

Appendix 4: Relationship between the Core Strategy and the Site Allocations and Development Management Policies

The table below sets out how the relevant sections of the Core Strategy are being delivered by the Site Allocations and Development Management Policies.

Core Strategy Policy	How the Site Allocations and Development Management Policies deliver the Core Strategy Policy
BCS1 South Bristol	<p>Sites allocated within Neighbourhood Partnership areas in South Bristol (Greater Bedminster; Filwood, Knowle and Windmill Hill; Brislington; Dundry View; and Hengrove and Stockwood) to provide:</p> <ul style="list-style-type: none"> • Major mixed-use development focused on Knowle West and Hengrove Park; • new homes of a mix of type, size and tenure; • new employment land, including industrial and warehousing land around the existing industrial estates at Novers Hill, and offices at Hengrove Park and South Bristol town and district centres. <p>Sites designated to safeguard land for:</p> <ul style="list-style-type: none"> • Major new transport infrastructure, including routes to improve connections between South Bristol, the city centre and North Fringe; and new transport links and improvements such as the South Bristol Link. • Important uses such as Open Space, Nature Conservation, and Industry and Warehousing. <p>Boundaries, primary shopping areas and secondary shopping frontages designated to identify a network of South Bristol town, district and local centres as the focus for new shopping, business, leisure and cultural investment.</p>
BCS3 Northern Arc and Inner East Bristol – Regeneration Areas	<p>Northern Arc:</p> <p>Sites allocated within Avonmouth and Kingsweston, Henbury and Southmead, and Horfield and Lockleaze Neighbourhood Partnership areas to provide:</p> <ul style="list-style-type: none"> • Higher density and mixed forms of development in accessible locations; • new homes of a mix of type, size and tenure; <p>Sites designated to safeguard land for:</p> <ul style="list-style-type: none"> • Major new transport infrastructure in the form of routes to improve access and linkages between parts of the Northern Arc with the city centre and North Fringe. <p>Inner East Bristol:</p> <p>Sites allocated within Ashley, Easton and Lawrence Hill Neighbourhood Partnership area to provide:</p> <ul style="list-style-type: none"> • new homes of a mix of type, size and tenure; • new business development; • mixed-use development. <p>Sites designated to safeguard land for:</p> <p>Important employment uses such as Industry and Warehousing.</p>
BCS4 Avonmouth and Bristol Port	<p>Sites designated in Avonmouth and Kingsweston Neighbourhood Partnership area to safeguard land for:</p> <ul style="list-style-type: none"> • economic development purposes, particularly established Industrial and Warehousing Areas; • environmental protection, particularly to reflect the area's importance for Nature Conservation.

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BCS5 Housing Provision	<p>Sites allocated to provide:</p> <ul style="list-style-type: none"> • new homes to deliver the Core Strategy target in the period 2006-26.
BCS6 Green Belt	<p>Detailed Green Belt boundaries established and identified on the Policies Map.</p>
BCS7 Centre and Retailing	<p>Boundaries, primary shopping areas and secondary shopping frontages designated to identify a network of town, district and local centres as the focus for new shopping, business, leisure and cultural investment.</p> <p>Development Management policies DM7-11 provide detailed policies for proposals affecting retail uses and centres.</p>
BCS8 Delivering a Thriving Economy	<p>Sites allocated to provide:</p> <ul style="list-style-type: none"> • new employment land, including industrial and warehousing land around the existing industrial estates at Novers Hill, and offices at Hengrove Park and South Bristol town and district centres. <p>Sites designated as:</p> <ul style="list-style-type: none"> • Principal Industrial and Warehousing Areas. <p>Development Management policy DM12 provides detailed policy for proposals affecting employment land outside of the city's Principal Industrial and Warehousing Areas.</p> <p>Development Management policy DM13 provides detailed policy for how proposals on the city's Principal Industrial and Warehousing Areas will be considered.</p>
BCS9 Green Infrastructure	<p>Sites designated as:</p> <ul style="list-style-type: none"> • Important Open Space and Sites of Nature Conservation Importance. <p>Development Management policies DM15-DM22 provide detailed policies regarding the provision and safeguarding of green infrastructure, including open space and nature conservation.</p>
BCS10 Transport and Access Improvements	<p>Sites designated to safeguard land for:</p> <ul style="list-style-type: none"> • Major new transport infrastructure, including new railway stations and new transport routes and improvements such as the South Bristol Link; • Important existing infrastructure such as transport depots and railway infrastructure.
BCS11 Infrastructure and Developer Contributions	<p>Development management policy DM39 provides for the expansion of the sewage treatment works in Avonmouth.</p>
BCS12 Community Facilities	<p>Development Management policies DM5 and DM6 protect valuable community facilities and public houses.</p>

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BCS17 Affordable Housing Provision	Development Management policy DM15 seeks affordable housing on proposals of less than 15 homes.
BCS18 Housing Type	<p>Development Management policy DM2 manages the conversion of houses to flats and the creation of shared houses to ensure there would be no harm to the character of an area or its housing balance.</p> <p>Development Management policy DM4 aims to ensure that major housing development is wheelchair accessible or adaptable.</p>
BCS21 Quality Urban Design and BCS22 Conservation and the Historic Environment	Development Management policies DM26-DM32 provide detailed criteria to ensure new development achieves high standards of urban design whilst safeguarding or enhancing the historic environment.
BCS23 Pollution	Development Management policies DM33-DM35 ensure new development avoids harmful pollution impacts regarding air, water, noise and contaminated land.