

facilitate the growth of existing and new systems whilst ensuring that a balance is found to ensure amenity is protected. The council will seek to ensure that acceptable provision can continue to be made for information communications technology, whilst ensuring that the impact on the environment, visual and residential amenity is minimised. High priority will be given to the need to safeguard areas of particular environmental or historic importance such as Conservation Areas.

2.36.3 Development will be expected to demonstrate through the submission of evidence with applications for planning permission or prior approval that the above criteria have been met.

2.36.4 The government has given permitted development rights to a variety of minor forms of telecommunications development. In such cases, although the council cannot object to the principle of development, it can exercise control over the siting and appearance with the aim of protecting amenity. The council encourages early discussions with operators when they consider developing their networks and annual development plans.

Policy Links

Key Core Strategy policies

- BCS15: Sustainable Design and Construction
- BCS21: Quality Urban Design
- BCS22: Conservation and the Historic Environment

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Evidence that opportunities have been explored to site new installations on existing buildings or share masts with other providers.
- A certificate of compliance with the ICNIRP guidelines.

Policy DM37: Unstable Land

2.37.1 In common with most major urban areas, Bristol has a legacy of sites which are unstable or potentially unstable. The causes of instability arise from a variety of factors. In Bristol, one of the main causes is historic coal mining activity. This has particular implications for some parts of east Bristol, Bedminster, Ashton and Brislington. Although most sites will be unaffected, there is a potential for direct risks associated with subsidence and the potential collapse of workings and shafts in these areas.

2.37.2 This policy sets out the approach to sites where there is reason to suspect unstable land and where the risk of instability has the potential to materially affect development.

On sites where there is reason to suspect unstable land and the risk of instability has the potential to materially affect either the proposed development or neighbouring uses/occupiers, development will only be permitted where:

- i. **A desk-based study of available records has been carried out to assess the previous uses of the site and their potential for instability in relation to the proposed development; and**

- ii. Where the study establishes that instability is likely but does not provide sufficient information to establish its precise extent or nature, site investigation and risk assessment are carried out to determine the standard of remediation required to make the site suitable for its intended use.

Where remediation measures are necessary, conditions or obligations may be applied to ensure that the development does not take place until appropriate works are completed.

2.37.3 The Core Strategy promotes growth within the city, requiring the efficient use of land. The development of potentially unstable land can contribute to this, subject to measures which ensure that development is safe and does not adversely affect the safety of adjacent land and development.

2.37.4 The Coal Authority has identified locations of potential instability arising from historic coal mining activity, which may contain one or more of such legacy issues, as “Development High Risk Areas” (formerly known as Coal Mining Development Referral Areas). These are shown on a plan entitled “Coal Mining Referral Area” (Source: The Coal Authority – May 2010) which is contained within Appendix E of the adopted Core Strategy. An interactive version of this plan is available on The Coal Authority website. Instability may also arise from factors such as natural underground cavities, natural or artificial slopes, subsidence, or ground compression. The council will liaise where appropriate with the relevant agencies such as the Coal Authority in the implementation of this policy.

Policy Links

Key Core Strategy policies

- BCS15: Sustainable Design and Construction
- BCS21: Quality Urban Design
- BCS22: Conservation and the Historic Environment

Application Information

The following should be submitted with planning applications within Development High Risk Areas and any areas of known or suspected unstable land such as underground cavities and unstable slopes to show how the proposal addresses this policy:

- An assessment of previous uses within and adjoining the site and of any instability risks which could affect the proposed development;
- Where instability is likely, a full site investigation and risk assessment should be provided, including the specification of remedial works required to ensure the safety of the development.

Following consideration of the site investigation and risk assessment the council will advise whether further detailed geotechnical studies are required. On sites with a complex geology and where the exact ground conditions are not fully known evidence will be required of an insurance policy which covers the adverse effects works may have on the site and adjoining land; this will be included as a pre-commencement condition to any planning consent.