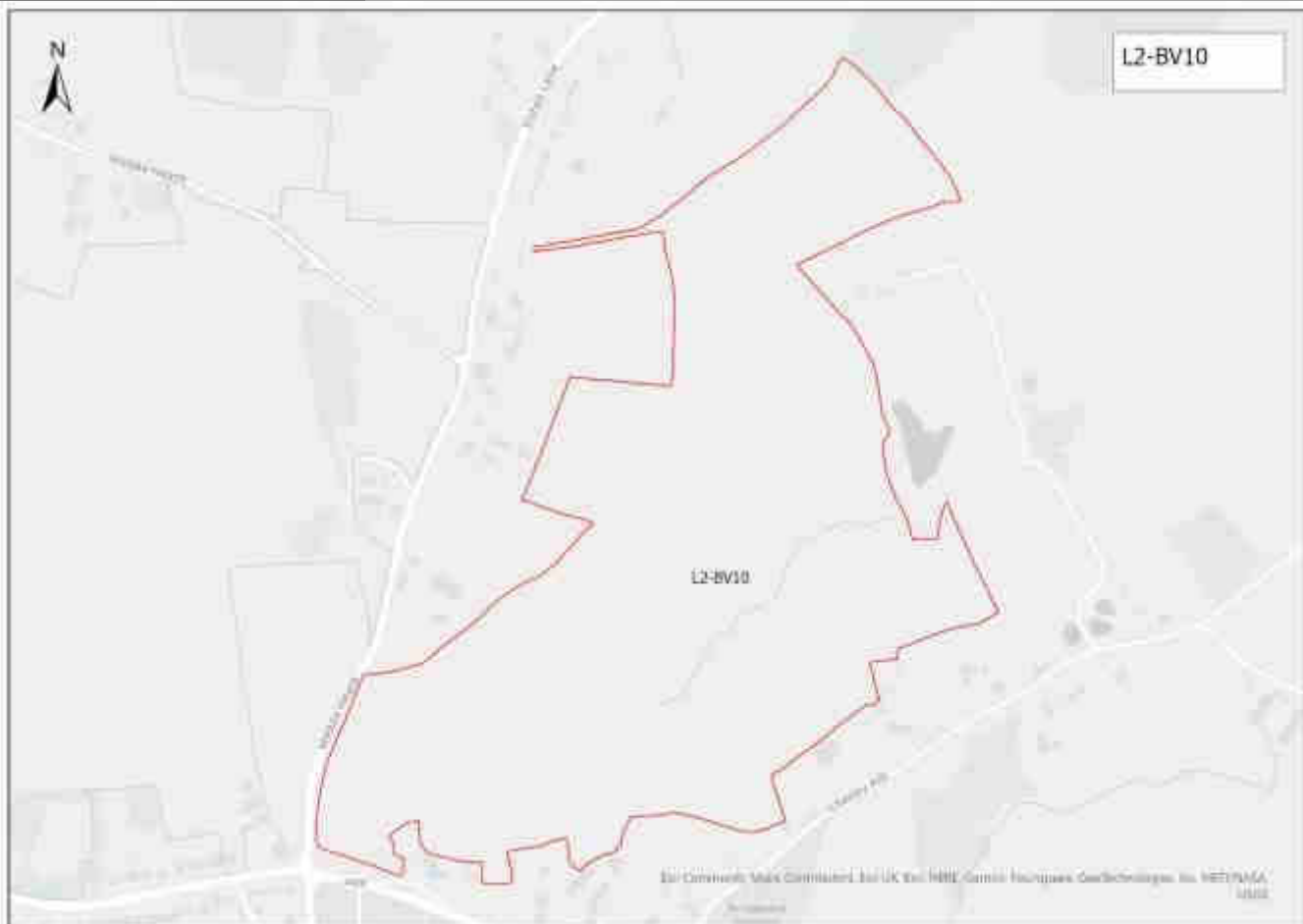
L2-PW1 Siston

Site Code	L2-PW1
Address	15 and 17a, London Road, Warmley
Ward	Parkwall & Warmley Ward
Parish	Siston
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	33
Capacity for employment	



L2-BV10 Wick and Abson & Siston

Site Code	L2-BV10
Address	Land east of Webbs Heath
Ward	Boyd Valley Ward
Parish	Wick and Abson & Siston
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	674
Capacity for employment	E(g)/B2 small scale



L2-BV12 Wick and Abson

Site Code	L2-BV12
Address	Abson Road Pucklechurch
Ward	Boyd Valley Ward
Parish	Wick and Abson
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	15
Capacity for employment	



L2-WIN1 Winterbourne

Site Code	L2-WIN1
Address	Land at Bromley Heath Road, Bromley Heath
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential, Employment
Capacity for homes	288
Capacity for employment	



L2-WIN2 Winterbourne

Site Code	L2-WIN2
Address	Land at Hambrook Business Park, The Stream, Hambrook
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	10
Capacity for employment	



L2-FD1 Winterbourne

Site Code	L2-FD1
Address	The Meads, Common Mead Lane, Hambrook,
Ward	Frenchay & Downend Ward
Parish	Winterbourne
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	35
Capacity for employment	



L2-FD2 Winterbourne

Site Code	L2-FD2
Address	The Oaks, Filton Road, Hambrook,
Ward	Frenchay & Downend Ward
Parish	Winterbourne
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	150
Capacity for employment	



L2-FD3 Winterbourne

Site Code	L2-FD3
Address	Bolbrek Filton Road
Ward	Frenchay & Downend Ward
Parish	Winterbourne
Map Link	Lens 2 Urban Edge Map
Proposed Use	Residential
Capacity for homes	11
Capacity for employment	



Section 6c Appendix 1 – schedule of sites in the Transport Corridors and Hubs

The table below sets out the sites that were explored as part of the Transport Corridors Lens.

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
Market Towns								
L3-CSCE1	The Ridings, Wickwar Road, Chipping Sodbury	Chipping Sodbury North	Sodbury	Chipping Sodbury & Cotswold Edge Ward	Residential	207		
L3-THOR2	Land at Vilner Farm, Thornbury	Thornbury South	Thornbury	Thornbury Ward	Residential	200		
L3-SV23	Land at Merry Heaven Farm, Alveston	Thornbury South	Alveston & Thornbury	Severn Vale Ward & Thornbury Ward	Residential	500		
L3-THOR3	Land off Midland Way, Thornbury	Thornbury South	Thornbury	Thornbury Ward	Residential	35		
L3-THOR4	Land west of B4061	Thornbury South	Thornbury	Thornbury Ward	Residential	40		
L3-CSCE2	Land at Barnhill, Chipping Sodbury	Yate East	Sodbury & Yate	Chipping Sodbury & Cotswold Edge Ward & Yate North Ward	Residential	210		

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
L3-YA1	Land to the rear of Home Farm	Yate East	Yate	Yate North Ward	Residential	100		
L3-FC6	Land at Pool Lodge Farm, Dyers Lane, Iron Acton	Yate West - North	Iron Acton	Frampton Cotterell Ward	Residential	594		
L3-FC12	Stover Bridge, Nibley Gardens, Bridge Road	Yate West - North	Iron Acton	Frampton Cotterell Ward	Residential	12		
L3-FC14	Land south of Yate Road, Yate	Yate West - North	Iron Acton	Frampton Cotterell Ward	Residential	344		
L3-FC22	Land at Dyers Lane	Yate West - North	Iron Acton	Frampton Cotterell Ward	Residential	17		
L3-FC2	Land at Badminton Road, Yate	Yate West - South	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Residential	450		
L3-FC4	Land east and west of Westerleigh Road	Yate West - South	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Employment	0		4.73ha Industrial/Distribution
L3-FC11	Land at Beech Hill Farm, Westerleigh Road, Yate	Yate West - South	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Residential	150		
L3-FC13	Land on the north side of Badminton Road	Yate West - South	Westerleigh and Coalpit Heath & Iron Acton	Frampton Cotterell Ward	Residential	109		
L3-FC15	Land Next To Hill Crest, Nibley Lane,	Yate West - South	Iron Acton	Frampton Cotterell Ward	Residential	47		

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
	Nibley, Bristol, BS37 5JG							
L3-FC20	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG	Yate West - South	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Residential	31		
Large potential sites on transport corridors/train stations								
L3-CHAR1	Land off, Charfield Hill, Charfield	Charfield	Charfield & Tortworth	Charfield Ward	Residential	45		
L3-CHAR2	Land north of Wotton Road, Charfield	Charfield		Charfield Ward	Residential	250		
L3-CHAR3	Land to the south of Charfield	Charfield	Charfield	Charfield Ward	Residential	1000		0.3ha Mixed Employment
L3-CHAR4	Land to the north of The Old Rectory, Charfield	Charfield	Charfield	Charfield Ward	Residential	13		
L3-CHAR5	Land to North of New Street, Charfield	Charfield	Charfield	Charfield Ward	Residential	5		
L3-FC1	Land East of Coalpit Heath	Coalpit Heath	Coalpit Heath	Frampton Cotterell Ward	Residential	850		
L3-FC3	Land at Roundways Coalpit Heath	Coalpit Heath	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Residential	750		

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
L3-FC10	Land Adjoining 294 Badminton Road, Coalpit Heath	Coalpit Heath	Westerleigh and Coalpit Heath	Frampton Cotterell Ward	Residential	12		
L3-WIN3	Site W2, Land off, Bristol Road	Winterbourne North	Winterbourne	Winterbourne Ward	Residential	131		
L3-WIN4	Site W1, Land off, Bristol Road	Winterbourne North	Winterbourne	Winterbourne Ward	Residential	67		
L3-WIN7	Land at York Gardens, Winterbourne	Winterbourne North	Winterbourne	Winterbourne Ward	Residential	18		
L3-FC23	Site W2, Land off, Bristol Road	Winterbourne North	Frampton Cotterell & Winterbourne	Frampton Cotterell Ward & Winterbourne Ward	Residential	580		
L3-WIN10	Land at Swan Lane	Winterbourne North	Winterbourne North	Winterbourne Ward	Residential	350		
L3-WIN1	Hicks Common Livery Stables and associated Land	Winterbourne South and East	Winterbourne	Winterbourne Ward	Residential	74		
L3-WIN2	Site W3, Land off, Bristol Road	Winterbourne South and East	Winterbourne	Winterbourne Ward	Residential	91		
L3-WIN5	Cloisters Road, Winterbourne, BS36 1LL	Winterbourne South and East	Winterbourne	Winterbourne Ward	Residential	75		

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
L3-WIN6	Land to the North of the Railway Line, Winterbourne	Winterbourne South and East	Winterbourne	Winterbourne Ward	Residential	70		
L3-WIN8	Land west of Winterbourne Hill	Winterbourne South and East	Winterbourne	Winterbourne Ward	Residential	145		
L3-WIN9	Former Silverhill School, Swan Lane, Winterbourne, Bristol BS36 1RL	Winterbourne South and East	Winterbourne	Winterbourne Ward	Residential	38		
L3-SV8	Abbots Way, Gloucester Rd, Almondsbury	Woodhouse Down	Olveston	Severn Vale Ward	Residential	10		
L3-SV15	Woodhouse Park	Woodhouse Down	Olveston	Severn Vale Ward	Residential	260		
L3-SV24	Land at Hortham Lane, Almondsbury	Woodhouse Down	Almondsbury & Alveston & Olveston	Severn Vale Ward	Residential	1337	1337	
Rural villages – large potential sites on transport corridors								
L3-SV1	Land South of Gloucester Road, Almondsbury	Almondsbury	Almondsbury	Severn Vale Ward	Residential	400		

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
L3-SV17	Recreation Ground Oaklands Drive, Almondsbury	Almondsbury	Almondsbury	Severn Vale Ward	Employment	0		1.1ha Light industrial
L3-SV19	Land Off Tockington Lane	Almondsbury	Almondsbury	Severn Vale Ward	Residential	10		
L3-SV2	Land at Rudgeway	Alveston	Alveston	Severn Vale Ward	Residential	10		
L3-SV3	Corner of Forty Acre Lane, Alveston, BS35 3QU	Alveston	Alveston	Severn Vale Ward	Residential	22		
L3-SV4	Land at Vattingstone Lane Alveston	Alveston	Alveston & Olveston	Severn Vale Ward	Residential	100		
L3-THOR1	Land off, Alveston Hill, Thornbury	Alveston	Thornbury	Thornbury Ward	Residential	60		
L3-SV14	Land North of A38, Alveston	Alveston	Alveston	Severn Vale Ward	Residential	20		
L3-SV21	The Old Vicarage	Alveston	Alveston	Severn Vale Ward	Residential	26		
L3-SV22	Land to the North of Berkeley Vale Motors	Alveston	Alveston	Severn Vale Ward	Residential	16		
L3-FC5	Land off Bristol Road	Frampton Cotterell	Frampton Cotterell	Frampton Cotterell Ward	Residential	60		

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
L3-FC7	Land at 4 Harris Barton, Frampton Cotterell	Frampton Cotterell	Frampton Cotterell	Frampton Cotterell Ward	Residential	5		
L3-FC8	Land at New Farm, 215 Bristol Road, Frampton Cotterell	Frampton Cotterell	Frampton Cotterell	Frampton Cotterell Ward	Residential	57		
L3-FC17	Land to the east of Bristol Road	Frampton Cotterell	Frampton Cotterell	Frampton Cotterell Ward	Residential	400		
Rural villages – smaller potential sites on transport corridors								
L3-FC9	Land at 404 North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	29		
L3-FC16	Land at North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	42		
L3-FC18	Land to rear of 450 North Road, Yate	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	8		
L3-FC19	Land off North Road, Yate, BS37 7LJ	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	30		
L3-FC21	Field to south of Rock View, Engine Common Lane	Engine Common	Iron Acton	Frampton Cotterell Ward	Residential	12		

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
L3-SV9	Land at Hortham Lane, Almondsbury, BS32 4JH	Hortham Village	Almondsbury	Severn Vale Ward	Residential	30		
L3-SV20	The Quarters Colony Farm	Hortham Village	Hortham Village	Severn Vale Ward	Residential	70		
L3-BV4	Land owned by Pitt Farm	Marshfield	Marshfield	Boyd Valley Ward	Residential	50		
L3-SV5	Land at Upper Hazel Farm, Strode Common, Alveston	Old Down	Olveston	Severn Vale Ward	Residential	232		
L3-SV7	Land at Alveston Road, Old Down	Old Down	Olveston	Severn Vale Ward	Residential	8		
L3-SV13	Land north of The Down, Old Down	Old Down	Olveston	Severn Vale Ward	Residential	42		
L3-SV11	Land at Grey Gables, Vicarage Lane, Olveston,	Olveston	Olveston	Severn Vale Ward	Residential	45		
L3-SV12	Land north of Haw Lane, Olveston	Olveston	Olveston	Severn Vale Ward	Residential	6		
L3-SV16	Land by Aust Road and Elberton Road, Olveston(2)	Olveston	Olveston	Severn Vale Ward	Residential	30		
L3-SV18	Land Adjacent to 82 Gloucester Road Rudgey BS35 3RS	Rudgey	Alveston	Severn Vale Ward	Residential	55		

Potential Allocation Code	Address	Location	Parish	Ward	Proposed Use	Capacity for homes in the plan period	Capacity for homes beyond the plan period	Capacity for employment
L3-SV6	Land to the South of Hardy Lane and West of Lower Tockington Road	Tockington	Olveston	Severn Vale Ward	Residential	15		
L3-SV10	Land at Lower Woodhouse Farm, Fernhill, Almondsbury	Tockington	Olveston	Severn Vale Ward	Residential	10		
L3-BV1	Land at, Wick Quarry, Wick	Wick	Wick and Abson	Boyd Valley Ward	Residential	25		
L3-BV2	Land to the Rear of, London Road, Wick	Wick	Wick and Abson	Boyd Valley Ward	Residential	5		
L3-BV3	Land north of, London Road, Wick	Wick	Wick and Abson	Boyd Valley Ward	Residential	30		
L3-BV6	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ	Wick	Wick and Abson	Boyd Valley Ward	Mixed Use	17		500m2 Office/ Research/ Light Industrial

Section 6c Appendix 2 – Transport Corridors and Hubs Site Templates

Introduction

The templates below show the sites that feature in our alternative Lens 1 No Green Belt Loss. Please refer back to [Section 6c Lens 3 Transport Corridors and Hubs](#). 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 Transport Corridors and Hubs lens is not the final strategy. The sites we are showing and consulting with you on below are those we have explored through this lens. Further consultation and information is required to determine the most appropriate strategy to deliver homes, jobs and change in our new Local Plan. In technical planning speak at this point this strategy lens and potential site allocations carry very limited planning weight in the determination of planning applications and do not form the new adopted strategy for our Local Plan.

The sites, designations and information shown below form part of our Phase 3 (Regulation 18) consultation, are not 'adopted' and carry limited weight in determination of any planning application until the new Local Plan is adopted.

L3-SV1 Almondsbury

Site Code	L3-SV1
Address	Land South of Gloucester Road, Almondsbury
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	398
Capacity for employment	



L3-SV9 Almondsbury

Site Code	L3-SV9
Address	Land at Hortham Lane, Almondsbury, BS32 4JH
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	34
Capacity for employment	



L3-SV17 Almondsbury

Site Code	L3-SV17
Address	Recreation Ground Oaklands Drive, Almondsbury
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Employment
Capacity for homes	0
Capacity for employment	2395m2



L3-SV19 Almondsbury

Site Code	L3-SV19
Address	Land Off Tockington Lane
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	9
Capacity for employment	



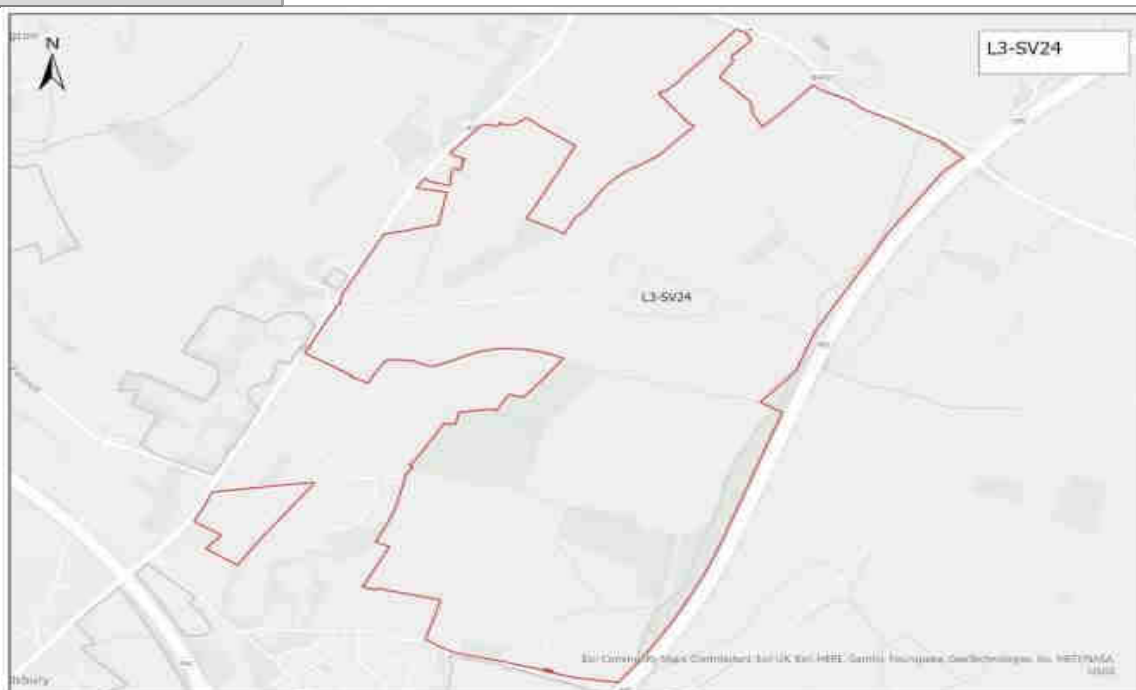
L3-SV20 Almondsbury

Site Code	L3-SV20
Address	The Quarters Colony Farm
Ward	Severn Vale Ward
Parish	Almondsbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential (enhanced sports facilities)
Capacity for homes	68
Capacity for employment	



L3-SV24 Almondsbury & Alveston & Olveston

Site Code	L3-SV24
Address	Land at Hortham Lane, Almondsbury
Ward	Severn Vale Ward
Parish	Almondsbury & Alveston & Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed use
Capacity for homes	1337
Capacity for employment	



L3-SV18 Alveston

Site Code	L3-SV18
Address	Land Adjacent to 82 Gloucester Road Rudgey BS35 3RS
Ward	Severn Vale Ward
Parish	Alveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	55
Capacity for employment	



L3-SV22 Alveston

Site Code	L3-SV22
Address	Land to the North of Berkeley Vale Motors
Ward	Severn Vale Ward
Parish	Alveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	16
Capacity for employment	



L3-SV14 Alveston

Site Code	L3-SV14
Address	Land North of A38, Alveston
Ward	Severn Vale Ward
Parish	Alveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	20
Capacity for employment	



L3-SV3 Alveston

Site Code	L3-SV3
Address	Corner of Forty Acre Lane, Alveston, BS35 3QU
Ward	Severn Vale Ward
Parish	Alveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	22
Capacity for employment	



L3-SV2 Alveston

Site Code	L3-SV2
Address	Land at Rudgeway
Ward	Severn Vale Ward
Parish	Alveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	10
Capacity for employment	



L3-SV23 Alveston & Thornbury

Site Code	L3-SV23
Address	Land at Merry Heaven Farm, Alveston
Ward	Severn Vale Ward & Thornbury Ward
Parish	Alveston & Thornbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed use
Capacity for homes	500
Capacity for employment	



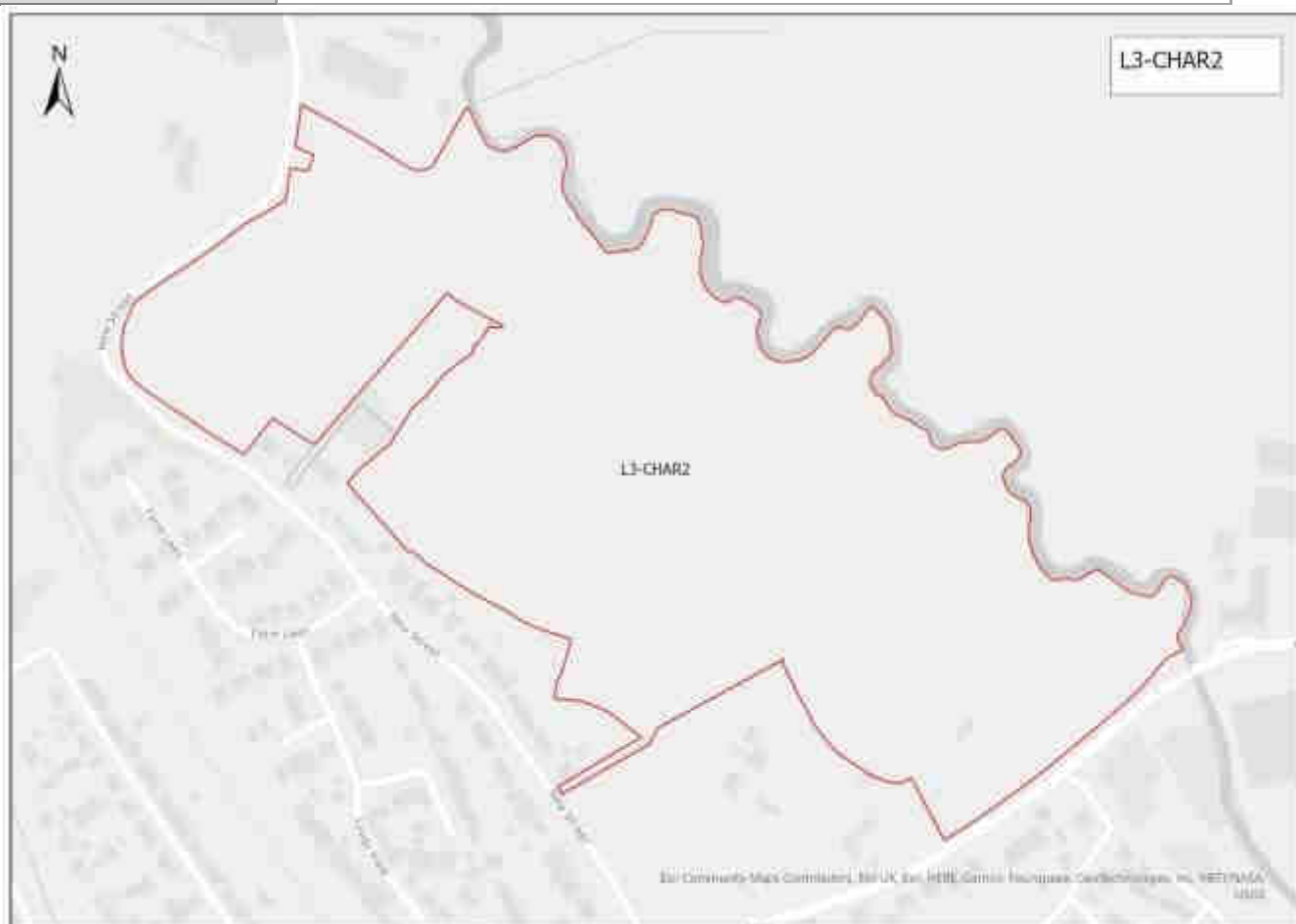
L3-SV4 Alveston & Olveston

Site Code	L3-SV4
Address	Land at Vattingstone Lane Alveston
Ward	Severn Vale Ward
Parish	Alveston & Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential & open space/leisure
Capacity for homes	200
Capacity for employment	



L3-CHAR2 Charfield

Site Code	L3-CHAR2
Address	Land north of Wotton Road, Charfield
Ward	Charfield Ward
Parish	Charfield
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed Use
Capacity for homes	250
Capacity for employment	



L3-CHAR3 Charfield

Site Code	L3-CHAR3
Address	Land to the south of Charfield
Ward	Charfield Ward
Parish	Charfield
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	1000
Capacity for employment	



L3-CHAR5 Charfield

Site Code	L3-CHAR5
Address	Land to North of New Street, Charfield
Ward	Charfield Ward
Parish	Charfield
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	5
Capacity for employment	



L3-CHAR1 Charfield & Tortworth

Site Code	L3-CHAR1
Address	Land off, Charfield Hill, Charfield
Ward	Charfield Ward
Parish	Charfield & Tortworth
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed Use
Capacity for homes	45
Capacity for employment	



L3-FC1 Coalpit Heath

Site Code	L3-FC1
Address	Land East of Coalpit Heath
Ward	Frampton Cotterell Ward
Parish	Coalpit Heath
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	850
Capacity for employment	



L3-FC5 Frampton Cotterell

Site Code	L3-FC5
Address	Land off Bristol Road
Ward	Frampton Cotterell Ward
Parish	Frampton Cotterell
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	62
Capacity for employment	



L3-FC23 Frampton Cotterell & Winterbourne

Site Code	L3-FC23
Address	Site W2, Land off, Bristol Road
Ward	Frampton Cotterell Ward & Winterbourne Ward
Parish	Frampton Cotterell & Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed Use
Capacity for homes	580
Capacity for employment	



L3-FC6 Iron Acton

Site Code	L3-FC6
Address	Land at Pool Lodge Farm, Dyers Lane, Iron Acton
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	594
Capacity for employment	



L3-FC12 Iron Acton

Site Code	L3-FC12
Address	Stover Bridge, Nibley Gardens, Bridge Road
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	12
Capacity for employment	



L3-FC14 Iron Acton

Site Code	L3-FC14
Address	Land south of Yate Road, Yate
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	344
Capacity for employment	



L3-FC15 Iron Acton

Site Code	L3-FC15
Address	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS37 5JG
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	47
Capacity for employment	



L3-FC16 Iron Acton

Site Code	L3-FC16
Address	Land at North Road, Yate
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	42
Capacity for employment	



L3-FC18 Iron Acton

Site Code	L3-FC18
Address	Land to rear of 450 North Road, Yate
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	8
Capacity for employment	



L3-FC22 Iron Acton

Site Code	L3-FC22
Address	Land at Dyers Lane
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	17
Capacity for employment	



L3-FC21 Iron Acton

Site Code	L3-FC21
Address	Field to south of Rock View, Engine Common Lane
Ward	Severn Vale Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	12
Capacity for employment	



L3-FC19 Iron Acton

Site Code	L3-FC19
Address	Land off North Road, Yate, BS37 7LJ
Ward	Frampton Cotterell Ward
Parish	Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	30
Capacity for employment	



L3-BV4 Marshfield

Site Code	L3-BV4
Address	Pitt Farm
Ward	Boyd Valley Ward
Parish	Marshfield
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	165
Capacity for employment	



L3-SV15 Olveston

Site Code	L3-SV15
Address	Woodhouse Park
Ward	Severn Vale Ward
Parish	Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	260
Capacity for employment	



L3-SV5 Olveston

Site Code	L3-SV5
Address	Land at Upper Hazel Farm, Strode Common, Olveston
Ward	Severn Vale Ward
Parish	Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	232
Capacity for employment	



L3-SV6 Olveston

Site Code	L3-SV6
Address	Land to the South of Hardy Lane and West of Lower Tockington Road
Ward	Severn Vale Ward
Parish	Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	15
Capacity for employment	



L3-SV7 Olveston

Site Code	L3-SV7
Address	Land at Alveston Road, Old Down
Ward	Severn Vale Ward
Parish	Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	8
Capacity for employment	



L3-SV10 Olveston

Site Code	L3-SV10
Address	Land at Lower Woodhouse Farm, Fernhill, Almondsbury
Ward	Severn Vale Ward
Parish	Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	10
Capacity for employment	



L3-SV8 Olveston

Site Code	L3-SV8
Address	Abbots Way, Gloucester Rd, Almondsbury
Ward	Severn Vale Ward
Parish	Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	10
Capacity for employment	



L3-SV12 Olveston

Site Code	L3-SV12
Address	Land north of Haw Lane, Olveston
Ward	Severn Vale Ward
Parish	Olveston
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	6
Capacity for employment	



L3-CSCE2 Sodbury & Yate

Site Code	L3-CSCE2
Address	Land at Barnhill, Chipping Sodbury
Ward	Chipping Sodbury & Cotswold Edge Ward & Yate North Ward
Parish	Sodbury & Yate
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	210
Capacity for employment	



L3-CSCE1 Sodbury

Site Code	L3-CSCE1
Address	The Ridings, Wickwar Road, Chipping Sodbury
Ward	Chipping Sodbury & Cotswold Edge Ward
Parish	Sodbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	207
Capacity for employment	



L3-THOR2 Thornbury

Site Code	L3-THOR2
Address	Land at Vilner Farm, Thornbury
Ward	Thornbury Ward
Parish	Thornbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	200
Capacity for employment	



L3-THOR3 Thornbury

Site Code	L3-THOR3
Address	Land off Midland Way, Thornbury
Ward	Thornbury Ward
Parish	Thornbury
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	35
Capacity for employment	



L3-FC3 Westerleigh and Coalpit Heath

Site Code	L3-FC3
Address	Land at Roundways Coalpit Heath
Ward	Frampton Cotterell Ward
Parish	Westerleigh and Coalpit Heath
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed Use
Capacity for homes	750
Capacity for employment	



L3-FC2 Westerleigh and Coalpit Heath

Site Code	L3-FC2
Address	Land at Badminton Road, Yate
Ward	Frampton Cotterell Ward
Parish	Westerleigh and Coalpit Heath
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	450
Capacity for employment	



L3-FC4 Westerleigh and Coalpit Heath

Site Code	L3-FC4
Address	Land east and west of Westerleigh Road
Ward	Frampton Cotterell Ward
Parish	Westerleigh and Coalpit Heath
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed Use
Capacity for homes	0
Capacity for employment	32000m2 (B2, B8)



L3-FC10 Westerleigh and Coalpit Heath

Site Code	L3-FC10
Address	Land Adjoining 294 Badminton Road, Coalpit Heath
Ward	Frampton Cotterell Ward
Parish	Westerleigh and Coalpit Heath
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	12
Capacity for employment	



L3-FC11 Westerleigh and Coalpit Heath

Site Code	L3-FC11
Address	Land at Beech Hill Farm, Westerleigh Road, Yate
Ward	Frampton Cotterell Ward
Parish	Westerleigh and Coalpit Heath
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	150
Capacity for employment	



L3-FC12 Westerleigh and Coalpit Heath & Iron Acton

Site Code	L3-FC13
Address	Land on the north side of Badminton Road
Ward	Frampton Cotterell Ward
Parish	Westerleigh and Coalpit Heath & Iron Acton
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	109
Capacity for employment	



L3-FC20 Westerleigh and Coalpit Heath

Site Code	L3-FC20
Address	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG
Ward	Frampton Cotterell Ward
Parish	Westerleigh and Coalpit Heath
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	31
Capacity for employment	



L3-BV 1 Wick and Abson

Site Code	L3-BV1
Address	Land at, Wick Quarry, Wick
Ward	Boyd Valley Ward
Parish	Wick and Abson
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential, Employment
Capacity for homes	24
Capacity for employment	



L3-BV2 Wick and Abson

Site Code	L3-BV2
Address	Land to the Rear of, London Road, Wick
Ward	Boyd Valley Ward
Parish	Wick and Abson
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	5
Capacity for employment	



L3-BV3 Wick and Abson

Site Code	L3-BV3
Address	Land north of, London Road, Wick
Ward	Boyd Valley Ward
Parish	Wick and Abson
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential or G&T
Capacity for homes	29
Capacity for employment	



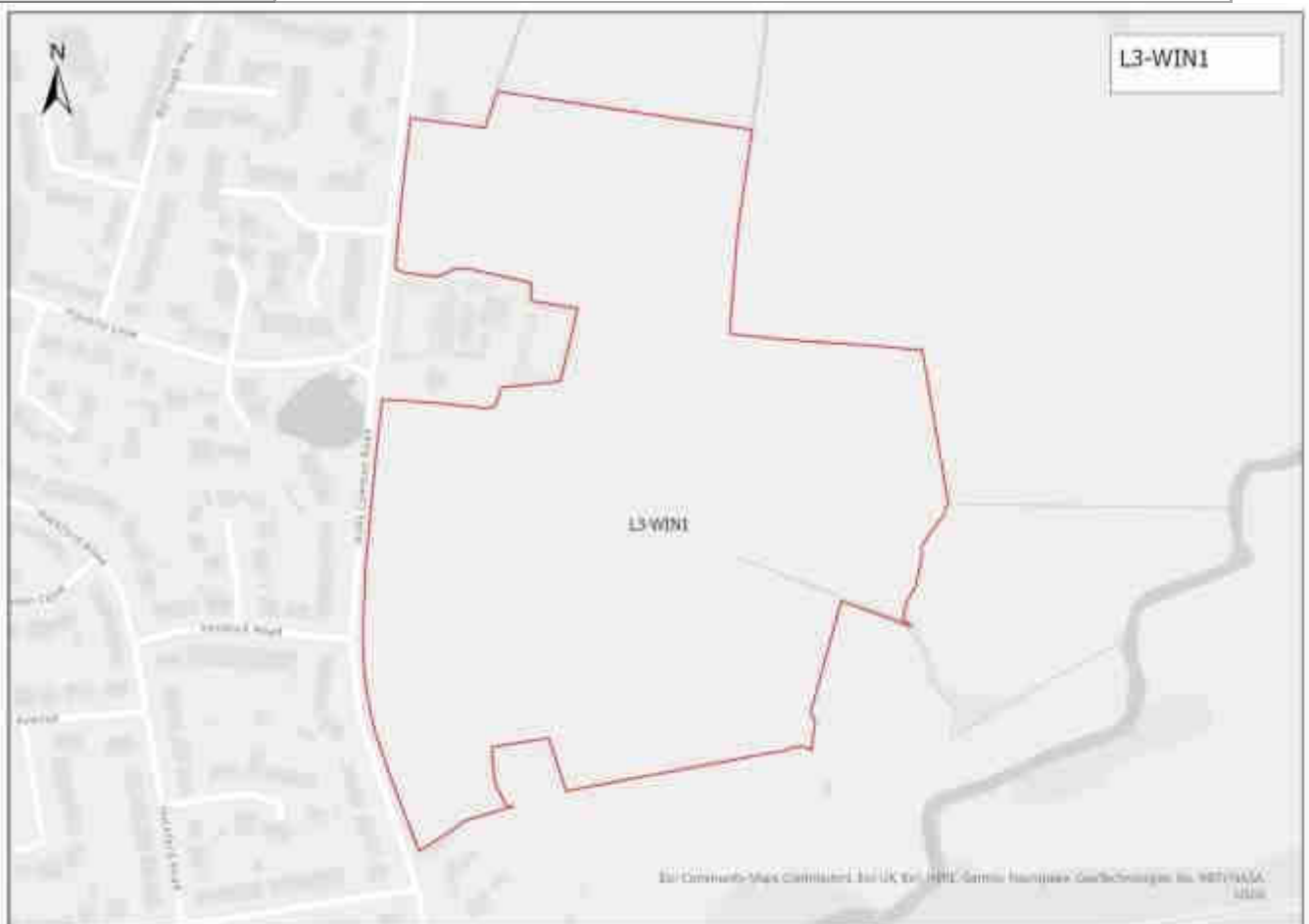
L3-BV6 Wick and Abson

Site Code	L3-BV6
Address	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ
Ward	Boyd Valley Ward
Parish	Wick and Abson
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential and Commercial
Capacity for homes	17
Capacity for employment	500m2



L3-WIN1 Winterbourne

Site Code	L3-WIN1
Address	Hicks Common Livery Stables and associated Land
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed Use
Capacity for homes	74
Capacity for employment	



L3-WIN3 Winterbourne

Site Code	L3-WIN3
Address	Site W2, Land off, Bristol Road
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	131
Capacity for employment	



L3-WIN4 Winterbourne

Site Code	L3-WIN4
Address	Site W1, Land off, Bristol Road
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	67
Capacity for employment	



L3-WIN5 Winterbourne

Site Code	L3-WIN5
Address	Cloisters Road, Winterbourne, BS36 1LL
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	75
Capacity for employment	



L3-WIN7 Winterbourne

Site Code	L3-WIN7
Address	Land at York Gardens, Winterbourne
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	TBC
Capacity for homes	18
Capacity for employment	



L3-WIN8 Winterbourne

Site Code	L3-WIN8
Address	Land west of Winterbourne Hill
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	148
Capacity for employment	



L3-WIN10 Winterbourne

Site Code	L3-WIN10
Address	Land at Swan Lane
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Mixed Use
Capacity for homes	350
Capacity for employment	



L3-WIN9 Winterbourne

Site Code	L3-WIN9
Address	Former Silverhill School, Swan Lane, Winterbourne, Bristol BS36 1RL
Ward	Winterbourne Ward
Parish	Winterbourne
Map Link	Lens 3 Transport Corridors and Hubs Map
Proposed Use	Residential
Capacity for homes	38
Capacity for employment	



Policy framework and draft policies appendices

Section 11 Appendix 1 – New Local Plan policies

New Local Plan policies

NLP policy	Replacing or New	Strategic/Non-Strategic
Creating well-designed places	CS1, PSP1	Strategic
Strategic Green infrastructure and Environment	CS2, parts of CS9	Strategic
Climate Change Mitigation and Adaptation	New	Non-Strategic
Economy and Jobs	CS11, CS12, CS13	Strategic
Town Centres	CS14, PSP31	Strategic
Strategic Transport Movement & Infrastructure	CS7, CS8, PSP13, PSP14	Strategic
Affordable Homes	CS18	Non-Strategic
Accommodation for Gypsies and Travellers	CS21	Non-Strategic
Accommodation for Travelling Showpeople	CS22	Non-Strategic
Mineral working and restoration	CS10, PSP23	Strategic
Nationally Significant Infrastructure Projects (NSIPs) - Oldbury Nuclear Site	CS36 + CS37	Strategic
Spatial Strategy - Locational	CS5, CS34 + Area based	Strategic
Energy Management in New Development	PSP6 + new	Non-Strategic

NLP policy	Replacing or New	Strategic/Non-Strategic
Embodied carbon	New	Non-Strategic
Renewable and Low Carbon Energy Systems	CS3 & CS4 Partial replacement	Non-Strategic
Community energy	New	Non-Strategic
Making effective use of land	New	Non-Strategic
Parking Requirements, including Electric Vehicles	PSP16	Non-Strategic
Biodiversity Net Gain	Partial Update PSP19 criteria	Non-Strategic
Houses in Multiple Occupation (HMO)	PSP39	Non-Strategic
Rural Exception Sites and Community Led Rural Housing	CS19	Non-Strategic
Internal Space and Accessibility Standards	PSP37	Non-Strategic
Strategic & Major Sites Delivery Policy	New	Non-Strategic
Stewardship Policy	New	Non-Strategic
Residential Development in the Countryside	PSP40	Non-Strategic
Private Amenity Space Standards	PSP43	Non-Strategic
Site Allocations and Safeguarding	PSP47	Non-Strategic

Section 11 Appendix 2 – Existing and new area-based policies

Existing and new area-based policies

Policy	Title	Strategic/Non-Strategic
CS25	Communities of the North Fringe of Bristol Urban Area	Non-Strategic
CS26	Cribbs/Patchway New Neighbourhood	Non-Strategic
CS27	East of Harry Stoke Neighbourhood	Non-Strategic
CS28	The university of West of England	Non-Strategic
CS29	Communities of the East Fringe of the Bristol Urban Area	Non-Strategic
CS30	Yate and Chipping Sodbury	Non-Strategic
CS31	North Yate New Neighbourhood	Non-Strategic
CS32	Thornbury	Non-Strategic
CS33	Housing Opportunities	Non-Strategic
CS34	Rural Areas	Strategic
CS35	Sevenside	Non-Strategic

Section 11 Appendix 3 List of adopted policies

List of adopted policies

Policy Ref	Existing policy	Replaced, saved, or delete
CS1	High Quality Design	Replaced - Creating well-designed places
CS2	Green Infrastructure	Replaced - Strategic Green infrastructure and Environment
CS3	Renewable and Low Carbon Energy Generation	Replaced - Phase 3 Policy - Renewable and Low Carbon Energy Systems
CS4	Renewable or Low carbon heat networks	Replaced - Phase 3 Policy - Renewable and Low Carbon Energy Systems
CS4a	Presumption in favour of sustainable development	Delete
CS5	Location of Development	Replaced - Reg 19 - Spatial Strategy - Locational
CS6	Infrastructure and Developer Contributions	Saved
CS7	Strategic Transport Infrastructure	Replaced - Reg 19 - Strategic Transport Infrastructure
CS8	Improving Accessibility	Replaced - Reg 19 - Strategic Transport Infrastructure
CS9	Managing the Environment and Heritage	Saved
CS10	Minerals	Replaced - Phase 3 Policy - Mineral working and restoration

Policy Ref	Existing policy	Replaced, saved, or delete
CS11	Distribution of economic development land	Replaced - Phase 3 Policy - Economy and Jobs
CS12	Safeguarded areas for economic development	Replaced - Phase 3 Policy – Economy and Jobs
CS13	Non-safeguarded	Replaced - Phase 3 Policy – Economy and Jobs
CS14	Town Centres and Retail	Replaced - Phase 3 Policy - Town Centres
CS15	Distribution of housing	Replaced - Reg 19 Spatial Strategy - Locational
CS16	Housing density	Replaced - Making effective use of land
CS17	Housing diversity	Saved
CS18	Affordable Housing	Replaced - Phase 3 Policy - Affordable Homes
CS19	Rural Housing Exception Sites	Replaced - Phase 2 Policy - Rural Exception Sites and Community Led Rural Housing
CS20	Extra Care Housing	Saved
CS21	Gypsy and Traveller Accommodation	Replaced - Phase 3 Policy - Accommodation for Gypsies and Travellers
CS22	Travelling Showpeople	Replaced - Phase 3 Policy - Accommodation for Travelling Showpeople
CS23	Community Infrastructure and cultural activity	Saved

Policy Ref	Existing policy	Replaced, saved, or delete
CS24	Green Infrastructure, sport, and recreation standards	Saved
CS25	Communities of the North Fringe of Bristol Urban Area	Under review - Confirm at Regulation 19 stage
CS26	Cribbs/Patchway New Neighbourhood	Under review - Confirm at Regulation 19 stage
CS27	East of Harry Stoke Neighbourhood	Under review - Confirm at Regulation 19 stage
CS28	The university of West of England	Under review - Confirm at Regulation 19 stage
CS29	Communities of the East Fringe of the Bristol Urban Area	Under review - Confirm at Regulation 19 stage
CS30	Yate and Chipping Sodbury	Under review - Confirm at Regulation 19 stage
CS31	North Yate New Neighbourhood	Under review - Confirm at Regulation 19 stage
CS32	Thornbury	Under review - Confirm at Regulation 19 stage
CS33	Housing Opportunities	Under review - Confirm at Regulation 19 stage
CS34	Rural Areas	Under review - Confirm at Regulation 19 stage
CS35	Sevenside	Under review - Confirm at Regulation 19 stage
CS36	National Strategic Infrastructure	Replaced - Nationally Significant Infrastructure

Policy Ref	Existing policy	Replaced, saved, or delete
		Projects (NSIPs) - Oldbury Nuclear Site
CS37	Nuclear Related Development	Replaced - Nationally Significant Infrastructure Projects (NSIPs) - Oldbury Nuclear Site

Policy Ref	Existing Policy	Replaced or deleted
PSP1	Local Distinctiveness	Replaced - Creating well-designed places
PSP2	Landscape	Saved
PSP3	Trees and Woodland	Saved
PSP4	Designated Local Green Spaces	Saved
PSP5	Undesignated Open Spaces Within Urban Areas and Settlements	Saved
PSP6	Onsite Renewable and Low Carbon Energy	Replaced - Energy Management in New Development
PSP7	Development in the Green Belt	Saved
PSP8	Residential Amenity	Saved
PSP9	Health Impact Assessment	Saved
PSP10	Active Travel Routes	Saved
PSP11	Transport Impact Management	Saved
PSP12	Motorway Service Areas and Roadside Facilities	Saved

Policy Ref	Existing Policy	Replaced or deleted
PSP13	Safeguarding Strategic Transport Schemes and Infrastructure	Replaced - Strategic Transport Infrastructure
PSP14	Safeguarding Rail Schemes and Infrastructure	Replaced - Strategic Transport Infrastructure
PSP15	Park and Ride/Share	Saved
PSP16	Parking Standards	Replaced - Parking Requirements, including Electric Vehicles
PSP17	Heritage Assets and the Historic Environment	Saved
PSP18	Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSIs)	Saved
PSP19	Wider Biodiversity	Saved - Updated 2nd Paragraph via Biodiversity Net Gain Policy
PSP20	Flood Risk, Surface Water and Watercourse Management	Saved
PSP21	Environmental Pollution and Impacts	Saved
PSP22	Unstable Land	Saved
PSP23	Mineral Working and Restoration	Replaced - Mineral working and restoration
PSP24	Mineral Safeguarding Areas	Replaced - Mineral working and restoration
PSP25	Hydrocarbon Extraction (Inc. Fracking)	Saved
PSP26	Enterprise Areas	Saved
PSP27	B8 Storage and Distribution Uses	Saved
PSP28	Rural Economy	Saved
PPS29	Agricultural Development	Saved

Policy Ref	Existing Policy	Replaced or deleted
PSP30	Horse Related Development	Saved
PSP31	Town Centre Uses	Replaced - Phase 3 Policy - Town Centres
PSP32	Local Centres and Parades	Saved
PSP33	Retail Frontages	Delete
PSP34	Public Houses	Saved
PSP35	Food and Drink Uses (Including Drive Through Takeaway Facilities)	Saved
PSP36	Telecommunications Infrastructures	Saved
PSP37	Internal Space and Accessibility Standards for Affordable Dwellings	Replaced - Phase 3 Policy - Internal Space and Accessibility Standards
PSP38	Development within Existing Residential Curtilages, including Extensions and New Dwellings	Saved
PSP39	Residential Conversions, Subdivisions and Houses in Multiple Occupation	Replaced - Phase 3 Policy - Houses in Multiple Occupation (HMO)
PSP40	Residential Development in the Countryside	Replaced - Reg 19 update Policy Update
PSP41	Rural Workers Dwellings	Saved
PSP42	Self-Build and Custom Housebuilding	Replaced - Reg 19 update Policy Update
PSP43	Private Amenity Space Standards	Replaced - Reg 19 update Policy Update
PSP44	Open Space, Sport, and Recreation	Saved
PSP45	Crematoria	Saved

Policy Ref	Existing Policy	Replaced or deleted
PSP46	Oldbury New Nuclear Build (NNB)	Replaced - Regulation 19 - Nationally Significant Infrastructure Projects (NSIPs) - Oldbury Nuclear Site
PSP47	Site Allocations and Safeguarding	Replaced - Regulation 19 Policy Update