

# Site Allocations and Development Management Policies

## Local Plan

---



*Adopted July 2014*





## **Site Allocations and Development Management Policies**

*Adopted July 2014*

If you would like this information in a different format please contact the Strategic City Planning team on 0117 903 6725.

## Contents

<b>1. Introduction</b>	<b>1</b>
<b>2. Development Management Policies</b>	<b>5</b>
■ Policy DM1: Presumption in favour of sustainable development.....	7
Housing and Economy Policies .....	7
■ Policy DM2: Residential Sub-divisions, Shared and Specialist Housing.....	7
■ Policy DM3: Affordable Housing Provision: Smaller Sites .....	11
■ Policy DM4: Wheelchair Accessible Housing.....	14
■ Policy DM5: Protection of Community Facilities .....	14
■ Policy DM6: Public Houses.....	16
■ Policy DM7: Town Centre Uses .....	17
■ Policy DM8: Shopping Areas and Frontages.....	19
■ Policy DM9: Local Centres .....	21
■ Policy DM10: Food and Drink Uses and the Evening Economy.....	22
■ Policy DM11: Markets.....	24
■ Policy DM12: Retaining Valuable Employment Sites.....	25
■ Policy DM13: Development proposals on Principal Industrial and Warehousing Areas.....	26
Food Systems .....	28
Health Policies.....	29
■ Policy DM14: The Health Impacts of Development.....	29
Green Infrastructure Policies.....	30
■ Policy DM15: Green Infrastructure Provision .....	30
■ Policy DM16: Open Space for Recreation.....	34
■ Policy DM17: Development Involving Existing Green Infrastructure .....	36
■ Policy DM18: Avonmouth and Kingsweston Levels.....	38
■ Policy DM19: Development and Nature Conservation .....	40
■ Policy DM20: Regionally Important Geological Sites.....	44
■ Policy DM21: Development of Private Gardens.....	45
■ Policy DM22: Development Adjacent to Waterways .....	46
Transport Policies.....	47
■ Policy DM23: Transport Development Management.....	47
■ Policy DM24: Transport Schemes .....	50
■ Policy DM25: Greenways .....	51

Design Policies .....	52
■ Policy DM26: Local Character and Distinctiveness.....	52
■ Policy DM27: Layout and Form .....	55
■ Policy DM28: Public Realm .....	59
■ Policy DM29: Design of New Buildings .....	60
■ Policy DM30: Alterations to Existing Buildings.....	63
■ Policy DM31: Heritage Assets .....	64
■ Policy DM32: Recycling and Refuse Provision in New Development .....	68
Pollution Policies.....	71
■ Policy DM33: Pollution Control, Air Quality and Water Quality.....	71
■ Policy DM34: Contaminated Land.....	74
■ Policy DM35: Noise Mitigation.....	75
Utilities and Minerals Policies .....	77
■ Policy DM36: Telecommunications .....	77
■ Policy DM37: Unstable Land.....	78
■ Policy DM38: Minerals Safeguarding Areas.....	80
Onshore Oil and Gas.....	82
■ Policy DM39: Sewage Treatment Works.....	83
<b>3. Site Allocations</b>	<b>85</b>
■ Policy SA1 Site Allocations.....	85
<b>4. Implementation and monitoring</b>	<b>91</b>
<b>Appendix 1: Standards of Open Space for Recreation</b>	<b>93</b>
<b>Appendix 2: Parking Standards Schedule</b>	<b>94</b>
<b>Appendix 3: Schedule of Superseded Local Plan Policies</b>	<b>101</b>
<b>Appendix 4: Relationship between the Core Strategy and the Site Allocations and Development Management Policies</b>	<b>104</b>



## 1. Introduction

### The Bristol Local Plan

- 1.1 The Site Allocations and Development Management Policies Local Plan is part of the Bristol Local Plan. The Bristol Local Plan is the council's statutory development plan. It consists of a set of documents which updates and replaces the previous Local Plan adopted in 1997 and will guide future planning decisions in the city.
- 1.2 The lead Local Plan document is the Core Strategy. This sets out the overall development strategy for the city and contains strategic planning policies to deliver that strategy. The Core Strategy was adopted in June 2011. It covers the period to 2026. The council is also preparing a Central Area Plan. A Gypsies & Travellers and Travelling Showpeople Sites Local Plan document will also be produced.

### Site Allocations and Development Management Policies

- 1.3 To support the delivery of the Core Strategy, the Site Allocations and Development Management Policies set out:
  - **Development Management policies:** detailed planning policies which will be used by the council when assessing planning applications;
  - **Designations:** land which should be safeguarded (e.g. for open space or transport infrastructure) or where specific policies apply (e.g. local centres);
  - **Site allocations:** sites to be allocated for development for particular land uses, for example, homes, business and mixed-uses. The intention is to provide clarity to planning applicants and the community regarding the land uses that, in principle, are acceptable to the council on specific sites.
- 1.4 The site allocations are structured around the city's 14 Neighbourhood Partnership Areas.

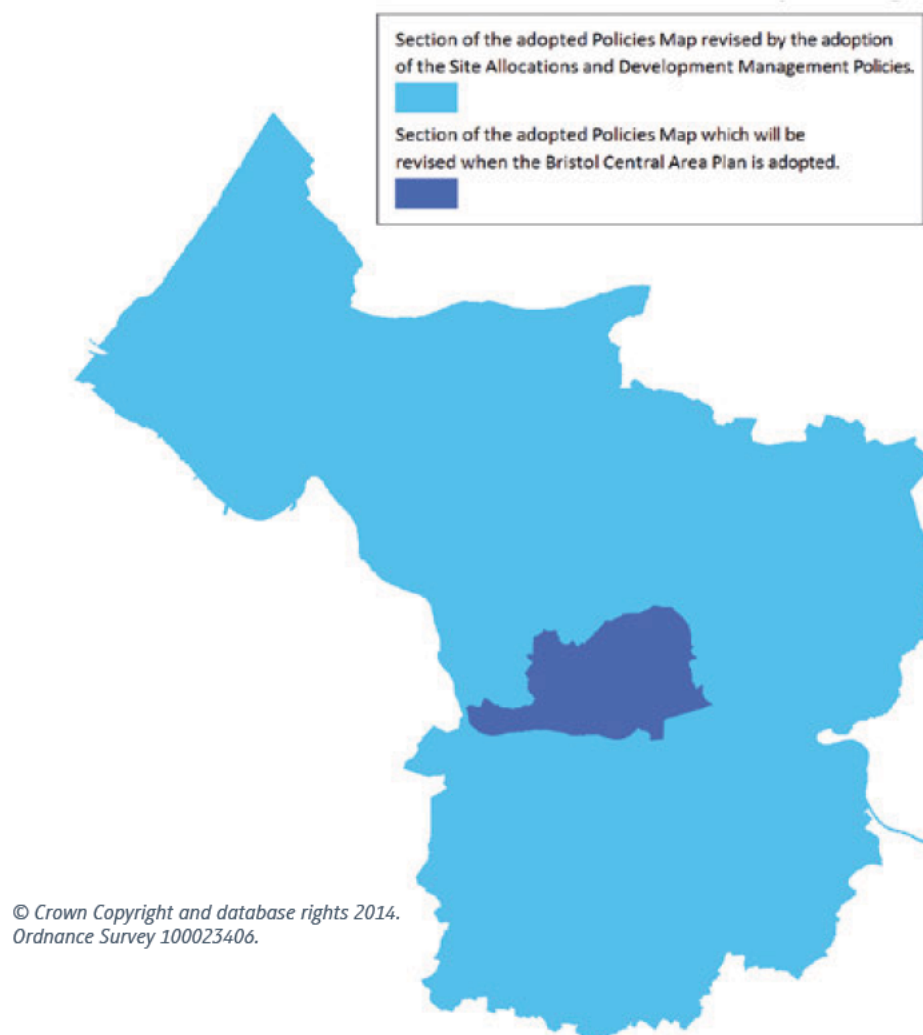
### Development Management policies

- 1.5 The Development Management policies offer detailed, often criteria-based policies in areas of policy where further detail is needed beyond that contained in the Core Strategy. The Development Management policies do not cover all policy areas: where principles for development are addressed by national or Core Strategy policies, they are not repeated.

### Designations

- 1.6 Designations relate to Core Strategy or Development Management policies. They are shown on the Policies Map. Within the area covered by the Bristol Central Area Plan, the Policies Map comprises the Proposals Map of the Bristol Local Plan 1997 (saved policies) until such time as the Bristol Central Area Plan is adopted. This is illustrated on Map 1 below. The table below shows the designations together with the relevant Core Strategy or Development Management policy.

## Map 1: Bristol Local Plan Policies Map Coverage



Designation	Relevant Core Strategy Policy	Relevant Development Management Policy
Avonmouth and Kingsweston Levels	-	DM18
Centres	BCS7	DM9
Green Belt	BCS6	-
Important Open Space	BCS9	DM15, DM16, DM17
Local Historic Parks and Gardens	BCS22	DM31
Minerals Safeguarding Areas	-	DM38
Primary Shopping Areas	BCS7	DM8
Principal Industrial and Warehousing Areas	BCS8	DM13
Rail Infrastructure	BCS10	DM24
Regionally Important Geological Sites	BCS9	DM20
Safeguarded Park and Ride Sites	BCS10	DM24
Safeguarded Transport Links	BCS10	DM24
Secondary Shopping Frontages	BCS7	DM8
Sewage Works Expansion	-	DM39
Sites of Nature Conservation Interest	BCS9	DM19



## Site allocations and development considerations

- 1.7 Each site allocation includes development considerations. Decisions on planning applications on these sites should be made in accordance with the development considerations. Details of the site allocations and the development considerations can be found in the 'Annex: Site Allocations Information' which accompanies this document.
- 1.8 For each site where the allocation includes housing, an indicative number of homes which could be developed on the site is provided. The precise number of homes to be developed will be determined through the planning application process.

## Relationship between the Core Strategy and the Site Allocations and Development Management Policies

- 1.9 The Site Allocations and Development Management Policies Local Plan is consistent with, and helps to deliver, the policies of the Core Strategy. The table in Appendix 4 sets out how the relevant sections of the Core Strategy are being delivered by the Site Allocations and Development Management Policies.
- 1.10 The Bristol Central Area Plan will set out the site allocations for the area covered by that document.
- 1.11 The Core Strategy includes an interim review date of 2016 and a major review date of 2021. In particular, the appropriate level of new homes will be reviewed within 5 years of the adoption of the Core Strategy, by June 2016. This review will cover all types of new housing (e.g. self-build plots and housing for the elderly). An assessment of the land needed for economic development will be undertaken at the same time and will include a reappraisal of the suitability of previously allocated and designated land. At that time a review will also be undertaken of the approach to the Avonmouth and Bristol Port area (Core Strategy Policy BCS4) including the area designated as Avonmouth and Kingsweston Levels in Policy DM18 of this document. That review will have regard to the potential for economic development, the flood risk issues in the area and habitat protection and mitigation considerations. Review processes are anticipated to commence at least two years in advance of the review date in order to allow any new policies to be adopted in a timely manner.
- 1.12 The Site Allocations and Development Management Policies, as part of the Local Plan, also covers the period to 2026. It is anticipated that the Site Allocations and Development Management Policies will also need to be reviewed alongside the review of the strategic policies in the Core Strategy.



## 2. Development Management Policies

- 2.1 This chapter sets out detailed Development Management policies that will be used in making planning decisions in Bristol.
- 2.2 The policies in the Bristol Local Plan’s Core Strategy also have a key role in the development management process and will be used directly in making planning decisions. These are listed in the table below.

Core Strategy policies	
BCS1: South Bristol	BCS13: Climate Change
BCS2: Bristol City Centre	BCS14: Sustainable Energy
BCS3: Northern Arc and Inner East Bristol - Regeneration Areas	BCS15: Sustainable Design and Construction
BCS4: Avonmouth and Bristol Port	BCS16: Flood Risk and Water Management
BCS5: Housing Provision	BCS17: Affordable Housing Provision
BCS6: Green Belt	BCS18: Housing Type
BCS7: Centres and Retailing	BCS19: Gypsies, Travellers and Travelling Showpeople
BCS8: Delivering a Thriving Economy	BCS20: Effective and Efficient Use of Land
BCS9: Green Infrastructure	BCS21: Quality Urban Design
BCS10: Transport and Access Improvements	BCS22: Conservation and the Historic Environment
BCS11: Infrastructure and Developer Contributions	BCS23: Pollution
BCS12: Community Facilities	

- 2.3 Some areas of Core Strategy policy, notably climate change, will be supported by future supplementary planning documents rather than by further detailed Development Management policies.
- 2.4 Unlike the site allocations and designations in this document, the Development Management policies are generally applicable to the area covered by the Bristol Central Area Plan as well as the rest of Bristol. However, where a policy is linked to specific sites on the Policies Map – for instance in the case of policy DM17, which protects important open spaces – the site boundaries within the central area will be set out within the Bristol Central Area Plan.

## How the policies are structured

### Policy DM9: Local Centres

← Policy reference number and title.

■ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

← Brief introduction setting out the purpose of the development management policy, the need for the development management policy and the role the development management policy has to play in responding to the Core Strategy.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

← The bold policy text is the core wording of the policy. The policy generally sets out one or more key development management principles along with any supporting criteria that are required, often under several key sub-headings.

■ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

← Explanatory text, elaborating on the bold policy text and offering definitions of technical terms where relevant. This section provides more information on how the development management policy should be applied.

#### Policy Links

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

← Table setting the links between the development management policy, principal Core Strategy policies and other relevant planning guidance.

#### Application Information

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

← This text sets out any supporting material that should generally be submitted as part of a planning application in order to show how the proposal addresses the development management policy.