

Policy Links**Bristol Local Plan Core Strategy – Lead Policy**

- BCS15: Sustainable Design and Construction

Other key Core Strategy policies

- BCS21: Quality Urban Design

Supporting guidance

- “Waste and Recycling: Collection and Storage Facilities – Guidance for developers, owners and occupiers” (January 2010)

Application Information

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

- Detailed drawings should show the location and design of recycling and refuse storage.
- The Design and Access Statement should explain the rationale for the proposed location and design.

Pollution Policies**Policy DM33: Pollution Control, Air Quality and Water Quality**

- 2.33.1 As set out in policy BCS23 of the Core Strategy, excessive levels of air, land and water pollution have the potential to impact adversely on environmental amenity, biodiversity and, both directly and indirectly, on health and wellbeing.
- 2.33.2 Air Quality Management Areas are designated where concentrations of key pollutants exceed national targets. While much of Bristol’s existing Air Quality Management Area covers otherwise sustainable locations where new development and regeneration are to be encouraged, major development within Air Quality Management Areas will require mitigation. Meanwhile, development outside Air Quality Management Areas should not cause new Air Quality Management Areas to be designated.
- 2.33.3 Water quality is also a key issue. Under the Water Framework Directive, the council has a statutory duty to improve the condition of water bodies within the Bristol area, working towards the target of ‘Good Ecological Status’. New development adjacent to underground or surface water bodies is expected to contribute towards this objective. The scope of the Water Framework Directive within the Bristol area is defined by the Severn River Basin Management Plan.
- 2.33.4 This policy seeks to ensure that any proposal for potentially polluting development is accompanied by an appropriate scheme of mitigation, and to resist potentially polluting development that cannot be satisfactorily mitigated. It also sets out the approach to air and water quality to meet the council’s statutory duties.

Potentially Polluting Development

Development which has the potential, either individually or cumulatively, for an unacceptable impact on environmental amenity, biodiversity or water quality by reason of pollution as set out in the Core Strategy but is considered desirable for reasons of economic or wider social need will be expected to provide an appropriate scheme of mitigation.

In assessing a scheme of mitigation, account will be taken of:

- i. The location, design and layout of the proposed development; and
- ii. Measures to bring levels of emissions to an acceptable level; and
- iii. Measures to control run-off and other diffuse pollution; and
- iv. Hours of operation; and
- v. Measures that reduce existing levels of pollution.

Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design, particularly in proximity to sensitive existing uses or sites.

Development Sensitive to Pollution

In areas of existing noise or other types of pollution, new development sensitive to the effects of that pollution is unlikely to be permitted where the presence of that sensitive development could threaten the ongoing viability of existing uses that are considered desirable for reasons of economic or wider social need, such as safeguarded industrial uses, through the imposition of undue operational constraints.

Air Quality

Development that has the potential for significant emissions to the detriment of air quality, particularly in designated Air Quality Management Areas, should include an appropriate scheme of mitigation which may take the form of on-site measures or, where appropriate, a financial contribution to off-site measures.

Development in designated Air Quality Management Areas should take account of existing air pollution and include measures to mitigate its impact on future occupiers where possible and consistent with other policies of the development plan such as those on climate change and urban design.

Water Quality

Development adjacent to underground or surface water bodies covered by the Water Framework Directive and Severn River Basin Management Plan should contribute towards those water bodies maintaining or achieving Good Ecological Status. This may take the form of on-site measures or a financial contribution to off-site measures.

2.33.5 An unacceptable impact in pollution terms is defined by the Core Strategy as an adverse impact on the environmental amenity or biodiversity of the surrounding area by reason of fumes, dust, noise, vibration, smell, light or other forms of air, land or water pollution; creating exposure to contaminated land; or an adverse impact on the quality of underground or surface water bodies.

2.33.6 Schemes of mitigation for polluting development will be assessed on a case-by-case basis to ensure that they prevent such impacts, with reference to expert advice from the council's Pollution Control team and, where appropriate, the Environment Agency. In designing a scheme of mitigation, regard should be had to the need to mitigate diffuse pollution as well as point discharges.

2.33.7 Light pollution occurs when the night sky, important views or other properties close to development sites become unduly lit by excessive or poorly directed lighting. Light pollution can be mitigated by reducing the overall levels of lighting and ensuring that

light is directed away from the sky and nearby light-sensitive development such as housing. Where necessary, the council will request a lighting plan setting out how light pollution resulting from a proposed development will be minimised.

2.33.8 Air quality impacts can be mitigated by on-site works or by a financial contribution to support off-site measures in the locality such as those set out in the Air Quality Action Plan. Financial contributions, where found to be the most appropriate solution, will be scaled according to the severity of the likely adverse impact. On-site mitigation is generally preferred, but such solutions should be weighed against other relevant planning considerations such as the climate change implications of extensive mechanical ventilation and the need to maintain a positive relationship in design terms between the development and the public realm. Increased tree planting and 'soft measures' such as Travel Plans may also be appropriate. Further guidance is available in the 'Air Quality and Land Use Planning Guide' published by the council.

2.33.9 In terms of water quality, the River Frome, Brislington Brook, Malago, River Trym and Colliter's Brook do not currently achieve Good Ecological Status due to impacts from flood protection / land drainage schemes and urbanisation. To comply with the Water Framework Directive water bodies should reach good ecological potential by 2027. Measures will therefore be sought from development adjacent to waterways covered by the Water Framework Directive, where feasible and viable, either through measures in the Severn River Basin Management Plan or other good practice such as naturalised river habitats, deculverting and appropriate vegetation management plans. The River Avon is at good ecological status and this should not be allowed to deteriorate through development.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS23: Pollution

Supporting guidance

- Air Quality and Land Use Planning Guide

Application Information

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

- The Design and Access Statement and detailed drawings should set out how mitigation measures will be incorporated into the development.
- An Air Quality Assessment, identifying the change in air quality that will result from the proposed development and an appropriate scheme of mitigation, should be submitted in the following cases:
 - Development in excess of 10 dwellings or 1,000m² other floorspace (or an equivalent combination) within or adjacent to a designated Air Quality Management Area.
 - Development in excess of 100 dwellings or 10,000m² other floorspace (or an equivalent combination) anywhere in the city.
 - Development that falls within Class B2 of the Use Classes Order.
 - All waste applications.