

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference APP/P0119/W/23/3323836

Appeal By BLOOR HOMES SOUTH WEST

Site Address
Land At Sodbury Road
Wickwar
South Glos
GL12 8NT

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes ☐ No ☒

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at; Inquiry ☒ Hearing ☐

1.c. How long do you expect an inquiry would last? 8 day(s)

1.d. How many witnesses do you intend to call? 4

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☐ No ☒

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes ☒ No ☐

Please explain

To view site and its surroundings

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes ☐ No ☒

PART 2

| | | | |
|--|-----|--|-------------------------------------|
| 4. Does the appeal relate to an application for approval of reserved matters? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 5. Was a site ownership certificate submitted with the application? | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| 6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990? | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| 6.a. If a press advert notice was published, please upload a copy <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | | | |
| 7. Does the appeal relate to a county matter? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 8. Please indicate the development type for the application to which the appeal relates. | | | |
| Major Developments | | | <input checked="" type="checkbox"/> |
| Minor Developments | | | <input type="checkbox"/> |
| Other Developments | | | <input type="checkbox"/> |
| 8.a. Major Developments | | | |
| Dwellings | | | <input checked="" type="checkbox"/> |
| Offices/R and D/light industry | | | <input type="checkbox"/> |
| General industry/storage/warehousing | | | <input type="checkbox"/> |
| Retail and services | | | <input type="checkbox"/> |
| Traveller caravan pitches | | | <input type="checkbox"/> |
| All other major developments | | | <input type="checkbox"/> |
| Is the appeal site within: | | | |
| 9.a. A Green Belt? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 9.b. An Area of Outstanding Natural Beauty? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

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|--|-----|--|-------------------------------------|
| PART 3 | | | |
| 11. Would the development require the stopping up or diverting of a public right of way? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 12.a. Is the site in a Conservation Area? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 12.b. Is the site adjacent to a Conservation Area? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 13.b. Would the proposed development affect the setting of a listed building? | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | | | |
| 13.c. If YES to 13.a or 13.b, was Historic England consulted? | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |

Please attach a copy of any comments
☒ see 'Questionnaire Documents' section

| | | | |
|---|-----|--|-------------------------------------|
| 14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 16. Is any part of the site subject to a Tree Preservation Order? | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |

Please send a plan showing the extent of the Order and any relevant details.
☒ see 'Questionnaire Documents' section

| | | | |
|---|-----|-----------------------------|-------------------------------------|
| 17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 19.b. Are any protected species likely to be affected by the proposals? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

| | | | |
|--|-----|--|-------------------------------------|
| PART 4 | | | |
| Environmental Impact Assessment - Schedule 1 | | | |
| 20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| Environmental Impact Assessment - Schedule 2 | | | |
| 20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| 20.b.ii. Under which description of development in Column 1 (ie Nos 1-13) | 10 | | |
| 20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met? | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| Environmental Impact Assessment - Screening | | | |
| 20.c.i. Have you issued a screening opinion (SO) Please attach a copy of the SO that was placed on the planning register, and any other related correspondence <input checked="" type="checkbox"/> see 'Questionnaire Documents' section | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| 20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes ☐ No ☒

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies ☐ N/A ☒

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes ☐ No ☒

Please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.

PART 5

22. Do you wish to attach your statement of case? Yes ☐ No ☒

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes ☐ No ☐

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal; ☒

☒ see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us; ☒

☒ see 'Questionnaire Documents' section

Deadline

16/08/2023

24.c. all representations received from interested parties about the original application; ☒

☒ see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☐

24.e. any representations received as a result of a service of a site ownership notification; ☐

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan); ☒

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

List of policies

Policies CS1, CS2, CS4a, CS5, CS8, CS9, CS16, CS17, CS18, CS23 and CS34 of the SGLP Core Strategy Adopted December 2013 and Policies PSP1, PSP2, PSP3, PSP6, PSP8, PSP10, PSP11, PSP16, PSP17, PSP19, PSP20, PSP21, PSP37 and PSP43 of the SGLP Policies, sites and Places Plan Adopted November 2017

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction; ☐

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; ☐

24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption; ☒

In the case of emerging documents, please state what stage they have reached.

☒ see 'Questionnaire Documents' section

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted; ☐

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☒

Please provide the date the CIL is likely to be adopted:

18/03/2015

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☒

Please provide the date of adoption:

18/03/2015

24.o. any other relevant information or correspondence you consider we should know about. ☐

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☐

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☐

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

P22/01300/O

Completed by

Charmain Eyre-Walker

On behalf of

South Gloucestershire Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/P0119/W/23/3323836

Appeal By BLOOR HOMES SOUTH WEST

Site Address
Land At Sodbury Road
Wickwar
South Glos
GL12 8NT

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: Advert - Western Daily Press.pdf

Relates to Section: PART 3

Document Description: 13.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.

File name: Listing Description South Farm.pdf

Relates to Section: PART 3

Document Description: 13.c. A copy of comments from Historic England.

File name: CR-Historic England 28.03.22.pdf

File name: CR-Historic England 09.03.2023.pdf

Relates to Section: PART 3

Document Description: 16. A plan showing the extent of the Order and any relevant details.

File name: ORDER_-_Tree_Preservation_Order.pdf

File name: MAP_-_TPO_Site_Plan.pdf

Relates to Section: PART 4

Document Description: 20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.

File name: P21.030.SCR decision.pdf

Relates to Section: PART 5

Document Description: 24.a. A copy of the letter with which you notified people about the appeal.

File name: Appeal Notification Letter.pdf

Relates to Section: PART 5

Document Description: 24.b. A document containing a list of the people you notified of the appeal.

File name: Appeal Consultee List.pdf

Relates to Section: PART 5

Document Description: 24.c. Copies of all representations received from interested parties about the original application.

File name: Combined Consultation Replies - Part 1.pdf

File name: Combined Consultation Replies - Part 2.pdf

File name: Combined Consultation Replies - Part 3.pdf

File name: Combined Consultation Replies - Part 4.pdf

File name: Combined Consultation Replies - Part 5.pdf

File name: Combined Consultation Replies - Part 6.pdf

File name: Combined Consultation Replies - Part 7.pdf

| | |
|------------------------------|--|
| Relates to Section: | PART 5 |
| Document Description: | 24.f. Copies of extracts from any relevant statutory development plan policies. |
| File name: | CS Front Page.pdf |
| File name: | PSP front page.pdf |
| Relates to Section: | PART 5 |
| Document Description: | 24.f. Copies of extracts from any relevant statutory development plan policies. |
| File name: | CS1.pdf |
| File name: | CS2.pdf |
| File name: | CS4a.pdf |
| File name: | CS5.pdf |
| File name: | CS8.pdf |
| File name: | CS9.pdf |
| File name: | CS16.pdf |
| File name: | CS17.pdf |
| File name: | CS23.pdf |
| File name: | CS34.pdf |
| File name: | PSP1.pdf |
| File name: | PSP2.pdf |
| File name: | PSP3.pdf |
| File name: | PSP6.pdf |
| File name: | PSP8.pdf |
| File name: | PSP10.pdf |
| File name: | PSP11.pdf |
| File name: | PSP16.pdf |
| File name: | PSP17.pdf |
| File name: | PSP19.pdf |
| File name: | PSP20.pdf |
| File name: | PSP21.pdf |
| File name: | PSP37.pdf |
| File name: | PSP43.pdf |
| Relates to Section: | PART 5 |
| Document Description: | 24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption. |
| File name: | Affordable-Housing-and-Extra-Care-Housing SPD - April 2021.pdf |
| File name: | CIL-S106-SPD-March-2021.pdf |
| File name: | Design Checklist adopted 23 aug 2007.pdf |
| File name: | Landscape character assessment.pdf |
| File name: | Residential_Parking_Standards_December_2013[1].pdf |
| File name: | Waste-collection-guidance-for-new-developments-SPD 2019.pdf |
| Completed by | Not Set |
| Date | 18/07/2023 11:17:58 |
| LPA | South Gloucestershire Council |

<<The Owner/Occupier>>
<<Address>>

Contact: Customer Service Centre
Tel: 01454 868004
Our ref: P22/01300/O
(Please quote at all times)
Date: 12th July 2023

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE PLANNING AND
COMPENSATION ACT 1991)**

Dear <<Owner/Occupier>>

LOCATION: Land At Sodbury Road Wickwar South
Gloucestershire GL12 8PG

DESCRIPTION OF DEVELOPMENT: Erection of up to 180 dwellings, a local shop
and associated infrastructure (Outline) with
access to be determined; all other matters
reserved.

APPLICATION NUMBER: P22/01300/O

DOE APPEAL REFERENCE: APP/P0119/W/23/3323836

APPELLANT'S NAME: Bloor Homes South West

I refer to the above details. An appeal has been made to the Secretary of State against the decision of South Gloucestershire Council. The appeal is against the non determination of the application by the Council. The appeal will proceed by way of a **Public Inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors)(Inquiries Procedure)(England) Rules 2000, as amended. You will be informed shortly of the date. This may proceed as a virtual event. You will be provided with further information about how the event will be managed nearer the time.

Any person may attend the Public Inquiry and may give evidence or give their views at the Inspectors discretion, in person or through a representative. In the event of such a person being unable or not willing to attend or be represented at the Public Inquiry, they may submit their views by e-mailing Aisosa.charles@planninginspectorate.gov.uk or in writing addressed to Aisosa Charles The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting the appeal reference number. Any comments made at the application stage will be copied to the Planning Inspectorate. Please write to the Planning Inspectorate and not the Council, if you wish to amend these comments. Any written views should be made to the Planning Inspectorate within five weeks of 12th July 2023, ensuring that three copies of the comments are sent. Any letters received after this date will not normally be seen by the Inspector and will be returned. Letters will not be acknowledged by the Planning Inspectorate unless specifically asked to do so. The Planning Inspectorate will publish details of the appeal and a copy of appeal decisions on the Planning Portal website at <https://acp.planninginspectorate.gov.uk>

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the Gov.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us. A copy of the decision will also be available on the Council website at <http://developments.southglos.gov.uk/online-applications/> please contact our

Strategic Planning, South Gloucestershire Council, Department For Place, PO Box 1954, Bristol, BS37 0DD
Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk



Customer Services If you have any questions regarding this letter, please contact the Customer Services Centre, Tel: 01454 868004. Email: planningapps@southglos.gov.uk

The Case Officer for this appeal is Charmian Eyre-Walker.

Yours faithfully

Technical Support Team Leader



Appeal Consultee List

Council Reference: P22/01300/O

Planning Inspectorate Reference: APP/P0119/W/23/3323836

Location: Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG

Description: Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved.

External Consultees

Western Daily Press - Temple Way Bristol BS2 0BY
NHS - Sent Via Email
Avon Wildlife Trust - Sent Via Email
Police Community Safety - Local Policing Support Team North East Concorde House Harlequin
Office Park Fieldfare Emersons Green
Natural England - SENT VIA EMAIL
Historic England (not LB) - 29 Queen Square Bristol BS1 4ND
Environment Agency (South West) - SENT VIA EMAIL
Highways England - SENT VIA EMAIL
Wessex Water - SENT VIA EMAIL

Internal Consultees

Legal Services - Chief Exec And Corporate Resources Badminton Road Yate

Neighbours

16 Canters Leaze, Wickwar Wickwar Wotton Under Edge GL12 8LX
70 Wickwar GL12 8NP
West End Farmhouse West End, Wickwar Wotton Under Edge GL12 8LD
30 Amberley Way Wickwar GL12 8LP
34 Inglestone Road Wickwar Wickwar GL12 8NH
84 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT
3 Amberley Way Wickwar GL12 8LW
34 Avon Crescent Wickwar Wotton-under-Edge GL12 8NL
26 Inglestone Road, Wickwar Wotton-Under-Edge GL12 8NH
132 Inglestone Road Wotton-under-Edge GL12 8PJ
22 Inglestone Road Wickwar GL12 8NH
1 Arkells Court, Wickwar Wotton-under-Edge GL12 8PL
16 Burleigh Way Wickwar Wickwar GL12 8LR
44 Station Road Wickwar Wotton under Edge GL12 8NB
84 Sodbury Road Wickwar GL12 8NT
31 Pennington Road Wickwar WOTTON-UNDER-EDGE GL12 8FB
26 Inglestone Road Wickwar Wotton under Edge GL12 8NH
30 Inglestone Road Wotton-Under-Edge GL12 8NH
Bunsall Cottage, Wickwar Road Wickwar Road Kingswood Wotton Under Edge GL12 8NA
5 Amberley Way Wotton-Under-Edge GL12 8LW GL12 8LW
Meadow Cottage, Frith Lane Wickwar WOTTON-UNDER-EDGE GL12 8PB
84 Amberley Way Wickwar GL12 8LP
23 Turnpike Gate Wickwar Wotton under edge GL12 8ND
61 Bailey Street Deri Bargoed CF81 9HU
MICHAELMAS COTTAGE 10 Yate Rocks Bristol BS37 7BT
43 Inglestone Rd Wickwar Wotton under Edge GL12 8NH

High Street Wickwar GL12 8NP
62 Inglestone Road Wickwar GL12 8NH
15 The Buthay Wickwar GL12 8NW
52 Kent Avenue Yate BS37 7RZ
8 Burleigh Way Wickwar WOTTON-UNDER-EDGE GL12 8LR
22 Amberley Way Wickwar GL12 8LP
4 Parkfield Rank Bristol BS16 9NR
8 Allans Way Weston Village Weston Super Mare BS24 7GZ
1 Church Cottages Abson Road Bristol BS30 5tt BS30 5tt
68 Amberley way Wickwar Wotton-Under-Edge GL12 8LP
16 Canthers Leaze, Wickwar Wickwar Wotton-under-Edge GL12 8LX
83 High Street Wickwar GL12 8NP
18 The Buthay Wickwar South Gloucestershire GL12 8NW
2 The Buthay Wickwar South Gloucestershire GL12 8NW
11 Amberley Way Wickwar GL128LW GL128LW
Yate Town Council, Poole Court, Poole Court Drive, Yate, South Gloucestershire BS37 5PP
Maple cottage 20, The Buthay Wickwar GL12 8NW GL12 8NW
8 Turnpike Gate Wickwar GL12 8ND
Bishops Brook Cottage Pincots Lane Wickwar GL12 8NY
12 Lawson Close Saltford Bristol BS313LB BS313LB
94 Inglestone Road Wickwar Wotton Under Edge GL12 8PJ
19, Turnpike Gate Wickwar Wotton-under-edge GL12 8ND
24 Langley Avenue Hemel Hempstead HP39NS HP39NS
12 Burleigh way Wickwar WOTTON-UNDER-EDGE GL12 8LR
13, high st Wickwar Wotton under edge GL128NE
84 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT
15 Burleigh Way Wickwar Wotton-under-Edge GL12 8LR
14 Canthers Leaze Wickwar Wotton-under-Edge GL12 8LX
3 Honeybourne Way Wickwar Wotton-under-Edge GL12 8PF
31A High Street Wickwar GL12 8NP
138 Inglestone Road Wickwar Gloucestershire GL12 8PJ
46 Amberley Way Wickwar Wotton under Edge GL12 8LP
26 Burleigh Way Wickwar GL12 8LR GL12 8LR
21a The Buthay Wickwar GL128NW GL128NW
Hill house Wickwar GL12 8pa GL12 8pa
46 Amberley Way Wickwar Wotton under Edge GL128LP
46 Amberley Way Wickwar Wotton under Edge GL128lp
58 Clayfield Yate Bristol BS37 7HU BS37 7HU
76 High Street Wickwar Wotton-Under-Edge GL12 8NP
130 Inglestone Road Wickwar Wotton-Under-Edge GL12 8PJ
40 Turnpike Gate Wickwar GL12 8ND GL12 8ND
46 Amberley Way Wickwar Wotton under Edge GL128lp GL128lp
31a high street Wickwar GL12 8np GL12 8np
11 Pilkington Close Stoke Gifford Bristol BS348JU BS348JU
25 The Buthay, Wickwar Wotton-under-Edge GL12 8NW GL12 8NW
77 Inglestone Road Wickwar GL12 8PH GL12 8PH
12 Cotswold view Wickwar GL12 8NJ GL12 8NJ
138 Inglestone rd Wickwar Wickwar Wickwar GL 128 PJ GL 128 PJ
75 Inglestone Road Wickwar Wickwar GL12 8PH GL12 8PH
101 Inglestone Road Wickwar Wotton-under-Edge GL12 8PH
46 Inglestone Road Wickwar Wotton-under-Edge GL12 8NH
26 The Buthay Wickwar Wotton under edge GL12 8NW
90 Inglestone Road Wickwar South Glos GL12 8PJ
24 Burleigh Way Wickwar GL12 8LR GL12 8LR
84 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT
41 Turnpike Gate Wickwar GL128ND GL128ND
71 Inglestone Road, Wickwar Wotton under Edge GL12 8PH
53 Inglestone road Wickwar GL128nh GL128nh

52 KENT AVENUE, Yate Yate Yate BS37 7RZ
2 canters leaze Wickwar Wotton under edge GL128lx
10 Pontoise Close Sevenoaks TN13 3ES TN13 3ES
24 Westerleigh Road Yate Bs37 4bg Bs37 4bg
12 yate rocks Yate Bristol Bs377bt Bs377bt
2 Inglestone rd Wickwar W-U-E glos GL12 8NH
24 Avon crescent Wickwar GL128nl GL128nl
The Old Chapel, 21A The Buthay Wickwar Wotton-under-Edge GL12 8NW
Fading cottage West end Wickwar GL12 8LD
51 Turnpike Gate Wickwar GL128ND GL128ND
22 Station Road Wickwar GL12 8NB GL12 8NB
84 Amberley Way Wickwar GL128LP GL128LP
15 The Buthay Wickwar GL128nw GL128nw
22 Manor Way Chipping Sodbury Bristol BS376NX BS376NX
31 Pennington Road Wickwar GL12 8FB GL12 8FB
82 Amberley Way Wickwar Wotton-Under-Edge GL12 8LP
97 Inglestone Road Wickwar GL128PH GL128PH
2 Clock Cottages Westend Wickwar GL12 8LD GL12 8LD
64 Amberley Way Wickwar Wotton under Edge GL12 8LP
Rowan chymes Shorthill road Westerleigh BS37 8qn BS37 8qn
54 Turnpike Gate Wickwar Wotton under edge GL12 8ND
134 Inglestone road Wickwar Wotton u. Edge GL12 8PJ
94 Inglestone Road Wickwar Wotton-Under-Edge GL12 8PJ
21 Canters Leaze Wickwar Wotton Under Edge GL12 8LX
84 Sodbury Road Wickwar GL12 8NT GL12 8NT
11 Inglestone Road Wickwar GL12 8nh GL12 8nh
5 arkells court Wickwar GL12 8pl GL12 8pl
136 Inglestone Road Wickwar Wotton-under-Edge GL12 8PJ GL12 8PJ
3 Honeybourne Way Wickwar Wotton-under-Edge GL12 8PF GL12 8PF
22 Canters Leaze Wickwar GL12 8LX GL12 8LX
22 Canters Leaze Wickwar GL12 8LX GL12 8LX
152 Inglestone Road Wickwar Wotton under Edge GL12 8PJ GL12 8PJ
84 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT GL12 8NT
16 Burleigh Way Wickwar GL12 8LR GL12 8LR
10 The Buthay Wickwar Wickwar, Wotton-under-edge GL12 8NW GL12 8NW
26 bluebell road Wick st lawrence Weston super mare BS22 9QJ BS22 9QJ
61 Inglestone Road Wickwar GL12 8PH GL12 8PH
48 Amberley Way Wickwar Wotton-under-Edge GL12 8LP GL12 8LP
22 Canters Leaze Wickwar GL12 8LX GL12 8LX
96 Inglestone road Wickwar Wickwar GL128pj GL128pj
10 Gatcombe Drive Stoke Gifford Bristol Bs34 8nx Bs34 8nx
8 Burleigh Way Wickwar WOTTON-UNDER-EDGE GL12 8LR GL12 8LR
The coach House back lane Wickwar Wotton under edge GL12 8NN GL12 8NN
2 Clock Cottages Westend Wickwar GL12 8LD GL12 8LD
16 Burleigh Way Wickwar GL12 8LR GL12 8LR
16 Amberley Way Wickwar GL12 8LP GL12 8LP
Gravesend Cottages 21 Station Road Wickwar GL12 8NB GL12 8NB
98 Inglestone Road Wickwar Wotton-under-Edge GL12 8PJ GL12 8PJ
10 Dorset Way Yate BS37 7SN BS37 7SN
The Nee House Upper Hayes Road Nailsworth GL60ed GL60ed
17 Isaac Close Wotton under Edge GL12 8FA GL12 8FA
8 Burleigh Way Wickwar Wotton-under-Edge GL128LR GL128LR
21 Gilroy close Longwell green Bristol Bs309yt Bs309yt
19 the buthay Wickwar Wotton-Under-Edge GL12 8nw GL12 8nw
3 Derham Green Wickwar GL12 8FQ GL12 8FQ
Woodmans Farm Vinney Lane Horton BS37 6PE BS37 6PE
17 Pennington Road Wickwar Wickwar GL12 8FB GL12 8FB
3 derham green Wickwar GL12 8fq GL12 8fq

The new house Upper Hayes road Nailsworth GL60ed GL60ed
3 derham green Wickwar GL12 8fq GL12 8fq
25 sandpits lane South Gloucestershire GL9 1bd GL9 1bd
Sheridan Road Horfield BS7 0PU BS7 0PU
18 Conway Green Keynsham Bristol BS31 1SD BS31 1SD
Dairy House Crewkerne TA18 7TS
24 Inglestone Road Wickwar GL12 8NH
Tythnington WOE GL128QE GL128QE
33 Amberley Way Wickwar GL12 8LW GL12 8LW
31A High Street Wickwar GL12 8NP
444 Bury Hill View Bristol BS16 6PA BS16 6PA
3 Little Sodbury Common Chipping Sodbury Bristol BS37 6QF BS37 6QF
65 High Street Wickwar South Gloucestershire GL12 8NP
79 Inglestone Road Wickwar South Gloucestershire GL12 8PH
Frith Lane Wickwar GL12 8PB
13 High Street Wickwar GL12 8NE GL12 8NE
26 Inglestone Road Wickwar Wotton under edge GL12 8NH GL12 8NH
6 Dowding Close Chipping Sodbury BS37 6BX BS37 6BX
51 Station road Wickwar GL12 9NB GL12 9NB
17 Isaac Close Wickwar Wotton under Edge GL12 8FA GL12 8FA
7 Pennington Road Wickwar GL12 8FB GL12 8FB
Pennington Road Wickwar GL12 GL12
2 Isaac Close Wickwar GL12 8FA GL12 8FA
5 Burleigh Way Wickwar GL128LR GL128LR
31 Turnpike Gate, Wickwar Wickwar Wickwar GL12 8ND GL12 8ND
31 Turnpike Gate Wickwar Wotton-under-Edge GL12 8ND GL12 8ND
46 Amberley way Wickwar GL12 8LP GL12 8LP
2 Amberley Way Wickwar GL12 8LP GL12 8LP
15, Canters Leaze, Wickwar, Wotton-Under-Edge GL12 8LX GL12 8LX
Gable Cottage , 44 High Street Wickwar Wotton under Edge GL12 8NP GL12 8NP
101 Inglestone Road Wickwar Wotton-under-Edge GL12 8PH GL12 8PH
3 Honeybourne Way Wickwar Wotton-under-Edge GL12 8PF GL12 8PF
1 Clock Cottages West End, Wickwar Wotton Under Edge GL12 8LD GL12 8LD
3 Amberley Way Wickwar GL12 8LW GL12 8LW
77 Inglestone Road Wickwar Nr W-U-E GL12 8PH GL12 8PH
9 Canters Leaze Wickwar Wotton-under-Edge GL12 8LX GL12 8LX
122 Inglestone Road Wickwar GL12 8PJ GL12 8PJ
26 bluebell road Wick st lawrence Weston super mare BS22 9QJ BS22 9QJ
26 The Buthay Wickwar GL12 8NW GL12 8NW
84 Station Rd Wickwar Wotton Under Edge GL12 8NB GL12 8NB
62 HIGH STREET WICKWAR WOTTON-UNDER-EDGE GL12 8NP GL12 8NP
3 High Street Wickwar Wickwar GL12 8NE GL12 8NE
Meadow Cottage, Frith Lane Wickwar WOTTON-UNDER-EDGE GL12 8PB GL12 8PB
Frith Farm Wickwar Wotton Under Edge GL12 8PB GL12 8PB
17 Burleigh Way Wickwar Wickwar GL128LR GL128LR
6 Burleigh way Wickwar Wotton under Edge GL12 8lr GL12 8lr
118 Inglestone Road Wickwar GL12 8PJ GL12 8PJ
9 Pennington Rd Wickwar GL128FB GL128FB
52 Kent Ave Yate BS37 7RZ
21 Station Road Wickwar Wotton-under-Edge GL12 8NB GL12 8NB
68 Amberley Way Wickwar Wotton-Under-Edge GL128LP GL128LP
62 Inglestone road Wickwar Wotton under edge GL12 8nh GL12 8nh
140 Inglestone Road Wickwar GL12 8PJ GL12 8PJ
Chase hill house Chase lane Wickwar GL12 8jy GL12 8jy
136 Inglestone Road Wickwar Wotton-under-Edge GL12 8PJ GL12 8PJ
Bunsall cottage Wickwar road Kingswood wotton under edge GL128na GL128na
64 Inglestone Road Wickwar GL12 8NH GL12 8NH
21 Isaac Close Wickwar GL12 8fa GL12 8fa

High street Wickwar WOTTON-UNDER-EDGE GL12 8NE GL12 8NE
80 Sodbury Road Wickwar GL12 8NT GL12 8NT
New Century Cottage West End, Wickwar WOTTON-UNDER-EDGE GL12 8LB GL12 8LB
The Buthay Wickwar GL12 8NW GL12 8NW
9 Burleigh Way Wickwar Wotton-Under-Edge GL12 8LR GL12 8LR
Hill House West End Wotton-Under-Edge GL12 8JZ
Wickwar Town Hall High Street Wickwar GL12 8NP
35 Inglestone road Wickwar GL12 8NH GL12 8NH
Pennington Road, Wickwar Wotton-under-Edge GL12 8FB GL12 8FB
20 Canters Leaze Wickwar GL12 8LX GL12 8LX
10, Canters Leaze Wickwar Wotton-Under-Edge GL12 8LX GL12 8LX
101 Inglestone Road Wickwar Wotton-under-Edge GL12 8PH GL12 8PH
The Chimes Station Road Wickwar GL12 8NB GL12 8NB
4 cranesbill crescent Charfield Glos GL12 8EH GL12 8EH
6 Dowding Close Chipping Sodbury Chipping Sodbury BS37 6BX BS37 6BX
20 Amberley Way, Wickwar, Gloucestershire, Gloucestershire Gloucestershire Wotton-under-Edge
GL12 8LP GL12 8LP
67 High Street Wickwar Wotton Under Edge GL12 8NP GL12 8NP
98 Inglestone Road, Wickwar Wickwar Wotton-under-Edge GL12 8PJ GL12 8PJ
7 Tynings Clutton Bristol BS39 5RR BS39 5RR
Gloucestershire Wildlife Trust Robinswood Hill Country Park, Reservoir Road Gloucester GL4 6SX
GL4 6SX
3 Amberley Way Wickwar GL12 8LW GL12 8LW
18 Canters Leaze Wickwar Wotton-under-Edge GL12 8LX GL12 8LX
Tir Na nog Horsford Road Charfield GL12 8SU GL12 8SU
2 Amberley Way Wickwar GL12 8LP GL12 8LP
6 Arkells Court Wickwar Wotton under edge GL12 8PL GL12 8PL
35 Amberley Way Wickwar Wotton-under-Edge GL12 8LW GL12 8LW
6 Pennington Road Wickwar WOTTON-UNDER-EDGE GL12 8FB GL12 8FB
65 High Street Wickwar South Gloucestershire GL12 8NP GL12 8NP
19 The Buthay Wickwar Gloucestershire GL12 8NW GL12 8NW
21a The Buthay Wickwar GL12 8NW GL12 8NW
54, Medway Drive Frampton Cotterell Bristol BS36 2HQ BS36 2HQ
12 Downside road Weston-Super-Mare BS23 3RL BS23 3RL
64 Lewis Road Bedminster Down Bristol BS13 7JB BS13 7JB
18 Amberley Way Wickwar Wotton under edge GL12 8LP GL12 8LP
17, Turnpike Gate Wickwar Wotton Under Edge GL12 8ND GL12 8ND
The Blacksmiths Yard Channon's Hill Fishponds BS16 2DY BS16 2DY
15, Canters Leaze, Wickwar, Wotton-Under-Edge GL12 8LX GL12 8LX
28 Cotswold View Wickwar GL12 8NJ GL12 8NJ
Ebenezer Cottage 89 Inglestone Road Wotton-under-Edge GL12 8PH GL12 8PH
3 Amberley Way Wickwar GL12 8LW GL12 8LW
40 Turnpike Gate Wickwar Wotton Under Edge GL12 8ND GL12 8ND
22 Turnpike Gate Wickwar Wotton-under-Edge BS31 1LX BS31 1LX
Nind House Nind Lane Kingswood Wotton-Under-Edge GL12 7QU GL12 7QU
46 Inglestone Road Wickwar Wotton-under-Edge GL12 8NH GL12 8NH
33, Inglestone Road Wickwar GL12 8NH GL12 8NH
60 High St Wickwar Wotton under Edge GL12 8NP GL12 8NP
20 The Buthay Wickwar GL12 8NW GL12 8NW
6 Honeyborne Way, Wickwar, Wickwar Wickwar Wotton-under-Edge GL12 8PF GL12 8PF
Isaac Close Wickwar GL12 8FA GL12 8FA
35 Amberley Way Wickwar GL12 8LW GL12 8LW
14 Mallard Close Chipping Sodbury Bristol BS37 6JA BS37 6JA
17 Summer View Wickwar GL12 8FD GL12 8FD
15 Dovecote Yate BS37 4PA BS37 4PA
14 Dryleaze Court Wotton Under Edge GL12 7BL GL12 7BL
56 Turnpike Gate Wickwar GL12 8ND GL12 8ND
34 Avon Crescent Wickwar Wotton-under-Edge GL12 8NL GL12 8NL

34 Avon Crescent Wickwar Wotton-under-Edge GL12 8nl GL12 8nl
Hill House, West End, Wickwar Wotton-Under-Edge GL12 8JZ GL12 8JZ
The Old Chapel, 21A The Buthay Wickwar Wotton-under-Edge GL12 8NW GL12 8NW
2 canters leaze Wickwar Wotton under edge GL12 8lx GL12 8lx
10 Pontoise Close Sevenoaks TN13 3ES
Hall End Farm Hall End Wotton-under-Edge GL12 8PD GL12 8PD
11 Inglestone Road Wickwar GL12 8NH
12 Yate Rocks Yate Bristol BS37 7BT
24 Westerleigh Road Yate BS37 4BG
16 Burleigh Way Wickwar Wickwar GL12 8LR GL12 8LR
Cider Mill Cottage 25 Station Road Wickwar Wotton Under Edge GL128NB GL128NB
4 the buthay Wickwar GL12 8nw GL12 8nw
70 Inglestone Road Wickwar Wotton under edge GL12 8nh GL12 8nh
85 Inglestone Road Wickwar GL12 8PH
2 Eacott Close Wickwar Wotton-Under-Edge GL12 8FP GL12 8FP
84 Sodbury Road Wickwar GL12 8NT
58 High Street Wickwar Wotton Under Edge GL12 8NP GL12 8NP
14 High Street Wickwar Wickwar, Wotton-under-Edge GL12 8NE
30 Turnpike Gate Wickwar GL12 8ND
Bede Cottage Inglestone Common Badminton, South Glos GL9 1BX GL9 1BX
28 Burleigh Way Wickwar Wickwar GL12 8LR GL12 8LR
84 Sodbury Road Wotton-under-Edge GL12 8NT GL12 8NT
The Old Dairy Wickwar GL12 8LD
26 Turnpike Gate Wickwar Wotton Under Edge GL12 8ND GL12 8ND
9 Burleigh Way Wickwar Wotton under Edge GL12 8LR GL12 8LR
Flat 41, Connaught Works 251 Old Ford Road London E3 5PS E3 5PS
60 High St Wickwar Wotton under Edge GL128NP GL128NP
Annexe, West End Farmhouse West End, Wickwar Wotton under edge GL12 8LD
46 Amberley Way Wickwar Wotton under Edge GL128LP GL128LP
25 Inglestone Road Wickwar Wotton-Under-Edge GL128NH GL128NH
13 Canters Leaze Wickwar Wotton-Under-Edge GL12 8LX GL12 8LX
2 Hill House Sodbury Road wickwar GL128PA GL128PA
64 Inglestone road Wickwar GL128NH GL128NH
75 Inglestone Road Wickwar Wotton-under-Edge GL12 8PH GL12 8PH
118 Inglestone Road Wickwar GL12 8pj GL12 8pj
1 Horwood Lane Wickwar GL12 8NU GL12 8NU
Amberley way wickwar GL12 GL12
23 The Buthay Wickwar GL12 8nw GL12 8nw
Bryher Inglestone Common Badminton GL9 1BX GL9 1BX
24 Inglestone Road Wickwar GL12 8NH GL12 8NH
26 Inglestone Road Wickwar Wotton under edge GL12 8NH GL12 8NH
22 Inglestone Road Wickwar GL12 8NH GL12 8NH
3 The Buthay Wotton-U-Edge Glos GL128NW GL128NW
48 Amberley Way Wickwar Wotton-under-Edge GL12 8LP GL12 8LP
70 High Street, Wickwar Wotton-Under-Edge GL12 8NP GL12 8NP
3 Derham Green Wickwar GL12 8fq GL12 8fq
The New House Upper Hayes Road Nailsworth GL60ed GL60ed
1 Crowthers Avenue Yate Bristol BS375sz BS375sz
64 Inglestone Road Wickwar GL12 8NH GL12 8NH
84 Station rd Wickwar Wotton under Edge GL128NB GL128NB
24 The Buthay Wickwar W-U-E GL12 8NW GL12 8NW
19 Hampden Close Yate Bristol BS37 5UW BS37 5UW
2 Canters leaze Wickwar Wottonman under edge GL12 8LX GL12 8LX
61 High Street Wickwar WOTTON-UNDER-EDGE GL12 8NP GL12 8NP
122 Inglestone Road Wickwar GL12 8PJ GL12 8PJ
84 Amberley Way Wickwar GL128LP GL128LP
7 high Street Wickwar Wotton under edge GL12 8ne GL12 8ne
The Old Dairy Wickwar GL12 8LD GL12 8LD

The Follies West End Wickwar GL12 8LD GL12 8LD
Holly Cottage Horseshoe Lane Bristol BS37 6ET BS37 6ET
5 canters leaze Wickwar G1128lx G1128lx
84 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT GL12 8NT
Ross Folly 76 Sodbury Road Wickwar GL128NT GL128NT
7 The Greenaways Chipping Sodbury BS37 6FR BS37 6FR
72 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT GL12 8NT
62 High Street Wickwar Wotton-Under-Edge GL12 8NP GL12 8NP
71 Inglestone Road, Wickwar Wotton-Under-Edge GL12 8PH GL12 8PH
85 Roborough Yate Bristol BS37 8SG BS37 8SG
The Tallet Churchend Lane Charfield GL12 8LJ GL12 8LJ
24 Burleigh Way, Wickwar Wotton-under-Edge GL12 8LR GL12 8LR
24 Inglestone Road Wickwar GL12 8NH GL12 8NH
29 Isaac Close Wickwar Wotton under Edge GL128FA GL128FA
33 High street Wickwar G112 8NP G112 8NP
37 Cleeve Wood Road Downend Bristol BS16 2SH BS16 2SH
146 Inglestone Road Wickwar Wotton under Edge GL12 8PJ GL12 8PJ
Inglestone Road Wickwar GL12 GL12
19 Kingrove Crescent Chipping Sodbury Bristol BS37 6DG BS37 6DG
4 Summer View Wickwar Wotton under Edge GL12 8FD GL12 8FD
68 Amberley way Wickwar Wotton-Under-Edge GL12 8LP GL12 8LP
2 Amberley Way Wickwar Wotton-Under-Edge GL12 8LP GL12 8LP
84 Station Rd 84 Station Road Wickwar GL12 8NB GL12 8NB
56 Lutyens Drive Paignton TQ3 3LU TQ3 3LU
22 Inglestone Road Wickwar GL12 8NH GL12 8NH
86 Sodbury Road Wickwar Wotton under edge GL128NX GL128NX
Meadow Cottage, Frith Lane Wickwar WOTTON-UNDER-EDGE GL12 8PB GL12 8PB
30 Turnpike Gate Wickwar GL12 8ND GL12 8ND
40 Amberley Way, Wickwar Wickwar Wotton-under-Edge GL12 8LP GL12 8LP
1 Honeybourne way Wickwar GL12 8pf GL12 8pf
69 Inglestone rd. Wickwar GL12 8PH GL12 8PH
35 Amberley Way Wickwar Wotton-under-Edge GL12 8LW GL12 8LW
Honeyborne Way Wotton-Under-Edge GL12 8PF GL12 8PF
42 Amberley Way Wickwar G1128lp G1128lp
72 Inglestone Road Wickwar Wotton-under-Edge GL12 8NH GL12 8NH
55 Turnpike Gate Wickwar GL12 8ND GL12 8ND
138 Inglestone Road Wickwar Gloucestershire GL128PJ GL128PJ
17 Burleigh Way Wickwar Wotton-under-Edge GL12 8LR GL12 8LR
The Old Rectory Church Lane Wickwar GL128LE GL128LE
39 Station Road Wickwar Wotton-Under-Edge GL12 8NB GL12 8NB
8 Burleigh way Wickwar G1128lr G1128lr
19 Tha Buthay Wickwar GL12 8NW GL12 8NW
14 High Street Wickwar Wotton-Under-Edge GL12 8NE GL12 8NE
26 Turnpike Gate Wickwar GL12 8ND GL12 8ND
15 Burleigh Way, Wickwar Wickwar Wotton-under-edge GL12 8LR GL12 8LR
56 Turnpike Gate Wickwar Wotton Under Edge GL12 8ND GL12 8ND
Yate Town Council, Poole Court, Poole Court Drive, Yate, South Gloucestershire BS37 5PP
84 Sodbury Road Wickwar GL12 8NT GL12 8NT
30 Inglestone Road Wickwar GL12 8NH GL12 8NH
Saddleback Barn Wickwar Wotton under Edge GL128BA GL128BA
15 Pennington Road Wickwar SOUTH GLOS GL12 8FB GL12 8FB
39 Belmont Bristol Bs65ap Bs65ap
13 High Street Wickwar GL12 8NE GL12 8NE
41 Inglestone road wickwar g1128nh g1128nh
84 Sodbury Road Wickwar GL12 8NT GL12 8NT
The Old Chapel Wickwar GL12 8NW GL12 8NW
85 Inglestone Road Wickwar GL128PH GL128PH
Burleigh Way Wickwar Wotton Under Edge GL12 8LR GL12 8LR

21 Turnpike Gate Wickwar Wotton Under Edge GL12 8ND GL12 8ND
Inglestone Road Wickwar GL12 8PJ GL12 8PJ
21 Turnpike Gate Wickwar GL12 8ND GL12 8ND
West End Farmhouse West End, Wickwar Wotton under edge GL12 8LD GL12 8LD
7 Honeyborne Way Wickwar GL12 8PF GL12 8PF
54 Turnpike Gate Wickwar Wotton-Under-Edge GL12 8ND GL12 8ND
90 Inglestone road Wickwar South Glos GL12 8PJ GL12 8PJ
59 Amberley Way Wickwar Wotton-under-Edge GL12 8LW GL12 8LW
7 Turnpike Gate Wickwar GL12 8ND GL12 8ND
19 Burleigh Way Wickwar GL12 8LR
14 Dryleaze Court Wotton Under Edge GL12 7BL GL12 7BL
118 Inglestone Road Wickwar GL12 8PJ GL12 8PJ
1 CLOCK COTTAGES WICKWAR WOTTON-UNDER-EDGE GL12 8LD GL12 8LD
Stable Cottage West End Wickwar GL12 8JZ GL12 8JZ
75 Inglestone Road Wickwar Wotton-Under-Edge GL12 8PH GL12 8PH
44 Inglestone Road Wickwar Glos GL12 8NH GL12 8NH
The Old Dairy Wickwar GL12 8LD GL12 8LD
9 Isaac Close, Wickwar Glos GL12 8FA
39 Inglestone Road Wickwar Wotton-under-Edge GL12 8NH GL12 8NH
6 Honeyborne Way Wickwar GL12 8PF
40 Inglestone Road Wickwar Wotton under edge GL12 8NH GL12 8NH
14 Gorlands Road Chipping Sodbury BS37 6LA BS37 6LA
140 Inglestone Road Wickwar GL12 8PJ
448b Church Lane Frampton Cotterell BS36 2AQ BS36 2AQ
12 The Buthay Wickwar Wotton-under-Edge GL12 8NW GL12 8NW
72 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT GL12 8NT
38 Amberley Way Wickwar Glos GL12 8LP GL12 8LP
1 Clock Cottages Westend, Wickwar Wotton Under Edge GL12 8LD GL12 8LD
8 Avon Crescent Wickwar Wotton-under-Edge GL12 8NL GL12 8NL
42 Amberley Way Wickwar GL12 8LP GL12 8LP
120 Inglestone road Wickwar GL12 8PJ GL12 8PJ
70 High Street Wickwar Wotton-under-Edge GL12 8NP GL12 8NP
West End Farmhouse West End, Wickwar Wotton under edge GL12 8LD GL12 8LD
8 Burleigh Way Wickwar Wotton Under Edge GL12 8LR GL12 8LR
45 Andover Road Bristol BS4 1AJ BS4 1AJ
62 Amberley Way Wickwar GL12 8LP GL12 8LP
3 Derham Green Wickwar GL12 8FQ
24 The Buthay Wickwar W-U-E GL12 8NW GL12 8NW
22 Amberley Way Wickwar GL12 8LP GL12 8LP
1 Honeybourne way Wickwar GL12 8PF GL12 8PF
17 Isaac Close Wickwar Wotton under Edge GL12 8FA GL12 8FA
50 Vayre Close Chipping Sodbury BS37 6NU BS37 6NU
77 Inglestone Road Wickwar Wickwar GL12 8PH GL12 8PH
81 High Street Wickwar Wotton-under-Edge GL12 8NP GL12 8NP
3 Honeybourne Way Wickwar Wotton-under-Edge GL12 8PF GL12 8PF
33 Wickwar GL12 8NH GL12 8NH
16 Back Lane Wickwar WOTTON-UNDER-EDGE GL12 8NN GL12 8NN
40 Inglestone Road Wickwar Wotton-under-Edge GL12 8NH GL12 8NH
21 Canters Leaze Wickwar GL12 8LX GL12 8LX
West End Farmhouse West End, Wickwar Wotton under edge GL12 8LD GL12 8LD
50, High Street, Wickwar, Wotton-Under -Edge. Gloucestershire. GL12 8NP GL12 8NP
48 Amberley Way Wickwar Wotton-under-Edge GL12 8LP GL12 8LP
22 PARK VIEW DRIVE Stroud GL54 4NQ GL54 4NQ
15 Lawns Road Yate Bristol BS37 5BD BS37 5BD
8 Burleigh Way Wickwar Wotton Under Edge GL12 8LR GL12 8LR
40 Turnpike Gate Wickwar Wotton-under-Edge GL12 8ND GL12 8ND
28 Burleigh Way Wickwar GL12 8LR GL12 8LR
22 Turnpike Gate Wickwar Wotton under Edge GL12 8ND GL12 8ND

17 The Buthay Wickwar Wotton-under-Edge GL12 8NW GL12 8NW
15 The Buthay Wickwar GL128nw GL128nw
120 Inglestone road Wickwar GL12 8pj GL12 8pj
54 Turnpike Gate Wickwar Wotton under edge GL12 8ND GL12 8ND
12 Isaac Close Wickwar Wotton-Under-Edge GL128FA GL128FA
152 Inglestone Road Wickwar Wotton under Edge GL12 8PJ GL12 8PJ
26 Burleigh Way Wickwar GL12 8LR GL12 8LR
85 Inglestone road Wickwar GL12 8ph GL12 8ph
86 Sodbury Road Wotton-Under-Edge GL12 8NX GL12 8NX
Underhill road Charfield gl128tq gl128tq
Hall End Cottage Hall End Wickwar GL12 8pd GL12 8pd
Rowan chymes Shorthill road Westerleigh Bs378qn Bs378qn
54 Turnpike Gate Wickwar Wotton under edge GL12 8ND GL12 8ND
134 Inglestone road Wickwar W.U.E. GL12 8pJ GL12 8pJ
Willow Cottage Hall End Wotton under Edge GL12 8PD GL12 8PD
Holly House 67 High Street Wickwar Wotton-under-Edge GL12 8NP GL12 8NP
31a high street Wickwar GL12 8np GL12 8np
76 High Street Wickwar GL12 8NP
50 Station Road Wickwar Wotton-under-Edge GL12 8NB GL12 8NB
17 Burleigh Way Wickwar Wotton-under-Edge GL12 8LR GL12 8LR
59 Amberley Way Wickwar Wotton-under-Edge GL12 8LW GL12 8LW
9 Isaac Close, Wickwar Wotton-under-Edge GL12 8FA GL12 8FA
New Century Cottage West End Wickwar GL12 8LB GL12 8LB
60 Amberley Way Wickwar GL12 8LP GL12 8LP
14 Valley Road Wotton-Under-Edge GL12 7NP GL12 7NP
42 Inglestone road Wickwar GL128NH GL128NH
36 Inglestone Road Wickwar GL12 8NH GL12 8NH
TURNPIKE GATE WICKWAR GL12 8ND GL12 8ND
19 Isaac Close Wickwar Wotton-under-Edge GL12 8FA GL12 8FA
6 Honeyborne Way Wickwar Wotton-under-Edge GL12 8PF GL12 8PF
96 Inglestone Road Wickwar Wickwar GL12 8PJ GL12 8PJ
17 THE BUTHAY WICKWAR Wotton-under-Edge GL12 8NW
Meadow cottage Frith lane Wickwar Wotton Under Edge GL12 8PB
Frith Cottage, Frith Lane Wickwar Wotton-under-Edge GL128PB
6 Arkells Court Wickwar Wotton-under-Edge GL12 8PL GL12 8PL
8 Turnpike gate Wickwar GL128nd GL128nd
138 Inglestone Road Wickwar GL12 8PJ GL12 8PJ
55 Turnpike Gate Wickwar GL12 8ND GL12 8ND
42 Inglestone Road Wickwar GL12 8NH
19 Isaac Close Wickwar Wotton-under-Edge GL12 8FA
19 Turnpike Gate Wickwar GL12 8ND
26 Inglestone Road Wickwar Wotton under edge GL12 8NH
97 Inglestone Road Wickwar GL12 8PH
90 Inglestone road South Glos GL12 8PJ
56 Wiltshire Avenue Yate South Gloucestershire Bs37 7ug
Steen farm Wickwar GL128lb
44 Inglestone Road Wickwar GL128NH
2 canters leaze Wickwar Wotton under edge GL128lx
444 Bury Hill View Downend Bristol Bs16 6pa Bs16 6pa
122 School Road Frampton Cotterell Bristol BS36 2BX BS36 2BX
No address Wickwar Wickwar GL12 8JZ GL12 8JZ
140 Inglestone Road Wickwar GL12 8PJ GL12 8PJ
64 Inglestone road wickwar GL12 8NH GL12 8NH
1 Church Cottages Abson Road Bristol Bs30 5tt
46 Amberley Way Wickwar Wotton under Edge GL128lp
Meadow Cottage, Frith Lane Wickwar WOTTON-UNDER-EDGE GL12 8PB
84 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT GL12 8NT
122 Inglestone Road Wickwar GL12 8PJ GL12 8PJ

86 sodbury road Wickwar GL12 8nx GL12 8nx
35 Inglestone Road Wickwar GL12 8NH GL12 8NH
80 Amberley Way Wickwar Wotton-under-Edge GL12 8LP GL12 8LP
7 The Greenaways Chipping Sodbury BS37 6FR BS37 6FR
25 Amberley Way Wickwar GL12 8LW GL12 8LW
81 Inglestone road Wickwar GL12 8ph GL12 8ph
22 Canters Leaze Wickwar GL12 8LX GL12 8LX
22A Station Road Wickwar Wotton-under-Edge GL12 8NB
43 Inglestone rd Wickwar Wotton under Edge GL12 8NH
21 Wickwar GL12 8NW GL12 8NW
24 Burleigh Way Wickwar Wotton Under Edge GL12 8LR
23 The Buthay Wickwar GL12 8nw
17 Turnpike Gate Wickwar Wotton-under-Edge GL12 8ND
38 Amberley Way Wickwar Wotton-Under-Edge GL12 8LP
6 Burleigh way Wickwar Wooton under Edge GL12 8lr
23 Turnpike Gate Wickwar Wotton under edge GL12 8ND
50 Amberley Way Wickwar GL12 8LP
17 The Buthay Wickwar GL12 8NW
94 Inglestone Road Wickwar Wotton-Under-Edge GL12 8PJ
10 The Buthay Wickwar Wickwar, Wotton-under-edge GL12 8NW
40 Turnpike Gate Wickwar Wotton-Under-Edge GL12 8ND
22 Turnpike Gate Wickwar Wotton Under Edge GL12 8ND
85 Inglestone road Wickwar GL12 8PH GL12 8PH
53 Inglestone Road Wickwar Wotton Under Edge GL12 8nh
77 Inglestone Road Wickwar GL12 8PH GL12 8PH
Burleigh Way Wickwar Wotton Under Edge GL12 8LR
21 Turnpike Gate Wickwar Wotton-under-Edge GL12 8ND
26 The Buthay Wickwar Wotton under Edge GL12 8NW
Meadow cottage Frith lane Wickwar Wotton Under Edge GL12 8PB
2 Thames Close Charfield GL12 8ua
55 Inglestone Road Wickwar GL12 8NH
20, The Buthay Wickwar GL12 8NW
61 Inglestone Road Wickwar Wotton-under-Edge GL12 8PH
69 Inglestone Road Wickwar GL12 8PH
5 Isaac close Wickwar GL12 8FA
38 Amberley Way Wickwar Wotton-Under-Ege GL12 8LP
84 High Street Wickwar Glos GL12 8NP
6 Southend House, Sodbury Road Wickwar GL12 8PG
2 Clock Cottages Westend Wickwar GL12 8LD
29 Wilcox gardens Wickwar GL12 8fs
11 Inglestone Road Wickwar GL12 8NH
132 Inglestone Road Wickwar GL12 8PJ
25 Inglestone Road Wickwar W-U-E GL12 8NH
33 Britannia Mews Wotton Under Edge GL12 7EJ
14 Mallard Close Chipping Sodbury Bristol BS37 6JA
20 Poskett Way Charfield WOTTON-UNDER-EDGE GL12 8FG
17 Burleigh Way Wickwar Wickwar GL12 8LR
Burleigh Way Wickwar GL12 8LR
69 Cambrian Drive Yate BS37 5TT
82 Inglestone Road Wickwar Wotton under edge GL12 8NH
Amberley Way Wickwar GL12 8LP
444 Bury Hill View Bristol BS16 6pa
23 The Buthay Wickwar GL12 8nw
4 the buthay Wickwar GL12 8nw
23 The Buthay Wickwar GL12 8nw
4 the buthay Wickwar GL12 8nw
55 Amberley Way Wickwar Wotton-under-Edge GL12 8lw
3 derham green Wickwar GL12 8FQ GL12 8FQ

12 The Buthay Wickwar Wotton-under-Edge GL12 8nw
The buthay Wickwar Gloucestershire GL12 8NW
12 Yate Rocks Yate Bristol BS37 7bt
55 Amberley Way Wickwar Wotton-under-Edge GL12 8LW
58 Clayfield Yate Bristol BS37 7HU
35 Pennington Road Wickwar Wotton under edge GL12 8FB
Inglestone Road Wickwar South Glos GL12 8PJ
85 Inglestone Road Wickwar GL12 8PH
80 Amberley Way Wickwar GL12 8LP
105 Inglestone Road Wickwar GL12 8PH
24 Wilcox gardens Wickwar Bristol GL12 8FS
34 Avon Crescent Wickwar Wotton-under-Edge GL12 8nl
31 Turnpike Gate, Wickwar Wickwar Wickwar GL12 8ND
22 Inglestone Road Wickwar GL12 8NH
7 Isaac close Wickwar GL12 8FA
58 Queensholm Drive Bromley Heath Bristol BS16 6lg
Q4 cotswold view Wickwar GL12 8NJ
100 Canterbury Close Yate Bristol BS37 5TU
44 Station Road Wickwar Wotton-Under-Edge GL12 8NB
52 Inglestone Road Wickwar GL12 8NH
28 TURNPIKE GATE WICKWAR Wickwar, Wotton-under-Edge GL12 8ND
67 Inglestone Road Wickwar Wotton under Edge GL12 8PH
Bishops Brook Cottage Pincots Lane Wickwar GL12 8NY
132 inglestone road Wickwar Wotton under edge GL128pj
5 Sodbury Vale Chipping Sodbury BS37 6FE
80 Sodbury Road Wickwar Wotton-under-Edge GL12 8NT
11 The Buthay Wickwar GL12 8NW
5 Southend House, Sodbury Road, Sodbury Road Sodbury Road Wotton-under-Edge GL12 8PG
86 Sodbury Road Wickwar South Gloucester GL12 8NX
98 Inglestone Road Wickwar GL128PJ GL12 8PJ
177 St Peters Rise Headley Park Bristol BS13 7QR
82 SODBURY RD WICKWAR GL128NT
30 Amberley Way Wickwar GL12 8LP
82 Sodbury Road Wickwar GL12 8NT
12 Isaac close Wickwar GL12 8FA
50 turnpike gate Wickwar Wickwar GL12 8nd
55 Amberley Way Wickwar Wotton-under-Edge GL12 8LW
78 High Street Wickwar GL12 8NP
43 High street Wickwar GL128np
77 Long Croft Yate BS37 7YN
The old gate Wickwar GL12 8NR
44High Street Wickwar Wotton under Edge GL12 8NP
58 High Street Wickwar Wotton under edge GL12 8NP
24 INGLESTONE ROAD WICKWAR WOTTON UNDER EDGE GL128NH
15 Tanner Way Wickwar Wotton Under Edge GL12 8FR
80 Amberley Way Wickwar W-U-E GL128LP
11 Pennington Road Wickwar GL12 8fb
30 Amberley Way Wickwar GL12 8LP GL12 8LP
8 Turnpike gate Wickwar GL128nd
67 Inglestone Road wickwar GL128PH
31 Amberley Way Wotton-under-Edge GL12 8LW
10 Nelson Street Hertford SG14 3AG
51 High Street Wickwar Wotton under Edge GL12 8NP
Meadow Cottage Frith lane Wickwar GL12 8PB
5 Southend House, Sodbury Road, Sodbury Road Sodbury Road Wotton-under-Edge GL12 8PG
41 Inglestone Road Wickwar Wotton under Edge GL12 8NH
Pennington Road Wickwar GL128fb
25 Station Road Wickwar Wotton under edge GL128NB

18 Turnpike Gate, Wickwar Wickwar Wotton-Under-Edge GL12 8ND

Ward Councillors

Councillor Adrian Rush 1 Leaman Close Chipping Sodbury Bristol

Councillor Becky Romaine 22 Hartley Close Chipping Sodbury BS37 6NN

Parish Council

Ms Quick Wickwar Parish Council Parish Council 22 Inglestone Road Wickwar Wotton Under Edge
South Gloucestershire GL12 8NH

Alice.Wells [REDACTED]

Please ask for: Customer Service Centre
Tel: 01454 868004
Our ref: P21/030/SCR
(Please quote at all times)
Your ref:
Date: 18th November 2021

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017
PRE-APPLICATION SCREENING OPINION**

Dear Ms Wells

LOCATION: Land At Sodbury Road Wickwar South Gloucestershire
GL12 8NT
DESCRIPTION: Screening opinion for the erection of up to 180 no.
dwellings.
REFERENCE NO: P21/030/SCR

I refer to your request for a screening opinion from the local planning authority for the above proposal in accordance with Regulation 6(1) of the above Regulations.

I am writing to advise you that in the authority's opinion an EIA is not required. Please see the attached matrix for the reasons as to the view reached.

Yours sincerely

Jonathan Ryan
Planning Officer



Strategic Planning, South Gloucestershire Council, Department For Environment And Community
Services, PO Box 1954, Bristol, BS37 0DD

Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk

SOUTH GLOUCESTERSHIRE COUNCIL

(B4058 Bristol Road and Frampton End Road, Iron Acton) (Temporary Prohibition of Use by Vehicles, Foot Passengers, Pedal Cycles and Equestrians) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended intends to make an order the effect of which will be to close, temporarily, to vehicles, foot passengers, pedal cycles and equestrians the lengths of road specified in the Schedule to this notice. This order is required for the following reason: in connection with the likelihood of danger to the public consequent upon level crossing renewal works on or adjacent to the highway. The order will be operative from 29 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of **5 nights** duration between the hours of 8pm and 4am. **Schedule:** 1. B4058 Bristol Road – from Latteridge Road south westwards for 700m. 2. Frampton End Road – from Bristol Road southwards for 175m. **Alternative routes:** 1. B4059, A432, A4174, B4058 and vice versa.

2. No alternative route available – access for residents maintained via private gate.

(Nibley Lane, Westerleigh) (Temporary Prohibition of Use by Vehicles, Foot Passengers, Pedal Cycles and Equestrians) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended intends to make an order the effect of which will be to close, temporarily, to vehicles, foot passengers, pedal cycles and equestrians that length of Nibley Lane which extends from Badminton Road south eastwards for 70m. This order is required for the following reason: in connection with the likelihood of danger to the public consequent upon new water connection works on or adjacent to the highway. The order will be operative from 25 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of **2 days** duration. **Alternative route:** A432 Badminton Road, A432 Station Road, Westerleigh Road, Nibley Lane and vice versa.

(Catchpot Lane, Old Sodbury) (Temporary Prohibition of Use by Vehicles, Foot Passengers, Pedal Cycles and Equestrians) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended have made an order the effect of which has closed, temporarily, to vehicles, foot passengers, pedal cycles and equestrians that length of Catchpot Lane which extends from Dodington Lane north eastwards for 95m. This order was required for the following reason: in connection with the likelihood of danger to the public consequent upon water meter resit works on or adjacent to the highway. The order became operative from 6 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of **3 days** duration. **Alternative route:** Catchpot Lane, B4465, Bath Road, Badminton Road A432 and vice versa.

(Various Roads, Various Wards – Resurfacing) (No.3) (Temporary Prohibition of Use by Vehicles, Pedal Cycles and Equestrians) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended have made an order the effect of which has closed, temporarily, to vehicles, pedal cycles* and equestrians the roads and lengths of road specified in Schedule 1 to this notice. *Pedal cyclists will be able to dismount and use the footway. This order was required for the following reason: in connection with the likelihood of danger to the public consequent upon works to resurface the carriageway. The order became operative from 4 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of **10 days** duration at each location. For the **Alternative routes**, see Schedule 2 to this notice. **Schedule 1 – Closures (whole length unless otherwise specified):** 1. Stanshawe Crescent, Yate. 2. Rodney Crescent, Filton. 3. Bath Street, Staple Hill – from A4175 to Teewell Avenue. 4. Frome Court, Thornbury. 5. Marygold Leaze, Cadbury Heath. 6. St Annes Close, Cadbury Heath. 7. Queens Road, Cadbury Heath – from Brereton Way to Earlstone Crescent. 8. Glebelands Road, Filton. 9. Pine Grove, Filton. 10. Dyrham Parade, Patchway – from Stoke Lane to Bourton Avenue. 11. Ormsley Close, Little Stoke. 12. Barley Close, Mangotsfield – from Royal Road south eastwards for 95m. 13. Branksome Crescent, Filton. 14. Wainbridge Cresnet, Plining. 15. The Avenue, Little Stoke. 16. Bush Avenue, Little Stoke. 17. Kingston Drive, Mangotsfield. 18. Kingston Close, Mangotsfield.

Schedule 2 – Alternative Routes – all vice versa: 1. Sundridge Park. 2. Boverton Road. 3. A4175, Seymour Road, Teewell Avenue. 6. Earlstone Crescent, School Road, Newton Road, Park Crescent, Queens Road. 7. Queens Road, Newton Road, School Road, Earlstone Crescent. 10. Stoke Lane, Bourton Avenue. 16. Gipsy Patch Lane. 17. Springfield Avenue.

(Marshfield Road, Tormarton) (Temporary Prohibition of Use by Vehicles, Foot Passengers, Pedal Cycles and Equestrians) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended have made an order the effect of which has closed, temporarily, to vehicles, foot passengers, pedal cycles and equestrians that length of Marshfield Road which extends from Tolldown Road north westwards for 50m. This order was required for the following reason: in connection with the likelihood of danger to the public consequent upon manhole cover and frame replacement works on or adjacent to the highway. The order became operative from 4 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of **2 days** duration. **Alternative route:** Tolldown Road, A46, Acton Turnville Road, Church Road, High Street, Marshfield Road and vice versa.

(Aust Wharf and Passage Road, Aust) (Temporary Prohibition of Use by Vehicles, Foot Passengers, Pedal Cycles and Equestrians) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended have made an order the effect of which has closed, temporarily, to vehicles, foot passengers, pedal cycles and equestrians the lengths of road specified in Schedule 1 to this notice. This order was required for the following reason: in connection with the likelihood of danger to the public consequent upon construction of new flood defence gates, associated groundworks and highway alterations. The order became operative from 4 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of **6 months** duration. For the **alternative routes**, see Schedule 2 to this notice. **Schedule 1 – Closures:** Aust Wharf – from A403 to Old Passage Road; Old Passage Road – the entire length. **Schedule 2 – Alternative routes – vice versa:** Vehicles – Passage Road, A403 Severn Road, Pedal Cycles – Passage Road; Main Road; Sandy Lane; overbridge to B4461; Aust Road; Ingst Road; Ingst Hill; Bilsham Lane; B4055 Northwick Road; A403 Severn Road.

(Wick Lane, Upton Cheyney) (Temporary Prohibition of Use by Vehicles, Foot Passengers, Pedal Cycles and Equestrians) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended have made an order the effect of which has closed, temporarily, to vehicles, foot passengers, pedal cycles and equestrians that length of Wick Lane which extends from a point 93m north east of Mill Lane north eastwards for 81m. This order was required for the following reason: in connection with the likelihood of danger to the public consequent upon water connection works on or adjacent to the highway. The order became operative from 7 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of **2 days** duration. **Alternative route:** Wick Lane, Marshfield Lane, Beach Lane and vice versa.

(The Green, Olveston) (Temporary Prohibition of Use by Vehicles, Foot Passengers, Pedal Cycles and Equestrians) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended intends to make an order the effect of which will be to close, temporarily, to vehicles, foot passengers, pedal cycles and equestrians that length of The Green which extends from Green Court to Catherine Hill. This order is required for the following reason: in connection with the likelihood of danger to the public consequent upon Openreach underground structures works on or adjacent to the highway. The order will be operative from 25 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of a **1 day** duration, between the hours of 9.30am and 3.30pm. **Alternative route:** New Road, The Green (parts unaffected) and vice versa.

(Cranleigh Court Road, Yate) (Temporary Prohibition of Use by Vehicles) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended have made an order the effect of which has closed, temporarily, to vehicles that length of Cranleigh Court Road which extends from its junction with Tyndale Avenue south eastwards for 38m. This order was required for the following reason: in connection with manhole replacement works. The order became operative from 10 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of a **1 day** duration, between the hours of 9am and 3pm. **Alternative route:** Cranleigh Court Road, Greenways Road, Church Road, Station Road and vice versa.

(Perrinpit Road, Frampton Cotterell) (Temporary Prohibition of Use by Vehicles) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended have made an order the effect of which has closed, temporarily, to vehicles that length of Perrinpit Road which extends from a point 425m north west of Bristol Road north westwards for 400m. This order was required for the following reason: in connection with pole testing works. The order became operative from 7 April 2022 for a maximum period of eighteen months. The closure however may not be implemented for the whole of the period but only when traffic signs are in position and only for so long as is necessitated by the works which are anticipated to be of a **1 day** duration, between the hours of 9.30am and 3.30pm. **Alternative route:** B4508 Bristol Road, B4509, B4427 Old Gloucester Road and vice versa.

(Public Footpath LSO/10/30, Chipping Sodbury) (Temporary Prohibition of Use by Foot Passengers) Order 2022

Notice is hereby given that South Gloucestershire District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended intends to make an order the effect of which will be to close, temporarily, to foot passengers the entire length of Public Footpath LSO/10/30. This order is required for the following reason: in connection with the likelihood of danger to the public consequent upon new development construction works. The order will be operative from 25 April 2022 for a period of six months and then, subject to the consent of the Secretary of State for Transport for a further period. **Alternative route:** Trinity Lane, Horton View, Trinity Meadows, Trinity Lane, St Johns Way and vice versa.

John McCormack, Monitoring Officer and Head of Legal, Governance and Democratic Services, PO Box 1953, Bristol, BS37 0DB

APPLICATIONS FOR MAJOR DEVELOPMENT, DEVELOPMENT AFFECTING A LISTED BUILDING, DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING, DEVELOPMENT WITHIN A CONSERVATION AREA, DEVELOPMENT AFFECTING A FOOTPATH, TREE WORKS, AND/OR CONSENT TO DEMOLISH IN A CONSERVATION AREA

- P22/01141/F Land Off Ableton Lane Hallen** Creation of waste treatment facility to include the erection of 1 no. site office, installation of 16 no. effluent tanks and associated works.
- P22/01753/F & P22/01807/LB Burcombe Spring Farm Portway Lane Chipping Sodbury** Erection of a single storey extension and conversion of 2no. barns to form a live/work unit (part retrospective) (Re-submission of PK13/4398/F & PK13/4431/LB).
- P22/01760/HH Kynance House Horseshoe Lane Chipping Sodbury** Erection of 2 no. outbuildings to form outdoor kitchen and greenhouse. Rebuilding of boundary wall to 2m and erection of 2m board fencing.
- P22/01661/LB Great House Farm The Common Chipping Sodbury** Internal works to restore central staircase.
- P22/01300/O Land At Sodbury Road Wickwar** Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved.
- P22/01805/F Hatherells Yard High Street Chipping Sodbury** Erection of five replacement market stalls
- P22/01457/HH Coombe House 1 Church Road Almondsbury** installation of solar panels on existing garage roof
- P22/01201/F Plot C4 Horizon 38 Bolingbroke Way** Erection of 1 no. self storage building (Class B8), with car parking and associated works
- P22/01548/F Land To The Rear Of Fleur De Lys Shortwood Road Pucklechurch** Erection of 1 no. detached dwelling and associated works.
- P22/01660/HH Cambray Quarry Road Frenchay** Erection of a two storey rear extension to form additional living accommodation.
- P22/01550/F Land At Stock Farm Stock Hill Littleton Upon Severn** Creation of 1no. carp fishing lake, 1 no. wildlife refuge pond, erection of 1 no storage and toilet facility building, 1no boat house, parking and associated works.
- associated parking.
- P21/06366/F 4 - 6 Townsend Lane Almondsbury** Demolition of existing conservatory. Erection of single storey rear extension to provide additional living accommodation.
- P22/01314/LB Coombe House 1 Church Road Almondsbury** Installation of solar panels on existing garage roof.
- P22/01684/F Barns At Brick House Farm Hill Road Hill** Change of use from agriculture to Industrial Process (which can be carried out in a any residential area) (Class E(g) (iii)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- P22/01537/FDI Land At Ladden Garden Village Yate** Diversion of public footpath LYA49/10.
- P22/01868/CLLB Porch House West Street Tytherington** Eastern stack – remove chimney pot and capping slabs and install terracotta clay chimney pot and weather protector. Central stack (northern chimney) remove capping slab and install terracotta chimney pot and cowl/cap (southern chimney) install weather protector/cowl. Western stack – remove concrete capping slab and install terracotta chimney pot and cowl/cap.
- P22/01662/HH Saddlestone Village Road Littleton Upon Severn** Erection of 2no storey rear and side extension to provide additional living accommodation (Resubmission of P21/08126/F)
- Planning applications may be viewed via the internet at <http://developments.southglos.gov.uk/> online-applications/ where any comments can be made online, help with viewing application details is available at Kingswood, Yate, Patchway & Thornbury One Stop Shops, free internet access is also available at all South Gloucestershire Libraries
- Written comments (quoting the reference number) may be made to the Director of Environment & Community Services within 21 days of the notice to Strategic Planning, South Gloucestershire Council, Department For Environment And Community Services PO Box 1954, Bristol, BS37 0DD. Please note that the law requires that any comments received on a planning application are made publicly available.
- In the event that an appeal is made against the decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
- Nigel Riglar, Director of Environment & Community Services**

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1321153**

Date first listed: **05-Jun-1984**

Statutory Address 1: **SOUTH FARMHOUSE, SODBURY ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **SOUTH FARMHOUSE, SODBURY ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **South Gloucestershire (Unitary Authority)**

Parish: **Wickwar**

National Grid Reference: **ST 72488 87905**

Details

ST 78 NW WICKWAR SODBURY ROAD (west side)

4/206 South Farmhouse

- II

Farmhouse. Early - mid C18. Rubble; plain tiled roof; brick stacks. L-plan. 2 storeys and attics. Four 2- and 3-light casement windows under exposed lintels. Off-centre door to left and gabled projecting porch.

Listing NGR: ST7248887905

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **34830**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.

This copy shows the entry on 28-Feb-2022 at 14:04:34.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



Back to top

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012**

TPO:1113

Town and Country Planning Act 1990

**THE SOUTH GLOUCESTERSHIRE COUNCIL (South Farm 56 Sodbury Road,
Wickwar) TREE PRESERVATION ORDER, 2021**

The South Gloucestershire Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

- 1.** This Order may be cited as the South Gloucestershire Council **(South Farm 56 Sodbury Road, Wickwar) Tree Preservation Order, 2021**

Interpretation

2.- (1) In this Order “the authority” means the South Gloucestershire Council (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning Act (Tree Preservation) (England) Regulations 2012

Effect

3.- (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

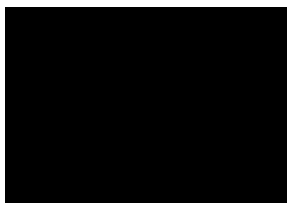
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or Subsection (1) of section 200 (tree Preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall-

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Dated this 21st day of September 2021

Signed on behalf of the South Gloucestershire Council



.....
Mark King

Authorised by the Council to sign in that behalf.

CONFIRMATION OF ORDER

This Order was confirmed by the South Gloucestershire Council without modification on the day of

OR

This Order was confirmed by the South Gloucestershire Council, subject to the modifications indicated by , on the day of

[Signed on behalf of South Gloucestershire Council]

.....
Authorised by the Council to sign in that behalf]

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the South Gloucestershire Council on the day of

[Signed on behalf of South Gloucestershire Council]

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the South Gloucestershire Council on the day of under the reference number

[Signed on behalf of South Gloucestershire Council]

.....
Authorised by the Council to sign in that behalf]

REVOCATION OF ORDER

This Order was revoked by the South Gloucestershire Council on the day of under the reference number

[Signed on behalf of South Gloucestershire Council]

.....
Authorised by the Council to sign in that behalf

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

| Reference on map | Description | Situation |
|------------------|-------------|-----------|
|------------------|-------------|-----------|

NONE

Trees specified by reference to an area (within a dotted black line on the map)

| Reference on map | Description | Situation |
|------------------|-------------|-----------|
|------------------|-------------|-----------|

NONE

Groups of trees (within a broken black line on the map)

| Reference on map | Description (including number of trees in the group) | Situation |
|------------------|---|-----------|
|------------------|---|-----------|

| | | |
|-----|----------|--|
| G.1 | 6 Willow | Growing alongside boundary wall adjacent to the Sodbury Road |
|-----|----------|--|

Woodlands (within a continuous black line on the map)

| Reference on map | Description | Situation |
|------------------|-------------|-----------|
|------------------|-------------|-----------|

NONE

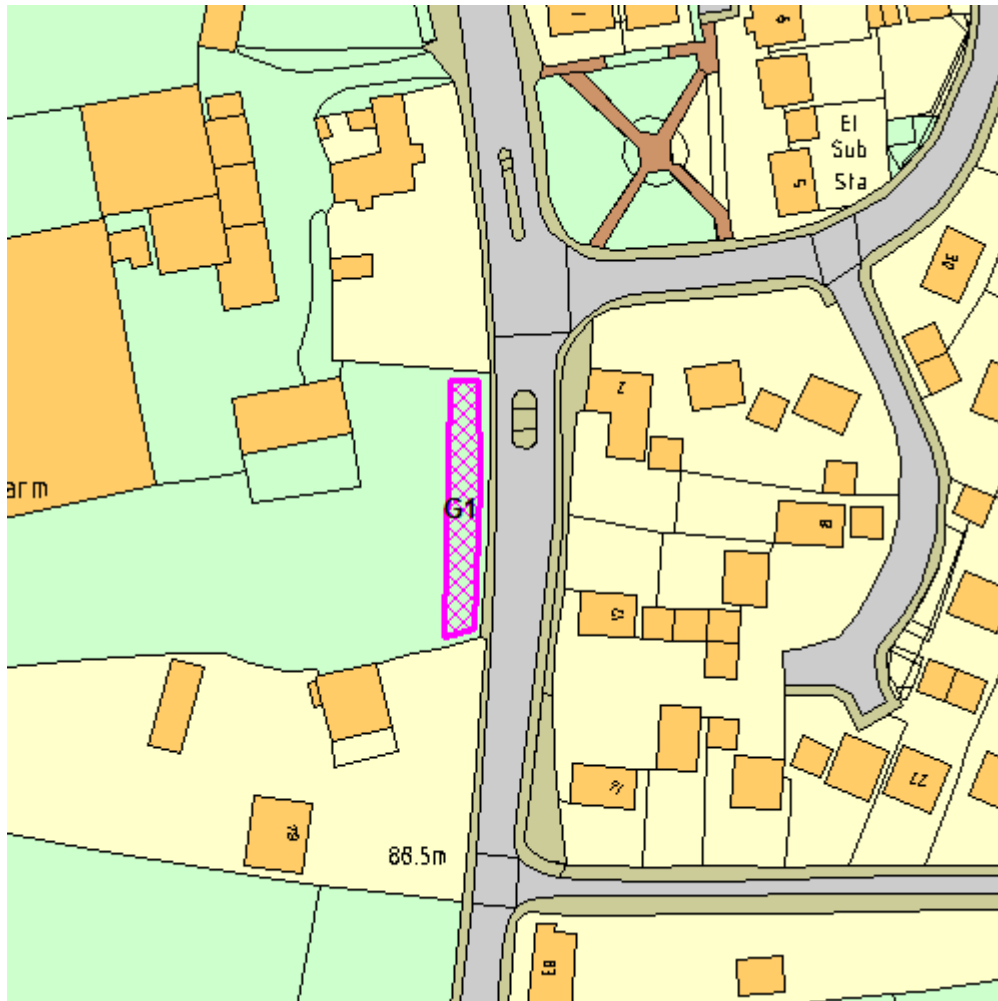
Tree Preservation Order: SGTPO-
South Farm 56 Sodbury Road, Wickwar 2021

Dwg No: 1

SGC Ref: 1113

Scale: 1:1250

Date: 21.09.2021





South Gloucestershire **Local Plan**
Core Strategy

2006 - 2027

www.southglos.gov.uk

High quality design

POLICY CS1 - HIGH QUALITY DESIGN

Development will only be permitted where the highest possible standards of design and site planning are achieved. Information submitted with an application should be proportionate to the scale, significance and impact of the proposal.

Development proposals will be required to demonstrate that:

1. Siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context; and
2. density and overall layout is well integrated with existing adjacent development and connected to the wider network of foot, cycle and public transport links; and
3. existing features of landscape, nature conservation, heritage or amenity value and public rights of way, are safeguarded and enhanced through incorporation into development; and
4. if the proposed scheme is of a sufficient scale or significance, explain how the development contributes towards the vision and strategic objectives of the locality and (as appropriate) how account has been taken of:
 - community consultation
 - Green Infrastructure objectives
 - the South Gloucestershire Landscape Character Assessment (2005)
 - the Cotswolds AONB Management Plan
 - endorsed parish plans, town centre strategies and village design statements
 - adopted Conservation Area Appraisals, Management Plans, and
 - other design guidance and/or Area Action Plans that may be adopted as SPD from time to time;

and in order to assist in meeting climate change and health and well-being objectives, proposals will be required in particular to:

5. enhance existing or develop new public realm (and associated management & maintenance regimes) that enables people to gain access safely and conveniently, particularly to serve the needs of:
 - pedestrians and cyclists
 - children, the disabled and older people, and
 - with regard to residential and mixed use schemes, provide opportunities for social interaction and play; and

6. ensure soft landscape proposals form an integral part of the design for the site and seek to make a net contribution to tree cover in the locality (particularly in urban areas), and prioritise biodiversity objectives and local food cultivation where possible; and
7. where the scale, location and/or significance of the development proposal warrants it, embed public art within the public realm or in a location where it can be viewed from public areas; and
8. ensure the design, orientation and location of buildings, roof pitches, windows, habitable rooms, lighting and soft landscaping help to achieve energy conservation, the protection of environmental resources and assist the appropriate siting of renewable and/or low carbon energy installations and infrastructure. Schemes that can demonstrate that they will outperform statutory minima, such as the building regulations, in terms of sustainable construction, at the time of construction commencement, will be considered a primary indicator of good design. All new developments will be required to meet the building regulations current at the time of full planning or reserved matters approval. Until the 'Zero Carbon' building regulations are implemented major residential (10 or more dwellings) and mixed-use schemes will be encouraged to achieve full compliance with each Code level (currently level 3) or above, and/or Building Research Establishment Environmental Assessment Method (BREEAM) 'very good' or other equivalent standard; and
9. take account of personal safety, security and crime prevention; and
10. ensure sufficient space provision is designed in for the sorting and storage of recyclable waste materials in a convenient location, the composting of household waste (where practicable), and the collection of these and other waste materials and, in larger development schemes, for recycling on site; and
11. take account of the South Gloucestershire Strategic Flood Risk Assessments and provide, where appropriate, measures to manage flood risk and prepare surface water management plans.

At the detailed planning application stage, residential development of more than 10 dwellings, will be expected to demonstrate how Building for Life (BFL12) criteria (or any nationally recognised methodology that may supercede Building for Life) will be achieved.

5.3 'Urban design' is about how a place functions as much as how a place looks. High quality urban design therefore cannot be delivered through a single policy. It is the sum of all the Core Strategy policies, visions and area objectives, and supporting local strategies and guidance that will ultimately contribute to the 'quality of place'. These include the:

- Sustainable Communities Strategy
- South Gloucestershire Climate Change Strategy
- Parish plans

- Neighbourhood Plans
- Village design statements
- Conservation area SPDs
- Local List of Buildings SPD
- Biodiversity and the Planning Process SPD
- Art & Design in the Public Realm Advice Note
- South Gloucestershire Landscape Character Assessment
- Cotswolds Area of Outstanding Natural Beauty Management Plan
- South Gloucestershire Council Play Policy & Strategy

- 5.4 The policy sets out criteria for the assessment of high quality design in new development. In particular, through Design & Access Statements, development proposals should demonstrate a clear understanding of both the site and locality's historic, archaeological, ecological and landscape context in drawing up development proposals. The policy also sets out key design priorities and a standard against the established national assessment methodology, 'Building for Life' (BfL12), that residential development proposals will be expected to achieve.
- 5.5 Information required from applicants should be proportionate to the scale, significance and impact of a proposal. For example, householder applications for residential extensions will not be expected to submit information with regard criteria 2, 3, 4, 5, 6, 7, and 11.

Visions, strategic objectives and other design guidance

- 5.6 A wide range of guidance is available to promote high quality design and distinctiveness and how it should be taken into account in assessing planning applications. For example, a major development, particularly on the edge of an existing urban area should state how it has taken account of the South Gloucestershire Landscape Character Assessment. Similarly, smaller developments in a conservation area, the Cotswold AONB, or those settlements that benefit from parish plans and village design statements, should state how they have taken account of appropriate conservation area guidance, the AONB Management Plan and parish plan objectives, respectively.

Design priorities

- 5.7 Criteria 5 - 11 of the policy identify seven key components of design that the Council is committed to achieving, with particular emphasis on the Sustainable Community Strategy objectives to promote community health and well-being and climate change adaptation and mitigation measures. Specifically:

(5) Promote shared accessible public realm & play opportunities

- 5.8 Improving accessibility, particularly for walking and cycling and opportunities for play across the public realm, particularly through the provision of highway schemes that utilise homezone and shared space principles. The Council's Play Policy and Strategy recognises that the public realm should enable & encourage informal play opportunities,

as well as formal equipped play to take place, and recognises that children and young people have a right to be seen, heard and provided for. It will therefore be expected that this ethos with regard to play should be applied to development proposals. The Council will also seek to establish satisfactory management and maintenance regimes in perpetuity for all public areas of new development.

(6) The role of landscape

- 5.9 Soft landscape schemes should promote biodiversity and food cultivation as opposed to pure visual amenity and traditional recreational objectives. Net increases to tree cover are also required to help mitigate climate change, cool urban areas during the summer and improve air quality.

(7) Public art

- 5.10 Public Art should be viewed as an opportunity to enhance legibility, character, distinctiveness and civic pride. It should respond to the distinctive assets of the location and can form part of the landscape design, public realm and play opportunities. It can also be temporary or permanent and should seek to intrigue and delight, be robust and require minimal maintenance. The scale and location of the art should be appropriate to the site and its surrounds. The provision of public art will be a key indicator of good design (BfL criteria) and should be seen as an opportunity to involve the local community in support of Sustainable Community Strategy objectives.

(8) Sustainable construction

- 5.11 Good design is a core principle of sustainable development. Good design minimises the amount of energy and natural resources consumed during the lifetime of the development. It can also provide buildings with features such as generous space standards, good natural light and sound insulation, which can greatly improve the quality of life for people that live and work in them. Consideration should also be given to how buildings are laid out and orientated to enhance energy efficiency and the potential for the addition of renewable energy technologies (such as solar panels) and district heating networks, if not from the outset, then in the future. Major residential and mixed-use schemes that meet Code for Sustainable Homes level 3 (level 4 from 2013) or above, and/or BREEAM 'very good' or other equivalent standard, (to be secured via planning condition or planning agreement), will assist in demonstrating compliance with criteria (8) of this policy, and other policy objectives and requirements of the Local Plan as well as the BfL criteria. The Council will review its approach to sustainable construction through the Policies, Sites and Places DPD in order to ensure the highest possible standards are being applied and there is no undue burden on delivery of housing.

(9) Tackling crime & the fear of crime

- 5.12 Design of new development should assist to prevent and tackle crime and the fear of crime.

(10) Waste reduction

- 5.13 New development will be required to design-in sufficient space in a convenient location, (e.g. at the front of residential dwellings) for the sorting and storage of recycled materials. This will support objectives to reduce the amount of waste that goes to landfill.

(11) Flood risk and management

- 5.14 The Level 1 and Level 2 South Gloucestershire Strategic Flood Risk Assessments appraise the risk of flooding, including the effects of climate change, and should be used to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. Where new development is exceptionally necessary, proposals will need to ensure that risk is managed and reduced through location, layout and design and through sustainable methods of dealing with surface water (also see Policy CS9 – Managing the Environment Heritage). Guidance on matters to be assessed in Flood Risk Assessments is included in the Level 2 South Gloucestershire Strategic Flood Risk Assessment.

Delivery

- 5.15 The policy will be delivered through the development management process, including the use of Concept Statements, in accordance with the Council's Statement of Community Involvement, and Design & Access Statements. The Council will also work with stakeholders as appropriate in the preparation of area design frameworks, masterplans, design codes, site specific briefs and design guidance.
- 5.16 The Council will expect new residential development of more than 10 dwellings to carry out BfL12 assessment (or any nationally recognised methodology that may supersede BfL). The Council encourages Design & Access Statements to set out how the development performs against the BfL criteria. Where a BfL green light is not achieved the Design & Access Statement should set out reasons why. Public consultation, visioning and concept statement planning exercises will be used to inform priorities to be achieved on a site-by-site basis as appropriate, particularly where 12 BfL green lights may not be achievable. Careful consideration will be given to refusing schemes that do not demonstrate at the planning application stage why the development cannot achieve BfL green lights. On small sites of less than 10 dwellings where BfL criteria are not always applicable, a similar 'small-sites' scoring methodology will be developed as part of reviewing the South Gloucestershire Design Checklist SPD. Major developments will also be encouraged to submit schemes for Design Panel review.
- 5.17 New housing built today will be around for many years to come. The Council is therefore committed to promoting the highest possible sustainable construction standards. Hanham Hall in South Gloucestershire is proposed as one of the first Zero Carbon developments in the country. The Council is therefore, aware of the technical and financial viability issues with regard to promoting high sustainability standards. But, it believes these issues will diminish over time allowing Local Authorities greater flexibility to seek higher standards, whilst not undermining delivery of new homes. The Council will therefore review the standards it applies through Local Plan documentation such

as the Policies, Sites and Places DPD and the South Gloucestershire Design Checklist SPD (August 2007) that will continue to be relevant until it is reviewed. It will also expect developers of major (multi-phased) new neighbourhoods to ensure Zero Carbon standards are achieved on phases developed post 2016. To assist with these objectives, the Council is committed to a holistic approach to improving the sustainability of new and existing communities. Via its wider corporate activities, Policies, Sites and Places DPD and review of the Design Checklist SPD or other such SPD, the Council will progress an Allowable Solutions Policy and Community Energy Fund or other equivalent mechanism that may be proposed, that will assist developers to meet and go beyond their Zero Carbon obligations.

- 5.18 Further detailed policies and guidance on urban design principles will be set out in the Policies, Sites and Places DPD and a reviewed South Gloucestershire Design Checklist with regard to the sub-division of dwellings and building on gardens.

Green infrastructure

POLICY CS2 - GREEN INFRASTRUCTURE

The Council and its partners will ensure that existing and new Green Infrastructure (GI) is planned, delivered and managed as an integral part of creating sustainable communities and enhancing quality of life, considering the following GI objectives:

1. realising the potential of Green Infrastructure to assist with mitigation of, and adaption to, climate change
2. delivering high quality multi-functional and connected open spaces (including Green and Blue Infrastructure)
3. protecting, creating and improving recreational, play, access and local food cultivation opportunities
4. protecting and enhancing species and habitats, and creating new habitats and wildlife linkages between them
5. conserving and enhancing landscape character, historical, natural, built and cultural heritage features
6. securing ongoing management and maintenance and creation of GI assets
7. joint working with partners, including neighbouring local authorities.

The attainment of the above objectives should be addressed by development proposals and Local Plan Documents.

The Strategic Green Infrastructure Network (figure 1) displays those current and potential GI assets which are important at a strategic scale. Some of these assets are protected by existing development plan policies, whilst other areas provide opportunities to extend (through the creation of new assets) and enhance the network. Opportunities to enhance, connect with and extend the strategic network will be taken.

- 5.19 Green Infrastructure (GI) consists of a multi-functional network of high quality open space assets that can work together to support sustainable communities and enhance quality of life. The concept of GI looks beyond existing designations, seeking opportunities to enhance the physical and functional connectivity of assets, and extend the benefits for people (such as access, recreation and sport, health and well-being, space to grow food, and economic), biodiversity, and natural ecological processes (including responding to climate change, air quality and sustainable water management). It is also important to consider the associated plans, strategies, activities, management arrangements and community involvement that assist with enhancing the multi-functionality, quality and connectivity of GI assets.
- 5.20 Green Infrastructure assets include open spaces, recreational areas, parks, allotments, biological and geological conservation sites, landscape and heritage features, water courses, water features, sustainable drainage schemes, woodlands, trees, cycleways, pedestrian routes, bridleways, public rights of way and open access land and managed countryside. A more detailed list is contained in Appendix 3.
- 5.21 Green Infrastructure plays a critical function for informal recreation; in particular GI can to provide opportunities for play. The values, objectives and criteria of the Council's adopted Play Policy and Strategy must be reflected when considering GI (protection, enhancement and new delivery) and overall site design in respect of new developments.
- 5.22 Green Infrastructure within and linking urban and rural environments has the potential to bring a range of social, economic and environmental benefits. These include but are not restricted to:

Biodiversity

- 5.23 Green Infrastructure provides space for nature, offers opportunities for community interaction with nature, encourages presence and diversity of species, and provides opportunities to link habitats and spaces together. This can include a range of actions from the protection of designated sites to more innovative encouragement of biodiversity opportunities such as green roofs and green walls.

Climate change

- 5.24 Green Infrastructure provides opportunities to manage water resources, by reducing run-off, providing flood storage and acting as a natural soakaway. GI has a role in absorbing carbon dioxide, reducing 'urban heat island' effects, improving air quality and providing opportunities for increasing habitats and connections to help enable wildlife to adapt. Assets can provide opportunities for local food cultivation, contributing to local food

security, and are also important for biodiversity. GI can encourage walking and cycling, by providing pleasant traffic free routes thus helping to reduce greenhouse gas emissions from car travel. GI can also incorporate space for renewable energy resources.

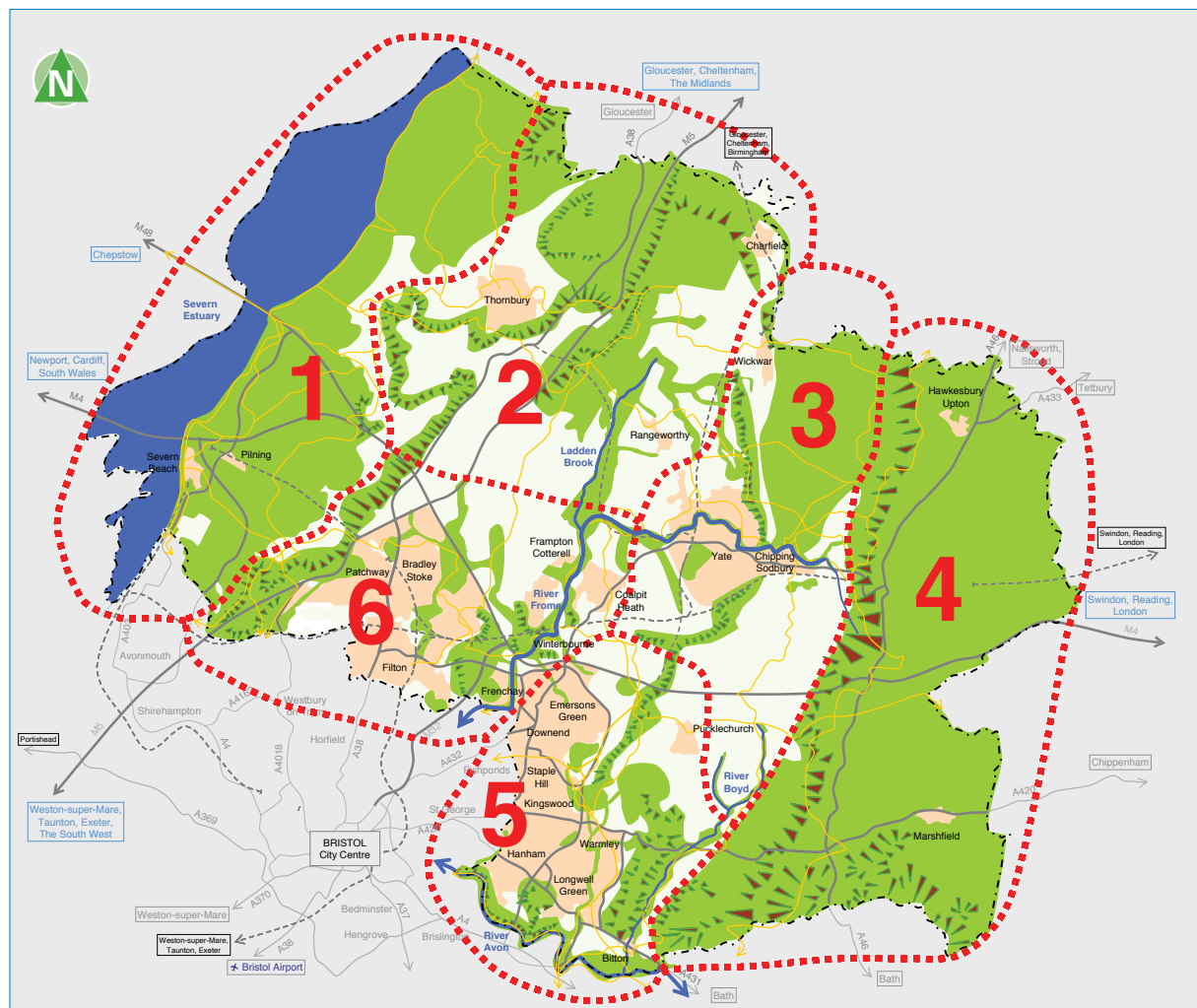
Recreation, play and access

- 5.25 Green Infrastructure can accommodate routes for walking, cycling and horse riding and includes accessible open spaces which people visit for formal and informal recreation, exercise, community activities, social interaction, and all types of play (for example equipped/built, natural, imaginative and creative). GI allows for improved connectivity between urban, urban fringe and rural assets for people and wildlife, and can also connect people with places of work and community facilities. GI benefits people's health (mental and physical) and well-being, and provides opportunities for learning and studying. South Gloucestershire benefits from a significant number of long distance footpaths and cycleways, supported by the local network of rights of way (further details are contained in Appendix 3). Design of open spaces/local green spaces covered in Policy CS1.

Landscape, heritage and geology

- 5.26 Green Infrastructure provides a means to improve landscape quality and protect landscape features and views. GI offers opportunities to protect, increase access to and understanding of landscape, geology/geomorphology, historic sites, conservation areas and heritage assets.
- 5.27 A series of sites, features, designations, connections and corridors form South Gloucestershire's Strategic Green Infrastructure Network. These are assets which are important at the district and sub-regional scales.
- 5.28 The South Gloucestershire Strategic Green Infrastructure Network diagram (Figure 1) is indicative and broadly shows the strategic network and the strategic recreational and cycle routes which are important at sub-regional and district scales. It is not meant to be exhaustive; the strategic network can overlap and interrelate with other non-strategic GI assets. The diagram (details on the sites that make up the strategic network are contained in Appendix 3) is intended as a guide and is illustrative; details have been provided on the main assets that exist within six zones across South Gloucestershire. The diagram is not intended to designate sites; other detailed policies relating to these sites are contained within the South Gloucestershire Local Plan.
- 5.29 The Strategic GI network is complemented by other elements of Green Infrastructure; such as non-strategic assets that are important at the neighbourhood and local scales. These assets equally contribute to the objectives of this policy and critically provide the local connection with the strategic assets (examples of non-strategic assets are contained in Appendix 3).
- 5.30 This policy is complemented by detailed development management policies relating to existing GI assets. This policy provides a context for how a multi-functional network of spaces and linkages support sustainable communities and provide a range of benefits will be delivered through partnership work and the development management process.

Key - Strategic Green Infrastructure Network (Figure 1)



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- South Gloucestershire Council Boundary
- Strategic Green Infrastructure
- ▲ Visually Important Hillside
- Strategic Recreation & Cycle Routes
- Main Water Courses
- Railways
- Main Roads

■ ■ ■ ZONES

ZONE 1

Severn Estuary; SPA/SAC/RAMSAR; Floodzones 2&3; Strategic Nature Areas; Severn Way, Monarch's Way & Jubilee Way; Landscape Character Areas 19,20,21

ZONE 2

Strategic Nature Areas; SNCIs; Open Access Areas; Ladden Brook; Floodzones 2&3; Visually Important Hillside; Historic Parks & Gardens; Strategic Paths & Cycleways; Landscape Character Areas 7,8,9,10,17,18

ZONE 3

Commons; Local Nature Reserves; Strategic Nature Area; SSSI; Lower Woods Nature Reserve; Frome Valley; Floodzones 2&3, Strategic Paths & Cycleway; Visually Important Hillside; Historic Parks & Gardens; Landscape Character Areas 5,6,8,12

ZONE 4

Cotswold AONB; Strategic Nature Area; Historic Parks & Gardens; Visually Important Hillside; National Trail; SSSIs; Open Access Lane; Landscape Character Areas 1,2,3,4

ZONE 5

Visually Important Hillside; Strategic Paths & Cycleways; Local Nature Reserves; Commons; Overscourt Wood; Warmley Forest; Hanham Hills; River Boyd; Avon Valley; Floodzones 2&3; Landscape Character Areas 6,11,12,14,16

ZONE 6

Visually Important Hillside & Landscape; Commons, Frome Valley; Strategic Paths; Local Nature Reserve; M32 Corridor; Haw Wood; Stoke Park; Historic Parks & Gardens; Landscape Character Areas 13,15,18

- 5.31 Complementing this policy are the Core Strategy policies relating to Managing the Environment and Heritage (Policy CS9), Green Infrastructure, Sport, and Recreation Standards (Policy CS24), Design (Policy CS1), and Improving Accessibility (Policy CS8). The GI objectives have been embedded in the planning and policy wording relating to Part 2 of this Core Strategy, and will continue to be considered as the new neighbourhoods are progressed through the development management process.

Delivery

- 5.32 The Council is producing a Green Infrastructure Strategy, which provides further details regarding existing GI assets, associated activities, the functions and benefits of GI, the delivery mechanisms, standards and priorities for the future delivery of Green Infrastructure. The Green Infrastructure Strategy will be adopted as a Supplementary Planning Document (SPD).
- 5.33 The Council has a central responsibility for the provision, delivery and planning of Green Infrastructure, given its role as local planning authority and direct provider of significant areas of open spaces. This role is enhanced by acting in partnership with the public, private and voluntary sectors, whilst ensuring that delivery of Green Infrastructure is based on a strategic view of what is required to serve the needs of the community.
- 5.34 Joint working with local authorities and partners will help to ensure that GI is integrated and interlinked across the sub-region to maximise its benefits for biodiversity and people.

Sustainable development

POLICY CS4A - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

There is a presumption in favour of sustainable development. When considering proposals for sustainable development the Council will take a positive approach. It will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible.

Planning applications that accord with the policies in this Plan will be approved without delay unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise. Account will be taken of whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework and other policies in the Council's Local Plan, neighbourhood development plans, supporting supplementary planning documents and any emerging policy as it may be relevant.
2. Specific policies in the National Planning Policy Framework, other policies in the Council's Local Plan, neighbourhood development plans, supporting supplementary planning documents and any emerging policy as it may be relevant, indicate that development should be restricted.

6.5 The purpose of the planning system is to contribute to the achievement of sustainable development, of which there are three dimensions - economic, social and environmental. The role of the planning system in respect of these 3 dimensions is:

- economic role – contributing to building a strong, responsive and competitive economy
- social role – supporting strong, vibrant and healthy communities; and
- environmental role – contributing to protecting and enhancing the natural, built and historic environment.

6.6 These roles are mutually dependent and, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should, therefore, play an active role in guiding development to sustainable solutions. This involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

6.7 Under the NPPF, proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. In this way development which is sustainable can be approved without delay.

Delivery

6.8 This policy will be delivered through the development management process.

Location of Development

POLICY CS5 – LOCATION OF DEVELOPMENT

In order to deliver the Strategy for Development, the framework for the location and scale of development is:

1. Most new development will take place within the communities of the North and East Fringes of Bristol urban area:
 - the focus will be the development of existing commitments and the remaining South Gloucestershire Local Plan allocations, together with delivery of the Greater Bristol Bus Network, and the planning for the West of England transport package and future schemes; and
 - new neighbourhoods of sustainable communities will be developed at Cribbs/Patchway and to the east of Harry Stoke.
2. At Yate/Chipping Sodbury, new development will be of a scale appropriate to achieve greater self-containment and to improve the separate but inter-related roles and functions of the towns, focusing on investment in the town centres and improving the range and type of jobs
 - provided infrastructure, particularly sewerage infrastructure, is delivered, a new neighbourhood at north Yate will be developed, supported by a package of transport measures and a new local centre.
3. At Thornbury, new development will be of a scale appropriate to revitalise the town centre and strengthen community services and facilities.
4. The economic potential of Severnside will be realised as a strategic location for a range of employment uses, subject to the resolution of flood risk, environmental and infrastructure issues and taking into account the most recent government legislation and guidance.
5. In the rural areas communities will be empowered to shape the future of their own local area through opportunities presented by Neighbourhood Planning.

Outside the Green Belt (including settlements surrounded by the Green Belt):

- (a) small scale development may be permitted within the settlement boundaries of villages defined on the Policies Map
 - (b) defined settlement boundaries will be maintained around rural settlements and reviewed in the Policies, Sites and Places DPD or a replacement Core Strategy/ Local Plan or Neighbourhood Plan. A review of the approach to the distribution of housing in the rural areas will be undertaken which will include engagement with the local community and other stakeholders/parties
 - (c) in villages and other settlements without defined settlement boundaries, new development will be strictly controlled, but small scale development within or well related to villages or settlements may come forward through Neighbourhood Planning initiatives and rural housing exception site policy
 - (d) any changes/proposals should be commensurate with the locality in terms of its form, character and landscape and cumulatively acceptable when considered with any other development identified in the Core Strategy, Policies Sites and Places DPD, replacement Local Plan or Neighbourhood Plans.
 - (e) In the open countryside, new development will be strictly limited.
6. The extent of the Green Belt will remain unchanged from that shown in the South Gloucestershire Local Plan, except to the east of Harry Stoke/Stoke Gifford (north of the A4174 Avon Ring Road), and to the west of the A4018 at Cribbs Causeway, where the need to: meet future housing requirements; ensure sustainable patterns of development; create and plan comprehensively for sustainable communities; are the exceptional circumstances in which land will be removed from the Green Belt at these locations. In addition, the visual impact of the proposed Stoke Gifford Transport Link on the openness of the Green Belt to the east of Harry Stoke/ Stoke Gifford (north of the A4174 Avon Ring Road) is also considered to provide an exceptional circumstance which justifies the release of this land from the Green Belt.

Elsewhere in the Green Belt:

- (a) small scale infill development may be permitted within the settlement boundaries of villages shown on the Policies Map. Settlement boundaries will also be reviewed through the Policies Sites and Places DPD or a replacement Local Plan or a Neighbourhood Plan
- (b) development brought forward through a Community Right to Build Order is not inappropriate development in the Green Belt, provided it preserves the openness of the Green Belt and its purposes accord with Government policy
- (c) other proposals for development in the Green Belt will need to comply with the provisions in the NPPF or relevant local plan policies in the Core Strategy.

7. The sequential and exceptions tests will be applied to direct development to areas with the lowest probability of flooding, taking account of the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable objectives of the Core Strategy.

6.9 The largest share of new development will take place within the North Fringe of the Bristol urban area, (incorporating land west of the A4018) which includes the new neighbourhood areas at Cribbs Causeway/Patchway, and on the edge of the North Fringe east of Harry Stoke, and at Emersons Green East in the East Fringe of the Bristol urban area. This represents places where essential infrastructure is in place or planned. This will reduce the need to travel and commute, accompanied by a package of public transport measures and supported by other community infrastructure. The boundaries of the North and East Fringes are shown on the Policies Map.

6.10 Other than in two locations, east of Harry Stoke/Stoke Gifford (north of the A4174 Avon Ring Road) and to the west of the A4018 at Cribbs Causeway, the general extent of the Bristol and Bath Green Belt will be maintained as shown on the Policies Map. The exceptional circumstances identified by the Council, which justify the release of this land from the Green Belt, are the need to:

- meet future housing need
- ensure sustainable patterns of development
- create and plan comprehensively for sustainable communities.

In addition, in relation to the land east of Harry Stoke/Stoke Gifford (north of the A4174 Avon Ring Road), the visual impact of the proposed Stoke Gifford Transport Link on the openness of the Green Belt is also considered to provide an exceptional circumstance which justifies the release of this land from the Green Belt. The Council's Supplementary Planning Document (SPD) "Development in the Green Belt, June 2007" will remain and provide guidance, where it accords with the Green Belt policy in the NPPF, until such time as it is replaced and updated either through a new policy in the Policies, Sites and Places DPD or a replacement Core Strategy/Local Plan.

6.11 Outside the Bristol urban area, development land will be provided in Yate/ Chipping Sodbury and Thornbury, to promote greater self-containment of these settlements. This will include a new neighbourhood to the north of Yate.

6.12 In the rural areas communities will be empowered to shape the future of their own local area through opportunities presented by Neighbourhood Planning. Small scale development will be allowed in villages with defined settlement boundaries where it meets local housing needs or supports or enhances existing services and their viability. However where settlements with defined settlement boundaries are in the Green Belt then, to accord with government guidance, development will be limited to no more than infilling. Affordable housing will be supported in accordance with Policy CS19 (Rural Housing Exception Sites), where there is identified need and local community support. A small element of market housing will be permitted on such sites if it can be satisfactorily proved that this will facilitate the delivery of the local affordable housing need. Settlement boundaries are currently defined on the Policies Map for 37 villages. The defined

settlement boundaries to villages will be reviewed through the Policies, Sites and Places DPD or a replacement Local Plan or in Neighbourhood Plans.

- 6.13 The Severnside area is recognised as being a regionally significant employment area, covered by longstanding planning permissions, much of which remains undeveloped. Planning policy continues to support its development, while recognising the significant constraints that affect the area by way of flood risk, highway infrastructure, ecology and archaeology.
- 6.14 Government guidance requires that a sequential test relating to flood risk is applied to the identification of land for development, to ensure that there are no alternative sites available in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. Departures from this approach will only be justified in exceptional circumstances where it is necessary to meet the wider aims of sustainable development. The Council's Strategic Flood Risk Assessments have helped inform the Strategy for Development. This work indicates that the Strategy for Development can be delivered despite the flood risk issues by following a sequential approach in accordance with national policy. This approach will be used for allocating land in the Policies, Sites and Places DPD or a replacement Core Strategy/Local Plan.
- 6.15 The areas surrounding the existing nuclear licensed sites at Oldbury and Berkley are covered by 'safeguarding zones' designated by the Office of Nuclear Regulation, as shown on the diagram at Appendix 8. HSE will be consulted on proposed development in these zones in accordance with their published procedures and practices. The implications of any proposed development will also be considered from an emergency planning perspective, and responses received would be a material consideration in determining planning applications. The promoters of the proposed new build site at Oldbury may also have an interest in seeking to ensure that any proposed development in the surrounding area does not compromise their ability to deliver on the National Policy Statement nomination of the site near Oldbury as being potentially suitable for a new nuclear power station.
- 6.16 Where major infrastructure projects are proposed, including the NPS identification of a site near Oldbury for a potential new nuclear power station, a potential new power station at Severnside and National Grid Connections, the Council will seek to work with the scheme promoters, statutory bodies and the community, to seek to ensure optimal benefits for the locality and to minimise social, economic and environmental impacts. The Council may have a dual role in respect of these developments, either as consultee to Development Consent Order Applications that are assessed by the Planning Inspectorate and determined by the Secretary of State, or as consultee on applications that are determined by other statutory bodies such as the Environment Agency or the Marine Management Organisation, or as the determining authority for any applications for development associated with but not part of Development Consent Orders.

Delivery

- 6.17 The development will be delivered by the private sector through the planning and development management process and by Neighbourhood Planning. More details on delivery are set out in the policies in Part 2 of the Core Strategy.

Improving accessibility

POLICY CS8 – IMPROVING ACCESSIBILITY

Priority will be given to providing the users of new development with a range of travel options other than the private car. The following principles will be applied in the consideration of planning applications and formulation of other Local Development Documents:

1. **Accessibility.** New development proposals which generate significant demand for travel will be more favourably considered the nearer they are located to existing and proposed public transport infrastructure and existing facilities and services. Developments which are car dependent or promote unsustainable travel behaviour will not be supported
2. **Off-site mitigation.** All new development proposals of a sufficient scale will be required to contribute financially or in kind to the schemes set out in Policy CS7 and the Infrastructure Delivery Plan, as appropriate, and other physical off-site local transport improvements as may be necessary to make the scheme acceptable
3. **Provision and Promotion of sustainable travel options.** All new development proposals of a sufficient scale will be encouraged to reduce greenhouse gas emissions, travel demand and support travel by means other than the private car, particularly to significant destinations such as educational establishments, hospitals, rail stations, bus interchanges and employment areas. This will be achieved through
 - the provision of, and integration of walking, cycling and public transport infrastructure into the local network
 - providing mixed use developments in appropriate locations
 - the active promotion of a Green Travel Plan approved by the Council
 - the provision of shower and changing facilities for use by staff in commercial and business premises
 - contributions to bus services, and other initiatives such as commuter and car clubs and community transport projects, as appropriate; and

- access to high speed broadband and installation of electrical sockets, storage and sufficient space in dwellings such that allows homeworking
- provision of facilities for charging plug-in or other ultra low emission vehicles.

The Council will expect early implementation of sustainable travel infrastructure and initiatives in the construction and occupation of major schemes

4. Parking and vehicular access for new development.

Car parking and vehicular site access should be well integrated and situated so it supports the street scene and does not compromise walking, cycling, public transport infrastructure and highway safety.

All new development proposals will also be required to provide safe & secure cycle parking facilities in accordance with the Council's standards.

- 7.16 This policy seeks to ensure that emerging DPDs, SPDs, Area Action Plans, Development Briefs, Concept Statements and development schemes all have regard to the need to improve transport infrastructure in accordance with Sustainable Community Strategy objectives.
- 7.17 National policy encourages development that is located where everyone can access services or facilities on foot, bicycle or public transport, rather than having to rely on access by the car, while recognising that this may be more difficult in rural areas.
- 7.18 New development that generates the need to travel will be required to contribute financially or in kind to the strategic transport infrastructure set out in Policy CS7.
- 7.19 Contributions may also be used to support sustainable travel measures that may be promoted by the Council and other partners from time to time (including those that may arise from Neighbourhood Development Planning), such as:
- revenue support to maintain, improve and expand community transport and demand responsive transport services in the urban and rural areas
 - revenue to establish a community car club scheme
 - revenue and capital towards improvements in real time passenger information
 - capital towards bus priority measures to ensure reliable and punctual bus services and
 - revenue and capital to support access to health facilities arising from the new configuration of acute and community hospitals.
- 7.20 All but the smallest householder applications will be expected to consider, provide information on and a strategy for the minimisation of private car based travel. In addition to the measures set out in criterion 3, other innovative measures that reduce the CO2 footprint of transport at the point of use, such as charging points for electric vehicles, will be welcomed.

- 7.21 Development proposals should consider the integration of direct and attractive walking and cycling routes with the wider network as a primary objective of high quality urban design. These routes should also take advantage of and integrate with existing and proposed Green Infrastructure, and vice versa where appropriate.
- 7.22 Parking remains an important part of demand management and an issue that will be kept under review. Inadequate or poorly designed residential parking can add to congestion, hinder bus and emergency services and have a negative impact on quality of life. Lower parking standards may be more appropriate as elements of the strategic transport infrastructure are implemented. Consequently, the Council is preparing a Residential Parking Standards SPD in accordance with the timetable set out in the LDS adopted in 2012.

Delivery

- 7.23 This policy will be delivered through the development management process, the JLTP and working with partners. The car parking standards will be reviewed through SP.

Managing the Environment and Heritage

POLICY CS9 – MANAGING THE ENVIRONMENT AND HERITAGE

The natural and historic environment is a finite and irreplaceable resource. In order to protect and manage South Gloucestershire's environment and its resources in a sustainable way, new development will be expected to:

1. ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance
2. conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity
3. conserve and enhance the character, quality, distinctiveness and amenity of the landscape
4. be located away from areas of flood risk
5. reduce and manage the impact of flood risk through location, layout, design, choice of materials and the use of Sustainable Drainage Systems (SuDS)
6. protect the quality and quantity of the water environment and its margins
7. avoid the undeveloped coastal area
8. utilise natural resources, including minerals, soils and water, in an efficient and sustainable way
9. maximise opportunities for local food cultivation by (a) avoiding the best and most versatile agricultural land and; (b) safeguarding allotment sites
10. promote the re-use of contaminated land with appropriate remediation
11. protect land, air and aqueous environments, buildings and people from pollution and
12. avoid unstable land unless appropriate mitigation or remediation measures can be taken.

8.4 This policy sets out the general approach to environmental resources and heritage assets in South Gloucestershire and should be read in association with the more detailed environmental policies in Chapter 4 (Environment) of the South Gloucestershire Local Plan (SGLP) until these policies are replaced by the Policies, Sites and Places DPD. This policy also links with Policies CS2 (Green Infrastructure) and CS1 (High Quality Design) in this Core Strategy.

- 8.5 There is an extensive portfolio of areas of nature and biodiversity importance in South Gloucestershire, many of which are protected by local, regional, national or international designations. South Gloucestershire has a predominantly rural and agricultural landscape greatly influenced by large scale scarps, ridges, vales, levels and estuary landforms overlain by a variety of land cover, in places comprising unique natural or historic features. The importance of the diversity, character, natural beauty and amenity of the district's landscapes is recognised and will be protected and, where possible, enhanced. The Landscape Character Assessment Supplementary Planning Document provides detailed analysis to support this.
- 8.6 The landscapes of South Gloucestershire, both outstanding and everyday, contribute to the wellbeing and sustainability of its neighbourhoods and should be protected for its own sake. In order to conserve the character, distinctiveness, quality and amenity of the landscape, new development should identify and retain those site attributes and features which contribute to the landscape character. Landscape features, such as woodland (including ancient woodland), trees and hedgerows should be incorporated into new development and given sufficient space for their longevity. These site features and attributes should be managed and where appropriate enhanced with new landscape.
- 8.7 The Cotswolds Area of Outstanding Natural Beauty (AONB) delivers a range of benefits for society in terms of its scenic beauty, cultural heritage and important habitats. Proposals for development within, or affecting the setting of, the AONB should take account of the objectives of the Cotswolds AONB Management Plan and seek to conserve and enhance the unique character, tranquillity and special qualities of the Cotswolds landscape.
- 8.8 South Gloucestershire has an important legacy of heritage and cultural assets, including over 2000 listed buildings, approximately 1500 locally listed buildings, 30 conservation areas, 8 registered historic parks and gardens, and 37 scheduled monuments. There are a wide range of undesignated historic buildings, archaeological sites and remains, and historic parks and gardens as well as places, areas and landscapes of historic interest. Information about heritage assets can be found in the South Gloucestershire Historic Environment Register (HER). These assets make a significant contribution to the identity of the locality in which they are set, helping to create a sense of place. Applications for development which affect heritage assets and their settings directly or indirectly will need to describe the nature of the significance of the assets affected, and set out how development will maintain and enhance heritage assets and their settings in a manner appropriate to that significance. New development should seek opportunities to draw on the historic environment in order to maintain and enhance local character and distinctiveness.
- 8.9 In order to ensure that heritage assets are properly recognised and protected, the Council will maintain or provide access to an up to date Historic Environment Record and periodically appraise heritage assets including Conservation Areas, and its list of locally listed buildings. The Council will periodically assess its heritage assets at risk register in order to identify heritage assets at risk through neglect or decay. The Council will assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies. Applications for enabling

development relating to a heritage asset should be in accordance with English Heritage guidance, 'Enabling Development and the Conservation of Significant Places' (English Heritage 2008).

- 8.10 In the coming years, South Gloucestershire, like the rest of the United Kingdom, will increasingly experience the effects of climate change. The risk of coastal and river flooding will increase as a result of the predicted effects of climate change, through rising sea level and increased winter rainfall. The district contains land at risk of flooding, most notably in the vicinity of the tidal Severn Estuary and areas along the Rivers Avon, Frome and Boyd. New development will therefore be directed away from areas at high risk of flooding and where the risk of flooding is likely to increase.
- 8.11 New development has a significant role to play in managing flood risk by minimising its own surface water run-off through use of Sustainable Drainage Systems (SuDS) and positive land management. SuDS provide a method of discharging surface water in a sustainable way to reduce the risk of flooding and pollution. Some SuDS techniques offer opportunities for environmental and landscape enhancement as well as improving biodiversity and local amenity. Development is required to incorporate SuDS and, where this may not be practicable, an acceptable alternative means of surface water disposal should be used. In instances where SuDS alone cannot provide total surface water drainage solutions, they can be used beneficially in conjunction with conventional piped systems.
- 8.12 The Severn Estuary forms the western boundary of South Gloucestershire, and is a significant and internationally important environmental resource which is protected under national and European law. Other rivers also play a significant role in the environment, landscape and setting of large parts of the district and should also be protected. This includes protecting landscape features that contribute to the setting, as well as protecting and enhancing views of the river and the water environment, as a whole.
- 8.13 The Severn Estuary Coastal Zone (as defined on the Proposals Map) consists of the estuary itself and the adjoining low lying land which is criss-crossed by rhines which drain to seven outfalls into the Estuary. The coastal zone contains species, landscapes and habitats of local, national and international importance, many of which are protected under European legislation and are recognised as being of high value by the UK Biodiversity Action Plan (UKBAP). In recognition of the Coastal Zone's importance for its landscape, nature conservation and archaeological value, as well as its risk of flooding, development will be resisted. Such development that requires a coastal location will be directed to the developed areas of the Zone (these are the areas within the settlement boundaries of Aust, Oldbury-on-Seven, Pilning and Severn Beach, Severnside employment area and Severn View Motorway Services Area at Aust), subject to satisfying the requirements of the Exception Test in national policy, the legal provisions of the Conservation of Habitats and Species Regulations 2010, Regulation 61 and meeting the conservation objectives of the Severn Estuary SPA/SAC/Ramsar.
- 8.14 In order to be sustainable, development must minimise the impact and mitigate the likely effects of climate change through the prudent and efficient use of natural resources, including energy, water, soil and the best and most versatile agricultural land, and the increased re-use and recycling of materials. The repair and re-use of existing buildings

is generally more sustainable than demolition and replacement. Developers will need to demonstrate why re-use of buildings, particularly those that contribute to the character and distinctiveness of their locality cannot be achieved within their development proposals. The conservation of water resources will become increasingly important as summer rainfall declines and droughts become more common. New development should not compromise the ability of wildlife – particularly European waterfowl and other species of wildlife for which the Estuary is designated a European site - to adapt to climate change. New development will be expected to demonstrate that it will not cause any deterioration in the quality or quantity of underground, surface or coastal water resources.

- 8.15 Soil is a fundamental natural resource on which life depends. It provides many essential services on which we rely including food cultivation, water management and support for valuable biodiversity and ecosystems. Soils should be managed for increasing organic matter which improves its qualities for water retention, mineral release and food production. Across South Gloucestershire, agricultural activity is varied – ranging from predominantly arable land in the Cotswold Hills in the east to the flats of the Severn Estuary in the west. The best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) should be protected in recognition of the increasing need to produce food locally due to climate change. This need is increasing due to the anticipated reduction in the ability of countries continuing to export food to the UK due to increased flooding, erosion or drought. Allied to this, existing allotments should be safeguarded, and levels of provision should be increased in areas where there is a current shortfall or where demand is high (see Policies CS1 and CS24).
- 8.16 The development of previously developed land is central to the principles of sustainable development as it minimises pressure to develop greenfield land. Previously developed or brownfield sites are often critically important for wildlife in an urban environment. Their loss will inevitably mean a loss of biodiversity in the surrounding communities. Development will not be permitted where it would have a significant impact on biodiversity. Where permitted, development should include appropriate mitigation to ensure that biodiversity is protected and where possible enhanced as part of the proposals. While the benefits of recycling previously developed land are clear, there is the possibility that land may be contaminated as a result of its previous use. For this reason, contaminated land should be remediated to make it safe for use.
- 8.17 Pollution from development to land, air or water can occur in a number of forms including smoke, fumes, dust, smell, vibration, noise and an increase in levels of artificial light. These can have adverse impacts upon health both directly, for example a reduction in air quality can affect respiratory health, and indirectly through degradation of the natural environment and local amenity, which can affect quality of life and wellbeing. Certain types of development also pose risks to ground and surface water quality. South Gloucestershire has recently declared Air Quality Management Areas (AQMAs)), where national air quality objectives for nitrogen dioxide (NO₂) are not being met. Protection of the environment, buildings and people from potentially polluting development or land uses is integral to achieving sustainable development.
- 8.18 Past mining activity is the main source of unstable land in South Gloucestershire although natural causes such as landslides can also be a threat. There is a long history of coal mining activity in South Gloucestershire and the Council consults with the Coal Authority

in respect of issues relating to land instability. If land is found to be unstable, appropriate action will be required to ensure the stability of any structures proposed and the potential environmental impacts of any such remedial works should be identified and addressed. The Coal Mining Development Referral Areas shown within Appendix 7 identify the areas that are most likely to be affected by land stability issues associated with past coal mining activities.

- 8.19 Tranquil and peaceful environments have been found to be good for people's health, so development should not give rise to high levels of noise in the vicinity of residential areas and areas of high landscape or ecological value.

Delivery

- 8.20 This policy will be delivered through the development management process as well as in conjunction with the delivery of Policies CS1 (Design) and CS2 (Green Infrastructure).

Housing density

POLICY CS16 - HOUSING DENSITY

Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services.

In addition, the density of new development should be informed by the character of the local area and contribute to:

1. the high quality design objectives set out in Policy CS1
2. improving the mix of housing types in the locality; and
3. providing adequate levels of public open space, semi-private communal open space and private outdoor space.

10.16 The primary purpose of a density policy is to make efficient use of land, where density is a measure of the number of dwellings which can be accommodated on a site or in an area. This is an important aspect of housing delivery as the density of housing development has implications for sustainability. Higher densities mean more housing units can be provided in an area, thereby minimising the land take for development. Where there is good access to local facilities by walking or cycling, or good public transport, then higher density housing supports local businesses, services and infrastructure.

10.17 However, higher density housing that is poorly designed or poorly located can have an adverse impact on a locality and on sustainability. Therefore, housing density policies must be capable of being applied flexibly in order to support other objectives. In particular, development will be considered against the requirements of Design Policy CS1, which includes compatibility with the character of the local area. Also relevant are the objectives of providing a mix of housing to support a wide variety of households and maintaining a pattern of green and open space. Appropriate application of this policy will help to broaden the range and mix of homes available.

Delivery

10.18 This policy will be delivered through the development management process by private developers and affordable housing providers approved by the Council.

Housing diversity

POLICY CS17 - HOUSING DIVERSITY

In order to support mixed communities in all localities, new housing development, comprising both market and affordable, must provide a wide variety of housing type and size to accommodate a range of different households, including families, single persons, older persons and low income households, as evidenced by local needs assessments and strategic housing market assessments.

On the strategic sites which are key to the implementation of the Core Strategy, the broadest possible mix should be achieved. Such a mix should reflect:

1. the guidance on the amount and type of affordable housing set by Policy CS18; and
2. the need to provide for smaller family houses, in order to enable new households to get on the housing ladder and for older households to downsize.

On all other sites, the mix of housing should contribute to providing choice in tenure and type, having regard to the existing mix of dwellings in the locality and the character and relative accessibility of the location.

Sub-division of existing dwellings to form flats and building on gardens will be allowed where this would not adversely affect the character of an area and where, cumulatively, it would not lead to unacceptable localised traffic congestion and pressure on parking. Such development will be allowed where each home has adequate private/semi-private and/or communal outdoor space and where occupiers have access to adequate open and play space within the immediate vicinity.

Housing developments will also need to contribute to the provision of homes that are suitable for the needs of older people, persons with disabilities and those with other special needs, in a way that integrates these people with the wider community.

10.19 The Council is committed to improving housing choice and to creating sustainable, inclusive and mixed communities in both urban and rural areas.

10.20 In 2001, the average household size was 2.45 persons. Approximately 25% were single person households, 31% were 2 person households, and another 30% were households with dependent children. By 2026, the average household size is projected to shrink to around 2.19 persons, with single person households representing about 35% of all households.

10.21 In 2001, flats and maisonettes represented 9% of the total housing stock, terraced housing 28%, semi-detached 35% and detached 28%. Over the past few years the proportion of flats built annually has been between 40-60% of all new homes, with 75-85% of all 1-bed and 2-bed homes being built as flats. While the overall proportion of flats is still relatively low and the West of England SHMA indicates a need for smaller properties to reflect the changing demographic profile, there is a concern that the mix

of new housing is not reflecting community need for smaller family housing. In terms of social housing, for example, South Gloucestershire needs a significant proportion of this to be 2 and 3 bedroom family suitable housing, with some areas requiring no additional non-family 1 and 2 bedroom homes.

- 10.22 Within the owner/occupier market, the existing mix of supply is biased towards larger homes. There are indications that in some areas additional smaller properties would be appropriate for first time buyer demand and there is evidence of a shortfall of two bedroom properties for older people trading down in property size.
- 10.23 Demographic trends show that the population is ageing, increasing the demand for smaller size housing, a significant proportion of which will need to be accessible. There is also evidence of increasing demand for Extra Care housing.
- 10.24 The strategic sites referred to in this policy are: 1) the South Gloucestershire Local Plan allocations of Charlton Hayes, Harry Stoke, Wallscourt Farm, East of Coldharbour Lane and Emersons Green; 2) the new neighbourhoods at Cribbs/Patchway, East of Harry Stoke and north Yate; and 3) the Housing Opportunity Areas at Thornbury. These sites provide the opportunity to secure a mix of housing type and tenure.
- 10.25 On non-strategic sites, the Council will be looking for housing sizes which improve the housing choice in an area. Very small developments generally tend to provide a disproportionate number of 3 and 4 bedroom houses. The demand for 4+ bedroom house sizes is also provided through extensions to existing properties. Therefore the Council will expect smaller family housing to be included in the mix of housing on other sites. The emphasis of this policy is providing housing choice and mix. While new development must respect the character of the locality, this does not mean replication of existing housing style. Through the neighbourhood planning process and the Policies, Sites and Places DPD opportunities exist to identify details of local character.
- 10.26 Many localities in the district are suffering from the cumulative impact of residential conversions to flats and building on gardens. This can lead to problems of congestion, parking conflict (including managing expectations for car ownership) and loss of green space which threatens the health and well-being of existing residents. However, some intensification, if carried out sensitively, and where it would not adversely affect the character of an area, can contribute to the local mix and affordability of housing, viability of local services, vitality of local areas and contribute to the Council's housing delivery targets. Policy CS1 promotes good design in the broader sense and provides a basis for dealing with intensification issues. The need to provide sufficient open space should also be recognised (see Policy CS24). Further guidance on the sub-division of dwellings and building on gardens will be set out in a reviewed South Gloucestershire Design Checklist SPD.

Delivery

- 10.27 This policy will be delivered through the development management process by private developers and affordable housing providers approved by the Council.

Affordable housing

POLICY CS18 - AFFORDABLE HOUSING

The Council is committed to improving affordable housing provision to meet housing need in South Gloucestershire. This will be achieved through:

1. requiring developers to achieve 35% on-site affordable housing on all new housing developments, normally without public subsidy, in urban areas of 10 or more dwellings, or 0.33 hectares irrespective of the number of dwellings (except in rural areas where the threshold will be 5 or more dwellings or 0.20 hectares) unless the developer demonstrates that the economic viability of a particular site is affected by specific factors and as a result that a lower percentage should be provided without public subsidy, in which case other financial contributions should be sought to achieve the 35% requirement
2. delivery of direct provision on sites by registered providers
3. the delivery of Rural Housing Exception sites in accordance with Policy CS19
4. providing affordable housing in suitable mixed use schemes, where this would form a viable element of a commercial development, and through existing properties in need of investment brought back into use as permanent affordable housing by registered providers
5. seeking off-site provision, or a broadly equivalent financial contribution in lieu of on-site provision, but only in exceptional circumstances where it can be robustly justified, for the provision of affordable housing elsewhere in South Gloucestershire; and
6. empowering local communities through opportunities presented by Neighbourhood Planning.

In implementing this policy the Council will negotiate the maximum level of affordable housing on each site that is feasible up to the 35% figure and will aim to ensure that:

7. developments contribute to a range of housing provision in local areas, with the aim of achieving mixed and balanced communities, and refer to the findings of the Strategic Housing Market Assessment, (and in rural areas, where appropriate, to local housing needs surveys), in providing the specific housing mix required to meet housing needs; and that
8. the different types of defined affordable housing are used effectively to maximise appropriate provision in line with the West of England Strategic Housing Market Assessment 2009 or as updated by future housing market assessments.

The Council will further develop policy guidance on affordable housing through updating and replacing the current SPD including its approach to the calculation of financial contributions and to the provision of affordable housing in Extra Care housing schemes.

Evidence of housing need

- 10.28 The findings of the West of England (WoE) Strategic Housing Market Assessment (SHMA), May 2009, which was undertaken in line with good practice advice published by the government, provide the background to this policy. The study shows that there is a high need for affordable housing in the West of England that is not being met through existing policies.
- 10.29 In South Gloucestershire there is an estimated average annual need for 903 new affordable housing units over the period 2009 to 2021 compared to a potential average annual housing supply (both market and affordable) of around 1,550 units. The proportion of younger households able to buy or rent in the market had fallen from 52.3% in 2002 to 45.3% in 2007. Other key features are the large backlog of need for affordable housing, the projected annual increase of newly forming households continuing to need social rented accommodation, and the relatively small existing stock of affordable housing limiting the ability to meet needs through re-lets.

Percentage of affordable housing

- 10.30 The main source of new affordable housing is expected to arise through Section 106 agreements on sites for market housing. The Council requires 35% of affordable housing on such sites given that a range of market conditions need to be taken into account, a position supported by the SHMA; para.10.34 sets out how the impact of current market conditions will be considered. The expectation is that such affordable provision would normally take place without public subsidy. However, the economic viability of individual site developments would be considered where the developer raised a site viability issue and a site appraisal was undertaken.
- 10.31 The definition of affordable housing is as set out in national policy, and includes social rented housing, affordable rented and intermediate affordable housing. Where affordable rent is provided, flexibility will be sought to provide such affordable rent housing at rent levels best suited to prevailing local levels of income whilst achieving a policy compliant percentage of affordable housing.
- 10.32 Delivery will comply with the provisions of national policy and other published national guidance. All provision will therefore include the expectation that affordable homes provided remain at an affordable price for future generations of eligible households and for the subsidy to be recycled for alternative affordable housing provision within South Gloucestershire where this is not so.
- 10.33 On sites allocated solely for affordable housing, or where only affordable housing is proposed, there will be no requirement to deliver a percentage without public subsidy where the threshold is exceeded, as set out in this policy, providing that the proposed affordable housing meets identified need and complies with the requirements of the Affordable Housing Supplementary Planning Document.
- 10.34 The expectation is that affordable housing will be provided on the application site. However, where it can be robustly justified, off-site provision, or a financial contribution

in lieu of on-site provision of broadly equivalent value may be accepted, providing the agreed approach contributes to the creation of mixed communities in South Gloucestershire.

Threshold (size of site)

10.35 The size site threshold at which on-site affordable housing should be provided will be set at 10 dwellings or above in urban areas, or 0.33 hectares irrespective of the number of dwellings, and 5 dwellings or above in rural areas, or 0.20 hectares, in order to maximise the provision of affordable housing whilst acknowledging viability issues. Some flexibility will need to be maintained to take account of site specific issues which may have a particular impact on smaller sites. The approach to seeking off-site contributions towards affordable housing will be set out in the Policies, Sites and Places DPD.

10.36 In accordance with Policy CS16 Housing Density all housing development will also be expected to make efficient use of land, maximising the amount of housing supplied. Therefore, where a planning application for residential development is made on a site, and the dwelling numbers proposed fall below the thresholds for affordable housing provision set out in Policy CS18, then an assessment of the housing density appropriate to the site will be made with a view to determining whether affordable housing should be required.

10.37 Similarly, where it is proposed to phase development, sub-divide sites or where recent sub-division has taken place, or where there is a reasonable prospect of adjoining land being developed for residential purposes in tandem, the Council will take the whole site for the purpose of determining whether the scheme falls above or below the site thresholds for the provision of affordable housing.

Site viability

10.38 The 35% figure is considered a robust target, capable of being achieved in an improving housing market in the medium to longer term, where a real increase in housing prices can be anticipated. In some cases, higher percentage targets have been achieved, but these have generally been in areas of higher land value where different viability conditions apply.

10.39 In a less favourable national economic climate, and without a real increase in house prices, then for some sites, total reliance cannot be placed on funding through land values alone to deliver this 35% affordable housing figure. A combination of other financial support measures therefore may be required to achieve the 35% target.

10.40 In finalising targets it will be important not to jeopardise the overall delivery of housing within South Gloucestershire that is required to meet both market and affordable need; a continuing supply of deliverable and developable residential sites being a requirement of national guidance.

10.41 Therefore, in seeking to negotiate the maximum level of affordable housing on each site, the Council will have regard to the economic viability of site development, likely costs,

market conditions, the availability of public subsidy and the aim of achieving a mixed and balanced community. Developers will be expected to demonstrate the validity of such viability factors, providing supporting evidence. This, the Council will seek to verify independently, with the developer being liable for reasonable costs incurred by the Council.

- 10.42 Where developers have clearly demonstrated that scheme viability prohibits the full provision of affordable housing, the Council may support an application for grant funding, or consider alternative financial support measures, to increase affordable housing provision to the 35% target figure. Alternatively it may negotiate a lower level of affordable housing provision and/or a different housing mix. Where public subsidy has been made available, unrelated to viability, the Council will consider seeking additional affordable housing above the targets where viability is not jeopardised.

Rural Areas

- 10.43 Local communities will be empowered to shape the future of their own areas, including the provision of affordable housing, through opportunities presented by Neighbourhood Planning. In the absence of an adopted Neighbourhood Plan Policy CS19 sets out the approach to rural housing exception sites. This policy allows for affordable housing to be developed in locations where market housing would not normally be acceptable, subject to there being an identified local need. Where it can be satisfactorily proved that an element of market housing will facilitate the delivery of the identified local affordable housing need this will be allowed subject to the proposals fulfilling other requirements of the policy. A legal obligation will limit occupancy to those with a local connection. Where there are small rural schemes for market housing, an affordable housing element will be sought on sites of five dwellings, or 0.20ha and over.

- 10.44 The particular shortage of affordable housing supply in rural areas, and the need to maintain and sustain rural communities, is recognised by the Council. Therefore, in planning agreements related to market housing sites where affordable housing is provided, consideration will be given to seeking specific provision for those who have both a housing need and a defined local connection to a settlement, or group of settlements, where evidence is available through local needs assessments that such needs exist. The development of a local connections policy will take place during the preparation of a future supplementary planning document.

Improving affordable housing provision

- 10.45 In order to further expand the provision of affordable housing, and recognising that there will be some residential sites that fall below the proposed size thresholds, it is also proposed that in future (a) consideration is given to seeking mixed use provision in suitably located commercial schemes so that a housing element might be provided, and (b) additional investment might be put into bringing more empty homes back into use by registered providers as permanent affordable housing, where these have fallen into disrepair and/or remained vacant for a long period. The use of commuted sums made in lieu of on-site provision will be considered for this purpose.

- 10.46 The SHMA provides guidance on the tenure split, type and mix of affordable housing the Council will seek in development schemes and developers will be expected to incorporate this guidance into housing proposals to ensure that affordable provision addresses the main housing need.
- 10.47 Within the wider context of Policy CS20 (Extra Care Housing), the Council will seek to deliver an affordable element in Extra Care schemes. These schemes are designed specifically to promote independent living in self-contained flats, predominantly for older people, who are also able to access high quality flexible support and care services on-site to suit their needs, and use a range of on-site communal facilities. In applying the affordable housing policy particular considerations will pertain because of the special nature of this accommodation; it will not normally be appropriate to seek the general size/type mix of housing set out in the SHMA.

Delivery

- 10.48 Affordable housing will be delivered within the framework of this Core Strategy and the Council's Housing Strategy and will also need to reflect Government policy. Delivery will be supported by more detailed guidance on policy requirements and implementation matters in a revised Supplementary Planning Document. The precise details of quantities, type and mix of affordable housing on specific sites will be a matter for negotiation with the Housing Enabling team and Planning Officers. Delivery will support the wider objective of creating sustainable, inclusive and mixed communities. To this end, affordable housing will normally form part of the overall development, well integrated with market housing. The "peppercotting" of affordable housing in small clusters within mixed tenure developments will be sought in accordance with the design guidance in the revised SPD. Affordable housing can also be delivered through the neighbourhood planning process.

Community infrastructure and cultural activity

POLICY CS23 - COMMUNITY INFRASTRUCTURE AND CULTURAL ACTIVITY

The Council will work with partners to provide additional, extended or enhanced community infrastructure and encourage participation in cultural activity.

New development will be required to provide or contribute towards additional, extended or enhanced community and cultural infrastructure where it would generate a need for such facilities, in accordance with the following sequential criteria:

1. enhance the quality, role and viability of existing facilities that are within easy walking distance of the new development
2. provide adaptable multi-use building(s) on site in easily accessible location(s) for pedestrians and cyclists.

Existing community infrastructure will be retained, unless it can be demonstrated that:

3. the use has ceased and there is no longer a demand; or
4. the facility is no longer fit for purpose; and
5. suitable alternative provision is available within easy walking distance to the required standard.

Developers of Major Residential Schemes, and schemes that will attract a large number of users, will be required to demonstrate how their proposals will contribute to the objectives of the South Gloucestershire Cultural, Heritage and Arts Strategies, through the provision of additional, extended or enhanced facilities and access to/or facilitation of art and cultural activities for the new residents.

10.81 Community and Cultural Infrastructure cover a wide variety of services and facilities.

These can include:

- education facilities
- health & social care facilities
- police, Fire & Ambulance facilities
- libraries, museums & galleries
- community centres
- youth, children's and childcare facilities
- arts & cultural centres and venues
- Extra Care & other older peoples housing needs
- local pubs & clubs
- places of worship

- training centres
- public & private sports & recreation facilities
- civic & administrative facilities
- allotments/community gardens
- public conveniences.

10.82 The list is not exhaustive and may include any facility that provides for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Retention of such facilities and provision in step with growth is an important objective of the Council. In particular, the Council considers that providing services for children and young people (0-19) is key to developing sustainable communities.

10.83 Many existing facilities will play multi-functional roles. Where new development creates additional need, the starting point should be to seek to enhance the role and viability of existing facilities that are within easy walking distance of the new development. Should this not be possible or appropriate, adaptable multi-use buildings should be provided on-site, in easily accessible and visible locations at the heart of the community it is intended to serve. Educational facilities or community centres should often form the core element of such multi-use facilities.

10.84 Where the redevelopment of an existing community facility is proposed for another use, the developer should clearly demonstrate that the use has ceased. In doing so it should be demonstrated that a reasonable amount of time has lapsed for an alternative agency or organisation to re-establish the use, or an alternative community use, or the facility no longer provides for the needs of its users to modern day standards and alternative suitable provision is available within a reasonable walking distance. Distances should be measured along suitable walking routes (easy walking distance is considered to be approximately 800m). This policy should be read in conjunction with Policy CS13 (Non-Safeguarded Sites for Economic Development Sites).

10.85 The policy should not be used to obstruct the re-organisation objectives of local service providers where a re-organisation plan has been adopted through their appropriate approval processes. In this context, local service providers include the Emergency Services, Local Education Authority, Primary Care Trust and NHS, and Council services. Similarly, new development will be expected to provide, or make contributions to meet good practice service standards that prevail at the time of the application.

10.86 The following strategies and plans are relevant and have been taken into account in developing this policy:

- The Council Plan (SGC)
- Children & Young Peoples Plan (SGC)
- Schools Commissioning Strategy (SGC)
- Library Delivery Plan (SGC)
- South Gloucestershire Heritage Strategy (SGC)
- Joint Accommodation & Care Strategy (SGC/PCT)
- Joint Strategic Needs Assessment (South Glos NHS)
- Police, Fire, Ambulance Service Delivery Plans
- South Gloucestershire Cultural Strategy (SGC)
- SW Regional Cultural Strategy (A Better Place to be...) (WEP)

- The vision for the West of England in 2026 and delivery priorities (WEP)
- Regional Cultural Infrastructure Development Strategy (People, Places & Spaces) (WEP)
- Play Policy and Strategy 2006 (SGC)
- South Gloucestershire Physical Activity and Sports Plan 2007-2009 (SGC)

Delivery

10.87 The policy will be implemented through the development management process, in conjunction with Policy CS6 (Infrastructure and Developer Contributions) and South Gloucestershire Local Plan Policies LC4 and RT11, and also through the wider functions of the Council and its partners in supporting local communities.

- 16.5 The following policy will deliver the vision by managing development and where appropriate, partnership working.

POLICY CS34 - RURAL AREAS

Development plan documents and development proposals will take account of the vision for the rural areas and partnership priorities, accord with Neighbourhood Plan initiatives and will:

1. protect, conserve and enhance the rural areas' distinctive character, beauty, wildlife, landscape, biodiversity and heritage
2. protect the best and most versatile agricultural land and opportunities for local food production and cultivation to provide for nearby urban areas and settlements
3. protect the unique and valuable setting provided by the rural areas to the urban areas and other settlements in South Gloucestershire, which contributes to the district's distinctive sense of place and identity
4. protect the designated Green Belt and the Cotswolds AONB from inappropriate development
5. maintain the settlement boundaries defined on the Policies Map around rural settlements until they are reviewed either through Neighbourhood Plans, the Policies, Sites and Places DPD or a replacement Local Plan following engagement with local communities and other stakeholders/partners
6. provide affordable housing through Policy CS19 (Rural Exception Sites), Policy CS18 (Affordable Housing) Neighbourhood Planning and give consideration to allocating Affordable Housing Only Sites, with any allocations to be identified in the Policies, Sites and Places DPD
7. protect rural employment sites, services and facilities and support farm diversification in order to provide local employment, sustain rural and village life and reduce the need to travel
8. encourage contributions to appropriate new communication technologies (e.g. high speed broadband) which will support working from home and other rural enterprises

- 9. support renewable energy proposals where they conform to Policy CS3 (Renewable, Low Carbon & Decentralised Energy Generation)**
- 10. seek contributions to providing Green Infrastructure, including woodland, public transport, walking, cycling and bridleway links to and from the rural area, in recognition of the rural area as a valuable recreation and tourist asset and in order to promote healthier life styles**
- 11. deliver with partners, and seek contributions to, the Rural Transport Package on improved accessibility and transport provision detailed in Policy CS7 (Strategic Transport Infrastructure)**
- 12. demonstrate through the preparation of appropriate Flood Risk Assessments, surface water plans and drainage strategies, how flood risk will be managed**
- 13. recognise the role that rural areas can make to projects and initiatives that address and adapt to the challenges of climate change.**

16.6 The Core Strategy sets out an integrated approach to balancing the conservation and enhancement of the countryside and rural settlements with sustaining and promoting thriving local rural communities and the rural economy.

16.7 Within the open countryside and within villages and other settlements without defined settlement boundaries, development will be strictly controlled in line with other relevant policies.

16.8 The best and most versatile agricultural land will be protected from unacceptable development. This is particularly important in view of the increasing need to produce food locally due to the anticipated impact of climate change. Lower grade land may also be valuable for the cultivation of non food crops, including biomass.

16.9 It is important for the rural areas to thrive by creating and maintaining sustainable, mixed and inclusive communities. Limited housing development will be allowed in accordance with Policy CS5 (Location of Development) within those villages or parts of villages which have settlement boundaries defined on the Policies Map. The approach to the distribution of development in the rural areas will be reviewed, in conjunction with community and stakeholder engagement. Any amendments to the approach will be identified in Neighbourhood Plans, the Policies, Sites and Places DPD, or a replacement Local Plan. Affordable housing will be delivered through Policy CS18 (Affordable Housing) and Policy CS19 (Rural Housing Exception Sites) and Neighbourhood Planning.

- 16.10 The viability of the rural economy also needs to be ensured by providing and protecting sufficient land and premises for a range of employment opportunities of a scale appropriate to the settlement/locality, supporting farm diversification and development for tourism where the scale and environmental impact is consistent with the rural location and by protecting existing services and facilities. National policy, the policies in Chapter 9 (Maintaining Economic Prosperity) of this document and other LDF documents will be applicable.
- 16.11 It is important to recognise the role that rural enterprises play in supporting the economy. Where appropriate, consideration will be given through the concept statement process (as set out in the Council's Statement of Community Involvement) to the long term future planning of existing significant rural enterprises located outside village development boundaries, provided there are no overriding conflicts with established policy.
- 16.12 The design of new development must respect and enhance the varied and distinctive character and settings of the rural areas.
- 16.13 A package of rural transport initiatives is proposed to improve linkages both within the rural areas, and to key places of employment, shopping, leisure, education and other facilities and services. Elements of this package require further investigation, for example the provision of additional multi-modal interchanges, including Park and Share provision, demand responsive transport initiatives and the reopening of Charfield Station.
- 16.14 The potential development of a new nuclear power station at Oldbury and associated transmission grid would have a significant impact on the rural areas. However as the principle or details of the project are yet to be confirmed, the strategy for the rural areas does not deal with the implications that might arise from the development. Further information about proposed major infrastructure projects is given in Chapter 18.

Partnership priorities

- 16.15 The Council will:
- encourage rural communities: to undertake local housing needs surveys, prepare parish plans and support Neighbourhood Planning, in order to set out the future needs and aspirations for their communities and to help inform the review of the approach to the distribution of development in the rural areas, the preparation of future DPDs and assist in the determination of planning applications
 - work with partners to encourage the provision of appropriate new communication technologies, such as high speed broadband, to the rural areas
 - work with partners and communities to enhance rural accessibility by the development of viable, innovative, demand responsive and community transport initiatives and improvements to public transport
 - work with partners to establish a shared understanding of the impacts and level of recreational and leisure activities, residential moorings and associated development along the River Avon. Whilst recognising the need to minimise flood risk, suitable and proportionate action will be taken to address development and to seek to ensure that moorings have a positive impact on the surrounding environment, in order to protect the character and quality of the area which make it so popular.

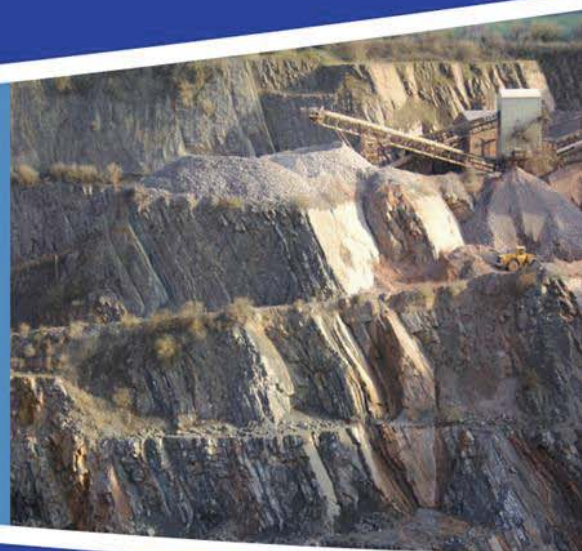
Phasing/Development programme

- 16.16 Development in rural areas will be achieved by empowering local communities to shape the future of their own areas through opportunities presented by Neighbourhood Planning. Limited development will be permitted within those villages with defined settlement boundaries. This approach to the distribution of development in the rural areas will be reviewed and any amendments to this approach will be identified in

Neighbourhood Plans, the Policies, Sites and Places DPD, or a replacement Local Plan.

Delivery

- 16.17 Development will be delivered by Neighbourhood Planning, the private sector and where appropriate Registered Social Landlords and other partners through the development management process.
- 16.18 Transport improvements will be delivered through the Rural Transport Package and partnership working.
- 16.19 Parishes will be encouraged to prepare parish plans and undertake Neighbourhood Planning.



South Gloucestershire **Local Plan**

Policies, Sites and Places Plan

Adopted November 2017

POLICY PSP1 – LOCAL DISTINCTIVENESS

Development proposal(s) will be acceptable where the proposals demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area / locality.

Innovative architectural responses will be favourably considered, where this would result in a high quality design that would in itself contribute positively to the distinctiveness of a place.

- 3.2 NPPF para 58 requires that development should, 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'.
- 3.3 South Gloucestershire underwent rapid growth during the latter part of the 20th Century. Much of this development, as across the country, reflected trends in architecture, availability of new or the most cost effective building materials and prevailing highway design standards. (This development was not subject to planning policy that sought to accentuate local distinctiveness). This has led to development forms that are replicated nationwide and are thereby indistinct / could be 'anywhere'.
- 3.4 Core Strategy Policy CS1(1) requires that; 'siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context'. It however remains common for developers, in undertaking a context appraisal, to attempt to justify further indistinct development by referring to usually 20th century post-war development of indistinct quality nearby and/or claiming that the locality lacks distinction by way of the variety of ages and styles of development that exist in a locality. In justifying new development in accordance with the NPPF requirements, this approach will not be acceptable.
- 3.5 This policy is thus designed to supplement Core Strategy Policy CS1(1) and is primarily aimed at development that is not within or adjacent to a Conservation Area or impacts on a listed building where Policy PSP17 would be applicable. It will be expected therefore that context appraisals, if necessary, look further afield than the immediate locality or most numerous buildings in an area to identify and respond to distinctive building types and other features of quality, such as boundary treatments, plot size and shape, and landscape treatments, to inform new development.
- 3.6 In the principal urban areas of South Gloucestershire it is common to find 18th and 19th Century dwellings, and other buildings defined by the pennant stone, often with decorative brick (quoin) detailing to the corners of buildings and openings, or rendered buildings with very limited detailing. Chimneys are also usually on the gable ends of roofs, a variety of sizes and sometimes decorative. Eaves and verges are often clipped. Other later building styles that have some quality also exist, such as 1930-50s speculative and local authority dwellings, primarily semi-detached dwellings characterised by generous proportions, bay windows, overhanging eaves, prominent chimneys and hipped roofs, or 1970s estates that at their best demonstrate forms of housing with strong horizontal characteristics, large window proportions providing light

internal spaces and a mix of materials. There may also be localities where the settlement form and/or street scene has a strong and attractive character defined by the regularity of plot width and depth, repetitive nature and quality of the buildings and contribution of distinct high quality boundary treatments and landscaping.

(This text is not meant as a comprehensive description and should not be used as a character appraisal. Settlement form, materials and detailing varies across the district. The text is provided only by way of illustration).

- 3.7 Conservation Area Appraisals, Village Design Statements and The South Gloucestershire Landscape Character Assessment may, where available, in the vicinity of a development, also provide good sources of information that assist in discerning such distinctive local character.
- 3.8 It should be noted that the policy does not seek to discourage innovative design. Modern forms of development are particularly encouraged where they promote sustainability and health and wellbeing objectives. High quality development of this nature should, however, also take cues from locally distinctive development forms.
- 3.9 For information on the documents required to be submitted as part of an application, please refer to the Planning Applications Checklist on the Council's website.

Delivery

- 3.10 This policy will be delivered through development management.

POLICY PSP2 – LANDSCAPE

Landscape Protection and Enhancement

Development proposals will be acceptable where they conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape (defined by the Landscape Character Assessment). This includes, but is not limited to:

- landscape attributes which define the inherent character of an area, such as: landscape patterns arising from roads, paths, hedges, waterways and buildings; designed and natural landscapes, which include elements of natural beauty, historical or cultural importance and ecological features;
- the tranquillity of a landscape, sense of place and setting;
- landscape features, such as trees, hedgerows, woodlands, views, banks, walls, ponds and waterways;
- distinctive or characteristic topography and landforms.

Where development proposals would result in harm to the landscape, it must be clearly demonstrated that:

- the proposal results in benefits that outweigh the harm; and
- any harm to the landscape is minimised and mitigated through the form of the development and where reasonable the provision of landscape enhancements.

Landscape Design

Amenity space, hard and soft landscape works and open space provision will be required to be of a high standard of design, appropriate to the use and character of the development and its location; and designed as an integral part of the development, incorporating existing landscape features where-appropriate, for the benefit of the development proposal.

Landscape Management

Landscape features which contribute to landscape character, quality, amenity or local distinctiveness are to be retained and protected, and along with new landscape features, managed in a manner which ensures their long term health and viability.

Where landscape character has been degraded or eroded, development will be expected to contribute to the restoration of landscape character and distinctiveness.

Cotswolds Area of Outstanding Natural Beauty

Within the Cotswolds Area of Outstanding Natural Beauty (AONB), great weight will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Where development is proposed in a location which would affect the setting of the AONB, it must be demonstrated that it would not adversely impact upon the natural beauty of the AONB.

- 3.11 The landscape of South Gloucestershire will be protected for its intrinsic beauty. The Council places a high priority on the conservation and enhancement of the character and quality of the distinctive landscapes of South Gloucestershire for their own sake, so that they can contribute to quality of life in the district.
- 3.12 South Gloucestershire has a varied and complex landscape which includes the nationally protected landscapes of the Cotswolds Area of Outstanding Natural Beauty (AONB). The Cotswolds were designated as an AONB in 1966 with an extension in 1990 that made it the largest AONB in England. The Countryside and Rights of Way Act 2000 requires local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs.
- 3.13 The NPPF requires that great weight should be given to conserving landscape and scenic beauty in AONBs and, together with National Parks, they have the highest status of protection. Proposals for major development will be determined in accordance with NPPF paragraph 116.
- 3.14 The Council has endorsed the Cotswolds Conservation Board Management Plan (2013) and the Cotswolds AONB Landscape Character Assessment (2004) and Landscape Strategy and Guidelines, and will use these in combination with the South Gloucestershire Landscape Character Assessment in considering development proposals within and adjoining the AONB.
- 3.15 In addition, in order to preserve or enhance the appearance of the Cotswolds AONB, this area is designated as an Area of Special Control of Advertisements (ASCA). Within this area, the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 impose stricter controls over the range and type of advertisements which can be displayed without the need for express consent.
- 3.16 The Landscape Character Assessment SPD supports the landscape policies in the Local Plan. The Landscape Character Assessment provides a statement of the existing landscape character features and attributes which make up the 21 distinctive areas within South Gloucestershire. There is an endorsed Community Forest Plan, for the Forest of Avon, which covers South Gloucestershire.
- 3.17 The definition of landscape is broad. Following the European Landscape Convention 2007 it encompasses towns and villages, coast, ordinary and degraded land, as well as countryside and natural landforms. Whilst including the visual appearance of the land, including shape, form and colour, it is the interrelationship of geology, topography, soils, land use, ecology, archaeology and architecture which influence the formation of landscape.

- 3.18 Inherent characteristics of the locality or attributes may include openness or enclosure, key views or wide vistas, landscape patterns such as roads, waterways, rights of way and hedgerows. These characteristics in combination with individual features of the landscape, such as woods, ponds and walls, are the particular combination of attributes and features which makes one locality different and distinct from another.
- 3.19 The amenity of an area reflects its value, including functions such as defining and separating settlements, providing green space close to where people live, providing recreational opportunities, nature conservation functions, as well as visual amenity. Visual amenity is the value of a particular area in terms of what is seen.
- 3.20 The quality of a landscape is defined as being based on judgements about the physical state of the landscape and about its intactness from visual, functional and ecological perspectives. It may also reflect the state of repair of individual features and elements that make up the character in any one place.
- 3.21 The definition of tranquillity arises from a combination of elements. The Council uses the criteria devised by the Campaign to Protect Rural England (CPRE). Tranquillity is an important element in people's experience and enjoyment of the countryside, as well as for wildlife, and it contributes to local character and distinctiveness.
- 3.22 The South Gloucestershire Landscape Character Assessment should be used when assessing sites and their context. A detailed, site specific landscape and visual assessment will also be required in order to pick up local detail. The landscape and visual impact assessment methodology should be appropriate to the scale and type of the development proposed and should be provided in accordance with the 'Guidelines for Landscape and Visual Impact Assessment'¹ (3rd edition). These assessments must be at an appropriate scale and level of detail for the site, including attributes and features of the site that make a contribution to the local character and distinctiveness. The amenity of the site in its setting should also be assessed.
- 3.23 Consideration will be given to the contribution which various attributes and features associated with the site make to the local and wider environment.
- 3.24 Amenity space, hard and soft landscape works or open space provision should be designed as an integral part of the development. These should be located and laid out in such a way as to maintain or enhance the local environment, incorporating existing natural vegetation and features wherever possible, for the benefit of the appearance of the development.
- 3.25 Where a public space is to be adopted by the local authority, a planning obligation to cover maintenance costs will be required. Submitted plans should clearly show the area for adoption. Public spaces are required to provide a high quality design, appropriate to the location and create a sense of place. Where appropriate a plan should be provided indicating the boundary between public and private space.
- 3.26 Adequate information to assess the scheme and its impact on the site and surroundings is required to be submitted.

¹ Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute and Institute of Environmental Management and Assessment

3.27 Design statements should explain how the site and its context have influenced the site design. Statements should include a full site analysis, identifying as appropriate:

- the significant townscape, landscape and natural features and designations;
- an accurate, scaled topographic site survey, which includes the location of existing buildings, trees, hedgerows and other landscape features on the site and details of site levels;
- the relationship of the site to surrounding development and/or countryside, including other neighbouring uses and open spaces within both the public and private domains;
- existing rights of way and accesses for pedestrians, cyclists and vehicles, both within the site and the surrounding area;
- any known elements of historic importance, which may be affected by the development, including archaeological remains, ancient monuments, historic buildings, important historic parks and gardens or other historic landscape features;
- areas known or designated for their nature conservation interest.
- tree and hedgerow survey, including trees on neighbouring sites which adjoin the boundary or which influence or will be affected by the development; and
- vegetation survey/wildlife survey of the site.

3.28 In submitting detailed drawings and specifications, planting plans should clearly indicate retained vegetation; the position, species, density and size of proposed planting; means of protection; and management intentions. Services on site such as water supply, drainage, electricity supply, lighting etc. should be indicated on the landscape drawings.

Delivery

3.29 The policy will be delivered through development management.

POLICY PSP3 – TREES AND WOODLAND

Development proposals should minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value.

Development proposals which would result in the loss of, or damage (directly or indirectly) to, existing mature or ancient woodland, veteran trees, ancient or species-rich hedgerows will only be acceptable where the need for, and benefits of, the development in that location clearly outweigh the loss or damage.

Development proposals should, where appropriate, include:

- **the protection of trees; and**
- **replacement trees, of an appropriate size and species, where tree loss or damage is essential to allow for development; and**
- **additional tree planting, in accordance with Core Strategy Policy CS1 and the Landscape Character Assessment SPD's, including, but not limited to, planting along arterial roads, in car parks and in the public realm; and**
- **new planting schemes that retain and integrate healthy, mature trees and hedgerows, and include native species.**

3.30 Trees and woodland have a number of important functions. They are important visual features in urban and rural settings, contributing towards the amenity or landscape value of a locality. Trees also make a contribution in terms of adapting to a changing climate by providing cooling, capturing pollution, intercepting and infiltrating rainfall and helping to guard against the fragmentation of wildlife habitats. In line with the Council's Climate Change Strategy, Policy PSP3 aims to protect existing trees and encourage new planting. A tree survey must be submitted to support a planning application where the development would affect a tree, whether on or adjacent to the application site.

3.31 Ancient woodland is a unique habitat that has evolved over centuries, with a complex interdependency of geology, soils, hydrology, and flora and fauna. Ancient woodland and veteran trees are a finite resource within South Gloucestershire. In accordance with the NPPF, planning permission will be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss (Para 118). In accordance with national guidelines, an appropriate buffer will be required for development, in order to protect areas of ancient woodland and veteran trees. Within South Gloucestershire the average proportion of ancient woodland (as a % of land area) is 1.9% compared to a Great Britain average of 2.40%, therefore it is vital that this valuable natural resource is protected.

3.32 The retention of existing healthy trees on a new development can greatly improve its appearance and give instant maturity. Trees should therefore be regarded as an asset, not a constraint during the planning and design of any new development. Where

existing trees are retained, sufficient space should be allowed for their canopy and root systems to develop. Well-designed landscaping can have a positive influence on the final appearance and attraction of a new development. Including planting and areas of public open space in the development layout can significantly improve the environment for new residents, softening the appearance of new buildings and give the development an established appearance. Carefully designed tree planting has a significant effect, providing areas of shade and screening at a number of levels. Care is required in the selection of tree species and the location for planting, to ensure the trees are allowed to reach their natural mature height and spread. Where planting is proposed in areas of high footfall or vehicle movement, consideration should be given to species selection.

- 3.33 The Council's adopted Landscape Character Assessment SPD, contains details of landscape strategies for locations across the district, including locations appropriate for tree planting or management of existing trees. The Council's emerging Tree Asset Management Plan (due for adoption in September 2016), seeks to increase tree canopy coverage from 11% to 15% across South Gloucestershire by 2060, opportunities to support this ambition will be encouraged in accordance with this policy. Where development proposals are of an appropriate scale, they will be expected to include tree planting in order to contribute to the aim to increasing tree cover. Small scale proposals, such as householder development for conservatories, loft conversions, dormer windows, walls, fences, porches and satellite dishes are unlikely to be considered to be of appropriate scale.
- 3.34 In accordance with Core Strategy Policy CS1 and Landscape Policy PSP2, site layouts should be designed to preserve and enhance the existing vegetation on the site. New tree planting should be an integral component of new development. Where new tree planting is included as part of a development scheme, especially when adjacent to a proposed highway, a designed street or footway lighting scheme should be submitted, demonstrating that both the trees and lighting can co-exist without detriment to one another.
- 3.35 The justification for requiring new or compensatory tree planting is set out in Core Strategy Policy CS1. Tree planting should be accommodated on the site as part of a comprehensive landscape plan for the development, however, if considered appropriate, where this cannot be achieved, the possibility of securing obligations for off-site planting, as part of the Section 106 requirements for the site, will be investigated.
- 3.36 On development sites, where there are trees of merit, the Council will consider the protection of trees using a Tree Preservation Order. In some cases, the Council will consider the use of conditions to protect important trees through the development process.
- 3.37 The Council will encourage new woodland creation as a positive Green Infrastructure requirement for development schemes. In accordance with the NPPF, the Council will promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity. This new woodland should be developed in accordance with the recommendations set out in the South Gloucestershire Landscape Character Assessment, in line with the requirements of the landscape strategy for the specific landscape character area applicable to the site. The Landscape Character Assessment supports the aims of the

endorsed Community Forest Plan, for the Forest of Avon, which covers South Gloucestershire.

- 3.38 Further guidance is available in the Council's 'Trees on Development Sites' Supplementary Planning Guidance (adopted November 2005).

Delivery

- 3.39 This policy will be delivered through development management.

POLICY PSP6 - ONSITE RENEWABLE AND LOW CARBON ENERGY

All development proposals will:

- 1. be encouraged to minimise end-user energy requirements over and above those required by the current building regulations through energy reduction and efficiency measures, and in respect of residential for sale and speculative commercial development offer micro renewables as an optional extra, and**
- 2. be expected to ensure the design and orientation of roofs will assist the potential siting and efficient operation of solar technology.**

In addition, all major² greenfield residential development will be required to reduce CO₂ emissions further by at least 20% via the use of renewable and/or low carbon energy generation sources on or near the site providing this is practical and viable.

The Council will also take positive account of and support development that provides further energy reduction, efficiency, renewable and low carbon energy measures on or near site, where measures comply with other policies of the plan.

3.50 Paragraph 94 of the NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change. The Deregulation Bill 2013-14 / 2014-15, amends the Planning and Energy Act 2008 to state: ‘(1) A local planning authority in England may in their development plan documents, and a local planning authority in Wales may in their local development plan, include policies imposing reasonable requirements for: a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development; b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;’ The Deregulation Bill deletes similar references to energy efficiency.

3.51 The Housing Standards Review (HSR) imposes a “Building Regulations” approach, with optional technical standards in respect of water, access and space standards. The HSR did not however remove the ability of councils to set energy generation standards (Merton Rules) as allowed by the Planning and Energy Act and left in place by the Deregulation Bill.

3.52 For clarity, the baseline against which development will be required to reduce CO₂ emissions by at least 20 per cent is total residual energy consumption, which includes regulated energy use (space heating, hot water, lighting and ventilation) and unregulated energy use (appliances and cooking).

3.53 To calculate total residual energy consumption, developers should:

1. set out the projected annual energy demands for heat and power from the proposed development against the appropriate baseline (the current enacted

² Major residential development is that comprising 10 or more dwellings.

version of Part L of the Building Regulations (at time of full planning or relevant reserved matters approval))

2. subtract the additional impact of any further energy reduction and energy efficiency measures incorporated in their design (to meet part 1 of the policy). This will give a figure for total residual energy consumption.
- 3.54 Projected energy use should be calculated using the latest Building Regulations Standard Assessment Procedure for Energy Rating of Dwellings (SAP) methodology (currently SAP 2012, which includes guidance in Section 16 on estimating energy use for cooking and appliances). Developers should then demonstrate how they have calculated that the onsite renewable/low carbon measures they propose will generate sufficient carbon savings to offset 20 per cent of the total residual energy consumption.

Delivery

- 3.55 This policy will be delivered through development management. Given the evolving legislative environment and practice the Council will continue to monitor the applicability of this policy. The policy will be reviewed via the review of the Core Strategy (to be completed in 2018).

POLICY PSP8 – RESIDENTIAL AMENITY

Development proposal(s) will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of the development or of nearby properties.

Unacceptable impacts could result from (but are not restricted to):

- a. loss of privacy and overlooking;**
- b. overbearing and dominant impact;**
- c. loss of light (daylight/sunlight);**
- d. noise or disturbance; and**
- e. odours, fumes or vibration.**

- 4.9 Due consideration needs to be given to the potential impact of development on residential amenity, both current and future. The opportunity to protect and enhance the amenity of existing residential properties, will be the aim of all new development. When considering the impact of development on residential amenity, as set out in the policy, there are several factors to take into account, including privacy, general impact, loss of daylight or sunlight, noise, disturbance, odours and fumes.
- 4.10 Applications for development proposals will therefore be required to demonstrate how the development will respect the residential amenity of neighbouring dwellings and, where appropriate, that adequate provision is made in new developments for private amenity space, as set down in Policy PSP43. Further guidance to assist applicants in understanding how the Council considers residential amenity when assessing planning applications and planning enforcement investigations is available in the Technical Advice Note: Assessing Residential Amenity.

Delivery

- 4.11 This policy will be delivered through development management and Technical Advice Note: Assessing Residential Amenity.

POLICY PSP10 – ACTIVE TRAVEL ROUTES

Existing and proposed Active Travel Routes (ATRs) will be safeguarded. Development proposals that would reduce, sever or adversely affect the utility, amenity, safety and delivery of existing or proposed ATRs will be acceptable where the developer can demonstrate that an alternative ATR of an equal or improved quality can be provided.

Where a new or improved ATR is proposed, it shall be designed for use by pedestrians, cyclists and equestrian users, unless appropriate evidence demonstrates that the route is only required for travel by particular categories of user(s).

Where appropriate, new development proposal(s) will be expected to provide links to an existing or proposed ATR.

To deliver new/enhanced routes of an acceptable quality the following must be addressed:

- **local circumstances and character; and**
- **purpose of travel and likely user(s) of the ATR; and**
- **minimising conflict between potential multiple users of the ATR; and**
- **usability; and**
- **route safety; and**
- **local community aspirations.**

5.3 The term Active Travel Route (ATR) is an umbrella term that describes any Public Right of Way (PROW) or other routes specifically catering for travel by pedestrians, cyclists or horse riders, or any combination of these user groups. To facilitate a strong ATR network the policy seeks to safeguard routes that are available for walking, cycling and horse riding, or any combination of these activities,

5.4 Strategic ATRs are shown on the Policies Map. Proposed strategic ATRs, or existing ATRs that are proposed for improvement are also shown on the Policies Map. The strategic ATRs on the policies map include aspirational new routes from the 2016 cycling strategy which are to be implemented. Figure 1 displays the 2016 strategic cycle routes.

5.5 The routes shown on the Policies Map are not an exhaustive display of all ATRs, only the Strategic ATRs. The wider access network comprises several types of ATR, including those shown on the Public Rights of Way (PROW) definitive map and statement, as well as those adopted routes contained on the List of Highways. The PROW definitive Map and statement, which is maintained by the Council is available to view online here: www.outdoorswest.org.uk/map.

- 5.6 There are some ATRs that are not formally recorded on either of these records, such as the Bristol to Bath railway path, as well as other routes on access land or open space. The Council recognises these differences, however, it is considered that in planning for new development, all ATRs should be considered holistically and be afforded equal protection. Within South Gloucestershire there are also several “permissive” routes that form key parts of the network and are crucial to public access within urban areas and to the open countryside. Where such routes are affected by development proposals the Council will negotiate for the retention of public access, though this would not necessarily have to be along the same route.
- 5.7 To establish the detailed locations of existing or proposed ATRs and the relevant plans and strategies (including the Joint Rights of Way Improvement Plan) which may be affected by or relevant to an ATR, developers are strongly encouraged to engage with Council officers early in the planning process.
- 5.8 The Council will refuse permission for development on or adjacent to an existing or proposed ATR that would adversely affect the use of that route in accordance with the policy. Development may be acceptable where alternative ATR alignments are proposed, but the developer will be required to demonstrate that the alternative route provides at least the equivalent convenience, attractiveness and safety for relevant users as the existing or proposed route. Where relevant, features associated with the original Right of Way should be incorporated wherever practical. Under certain circumstances the Council recognises that diversion of an existing Right of Way may represent the most appropriate course of action. The Council’s PROW diversion policy requires replacement routes to be like for like or offer improvement. Early discussions with Council Officers to determine the best course of action is recommended.
- 5.9 When considering the impact on an ATR, designing route improvements, or new routes, it will be imperative to consider and understand; the main purpose of travel, the likely users and to then set the design parameters accordingly. For example, an urban route that links to a major employment area might be designed to a standard most suitable for commuter cyclists and pedestrians, whilst a rural bridleway might be more heavily used for recreational purposes involving horse riders and dog walkers and its design reflect the use accordingly.
- 5.10 First priority should be given to the needs of those wishing to travel via active modes. However, design of an ATR should not generally be at the expense or exclusion of certain groups of user, unless the purpose of travel and likely user(s) of an ATR demonstrate that not all users need be accommodated. Further information and guidance concerning the needs of different user groups can be found in the Joint Rights of Way Improvement Plan.
- 5.11 In circumstances where a route would be needed by all users and conflict would be unavoidable, the Council may require separate cycle, pedestrian and/or bridleway routes. Proposals which give rise to conflict on an existing or proposed ATR, or that negatively affect an ATRs recreational or utility value will be resisted. Developments that affect PROW must take into account the current government guidance and relevant PROW legislation.

5.12 There are a number of general objectives relating to the provision and enhancement of the ATR network that underpin Policy PSP10. These are:

- they should provide high levels of connectivity to and through local and town centres;
- the ATR network should link with Green Infrastructure networks where practical and appropriate;
- opportunities should be sought to link to national trails including the National Coast Path;
- barriers to active movement should be removed to provide accessible, direct and convenient routes, whilst also creating safe routes;
- access via active travel from communities to and through the countryside should be maximised to encourage healthy lifestyles;
- access to public transport facilities via active travel modes should be maximised to improve convenience and accessibility;
- clear signposting of ATRs should be provided;
- safety and security should be ensured through adequate and appropriate design, lighting and surveillance, especially on ATRs where the primary journey purpose is commuting and/or the journey to school or other educational facilities;
- they should provide adequate and safe pedestrian and cycle routes to schools; and
- the needs of disabled and less able people should be fully taken into account in the design and layout of any routes.

5.13 Proposals for new development will be expected to incorporate existing ATRs along their existing routes and/or reflect desire lines. New ATRs should be of an appropriate width and gradient for the user group(s) that they are designed for, including wheelchair users. Routes should be well signposted, legible and should be overlooked by development, where appropriate, to deter vandalism and improve the security of users. The design and layout of new ATRs should accord with the latest government guidance and local circumstances, other relevant guidance, strategies, plans, best practice and local standards.

5.14 Surfaced cycle routes, except where on carriageways, are generally open to walkers and wheelchair users. The Council is aware of the need to reduce potential conflict between cyclists and pedestrians, particularly visually impaired and deaf/blind, elderly and disabled people. Conflict can also occur on bridleways between horse riders and cyclists who have a subservient right to use bridleways and should give way to horse riders. The design of individual routes will take this matter into consideration, together with the purpose of the route and the anticipated number of users on the route.

- 5.15 Roads in new developments should be designed to facilitate the safe movement of cyclists where a segregated route is not provided, through for example the use of traffic calming, junction treatment and traffic management and the redistribution of carriageway space. New development should incorporate convenient links to existing and proposed pedestrian and cycle routes outside the development site and provide short, direct routes to community facilities, areas of employment, and transport interchanges, thereby encouraging journeys to be made by non-car modes. Where appropriate in new development the Council will require the provision of, or seek contributions towards creating or enhancing, safe routes to school.
- 5.16 Where appropriate, the Council will seek to introduce "Quiet Lanes", by the designation of 20mph speed restrictions and/or the introduction of suitable traffic management measures, on roads where it would be appropriate to slow motorised traffic in order to improve the safety and attractiveness of ATRs for cyclists, pedestrians and horse riders.

Delivery

- 5.17 Where ATRs and ATR improvements are proposed they will be delivered through development management in accordance with Core Strategy Policy CS6 and Policy PSP11.

POLICY PSP11 –TRANSPORT IMPACT MANAGEMENT

Development proposals which generate a demand for travel, will be acceptable where:

- 1. appropriate, safe, accessible, convenient, and attractive access is provided for all mode trips arising to and from the proposal; and**
- 2. any new or improved bus stops meet the Council's adopted standards and the appropriate national guidance; and**
- 3. residential development proposal(s) are located on:**
 - i. safe, useable walking and, or cycling routes, that are an appropriate distance to key services and facilities****and then**
 - ii. where some key services and facilities are not accessible by walking and cycling, are located on safe, useable walking routes, that are an appropriate distance to a suitable bus stop facility, served by an appropriate public transport service(s), which connects to destination(s) containing the remaining key services and facilities; and**
- 4. commercial development is located on safe, useable walking routes, that are an appropriate distance to a suitable bus stop facility, served by appropriate public transport services, linking to major settlement areas; and**
- 5. appropriate on-site loading, unloading and waiting facilities are provided for commercial developments; and**
- 6. it would not generate traffic that would:**
 - i. create or contribute to severe congestion;**
 - ii. severely impact on the amenities of communities surrounding access routes (local network to strategic road network);**
 - iii. have an unacceptable effect on highway and road safety;**
 - iv. harm environmentally sensitive areas; and**
- 7. any new transport related infrastructure provided in relation to the proposal would not create or exacerbate traffic congestion or have an unacceptable effect on highway and road safety; and**
- 8. unobstructed emergency vehicle access is provided; and**
- 9. potentially significant transportation impacts are accompanied by an appropriate Transport Assessment and where necessary a Travel Plan.**

- 5.18 In accordance with the NPPF and as set out in Core Strategy Policy CS8 the Council promotes healthy vibrant communities with walking and cycling access to key services and facilities to meet day-to-day needs, and sustainable transport access to all developments by all residents and employees of all abilities.
- 5.19 Appropriate levels of parking for all vehicles are set out in PSP16 and associated schedules.
- 5.20 A failure to meet provision 3 or 4 will be considered on balance with other objectives in the development plan and NPPF, along with the degree of harm arising such as number of car dependent journeys that might arise and residents that would be without sustainable access to facilities and services. Information on how development proposals meets provision 3 and 4 should respond to the guidance and distance guidelines in the following supporting text and be included in the transport assessment where required, or planning/sustainability statement.
- 5.21 When considering provision 3 or 4 the quality of routes to key services and facilities, or bus stop(s) from a proposal site must be safe for use by the mobility impaired and all members of a community. Details of the route safety and quality used to access services and facilities, and or bus stops should be included in any transport assessment or planning statements.
- 5.22 Provision 3 requires residential development to be within an appropriate walking and cycling distance of key services and facilities. The Council considers key services and facilities and the starting point for what constitute an appropriate distances to be those set out in the table below. Provision 3 (ii) is explicit that public transport access to key services and facilities is suitable to access “some”, e.g. just major employment opportunities or supermarket facilities, rather than the majority or all of the key services and facilities. It is intended that greater weight will be given to the requirement for accessibility by walking and cycling, and then public transport, reflecting provisions within the NPPF on creating sustainable communities with local access to services and facilities, but recognising public transport forms a sustainable mode of access. Bus and rail usage will remain low if local access to service and facilities remains limited and therefore provides little incentive to reduce car use and ownership.
- 5.23 The distances do not consider route quality and are set out based on an “as the crow flies” basis from the proposal site to services and facilities. Individual circumstances on the ground, including route safety, direction and lack of any dedicated cycling or walking facilities, may result in key services and facilities becoming inaccessible despite falling within the appropriate walking and cycling distances. Conversely high quality, safe routes or dedicated walking and cycling routes may facilitate access to key services and facilities from proposal sites, which are beyond the appropriate distances below. Therefore in applying the policy, consideration will also be given to distances as travelled and any evidence submitted in support of longer walking or cycling distances to access services and facilities.

| Key Services and Facilities | Appropriate Walking and Cycling Distances |
|--|---|
| Retail (comparison) shops and services and/or Market towns and Town Centres (Defined in policy CS14 of Core Strategy) | 1,200 Metres |
| (Weekly) Superstore or supermarket | |
| (Day to day) Smaller food (convenience) shops | |
| Local health services | 800 Metres |
| Pharmacy | |
| Dedicated community centres (defined by South Gloucestershire Council) | 800 Metres |
| Post Offices | 800 Metres |
| Public Houses | 800 Metres |
| Secondary school | 3 Miles |
| Primary school | 2 Miles |
| Major employers Designated Town Centres and Safeguarded Employment Areas (Defined in Policy CS12 of Core Strategy) | 2,000 Metres |

5.24 Policy provision 3(ii) requires residential development to be located where it is an appropriate distance to a suitable bus stop, served by an appropriately frequent public transport service connecting to destinations containing key services, facilities and employment opportunities. An appropriate distance to a bus stop, required by 3(ii) will normally be 400metres, as set out in the governments adopted best practice guidance on transport and pedestrian infrastructure, “Inclusive Mobility”. For bus stops served by Metrobus services an appropriate walking distance would be between 400 and 800 metres, reflecting the increased frequency of services, and dedicated bus routes on Metrobus routes. Longer walking distances to bus stops will be considered where supporting justification is provided, and requirement for safe and useable route quality to the bus stop is satisfied. An “Appropriate public transport service(s)” as a minimum means:

- i. Individual or combined services, total journey time under 1 hour; and
- ii. at least 5 services a day during the week, 3 at weekends, to and from the destination; and
- iii. during the week; one service arriving at the destination before 9am, and one leaving after 5pm.

5.25 The larger the development proposal and, or the larger the reliance on public transport to access key facilities and services, the more frequent and extensive a bus service will be required, in order to avoid a reliance on private car journeys.

5.26 For the purpose of meeting provisions of 3(i) the following range of destinations contain the required range of key services, facilities and employment opportunities:

- i. Town Centres as designated in Core Strategy Policy CS14; or

- ii. Cribbs Causeway and Longwell Green out of centre retail areas; or
 - iii. Town centres within neighbouring local authorities.
- 5.27 In addition to this list, outside of designated town centres, employment opportunities are present in Safeguarded Employment Areas, defined in CS14 and Enterprise Zones, set out in PSP26 and shown on the Policies Map. Public transport connections to these locations, are only likely to satisfy the need for access to employment opportunities.
- 5.28 Other destinations served by appropriate public transport will be considered where evidence is provided that the range of facilities and services and employment opportunities are present. In assessing access to public transport consideration will be given to the viability of existing services.
- 5.29 The Council will ensure that all the transportation implications of any development site are fully examined and that where necessary an appropriate Transport Assessment or Statement is undertaken and submitted with the application.
- 5.30 All such assessments must give consideration to the cumulative impacts arising from other committed development (i.e. development that is consented or allocated where there is a reasonable degree of certainty will proceed within the next three years). At the decision-taking stage this may require the developer to carry out an assessment of the impact of those adopted Local Plan allocations which have the potential to impact on the same sections of transport network as well as other relevant local sites benefitting from as yet unimplemented planning approval. Particular attention must be paid to addressing the safety and congestion issues arising from the traffic associated with any development. Development will be expected to incorporate or contribute to traffic management/calming measures, on and off site, where improved safety and environmental enhancement are required as a result of the development. This is because the NPPF states that safe access by all people is essential and that minimising congestion is fundamental to sustainable economic growth. Furthermore, safety and congestion issues can have consequential effects on the environment and other local assets.
- 5.31 When considering their development proposal the developer should take full account of the needs of pedestrians, cyclists, public transport, emergency and service vehicles when considering access requirements. Where conflicts are identified between these different types of road user, the resolution of such conflicts will be achieved taking into account the needs of different users. For example pedestrians will generally have priority over car traffic.
- 5.32 Developers will also be expected to fund the provision of any infrastructure required to provide access to their site by all modes of transport, as well as making appropriate contributions to any off-site works, wherever materially detrimental impacts are identified. Any on-site infrastructure must be designed to discourage un-necessary vehicular trips and through traffic.
- 5.33 This will include provision for access by public transport, cycling and walking. Should new or improved bus stops be required, then these must meet the Council's adopted

Bus Shelter Design and Procurement Process document or its subsequent replacement and/or conform to the appropriate national guidance.

- 5.34 It is recognised that transport proposals may have consequential impacts in relation to air and noise pollution. These potential impacts are addressed in Policy PSP21 - Environmental Pollution and Impacts. Impacts on residential amenity should have regard to the potential unacceptable impacts set out in PSP Policy 8 - Residential Amenity.

Delivery

- 5.35 The Council in partnership with developers, will deliver this policy through development management.

POLICY PSP16 – PARKING STANDARDS

New development proposal(s) will be acceptable where the following parking standards are met:

Cycle Standards

- 1) The cycle parking standards (spaces and infrastructure) as set out in Schedule A, supported by appropriate and reasonable infrastructure to meet the needs of cyclists.

Residential Standards (C3 Dwelling House)

- 2) In new residential development the minimum car parking standards are as defined:

Minimum parking spaces* per dwelling

| <u>Dwelling type</u> | <u>Parking space provision</u> |
|--------------------------------------|--------------------------------|
| 1 bed dwelling/flat/apartment | 1 |
| 2 bed dwelling/flat/apartment | 1.5** |
| 3 bed dwelling/flat/apartment | 2 |
| 4 bed dwelling/flat/apartment | 2 |
| 5 and 5+ bed dwelling/flat/apartment | 3 |

Garages

Only garages that meet the following internal space standards will count towards the parking standards:

- Single garage: 6m x 3m
- Double garage: 6m x 5.6m

Where a garage is provided to the minimum size standards it will be accepted as providing the 'secure undercover [cycle] spaces'. Where garages are provided below the minimum size requirements only 50% of them will count towards the parking standards. Garages will not be acceptable as the sole parking space(s) serving a dwelling.

Visitor spaces

An additional 0.2 spaces per dwelling for use by visitors should be provided, unless otherwise agreed by the Council***

Houses in Multiple Occupation (HMOs)

- 3) Where planning permission is required for a House in Multiple Occupation (HMO), the minimum number of 0.5 car parking spaces**** per bedroom should be provided.

This can be provided within the curtilage, or alternatively through submission of appropriate evidence of the availability of on street parking during evenings and weekends.

Cycle parking should be provided at a minimum of one secure and covered space per bedroom.

Standards for People with Disabilities

- 4) The minimum provision for on-site car parking for people with disabilities in new development (excluding C3 Dwelling Houses) should be appropriately located and represent no less than 6% of the parking provision, or a provision of one bay****, whichever is the most. Provision for mobility scooters should be determined on merit – except for Nursing and Residential Care Homes, Sheltered Housing, Extra Care Housing, where at least an additional 6% of the parking provision should be provided, or a provision of one bay, whichever is the most.**

*An external parking space is typically a minimum of 2.4 x 4.8m in size. Roadside visitor parking spaces plotted parallel to the highway may well need to be up to 6m in length, but may also be narrower than 2.4m depending on the location. Spaces to the side/between flank walls of dwellings should allow additional space for access to the vehicle. A minimum of 3m is recommended to accommodate a single space between two dwellings. Minimum length of a space in front of a garage and on curtilage parking 5.5m. If a driveway is also used as both vehicular and pedestrian access to a dwelling the parking area should have a minimum width of 3.2m.

**Requirement rounded down to the nearest whole number. Where 2 bed flats are proposed the Council will encourage the provision of 1 parking space per flat, with the remainder of the requirement provided as unallocated visitor spaces in close proximity of the units they serve.

***The minimum number of dwellings that will require an additional visitor space is 5. The requirement for visitor spaces will be rounded to the nearest whole number.

**** Rounded up to the nearest whole number of spaces.

***** A parking space for people with disabilities is typically a minimum of 3.6 x 4.8m in size, further guidance on the design and layout can be found at www.gov.uk/government/publications/inclusive-mobility.

Schedule A - Cycle Parking Standards

| Type of land use | Per | Proposed cycle parking standards. Minimum provision required |
|---|--|--|
| Shops, services less than 3,000m ² gross floor area (GFA) (A1, A2) | 100m ² GFA (visitor) (staff) | 2 spaces outside entrance 1 secure, undercover space per 8 employees |
| Food retail over 3,000m ² (A1 only) | 1,000m ² (staff) | 24 1 per 8 |
| Non-food retail over 3,000m ² (A1, A2) | 1,000m ² (staff) | 20 1 per 8 |
| Garden centres, including those attached to other retail premises | (indoors) 1,000m ² (outdoors) 1,000m ² staff | 10 10 1 per 8 |

| | | |
|---|--|---|
| Motor vehicle services (garage, workshops, car sales, car hire) | | To be determined on merit |
| Restaurants, cafes (A3). Pubs, Drinking Establishments (A4) | (dining area) 100m ² (bar/dance floor) 100m ² staff | 5 8 1 per 8 |
| Hot food takeaway (A5) | 100m ² staff | 2 1 per 8 |
| Offices, studios, laboratories (B1) | visitor parking per 100m ² staff | 2 1 per 8 |
| Light industry (B1) | 100m ² | 1 |
| General industrial (B2) | 1,000m ² | 2 |
| Warehouses, repositories | 1,000m ² | 1 |
| Hotels, motels, guest houses (C1) | 10 bedrooms (dining area) 100m ² (bar/dance floor) 100m ² | 1 2.5 4 |
| Multiple occupation/bedsits (C4) | unit | 1 secure, undercover space |
| Student accommodation (Sui Generis/C3/C1) | unit | 1 secure, undercover space |
| General Hospital (C2) | (in patients) 100 beds (day surgery) 100 beds (outpatients) suite accident units (10,000 visits per annum) staff | 10 10 2 3 1 per 2 |
| Other hospitals and nursing homes (C2) | (in patients) 100 beds (day surgery) 100 beds (outpatients) suite staff | 10 10 2 1 per 8 |
| Newly built and converted dwellings with garage (C3) | 1 bed space/bedroom unit 2 or more bedrooms | 1 (provided garage design accommodation both car and cycle storage). Otherwise 1 secure, undercover space 2 secure, undercover spaces |
| Newly built and converted dwellings without garage (C3) | 1 bed space/bedroom unit 2 or more bedrooms | 1 secure, undercover space 2 secure, undercover spaces |

| | | |
|---|--|--|
| Flats (C3) | unit | 1 secure, undercover space |
| Places of worship (D1) | 100 seats | 5 |
| Health Centres, doctors surgery, dentist surgery, veterinary surgery (D1) | consulting room staff | 1 1 per 8 |
| Day nurseries/playgroups, crèches (D1) | staff | 1 per 8 |
| Community centres, family centres/family resource centre (D1) | visitor staff | To be determined on merit 1 per 8 |
| Primary schools (Non-residential) (D1) | visitor/parents staff students | 1 per 100 pupils 1 per 8 To be determined on merit |
| Secondary schools (Non-residential) (D1) | visitor/parents staff students | 1 per 200 pupils 1 per 8 1 per 5 |
| Colleges, University (Non-residential) (D1) | visitor staff students | 1 per 500 students 1 per 2 1 per 2 |
| Churches, exhibition halls (D1), stadia and spectator facilities, cinemas, bingo halls (D2), and theatres (Sui-Generis) | 100 fixed seats (open hall) 100m ² | 5 2.5 |
| Multi-screen cinema (D2) | 100 seats staff | 6 1 per 8 |
| Sports hall, indoor bowls, health club/gymnasium (D2) Ice rink/swimming pool (D2) | 100m ² staff 100m ² rink/pool staff | 2 1 per 8 2 1 per 8 |
| Bowling centres (D2) | 10 lanes staff | 8 1 per 8 |
| Tennis courts, squash courts, playing fields (D2) | per court/pitch | 2 |
| Golf courses | 18 hole 9 hole | To be determined on merit To be determined on merit |
| Golf driving range (D2) | 10 tees | To be determined on merit |
| Marinas | 10 berths | 3 |

| | | |
|-------------------------------|---------------------------------------|---------------------------|
| Museums and libraries (D1) | spaces per 100m ² staff | 4 1 per 8 |
| Public transport interchanges | visitor staff | To be determined on merit |

5.61 The Council is committed to improving accessibility by means other than the car. This commitment is supported by the adoption of minimum cycle parking standards, thereby ensuring that where car parking is not available, cycle parking provides an easy alternative to the car, thus further enhancing the potential for modal shift. As the cycle parking standards are minimum standards, employers can provide additional cycle parking in support of their travel plans or travel surveys. The infrastructure provided at each site will be determined at the planning application stage, by making reference to appropriate national guidance. This could include showers and changing facilities within a development. The Council will ensure that matters such as design layout, location and security are fully addressed.

5.62 The Council also acknowledges that in a vibrant and economically sustainable environment, car ownership remains high. In this regard, we have provided minimum parking standards at source, in residential locations, to ensure that car ownership levels can be accommodated and do not result in indiscriminate parking that may harm the urban environment, and create highway safety and accessibility concerns.

5.63 In accordance with the Council's 'Residential Parking Standards Supplementary Planning Document', it is not acceptable to rely upon garages as the sole dedicated parking provision for any residential development. This is because national research indicates that property owners often use their garages for other lawful domestic purposes and therefore they cannot be relied upon to provide vehicular parking. The garage and the space in front of the garage door will then be regarded as a single parking space for the purpose of calculating the parking provision.

5.64 The Bristol North Fringe location already possesses a level of provision for public transport and facilities for walking and cycling, which is more extensive than is available elsewhere in South Gloucestershire. The Council, in both the Bristol North Fringe and Emersons Green locations, is promoting improvements to these more sustainable modes, which should further enhance the availability of sustainable transport modes over the Plan period.

5.65 The Council also promotes good design in the provision of layout of all parking facilities. Hence, we apply nationally accepted guidelines to these facilities. We may also require any parking facility to be examined using vehicle tracking software, thereby ensuring all vehicles, including those belonging to the emergency services, to gain safe access to the site.

5.66 As the Council acknowledges that for some people, alternatives to the car may not be readily achievable, good design must also include making appropriate provision for access by the mobility impaired and other disability groups. The Council, has adopted minimum parking standards for the mobility impaired. These standards aim to ensure equality of access to South Gloucestershire's amenities, retail and employment opportunities. Parking provision standards have been set for mobility scooters at Nursing and Residential Care Homes, Sheltered Housing and Extra Care Housing. As

the size and design of mobility scooters varies considerably, the space required should be determined by reference to Table C.5 of BS8300:2009, with consideration for charging points and cover requirements.

- 5.67 Developers should address parking provision in the comprehensive Transport Assessment or Statement where it is submitted with the planning application (see Policy PSP11).
- 5.68 South Gloucestershire Council has adopted minimum parking standards for residential uses to accommodate car ownership rates. The absence of adopted standards would result in parking congestion upon local residential streets. Parking provision that does not accord with the standards set out in Policy PSP16 and the cycle schedule, may be acceptable. In such cases, conclusive factual statements confirming why deviation from the standards is necessary, must be included in the Transport Assessment. Where such departures from standard are agreed with the Highway Authority, a Travel Plan or other measures may be required to mitigate any intensified transport impact.

Justification for minimum residential parking standards:

- 5.69 The 2001 Census statistics showed that car ownership in South Gloucestershire is approximately 1.4 vehicles per dwelling. In 2011 the census statistics showed that this figure had risen to 1.5 vehicles per dwelling. In 2011, nationally 32.1% of households had 2 or more vehicles, whereas in South Gloucestershire some 44.7% of households had two or more. Conversely 25.6% of households had no car, but in South Gloucestershire this figure was 13.1%.
- 5.70 On street residential car parking has become an issue in specific areas of the district, where parked vehicles have impeded larger vehicles, such as those used by the emergency services, affected sight lines and crossing points.

Delivery

- 5.71 This policy will be delivered through development management.

POLICY PSP17 – HERITAGE ASSETS AND THE HISTORIC ENVIRONMENT

Conserving and Enhancing

Development proposals should serve to protect, and where appropriate, enhance or better reveal the significance of heritage assets³ and their settings. They should be conserved in a manner that is appropriate to their significance.

General Principles

Listed Buildings: Alterations, extensions or changes of use to listed buildings, or development within their setting, will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings. Where development proposals affect listed buildings whose architectural or heritage significance has been degraded or eroded, the Council may seek the implementation of measures and/or management plans to secure the restoration of the heritage assets and/or their setting or contributions towards such works.

Conservation Areas: Development within or affecting 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; and
- pay particular attention to opportunities to enhance negative parts of conservation areas and to draw on local character and distinctiveness.

Proposals should demonstrate that:

- size, form, position, scale, materials, design, colour and detailing have proper regard to the distinctive character and appearance of the conservation area; and
- buildings, groups of buildings, historic street and plot patterns, open spaces, building lines, views, vistas, ground surfaces, boundary walls and other architectural or hard landscape features, which contribute to the character or appearance of the conservation area are retained; and
- existing trees, hedges and green spaces, or other natural features, which contribute to the character or appearance of the conservation area, will be retained and protected.

³ The NPPF defines a heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

The Council will seek to retain buildings and structures which contribute positively to a conservation area. The loss of any building that is important or integral to the character or appearance of the conservation area is likely to amount to substantial harm.

Archaeology: Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ.

In exceptional cases, where this is not justifiable or feasible, provision should be made for excavation and recording with an appropriate level of post-excavation assessment and analysis.

Non-designated archaeological heritage assets of regional and/or local importance should normally be preserved in situ but, where harm to the asset is justified, provision should be made for excavation and recording with an appropriate level of post-excavation assessment and analysis. Curation and publication of findings will be expected in all instances to appropriate standards.

Any impact on the setting of archaeological heritage assets (both designated and non-designated) will need to be assessed to determine how and to what degree these settings make a contribution to the significance of those heritage assets. Proposals will be expected to preserve and where appropriate, enhance the setting of archaeological heritage assets, and those elements which contribute to their significance.

Lower Severn Vale Levels: Where appropriate, development proposals involving ground breaking of previously undisturbed land within the Lower Severn Vale Levels will be required to present the findings of an archaeological desk-based assessment and field evaluation prior to a decision being made, unless clear evidence exists for previous disturbance of the site.

Historic Parks and Gardens and Battlefields: Development proposals will be expected to:

- protect and, where appropriate, enhance the design, character, appearance and settings of historic parks, gardens or battlefields; and
- safeguard those features which contribute to their significance, character or appearance.

Where development proposals affect a park, garden or battlefield of historic significance whose historic landscape character has been degraded or eroded, the Council may seek the implementation of measures and/or management plans to secure the restoration of features, landscaping or historic planting schemes, or contributions towards such works.

Locally important heritage assets⁴: Development proposals affecting locally important heritage assets should ensure they are preserved or enhanced, having regard to their significance. The Council will seek to retain buildings, included on

⁴ Includes heritage assets identified by the local planning authority, including local listing and assets on the Historic Environment Record (HER)

the Local List, as well as other non-designated heritage assets identified in the development management process.

Understanding the Heritage Asset and the Impact of Development

Development proposals involving or affecting heritage assets should demonstrate:

- the significance of the heritage asset(s) affected;
- the impact of the proposal on the significance of the heritage asset(s) and their setting(s); and
- how the development will protect, enhance or better reveal the significance of the heritage asset(s) and their setting(s).

The level of detail should be proportionate to the significance of the heritage asset(s) affected and the nature of the works.

Assessment of development which affects the conservation or enhancement of a heritage asset

The conservation of South Gloucestershire's heritage assets is a priority for the Council and, as a consequence, where development would result in harm to the significance of a heritage asset or its setting, planning permission will only be granted when it can be clearly demonstrated that all of the following can be met:

- the proposal results in public benefits that outweigh the harm to the heritage asset, considering the balance between the significance of the asset affected, the degree of harm and the public benefits achieved;
- there is no other means of delivering similar public benefits through development of an alternative site;
- the harm to the heritage asset is minimised and mitigated through the form and design of the development and the provision of heritage enhancements; and
- the heritage asset will be properly recorded to professionally accepted standards.

Where the loss of the whole or part of a designated or non-designated heritage asset is acceptable under this policy, the Council will ensure, via conditions or legal undertaking that all reasonable steps have been taken to ensure that development will proceed after the loss has occurred. This is to ensure that needless harm to heritage assets does not occur.

- 6.2 The National Planning Policy Framework sets out the Government's planning policies for England, and protecting and enhancing the historic environment is an important component of the national policy's drive to achieve sustainable development. Planning law requires that applications for planning permission must be determined in

accordance with the development plan⁵, unless material considerations indicate otherwise. In the case of the historic environment, the material considerations include relevant national planning policies included in the NPPF, Planning Practice Guidance and Historic England Good Practice and Technical Advice Notes. The principal statutory duties in relation to listed buildings, conservation areas and scheduled monuments are set out in the South Gloucestershire Technical Advice Note: Understanding Heritage Assets.

- 6.3 The historic environment encompasses a range of heritage assets including landscapes, buildings, monuments, sites, places and areas. Heritage assets can be both designated⁶ and non-designated⁷, recognising that the value we hold for the historic environment extends far beyond nationally designated heritage assets, particularly at a local level. The Technical Advice Note: Understanding Heritage Assets provides further guidance on designated and non-designated heritage assets within South Gloucestershire and should be read in conjunction with the Development Plan. The historic environment is a finite resource, which cannot be replaced once it is lost or altered. It should, therefore, be preserved for this and future generations for its intrinsic historic, architectural, archaeological or artistic interest, as well as its ability to contribute to the character and distinctiveness of a place and its role in creating a sense of local identity.
- 6.4 The historic environment is recognised as an essential tool in helping to deliver the social, economic and environmental benefits that attract people to live and work in the district. The historic environment can be a positive force for change, with some of the most successful regeneration schemes having used the historic environment as a basis for delivery of dramatic physical and economic transformation. Understanding the significance of the historic environment is essential to considering how best to manage and utilise it.
- 6.5 The NPPF promotes the conservation and enhancement of heritage assets. In order to best manage heritage assets, it is essential to understand what is special about them. The NPPF recommends that local planning authorities should have up to date evidence about the historic environment in their area in order to help assess their significance and the contribution they make to the environment. In addition to their architectural, historic, artistic or archaeological interest, special interest often derives from social, cultural and evidential values.
- 6.6 An essential part of the evidence base that the Council maintains is the **Historic Environment Record (HER)**. This is a comprehensive database of *known* heritage assets, but can also be used for identifying the potential archaeological or heritage interest of a site. In addition to the HER, the Council maintains a list of locally important historic buildings and structures, which make a significant contribution to the local character and distinctiveness – **The Local List**. The Council has an adopted Local List Supplementary Planning Document, which highlights the valuable contribution locally listed buildings make to communities and the local scene, and explains why the Local

⁵ This includes the Local Plan and neighbourhood plans

⁶ Listed buildings, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas

⁷ Other assets identified as being of heritage significance, which warrant consideration in planning decisions, including local listing and archaeological sites/assets included on the Historic Environment Record.

List has been created, the criteria for including buildings, and the effects of inclusion on the Local List.

- 6.7 Historic England maintains a register of designated heritage assets at risk, including conservation areas, grade I and II* listed buildings, scheduled monuments and registered parks and gardens. There are currently 13 assets within South Gloucestershire, which are included on the national **Heritage at Risk Register** and the Council will seek to work with property owners, the community and Historic England to find positive resolutions to these assets. In addition to the national heritage at risk register maintained by Historic England, the Council also maintains its own **Register of Buildings at Risk** in order that the condition of the stock of listed buildings within the district is monitored, and resolutions with owners to repair and enhance these buildings can be sought.
- 6.8 Proposals within conservation areas or within the setting of heritage assets should pay particular attention to opportunities to enhance or better reveal their significance or to address any attributes that may be identified as having a negative impact on the traditional character or appearance of a conservation area. Negative attributes could include, but are not restricted to, dilapidated buildings or harmful gap sites, intrusive structures or equipment, the erosion or loss of traditional features (i.e. boundary walls) or the erosion or loss of landscapes and public spaces.
- 6.9 The NPPF places great emphasis on the need for applicants to describe the significance of any heritage assets, including those with known or potential archaeological interest, affected by their development proposal and its impact on significance. As a minimum, the Historic Environment Record should be consulted. Sites with potential archaeological interest are those that occur within a context (e.g. surrounding landscape) of known archaeological sites or landscapes, but which have not been previously investigated in order to determine their significance. The significance of heritage assets should be considered individually and collectively, particularly where groups of heritage assets form a “landscape/seascape”.
- 6.10 A desk-based assessment consulting a wide range of data sources, including documentary, historic, cartographic, photographic and archaeological archives, may permit understanding of the significance of a heritage asset. Where the proposal relates to a building or structure, assessment of the fabric itself will be essential. Further information on the assessment of significance can be found in Historic England Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, as well as the Council's Heritage Statements Advice Note.
- 6.11 Where the significance of a heritage asset (including those with potential archaeological interest) is not known, or cannot be determined through consultation with the HER or through the results of a desk-based assessment, where deemed necessary by the local planning authority the applicant will be expected to undertake field evaluation to clarify information that contributes to the significance of that asset. Such information may include the character, extent, survival and date of the asset. Field evaluation can comprise trial trenching, geophysical survey and building recording. Field evaluation should be undertaken in advance of submission of an application, so that it can be considered in determining the application. The assessment should incorporate all activities that will be required in construction and not just the final design of a development. Therefore the assessment should take

account of all ancillary and infrastructure works, construction and landscaping activities required to build and complete the development.

- 6.12 Where proposals will involve total or partial loss of a heritage asset and where this harm is justified, the applicant will be required to complete a programme of recording of that asset to professionally accepted standards, and to ensure that the results of that programme of recording are published in the most appropriate format and proportionate to its significance.

Delivery

- 6.13 This policy will be delivered through development management.

POLICY PSP19 – WIDER BIODIVERSITY

Development Proposals resulting in the loss or deterioration of irreplaceable habitats, including unimproved grassland (lowland hay meadows), ancient woodland, and ancient trees will be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Where appropriate, biodiversity gain will be sought from development proposals. The gain will be proportionate to the size of the scheme and be secured through an appropriate planning condition or legal undertaking. This will include sites of low nature conservation interest (for example, intensive agricultural land) where new semi-natural habitat (green infrastructure) would provide opportunities and gains for local wildlife.

Development proposals, where they would result in significant harm to sites of value for local biodiversity, which cannot be avoided by locating it on an alternative site with less harmful impacts, adequately mitigated or, as a last resort, compensated for, will be refused. Sites of value for local biodiversity include (but are not limited to):

- **local sites (Sites of Nature Conservation Interest or Regionally Important Geological Sites);**
- **sites supporting species of fauna or flora protected under the Wildlife and Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000 or Habitat Regulations 2010;**
- **sites supporting species and habitats listed on the South Gloucestershire Biodiversity Action Plan (BAP);**
- **sites supporting species and habitats listed by the Government as being of Principle Importance for Biological Diversity in Britain under Section 41 of the Natural Environment and Rural Communities Act 2006 (Priority Species and Habitats);**
- **sites supporting birds listed on the Red, Amber or Green Lists of Species of Conservation Concern;**
- **wildlife corridors or new green infrastructure, which enable the dispersal and favourable status of flora and fauna species; and**
- **brownfield sites supporting notable assemblages of invertebrates.**

6.25 The biodiversity of South Gloucestershire is of course not confined to its network of national and international statutory sites. A variety of types of habitat occurs across the locality and supports an array of both common and scarce flora and fauna species. Some of these form a network of 'Local Sites' – a non-statutory designation consisting of 'Sites of Nature Conservation Interest (SNCI) and Regionally Important Geological

Sites (RIGS), and which contain the best examples of wildlife habitats, rare species or geological features in South Gloucestershire, outside of the statutory sites.

- 6.26 SNCI and RIGS are designated using a strict set of national criteria and before being adopted by the Council are ratified by the Local Partnership, a group consisting of the main nature conservation bodies across the West of England. Ancient Woodland, species-rich grassland, wetlands and main rivers all qualify for designation as well as a variety of quarries and rock outcrops and at present there are over 300 local nature conservation and regional geological sites within South Gloucestershire.
- 6.27 Where there is an opportunity for a Local Site to make a contribution to education and involve the local community they can be further designated as Local Nature Reserves (LNRs).
- 6.28 Outside of the recognised sites, there is a vast array of flora and fauna species across South Gloucestershire, from the common to the scarce, or critically endangered. Certain species, animals such as dormouse, otter, great crested newt or bats, are strictly protected under the Habitat Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). Many familiar species of birds, such as bullfinch, song thrush and house sparrow, have declined dramatically in recent years through a loss of habitat and because of this are included on the RSPB Red, Amber or Green Lists of Conservation Concern. Some of these also form part of the list of species and habitats of principle importance for biological diversity identified by the Government under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, known more briefly as 'priority species or habitats'.
- 6.29 The list includes species that are both familiar and scarce in South Gloucestershire from hedgehog and common toad to greater horseshoe bats; as well as habitats, such as lowland deciduous woodland, hedges and orchards. Paragraph 118 of the National Planning Policy Framework (NPPF) instructs that local planning authorities should specifically protect 'irreplaceable habitats': whilst using examples of ancient woodland and veteran trees, this would also include unimproved or species-rich grassland, the traditional lowland hay meadows, which is estimated to have declined by some 98% in the last 100 years, and coastal salt-marsh along the Severn Estuary. The value of some types of habitat for biodiversity is less well recognised or acknowledged. Brownfield land, particularly where it has been abandoned after tipping or earthworks, can have significant value for invertebrates, harbouring locally or nationally scarce species and an assemblage that is often vitally important to the wider ecosystem.
- 6.30 Even though protected under legislation or local development plan policy, the biodiversity associated with statutory or non-statutory nature conservation sites are reliant on other surrounding areas of habitat for dispersal, migration and genetic exchange. Woodland, hedges, grassland and waterways are important in acting as 'stepping stones' or 'corridors' for wildlife and is thus vital in maintaining and promoting the natural range and diversity of flora and fauna species. It is also critical that these corridors are identified and maintained both within South Gloucestershire and across the local authority boundary through the mapping of green infrastructure; as well as being safeguarded within the design of new development.
- 6.31 In line with ODPM Circular 06/05 on Biodiversity and Geological Conservation, which presently informs the National Planning Policy Framework, where the Council has reasonable grounds for believing development could impact on biodiversity, it will

require the appropriate species and habitat surveys to be carried out to inform any planning application. The Bristol Regional Environmental Records Centre (BRERC) administers all biological and geological information within South Gloucestershire on behalf of the Council (www.brerc.org.uk) and more locally significant planning applications will be expected to be informed by a data search by BRERC.

- 6.32 Core Strategy Policy CS9 seeks to conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity. Development resulting in significant harm to sites of value for biodiversity (geodiversity), such as those listed within Policy PSP18, which cannot be avoided or mitigated or offset, will invariably be refused. The only exception is where the importance of the development outweighs the value of the nature conservation interest. Planning applications will first be expected to avoid harm, through locating the scheme elsewhere if necessary; or by retaining the features of interest securely within the scheme with suitable mitigation to avoid or minimise any harm.
- 6.33 If this is not practical to achieve, applications will be expected to compensate for the impact of development by creating new areas of the same semi natural habitat in the immediate vicinity; or for geodiversity by recording the features of geological interest; or in some circumstances creating new exposures of the same geological interest nearby. Any new habitat created by way of compensation should not be at the expense of existing wildlife habitat; and will always only ever be regarded as a last resort. Any such measures will be drawn up and agreed prior to determining the application. Where development is to proceed, the Authority will impose planning conditions or planning obligations to ensure the protection, enhancement and long term management of the habitat or geological features.
- 6.34 Where surveys have identified a European Protected Species (EPS) as being present, including bats or great crested newts, the application will be subject to the same 'tests' as European Protected Species derogations and as required in law under the Habitat Regulations 2010. A mitigation strategy will need to form part of the application in order to demonstrate that there are no satisfactory alternatives to the present scheme; and that development would not be detrimental to the maintenance of the species at a favourable status in its natural range. Any such measures will be drawn up and agreed prior to determining the application. Where development is to proceed, the Authority will impose planning conditions or planning obligations to ensure the protection, enhancement and long term management of the habitat or geological features. Where an application fails this 'test' under the 2010 Regulations, planning permission will be refused.
- 6.35 Paragraph 118 of the NPPF instructs that 'opportunities to incorporate biodiversity in and around developments should be encouraged'. Accordingly, wherever appropriate and feasible, the Council will seek to ensure that biodiversity gain, often provision of new semi-natural habitat to benefit wildlife, is derived from development. Gains will invariably be on land having low to negligible value for nature conservation – such as improved pasture or arable land (intensive farmland) rather than sites already of value - where real 'gains' can be achieved for wildlife. This will usually be within new areas of public open spaces in schemes where new semi-natural habitat such as species-rich grassland, mixed native scrub, broadleaved woodland and wetlands (SUDS) can complement retained farmland habitat such as hedgerow networks. However, these gains will be proportionate and appropriate to the size and type of the development proposal; and be secured through a planning condition or legal obligation. For major development, this will also require a management plan, and a programme of future

monitoring. The South Gloucestershire Biodiversity Action Plan consists of a range of species and habitats requiring urgent action to reverse significant declines in both local and UK populations. These include species such as glow worm, lesser horseshoe bat and wild service tree; and habitats such as species-rich grassland, saltmarsh and hedges. Where applicable, the Council will ensure that development contributes toward meeting the aims and targets of the individual action plans. Barn conversion schemes also offer the opportunity to provide new nesting and roosting opportunities for a variety of species of birds and bats’.

Delivery

6.36 This policy will be delivered through development management.

POLICY PSP20 - FLOOD RISK, SURFACE WATER AND WATERCOURSE MANAGEMENT

1. Flood Risk and Surface Water Management

All development proposal(s) should follow the sequential approach to flood risk, for all potential flood risk sources.

Development proposal(s) will be expected to:

- (i) reduce surface water discharge from the site, wherever practicable and feasible on:
 - a) previously developed land, by reducing post development runoff rates for events up to and including the 1 in 100 year return period, with an allowance for climate change, to that of a greenfield condition. Where it can be demonstrated that this is not practical or feasible, a 30% betterment to the existing condition will be required;**
 - b) greenfield sites, by restricting discharge to a watercourse or surface water sewer to the estimated mean Greenfield runoff rate (QBAR) by means of a controlled outflow. The drainage system should be designed so that flooding does not occur on any part of the development for the 3.33% (1 in 30 year) rainfall event other than in those areas/systems designated to store or convey water. Flooding within the development site should not occur in any part of a building or utility plant susceptible to water during a 1% (1 in 100 year) event, with an allowance for climate change; and;****
- (ii) incorporate Sustainable Drainage Systems (SuDS) to reduce surface water runoff and minimise the flood risk, supported by an appropriate surface water drainage strategy; and**
- (iii) ensure that surface water drainage proposals are designed to not increase off-site flood risk; and**
- (iv) wherever practicable achieve the top tier of the following Surface Water Discharge Hierarchy, providing justification where lower tiers are considered appropriate:
 - 1. infiltration**
 - 2. surface water body (watercourse/ditch) (non-infiltration)**
 - 3. surface water sewer (non-infiltration)**
 - 4. combined sewer (non-infiltration)****

2. Land Drainage and Water Quality

Development proposals will be acceptable where:

- i) watercourses, ponds and lakes are retained, protected and enhanced as natural landforms, floodplains and wildlife habitats; and**
- ii) It is designed and located to protect the existing floodplain and enable suitable access for maintenance; and**
- iii) Practicable the water environment is left in its natural state, and designed to avoid engineering activities which would cause harm to the water environment; and**
- iv) prevention and mitigation measures are sensitively designed to minimise the risk of pollution to the water environment.**

3. Operation and Maintenance

Applicants must provide evidence of appropriate arrangements for future ownership, operation and maintenance of new and existing surface water drainage features, including SuDS, for the lifetime of the development proposal(s).

6.37 The aim of the sequential approach is to steer new development toward areas with the lowest probability of flooding from all potential sources. Flood risk sources include; main-river flooding, seawater flooding, ordinary watercourses flooding, reservoir and man-made structures, surface water flooding and groundwater flooding. The risk of flooding from all sources must also be taken into consideration in assessing development proposals for non-allocated sites. Increased risk from all sources of flood risk is set to be a significant consequence of climate change.

6.38 To determine the risk of flooding in the vicinity of a site, the Environment Agency's "What's In Your Backyard?" online flood mapping tool should be consulted. This lists flood zones 1, 2 and 3 for main-river and sea flooding, surface water flooding areas, groundwater flooding areas and reservoir flooding for areas across South Gloucestershire. The online mapping is available to view from the following address: www.environment-agency.gov.uk/wiyby.

6.39 Sequentially, the lowest risk area is flood zone 1 for (river and sea flooding). For fluvial and sea flooding, higher probability areas of flooding are principally land within Flood Zones 2 and 3. Development will not be acceptable if there are reasonably available sites appropriate for that development in areas of lower probability of flood risk. The national planning practice guidance on Flood Risk and Coastal Change contains Tables 1, 2 and 3 which are a useful guide to determine the level of risk within different flood risk zones, and the approach to applying the sequential and exception tests for different types of development within the flood risk zones.

6.40 The Council will apply the Sequential Test, and the Exception Test, as appropriate, dependent upon the nature of the development and the level of risk, in accordance with national planning policy in the NPPF, national planning practice guidance on Flood Risk and Coastal Change and Policy CS5 (7) of the Core Strategy.

- 6.41 As required by the NPPF a site-specific Flood Risk Assessment (FRA) will be required to be submitted for all applications, except those in Flood Zone 1, of less than 1 hectare in size. However, areas within Flood Zone 1 notified as having critical drainage problems are also required to submit an FRA. Development at risk of flooding must be made safe for its lifetime, which can be achieved by incorporating mitigation measures on site and off site.
- 6.42 Development resulting in the replacement of permeable surfaces by impermeable ones can have adverse effects, such as increased risk of surface water flooding and pollution, silt deposition, alteration to hydrological regime, damage to watercourse habitats and river channel instability. Surface water discharge volumes on developed sites can be up to 10 times greater than when the site was undeveloped. To achieve existing discharge volumes, the difference between the existing and proposed volumes of water (referred to as the Long Term Storage Volume) should not be directly discharged off site. The additional volume of water should first be attenuated on site before being discharged via an agreed system (having regard to the Surface Water Drainage Hierarchy) at an agreed rate for the site. On previously developed land, where it is not demonstrated to be practicable or feasible to achieve 30% betterment from the existing surface water discharge situation, the Council as a minimum will expect no net increase in the amount of the surface water discharged as a result of the development. Development proposals will be assessed to ensure that the individual or cumulative effect of water discharge does not increase the risk of flooding, or cause other adverse environmental effects, either locally or elsewhere.
- 6.43 The disposal of surface water run-off from development, both during construction and after completion, requires careful consideration in order to minimise its adverse environmental impacts. Sustainable Drainage Systems (SuDS) will be expected as the most appropriate means of surface water management. These should be considered at the outset of project design in order that the benefits to flood risk management, water quality, amenity, biodiversity, climate change adaptation and economic gain are maximised. Careful consideration should be given to locating SuDS within a flood plain and early consultation with the Council is recommended.
- 6.44 SuDS should be designed as an integral part of the development scheme, carefully sited, overlooked where possible and designed to minimise risk to public safety. The Council would expect a risk analysis to be undertaken by the developer.
- 6.45 Properly designed, constructed and maintained, SuDS can provide protection against flooding and pollution, and aid in replenishment of water resources. They can also increase the amenity of a proposal, thereby increasing its intrinsic value, and provide areas of wildlife enhancement, and ecological benefit. The Council will therefore require applications to be accompanied by an assessment of the suitability of SuDS, within Surface Water Drainage Strategies, to assess these issues. If there is an existing culvert within the proposed development site, the developer should aim at opening up or “day-lighting”, existing culverted lengths.
- 6.46 A Surface Water Drainage Strategy based on SuDS principles, will be appropriate when in line with the requirements and checklists for Surface Water Drainage Strategies contained in the West of England Sustainable Drainage Developers Guide (latest or current edition) Part 1; Local Flood Risk Management Strategy (LFRMS), or subsequent superseding document; and also in line with the latest CIRIA guidance.

However, information within a surface water drainage strategy need be no more than required for the particular location and type of development.

- 6.47 The Council will only depart from the highest tier in the Surface Water Discharge Hierarchy, where achieving the highest tier is not reasonably practicable, e.g. where infiltration is not possible for any reason, such as contaminated ground, topography etc. Movement down the hierarchy must be justified and evidence provided. Guidance is available on achieving the tiers within the Surface Water Discharge Hierarchy, principally the CIRIA SuDS Manual (C753), which is available to download free from: http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx
6. 48 The water environment includes rivers, wetlands, groundwater and reservoirs. Engineering activities such as culverts, bridges, watercourse diversions, bank modifications or dams, should normally be avoided in natural water environments due to the potential for harm to natural processes, and beneficial impact natural wetland environments have on water quality, drainage and wider green infrastructure benefits.
- 6.49 Maintaining the banks, cutting vegetation and litter clearance, may all require appropriately designed access for machinery, but this should not conflict with conservation of the ecology or have an adverse impact on the landscape. The creation of a maintenance strip can also provide a buffer zone adjacent to rivers and ordinary watercourses for landscape, wildlife and amenity purposes.
- 6.50 Appropriate information regarding ownership, operation and maintenance for the lifetime of a development should:
- i. include arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a residents' management company; and
 - ii. include arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components, ongoing inspections, operation costs, regular maintenance, remedial works and irregular maintenance); and
 - iii. be in line with the latest CIRIA guidance.

Delivery

- 6.51 This policy will be delivered through development management.

POLICY PSP21 – ENVIRONMENTAL POLLUTION AND IMPACTS

Development proposals will be acceptable where they clearly demonstrate that development is sited and designed to prevent unacceptable risks and avoid unacceptable levels of pollution adversely impacting, by way of; fumes, dust, noise, vibration, odour, light or other forms of air, land, water pollution, exposure to contaminated land or land instability, directly or cumulatively, on:

- environmental amenity; and
- the health, safety and amenity of users of the site or the surrounding area.

Account will be taken of:

- The impact of existing sources of noise or other pollution on the new development; and
- The impact of the new development on existing uses by reason of its sensitivity to noise or other pollution.

A. Potentially Polluting Development

Development proposals which have the potential for adverse impact(s), but is justified for reasons of economic or wider social need, will be expected to provide an appropriate scheme of mitigation.

Account will be taken of:

- the location, design and layout of the proposed development;
- measures to bring levels of emissions to an acceptable level;
- measures to control run-off and other diffuse pollution;
- measures to avoid pollution of the ground, groundwater and atmosphere;
- hours of operation; and
- measures that reduce existing levels of pollution.

In all cases, development proposals will be expected to provide mitigation to an appropriate standard, with an acceptable design, particularly in proximity to existing, sensitive uses or sites.

B. Development Sensitive to Pollution

New development proposals sensitive to existing pollution sources, including fumes, dust, noise, vibration, odour, light or other forms of air, land or water pollution, will be acceptable where the pollution can be satisfactorily mitigated. Development proposals sensitive to pollution will be acceptable where they would not threaten through the imposition of undue operational constraints, existing uses considered desirable for reasons of safeguarding, economic or wider social needs.

C. Noise, Air Quality and Contaminated Land

Noise

Noise generating development that would lead to significant adverse effects, including cumulative effects, on health and amenity from noise and vibration will be acceptable where an appropriate scheme of noise mitigation through design is provided. The scheme must be provided to an appropriate standard.

Account will be taken of:

- 1) the location, design and layout of the proposed development;
- 2) existing levels of background noise and the potential for a cumulative impact;
- 3) measures to reduce or contain generated noise;
- 4) hours of operation and servicing; and
- 5) increased HGV traffic generated from the development.

Development proposals that would introduce noise-sensitive receptors in locations likely to be affected by existing sources of noise, shall be accompanied by an assessment of environmental noise and an appropriate scheme of mitigation measures.

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

- 6) the location, design and layout of the proposed development;
- 7) measures to reduce noise within the development to acceptable levels, including both internal and external areas; and
- 8) the need to maintain adequate levels of natural light and ventilation to habitable areas of the development.

Air Quality

Development that, on its own or cumulatively, has the potential for significant emissions to the detriment of air quality, particularly in or adjacent to air quality management areas, will be acceptable where potential adverse effects are mitigated to an acceptable level, by an appropriate scheme of mitigation.

Development that would introduce new receptors into designated air quality management areas and other potential areas of poor air quality, should take account of existing air pollution and include measures to mitigate the impact on future receptors to an acceptable level. Development outside Air Quality Management Areas (AQMA) should not cause new AQMA to be designated.

Contaminated Land

Proposals for development on land, which may be affected by contamination, will be acceptable where adequate remedial measures are taken, to ensure that the site is suitable for the proposed use and will remain so.

New development proposals should demonstrate that:

- 1) any existing contamination of the land will be addressed by appropriate mitigation measures, to ensure that the site is suitable for the proposed use and that there is no unacceptable risk from contamination within the site or the surrounding area; and**
 - 2) the proposed development will not cause:**
 - a) the land, or land in the vicinity of the development;**
 - b) water resources within the influence of the land (groundwater and surface water);**
 - c) ecological systems;**
- to become contaminated, to the detriment of future use.**

6.52 This policy sets out a requirement for new development to take into account potential impact by way of pollution and any consequences from existing sources of pollution.

6.53 Pollution from development to land, air or water can occur in a number of forms, including smoke, fumes, dust, smell, vibration, noise and an increase in levels of artificial light. These can have adverse impacts upon health, both directly, for example an increase in air pollution can affect respiratory health, and indirectly, for example through degradation of the natural environment and local amenity, which can affect the quality of life and wellbeing of local residents. Certain types of development can also pose risks to ground and surface water quality. Light pollution can be detrimental in a number of ways, including visual/landscape impacts, as well as affecting ecology. Sensitive lighting schemes should be delivered as part of new development.

6.54 In assessing development proposals, regard will be had to the relevant legislation that exists to control pollution (which sits outside of the planning system), which will take precedence as a consideration in determining the application. It is not the role of the planning system to intervene where more specific legislation exists.

Noise

6.55 Noise pollution has the potential to impact adversely on environmental amenity and can have an effect on quality of life. Noise can also impact health and wellbeing, through for example, loss of sleep. Sources of environmental noise include, transport, noise from industrial sites and noise from fixed plants. In line with the Noise Policy Statement for England (NPSE) this policy promotes good health and quality of life through the effective management of noise. It seeks to mitigate the impact of new

noise generating development and to ensure noise sensitive uses are located and designed to be protected from existing sources of environmental noise.

- 6.56 Noise generating development should be designed to avoid adverse impacts on existing noise sensitive receptors, in the vicinity and an assessment of environmental noise should include an appropriate scheme of mitigation measures (as detailed in the policy). The threshold of acceptability of noise will depend on several factors, including the need for the development in the wider context, the type of noise being introduced, the time of day, and the sensitivity of the existing receptor(s) to noise.
- 6.57 Noise sensitive development, including houses, hospitals and schools, should not be located near existing sources of significant environmental noise, unless via an assessment of environmental noise and an appropriate scheme of mitigation measures is proposed.
- 6.58 The Council has produced technical guidance on noise and expects applicants to have full regard to the guidance contained within this document (Specific Guidance Note 1 – Planning and Noise).

Air Quality

- 6.59 Good air quality is important to protect people's health and the environment. Air pollution can arise from a variety of sources, including transport, industry and domestic sources, such as heating. Key pollutants of concern include, nitrogen dioxide, which is associated with adverse effects on human health, in particular respiratory function and fine particulate matter (PM10 and PM2.5), which is considered to have the most damaging health impacts, causing cardiovascular and respiratory disease. The main pollutant of concern in South Gloucestershire is nitrogen dioxide (NO₂), which originates primarily from road traffic emissions.
- 6.60 The aim of this policy is to reduce air quality impacts, both from potentially polluting development and on pollution sensitive development, to an acceptable level, and sustain compliance with and contribute towards the EU limit values and national objectives for air pollutants, thereby protecting health and the environment. Policies in Section 5 of this Plan to tackle traffic congestion will also help with this.
- 6.61 Air quality management areas (AQMA) are designated where local concentrations of pollutants exceed the national targets. There are currently three AQMA declared in South Gloucestershire at Kingswood, Staple Hill and Cribbs Causeway. Annual air quality reports published on the Council's website will review and update this situation.
- 6.62 Development should seek to minimise both its contribution to air pollution and the impacts of existing pollution that may affect any receptors the development creates. This is particularly relevant for development in or adjacent to AQMA and also in other areas of potential poor air quality, for example, adjacent to major road sources or industrial sources, which present a risk of a new AQMA being created through the introduction of new receptors where previously there were none. The cumulative impacts from individual sites in local areas must also be considered. Mitigation may be required to minimise any adverse effects to an acceptable level. Any new development in the AQMA should be consistent with the Council's Air Quality Action Plan.

- 6.63 An air quality assessment will need to be undertaken by a competent person for certain developments, in accordance with current guidance and best practice. The construction and operational phases of the development, the cumulative impacts of other developments in the local area, and the impact of any existing pollution sources on new receptors, should be considered in relation to EU limit values and national air quality objectives. Mitigation options, where necessary, will be location specific, will depend on the proposed development and should be proportional to the likely impact. Examples of mitigation include the design and layout to increase separation distances from sources of air pollution, infrastructure to promote sustainable modes of transport with low impact on air quality, means of ventilation and using green infrastructure, in particular trees, to absorb dust and other pollutants.

Contaminated Land

- 6.64 Land can become contaminated through historical industrial uses, spills, leaks or deposits of waste. Land contaminated with substances or giving rise to gases from the breakdown of natural or man-made materials (e.g. landfill sites) can pose a risk to human health; ecosystems and wildlife; and give rise to pollution of water bodies, including rivers, streams and ground waters that maintain rivers and supply our drinking water. South Gloucestershire has had a varied industrial past and as such historic areas of potential contamination exist across the area. New development however, presents an opportunity to bring this contaminated land back into beneficial use.
- 6.65 Land contamination can typically be expected in areas where there have historically been industrial activities or mining; in ground where waste or other materials/demolition wastes have been imported (made ground), or in areas where the commercial use may have had the potential for leaks and spills, for example former petrol filling stations, vehicle repair sites, dry cleaning operations or agricultural activities.
- 6.66 When development is proposed on or adjacent to land that is known or suspected to be contaminated, or where development is proposed that would be sensitive to contamination, proposals for development should be accompanied by an appropriate level of supporting information. This would typically consist of a desk-based study and a site walkover as a minimum, to identify the potential nature of any contamination. Further information, such as a preliminary site investigation, may be required in some cases before planning permission is granted.
- 6.67 Where the initial supporting information identifies that contamination of the site is likely, a full ground investigation; a conceptual model identifying pollutant linkages; a risk assessment; and where necessary, a written remediation method statement are likely to be required. Details of any remedial measures required are likely to be requested by the Council through the imposition of a planning condition, to be agreed prior to commencement of the development and all the work completed prior to the site being occupied. Ground investigation work and risk assessments should be adequate and carried out by a competent person having full regard to current guidance and best practice.
- 6.68 When a new development is proposed that could cause land to become contaminated, for instance by nature of the proposed activity or use; or by reason of specific elements of the proposed development, the development should be designed in such a way as to prevent the risk of contamination occurring.

Delivery

6.69 This policy will be delivered through development management.

POLICY PSP37 – INTERNAL SPACE AND ACCESSIBILITY STANDARDS FOR AFFORDABLE DWELLINGS

Affordable Housing provided in accordance with Policies CS18 and CS19 of the Core Strategy shall:

- i. be consistent with the nationally described (minimum internal) space standards; and**
- ii. meet accessibility standard M4(2); and**
- iii. provide 8% of units to meet wheelchair standard M4(3) (only applicable to dwellings where the Local Authority is responsible for allocating or nominating a person to live in that dwelling).**

M4 (2) and M4 (3) accessibility standards will only be required where step free access can be achieved.

- 8.2 In March 2015 the Government introduced optional Nationally Described Space and accessibility standards through the Housing Standards Review. The Council's Sustainable Community Strategy promotes suitable housing and healthy lifestyles. Core Strategy objectives also promote high quality design and health and well-being objectives. The quality of housing has significant implications for the health and wellbeing of people. Pressures to provide housing and to intensify uses in the urban areas could potentially lead to an erosion of space standards with long-term consequences for health and wellbeing. In order to underpin good practice in the sector, the policy therefore adopts the new optional Nationally Described Space and M4(2) accessibility standards for all affordable dwellings.
- 8.3 To allow the sector to adapt, the provisions of the policy will become applicable on all new planning permissions from 6 months of adoption of the policy. NDS standards will be required for Reserved Matters pursuant to an extant outline planning consent.
- 8.4 The 8% of affordable housing required to be M4(3) wheelchair standard (only applicable to dwellings where the Local Authority is responsible for allocating or nominating a person to live in that dwelling), (policy criterion iii), will be negotiable depending on the local circumstances of the site, in particular sustainable access to local services and facilities, particularly convenience food retail, employment opportunities, community and health facilities, and also topography at the site.
- 8.5 Level access may not be possible in all circumstances, i.e. particularly where a site or plot may be on a slope, be subject to flooding or not require lift access. Approved Document M refers to a steeply sloping plot as one where the gradient exceeds 1:15. M4 (1). The standard accepts that it may not be possible to achieve a step-free access in such an instance (and permits a stepped approach). Therefore where the finished site and or plot levels and approach from relevant parking exceed 1:15 gradient, the plot is subject to flooding or lift access is not required (in the case of

flatted development up to 4 storey) M4(2) and M4(3) accessibility standards, required by criterion ii and iii of the policy will not be required.

- 8.6 The Council also does not wish to prevent truly innovative housing. Where it can therefore be demonstrated that a dwelling will provide high levels of amenity through for example innovative methods of storage, high levels of daylight, immediate access to outdoor private space and high quality specification, the Council may make exception and permit affordable dwellings below the prescribed space standards.

Delivery

- 8.7 This policy will be delivered through development management.

POLICY PSP43 - PRIVATE AMENITY SPACE STANDARDS

All new residential units (including those created by the change of use, development or sub-division of existing buildings), will be expected to have access to private amenity space.

Private and communal external amenity space should be:

- **functional and safe; and**
- **easily accessible from living areas; and**
- **orientated to maximise sunlight; and**
- **of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and**
- **designed to take account of the context of the development, including the character of the surrounding area.**

Provision should, as a guide, meet or exceed the following minimum standards:

- **1 bedroom flat 5m²**
- **2+ bedroom flat 5m² + private shared communal space**
- **1 bedroom house 40m²**
- **2 bedroom house 50m²**
- **3 bedroom house 60m²**
- **4+ bedroom house 70m²**

Any private communal space must be subject to appropriate management controls to ensure proper maintenance.

For proposal(s) for specialist residential accommodation, including care homes, nursing homes and other non-custodial institutions, the development must ensure sufficient external space to accommodate the normal recreational and other needs of residents, visitors or employees.

8.63 The National Planning Policy Framework supports 'strong, vibrant and healthy communities' (para7), seeks positive improvements in the quality of people's lives, by 'improving the conditions in which people live' (para 9), and always seeking 'a good standard of amenity for all and future occupants of land and buildings' (para17).

- 8.64 The Council considers that access to adequate private outdoor space can play an important role in the physical and mental health and wellbeing of people. Access to daylight, fresh air, space to dry washing, space to socialise, space to play in, space to enjoy wildlife and a place to grow plants/vegetables etc. can add significantly to the quality of life of residents of all ages. The Council is therefore concerned to ensure, that in a place like South Gloucestershire which is characterised by its suburban and rural areas, new residents are provided with such opportunity so supporting healthy communities. The policy therefore proposes minimum external space standards.
- 8.65 As such, the form of private amenity space will be dependent on the type of dwelling and could include a private garden, roof garden, balcony or ground level patio /defensible space and shared (communal) amenity areas, for example.
- 8.66 In terms of the usability of space, the size of the external amenity space should, as a minimum, accommodate a table and chairs suitable for the size of dwelling and, where relevant, provide space for a garden shed for general storage (including bicycles, where no garage provision or cycle storage to the frontage of the dwelling is possible) and space for refuse and recycling bins; an area for drying washing; circulation space and an area for children to play in. External private amenity or communal space does not include car parking or turning areas.
- 8.67 The space standards are a guide and include the totality of balconies, front and back gardens and communal spaces etc., but not access paths. They should also be applied as an average across a development taking into account paragraph 8.66 above.
- 8.68 Suitable arrangements for access to refuse and recycling bins must be made, in order to prevent bins/bags being transported through dwellings.
- 8.69 The Council recognises also that higher density development may be appropriate in certain locations and circumstances, such as where other planning policies are promoting regeneration around and along key transport corridors and nodes. In such circumstances it is expected that the standards will be relaxed, but that developers will be expected to demonstrate good design standards in terms of access to fresh air and daylight, for example through good practice and solutions such as provision of balconies, high ceilings, large windows, open plan layouts, adopting Nationally Described Space Standards, light tubes, use of roof tops and well designed and managed communal space etc.

Delivery

- 8.70 This policy will be delivered through development management.