Bristol Local Plan

Site Allocations and Development Management Policies

Local Plan

Adopted July 2014

Bristol City Council

2.6.5 Pubs can also be important local landmarks, often with distinctive identities and significant architectural qualities. Development affecting pubs should not undermine the building's identity as a pub or harm its architectural character. In particular, features that distinguish the building as a pub should be retained. Relevant requirements are set out in the policies listed in the Policy Links section.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS12: Community Facilities

Other key Core Strategy policies

- BCS2: Bristol City Centre
- 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:

- Full viability assessment where the loss of a public house is proposed and where no adequate alternative provision is locally accessible.

Policy DM7: Town Centre Uses

2.7.1 The Core Strategy explains the key role of Bristol's established centres. Policy BCS7 identifies centres as the primary locations for retail development, offices, leisure and entertainment uses, arts, culture and tourism uses, defined by the National Planning Policy Framework as the 'main town centre uses'. It also requires that development be of a scale and intensity appropriate to the position of the centre in the identified hierarchy.

2.7.2 This policy deals with the location of new main town centre uses. Bristol's centres provide a range of opportunities for such development whether through change of use, redevelopment or more efficient use of land. Where suitable sites are not available in centres to meet development needs, this policy sets out a sequential approach to development. It also aims to ensure that development outside centres does not harm the vitality, viability and diversity of existing centres.

2.7.3 Policies DM7, DM8 and DM9 only apply to proposals for development outside the city centre shown on the Policies Map. Proposals for development within the city centre will be assessed against the relevant policies of the Bristol Central Area Plan.

Retail and other main town centre uses should be located within the centres identified on the Policies Map.

Where there are no suitable sites to meet the needs for such uses in centres, edge of centre locations may be appropriate provided that the proposal would support the role of the centre and would be of a scale and intensity proportionate to the centre's position in the identified hierarchy.

Out of centre development of main town centre uses will only be acceptable where:

i. **No centre or edge of centre sites are available and the proposal would be in a location readily accessible on foot, by cycle and by public transport, or**

ii. **The proposal is of a small scale and aimed at providing for local needs.**

iii. **In assessing the availability of centre and edge of centre sites, alternative formats for the proposed uses should be considered.**

Retail, leisure or office development outside of centres will not be permitted if:

i. **It would be liable to have a significant adverse impact on the vitality, viability and diversity of existing centres; or**

ii. **It would impact on existing, committed and planned investment.**

An impact assessment will therefore be required for:

- **Retail developments of 500m² or more in all locations outside Primary Shopping Areas or Local Centres;**
- **Developments in Use Classes A2 to A5 of 1,500m² or more in all locations outside centres;**
- **Other leisure developments of 2,500m² or more in all out of centre locations; and**
- **Office developments of 10,000m² or more in all out of centre locations.**

2.7.4 The boundaries of Town, District and Local Centres, and the Primary Shopping Areas of Town and District Centres are defined on the Policies Map.

2.7.5 The Primary Shopping Area identified within each Town/District centre is considered to be the 'centre' for the purposes of the sequential approach to retail developments (Use Class A1). This means that locations within a centre but outside the Primary Shopping Area are considered to be edge of centre for this form of development. Out of centre is defined as locations outside the boundaries of City, Town, District and Local Centre boundaries and beyond edge of centre locations as defined by the National Planning Policy Framework.

2.7.6 Main town centre uses are defined in the National Planning Policy Framework as retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, 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).

2.7.7 The policy allows for the provision of small-scale retail and leisure developments outside centres where they are aimed at providing for local needs. Small-scale uses would generally be expected to have floorspace no greater than 200m². Larger proposals would be subject to the sequential approach set out in the policy.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS7: Centres and Retailing

Other key Core Strategy policies

- BCS10: Transport and Access Improvements

Application Information

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

- In the case of proposals outside of centres applications should explain the need proposed to be met by the development and include an assessment of the availability of suitable sites in centres.
- Detailed impact assessments for proposals outside of centres which exceed the thresholds set out in the policy. Assessments should address:
  - The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal;
  - The impact of the proposal on town centre vitality and viability, including local consumer choice and the range and quality of the comparison and convenience retail offer;
  - The impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan;
  - In the context of a retail or leisure proposal, the impact of the proposal on in-centre trade/turnover and on trade in the wider area, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made; and
  - If located in or on the edge of a town centre, whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the hierarchy of centres.

Policy DM8: Shopping Areas and Frontages

2.8.1 This policy applies to Bristol's 10 Town Centres and its 9 District Centres as defined in the Core Strategy and identified on the Policies Map. It aims to support vitality and viability and promote diversity within these centres by maintaining a healthy mix of uses within a variety of unit sizes capable of accommodating a range of retailers and associated uses.

2.8.2 Primary Shopping Areas are defined where there will be a high proportion of Use Class A1 retail shopping uses. Secondary Shopping Frontages are also defined, providing opportunities in centres for a greater diversity of uses.

2.8.3 Proposals for development within the city centre will be assessed against the relevant policies of the Bristol Central Area Plan.

Within Primary Shopping Areas and Secondary Shopping Frontages identified on the Policies Map development will be expected to maintain or provide active ground floor uses.

In order to maximise opportunities for walking and cycling:

- **Development will protect the function and amenity of existing Greenway routes.**
- **Development which contains proposed Greenway routes should incorporate and provide the proposed route contained within the development site.**
- **Development which is adjacent to the Greenway network should, where possible, provide spurs to connect with existing or proposed routes.**

Any new sections of Greenway routes or spurs should be appropriately designed and landscaped to optimise use by pedestrians and cyclists, ensure the safety and security of users and protect or enhance the location's character and nature conservation value.

2.25.2 Any new sections of Greenways routes or spurs will be achieved either as an integral part of the scheme's design or through planning obligations.

2.25.3 The network of existing and proposed routes will be shown on the council's website: http://www.bristol.gov.uk/explore-bristol under the 'Transport' mapping layer.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS10: Transport and Access Improvements

Other key Core Strategy policies

- BCS9: Green Infrastructure

Application Information

Design and Access statements should show how access to Greenways is addressed.

Design Policies

2.26.1 The Core Strategy establishes the overarching aim that all new development in Bristol achieves high standards of urban design, whilst safeguarding or enhancing the historic environment. Policies BCS21 and BCS22 of the Core Strategy express this aim as a series of key urban design objectives for new development.

2.26.2 The following suite of policies take these key design objectives forward by providing additional detail on how quality urban design is to be achieved. The policies represent a layered approach to the design of places, in which each of the policies represents a different layer of the built environment, organised to help inform the process that designers are encouraged to follow in designing new development. The policies apply to development in all parts of the city, and should be used collectively, at a level appropriate to the scale of development proposed, to achieve the best urban design solution possible in each case.

Policy DM26: Local Character and Distinctiveness

2.26.3 Policy BCS21 of the Core Strategy states that development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness. This policy expands upon this requirement by setting out the criteria against which a development's response to local character and distinctiveness will be assessed.

General Principles

The design of development proposals will be expected to contribute towards local character and distinctiveness by:

i. **Responding appropriately to and incorporating existing land forms, green infrastructure assets and historic assets and features; and**

ii. **Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; and**

iii. **Responding appropriately to local patterns of movement and the scale, character and function of streets and public spaces; and**

iv. **Retaining, enhancing and creating important views into, out of and through the site; and**

v. **Making appropriate use of landmarks and focal features, and preserving or enhancing the setting of existing landmarks and focal features; and**

vi. **Responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and**

vii. **Reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; and**

viii. **Reflecting the predominant materials, colours, textures, landscape treatments and boundary treatments in the area.**

Development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions.

Development should retain existing buildings and structures that contribute positively to local character and distinctiveness. Where the loss of an existing building or structure is acceptable due to the wider planning benefits of a development proposal, opportunities should be sought to reuse any materials that contribute to local character and distinctiveness.

Specific Development Types

Infill development will be expected to have regard to the prevailing character and quality of the surrounding townscape. The higher the quality of the building group and the more unified the character of the townscape, the greater the need to reproduce the existing pattern, form and design of existing development. Infill developments on return frontages should be compatible with the open character of corner sites and be subservient in height, scale and massing to the primary frontage building.

Backland development will be expected to be subservient in height, scale, mass and form to the surrounding frontage buildings. It should not prejudice the opportunity to develop the adjoining land of similar potential nor should the proposed access arrangements cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.

In forms of existing development that relate poorly to the surrounding development or lack a coherent and integrated built form, development will be expected to take reasonable opportunities to improve the area's character, enclosure, permeability, public realm and appearance and better integrate the area with its surroundings.

General Principles

2.26.4 An appropriate response to local character and distinctiveness will be based on a robust character assessment, taking into account views of the local community and other stakeholders, and explained in the Design and Access Statement. Where available, existing council documents that have undergone robust public consultation such as conservation area character appraisals, the City Centre Context Study, supplementary planning documents, design briefs and neighbourhood plans will form an important part of the assessment. The factors that influence local character may extend beyond the immediate context, depending on the scale of the development proposed.

2.26.5 To respond effectively to local character and distinctiveness development should not, for example, have a detrimental impact on existing important views by reason of its siting or design, or fail to conserve green infrastructure and heritage assets that could, if retained and integrated into the design, provide a better relationship between the proposed new development and the historic environment.

2.26.6 It is sometimes most appropriate for new development to reproduce the pattern and design of existing development. In most contexts, however, there is scope for innovative and contemporary design solutions where they would complement the existing development.

2.26.7 Sustainable design is not necessarily incompatible with local character and distinctiveness. Designing for local distinctiveness involves reconciliation of local practices on the one hand with latest technologies, building types and needs. If designed appropriately, new and old buildings can coexist without conflicting with or disguising one another.

2.26.8 Where there are no significant local traditions, the challenge but also the flexibility to create distinctive places will be greater. In such situations, innovative contemporary design solutions are encouraged. Regard should however be had to characteristic features of the wider Bristol area such as local materials and characteristic urban forms.

2.26.9 Landmarks form an important aspect of local character and distinctiveness and the role and setting of existing landmarks should be respected. However, it will not be appropriate for all new development to create new landmarks. New landmarks should only be located at appropriate locations within the townscape that are also focal points for activity where they would contribute positively to the legibility of the area.

2.26.10 An effective response to local character and distinctiveness will draw on the positive characteristics of the area. Where there are local features or characteristics that are considered to undermine the overall character of the area, particularly those identified in conservation area character appraisals or other relevant context appraisal documents, these should not form the basis for the response to local character and distinctiveness.

2.26.11 For the purposes of this policy:

- Infill development is defined as development in a small gap in an otherwise built-up frontage, usually consisting of the frontage plots only;
- Backland development is defined as development to the rear of existing buildings, usually with no street frontage of its own.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS21: Quality Urban Design

Other key Core Strategy policies

- BCS9: Green Infrastructure
- BCS22: Conservation and the Historic Environment

Application Information

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

- The Design and Access Statement should contain evidence of a detailed analysis and response to local character and distinctiveness, proportionate to the nature and scale of the proposed development, with reference to the above criteria.
- Landscape and Visual Impact Assessments should be submitted for applications for tall buildings and for other schemes that are likely to have a significant visual impact within the landscape.

Policy DM27: Layout and Form

2.27.1 This policy is concerned with the successful arrangement and form of buildings, structures and spaces. The layout of the built environment makes a key contribution to creating quality urban design as required under the Core Strategy, and as such the policy relates to all aspects of Core Strategy policy BCS21.

The layout, form, pattern and arrangement of streets, open spaces, development blocks, buildings and landscapes should contribute to the creation of quality urban design and healthy, safe and sustainable places. It should make efficient use of land, provide inclusive access and take account of local climatic conditions.

Proposals should not prejudice the existing and future development potential of adjoining sites or the potential for the area to achieve a coherent, interconnected and integrated built form. Where such potential may reasonably exist, including on sites with different use or ownership, development will be expected to either progress with a comprehensive scheme or, by means of its layout and form, enable a co-ordinated approach to be adopted towards the development of those sites in the future.

Streets and Spaces

Development will be expected to:

i. **Create or contribute towards a simple, well-defined and inter-connected network of streets and spaces that allows for convenient access to a choice of movement modes and routes, as appropriate to the size of the development and grain of the surroundings, without compromising the security of the development; and**

Application Information

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

- The Design and Access Statement should make clear the concept and rationale underlying the proposed building design, including the approach to adaptability.

Policy DM30: Alterations to Existing Buildings

2.30.1 This policy deals specifically with extensions and alterations to existing buildings and applies to all building types, not just residential premises. In doing so, the policy implements the requirements of policy BCS21 of the Core Strategy to deliver high quality buildings that make a positive contribution to an area's character and identity whilst safeguarding the amenity of existing development.

Extensions and alterations to existing buildings will be expected to:

i. **Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene; and**

ii. **Retain and/or reinstate traditional or distinctive architectural features and fabric; and**

iii. **Safeguard the amenity of the host premises and neighbouring occupiers; and**

iv. **Leave sufficient usable external private space for the occupiers of the building.**

Extensions should be physically and visually subservient to the host building, including its roof form, and not dominate it by virtue of their siting and scale.

The principles set out in policy DM29 will apply where development proposals involve new or altered shopfronts, external signage and/or external installations and security measures.

Proposals that would sensitively adapt existing buildings to alternative uses as an alternative to demolition will be supported. Proposals that would retrofit existing buildings with sustainability measures will also be encouraged subject to an assessment against the above criteria.

2.30.2 The retention and re-use of existing buildings throughout the city can have significant sustainability and regeneration benefits, as well as helping to preserve local character. Reusing buildings avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings.

2.30.3 Poorly conceived building extensions and alterations can have a detrimental impact upon a neighbourhood and the amenity of nearby occupiers. Where possible, significant extensions and alterations should be confined to the rear and minor elevations of a building.

2.30.4 In most instances, it will be appropriate for proposed works to retain and reflect the character and appearance of the existing building. In these cases, innovative design solutions will also be acceptable if they would be of exceptional design quality and would complement rather than detract from the existing building. There will, however, also be instances where the existing building is architecturally unremarkable or poor. In such circumstances, it might be appropriate to significantly remodel the appearance of the building or for extensions and alterations to sensitively contrast with the character of the building. The design approach adopted should draw on analysis of local character and distinctiveness undertaken in accordance with policy DM26 and should consider any impact upon the wider street scene.

2.30.5 Every effort should be made to retain traditional or distinctive architectural features and fabric that contribute positively towards the character of the building. Consideration should also be given to the sympathetic reinstatement of lost features and the removal of unsympathetic additions. If traditional facing materials exist and cannot be practicably retained in situ, they should be suitably reclaimed for re-use as part of the proposed development.

2.30.6 Care should also be taken to ensure that any extension or alteration does not result in a harmful loss of sunlight or daylight through overshadowing of its neighbours. Furthermore, extensions should not be overbearing or result in unacceptable overlooking or loss of privacy.

2.30.7 Any proposed extension should retain sufficient external private space to meet the continuing requirements of the building. These include the appropriate retention of usable amenity space, green infrastructure, off-street parking and storage provision.

2.30.8 Further information and detailed design guidance specifically in relation to householder applications can be found in Supplementary Planning Document No.2 'A Guide for Designing House Alterations and Extensions'.

2.30.9 Further information and detailed design guidance relating to shopfronts, security shutters and external signage can be found in Policy Advice Note 8 'Shopfront Guidelines'.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS21: Quality Urban Design

Other key Core Strategy policies

- BCS13: Climate Change
- BCS15: Sustainable Design and Construction
- BCS22: Conservation and the Historic Environment

Application Information

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

- Where required, the Design and Access Statement should set out the rationale for the siting and design of any alterations or extensions with reference to the above criteria.

Policy DM31: Heritage Assets

2.31.1 Heritage assets, which can range from whole landscapes to individual items of street furniture, are a finite non-renewable resource that can often be irreparably damaged by insensitive development. Great weight is given to the conservation of designated heritage assets. As set out in the Core Strategy, the historic environment is important not just for its own sake, but also as an asset that can add value to regeneration and help to draw businesses to the city, acting as a stimulus to local economic growth.

2.31.2 The key to the sympathetic management of heritage assets is through a clear understanding of the assets themselves and the context in which they exist. Early

discussions on development proposals, before the submission of a planning or listed building application, may also assist in avoiding costly work at a later stage.

2.31.3 This policy implements policy BCS22 of the Core Strategy by setting out in detail how the council proposes to secure the conservation of heritage assets. When assessing development proposals that affect heritage assets, this policy will be applied in conjunction with the relevant parts of policies DM26 to DM30. Other relevant documents such as Conservation Area Character Appraisals and others listed under policy DM26 will form an important part of the assessment.

General principles

Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting.

- **Archaeology:**

  Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. In those cases where this is not justifiable or feasible, provision should be made for excavation and record with an appropriate assessment and evaluation. The appropriate publication/curation of findings will be expected.

- **Listed Buildings:**

  Alterations, extensions or changes of use to listed buildings, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

- **Conservation Areas:**

  Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.

- **Registered Historic Parks and Gardens:**

  Development will be expected to have no adverse impact on the design, character, appearance or settings of registered historic parks and gardens and to safeguard those features which form an integral part of their character and appearance.

- **Locally important heritage assets:**

  Proposals affecting locally important heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.

Understanding the asset

Development proposals that would affect heritage assets will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance that significance.

Conserving heritage assets

Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:

i. **Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and**

ii. **Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and**

iii. **Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and**

iv. **Demonstrate how the local character of the area will be respected.**

Recording the asset

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:

i. **Instigate a programme of recording of that asset; and**

ii. **Ensure the publication of that record in an appropriate form.**

Energy efficiency measures and renewables

The installation of energy efficiency measures and micro-renewables in historic buildings (including listed buildings) and in conservation areas will be permitted, provided that the works are the minimum required to achieve the energy efficiency improvements and do not conflict with the general principles described above, prioritising low-impact measures over invasive measures.

2.31.4 Heritage assets are defined as buildings, monuments, sites, places, areas and landscapes positively identified as having a degree of historic significance meriting consideration in planning decisions.

2.31.5 Heritage assets of national importance will generally be protected as designated assets under the Listed Buildings and Conservation Areas Act (1990) or the Ancient Monuments and Archaeological Areas Act (1979). However, the historic environment comprises a wide range of assets, which may not merit formal designation, but are nevertheless highly regarded and often much-loved elements of an area. They may be identified during the planning process or during the process of assessments of local character, such as Conservation Area Character Appraisals. Equally, they may be identified by local communities and individuals as part of the preparation of a Local List. Locally listed historic parks and gardens are designated on the Policies Map. These are considered to be non-designated heritage assets that would in future form part of a Local List and are therefore subject to this policy.

2.31.6 The concept of the significance of an asset is an important consideration in assessing and determining applications that may affect a heritage asset. The definition of significance is given in the National Planning Policy Framework and the various means by which the significance of an asset can be measured are set out in the Practice Guide to PPS5: Planning for the Historic Environment.

2.31.7 In order that the degree of impact of a development proposal can be fully appreciated, it is essential that there is a full understanding of the asset and its significance, proportionate to its relative importance, against which to measure that impact. An understanding of the context of the asset is also important to appreciate its place in the historical development pattern of the area. The primary source of data is the Historic Environment Record, a comprehensive data source covering all heritage assets, as well as evidence from previous recording activity, such as archaeological surveys and excavations, and antiquarian observations.

2.31.8 A desk-based assessment using relevant data sources may allow an understanding to be obtained of the significance of an asset. In some cases, this will be insufficient and further information will be required in order to assess the degree of impact of a development proposal. The collection of such information could take one of a number of forms as appropriate to the asset, including on-site evaluation, perhaps by trial trenching or geophysical survey in the case of buried archaeological sites, to more detailed building survey and selective removal of fabric such as plaster and other wall coverings. Such work should be carried out well in advance of the determination of an application so that their results can be given proper weight in decision-making.

2.31.9 The fact that heritage assets are irreplaceable means that great care must be taken when deciding on the destruction, either partial or total, of those assets. Even the most comprehensive record of an asset can never replace the asset itself. However, there will be occasions where other factors may dictate that a record is an acceptable alternative to the destruction of a heritage asset. Such a record should be in proportion to the significance of the asset itself and be carried out by suitably qualified people with provision for the publication of the results of the work to a wider audience.

2.31.10 The following adopted supplementary planning documents and supplementary planning guidance will continue to be used to guide decisions on development proposals:

- SPD7 "Archaeology and Development" (March 2006)
- SPD1 "Tall Buildings" (January 2005)
- PAN6 "Off-Street Residential Parking in Conservation Areas"
- PAN8 "Shopfront Guidelines" (1997)
- PAN 15 "Responding to Local Character – A Design Guide" (1998)
- "Conservation Area Enhancement Statements" (1993) (Until superseded by Conservation Area Character Appraisals).

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS22: Conservation and the Historic Environment

Other key Core Strategy policies

- BCS13: Climate Change
- BCS15: Sustainable Design and Construction
- BCS21: Quality Urban Design

Application Information

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

- A Heritage Statement addressing the impact of the proposed development on heritage assets, including archaeological features.

Policy DM32: Recycling and Refuse Provision in New Development

2.32.1 Recycling and refuse storage is a practical requirement common to all development occupied by people. However, poorly sited or designed recycling and refuse storage provision has the potential for considerable adverse impacts on the visual appearance of an area as well as its general amenity, for instance by odours and obstruction of footways. An untidy proliferation of bins in streets and forecourts is often one of the most visible signs of higher residential densities when development is poorly designed, particularly when houses are subdivided.

2.32.2 This policy implements the recycling and refuse-related requirements of policy BCS15 of the Core Strategy and the design principles of policy BCS21 by setting standards for recycling and refuse provision in new development. It seeks to ensure that all new development is accompanied by recycling and refuse provision of sufficient quantity and quality, in order that the visual appearance, amenity and safety of an area is maintained when new development is introduced, including higher density development and residential subdivisions.

Recycling and Refuse in New Development

All new development will be expected to provide, as a minimum:

- **In the case of non-residential developments, shared housing and major flatted development, shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.**
- **In the case of other residential development:**
  - **Sufficient space for the storage of individual recycling and refuse containers to reflect the current collection regime; or**
  - **Communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole (this could include whole street solutions).**

Residential properties with private garden areas should also include provision for the separate storage of garden waste for collection or composting.

Design and Access Requirements

The location and design of recycling and refuse provision should be integral to the design of the proposed development. In assessing recycling and refuse provision, regard will be had to the following considerations:

i. **The level and type of provision, having regard to the above requirements and relevant space standards; and**

ii. **The location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives; and**