

# Appendices

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## Appendix 1

### Definition of Large Sites - Policy D1

Large residential sites:	10 houses or more or 0.5ha and over (Land Availability Survey definition)
Large employment sites:	0.4ha
Large retail sites:	1,500sq m
Large leisure sites:	1,000sq m



## Appendix 2

### Environmental Initiatives in the Severn Estuary - Policy L3

Title	Responsible Group	Purpose	Funding
1. Catchment and Waste	Environment Agency	The Water Environment	Environment Agency
2. Shoreline Management Plan (SMP)	Severn Estuary Coastal Cell Group	Coastal defence planning	Part Government Part Local Authority
3. Standing Conference of Severnside Local Authorities (SCOSLA)	Local Authorities	Consideration of strategic issues affecting the Severn Estuary	Local Authority
4. Les Esturiales	Local Authorities	To further the environmental objectives of the five estuaries of the Severn, Douro, Gironde, Oder and Tagus, currently by production of a multi-media package	European Union/ Local Authority
5. Severn Estuary Partnership	Voluntary interest groups with local authority and private sector support	Implementation and management of the Severn Estuary Strategy	Private sector, local authorities, Environment Agency and nature conservation agencies
6. Habitat Management Plan (HMP)	"Relevant" authorities	To achieve compliance with the European Union Habitat Directives	"Relevant" authorities, scientific support from nature conservation agencies
7. Scheme of Management for the Special Protection Area (SPA) for the Severn Estuary	Association of Severn	Monitoring the Scheme	All "Relevant" of Management



## Appendix 3

### Community Forest Objectives - Policy L5

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The corporate objectives which each Community Forest has adopted are to:

- ❖ improve the landscape, including reclamation of derelict land, to create a visually pleasing and varied countryside;
- ❖ increase opportunities for access, sport and recreation and for artistic and cultural events;
- ❖ protect the best and most versatile agricultural land from irreversible development, ensure that farming manages to re-create attractive landscape and wildlife areas and that opportunities for farm diversification are increased;
- ❖ protect areas of high quality landscape and areas of historical or archaeological interest;
- ❖ regenerate the environment within green belt, or equivalently protected areas, and help to ensure that it is permanently green and open;
- ❖ protect sites of nature conservation value and create new opportunities for educational use of the area and ensure that community forests can be used for the environmental education needs of the surrounding schools;
- ❖ establish supplies of local timber and encourage development of timber-based industries, employment opportunities and woodland products;
- ❖ improve the economic well-being of towns and cities through the creation of more appealing locations for industry and commerce;
- ❖ improve the environment near housing and local industry, enhancing the value of properties and businesses;
- ❖ encourage a high level of local community commitment to the concept and community involvement in the implementation;
- ❖ seek private sector support to implement the community forests and to invest in the area.

In the Forest of Avon an additional objective is:

- ❖ contribution to the implementation of the Rio Principles and Helsinki Guidelines for the sustainable management of existing woodlands and forests, to reforestation and afforestation and to 'primary environmental care' by local communities.

Source: Bristol/Avon Community Forest Plan January 1995



## Appendix 4

### Sites of National Nature Conservation/Geological Importance - Policy L7

Parish	Name	Grid Ref
<b>Almondsbury</b> Almondsbury	Cattybrook Brickpit SSSI	ST594835 & ST592832
<b>Aust</b> Aust	Aust Cliff SSSI	ST565894 & ST570899
Aust	Severn Estuary SSSI (part of) – Aust to New Passage	ST555881
Aust/Oldbury-on-Severn	Severn Estuary SSSI (part of) – Littleton Wharf	ST598929
<b>Bitton</b> Bitton	Congrove Field and the Tumps SSSI	ST713698 & ST719702
<b>Charfield</b> Charfield	Cullimore's Quarry SSSI	ST721927
<b>Cold Ashton</b> Cold Ashton	Monkswood Valley SSSI	ST754710
<b>Cromhall</b> Cromhall	Slickstones Quarry SSSI	ST704916
<b>Falfield</b> Falfield	Brinkmarsh Quarry SSSI, Whitfield	ST674913
Falfield	Buckover Road Cutting SSSI	ST665906
<b>Hanham Abbots</b> Hanham Abbots	Bickley Woods SSSI	ST644703
Hanham Abbots	Cleeve Wood SSSI	ST655703
<b>Hawkesbury</b> Hawkesbury	Hawkesbury Quarry SSSI	ST771873
Hawkesbury	Hawkesbury Meadow SSSI	ST754874
Hawkesbury	Lower Woods SSSI	ST743876
Hawkesbury	Upton Coombe SSSI	ST789877
Hawkesbury	Yarley Meadows SSSI	ST757888
<b>Hill</b> Hill/Oldbury-on-Severn	Severn Estuary SSSI (part of) – Oldbury Pill	ST602927
<b>Horton</b> Horton	Bodkin Hazel Wood SSSI	ST780850
<b>Marshfield</b> Marshfield	St Catherine's Valley SSSI	ST760725



Parish	Name	Grid Ref
<b>Oldbury-on-Severn</b>		
Oldbury-on-Severn	Severn Estuary SSSI (part of) – Shepperdine to Littleton Wharf	ST604955
Oldbury-on-Severn/Aust	Severn Estuary SSSI1 (part of) – Littleton Wharf	ST598929
Oldbury-on-Severn/Hill	Severn Estuary SSSI (part of) – Oldbury Pill	ST602927
<b>Pilning &amp; Severn Beach</b>		
Pilning & Severn Beach	Severn Estuary SSSI (part of) – New Passage	ST526833
<b>Sodbury</b>		
Sodbury	Barnhill Quarry SSSI	ST725827
<b>Tortworth</b>		
Tortworth	Damery Road Section SSSI	ST705943
<b>Tytherington</b>		
Tytherington	Tytherington Quarry SSSI	ST662888
<b>Wickwar</b>		
Wickwar	Bishop's Hill Wood SSSI	ST733873
<b>Winterbourne</b>		
Winterbourne	Winterbourne Railway Cutting SSSI	ST651799



## Appendix 5

### Criteria for the Designation of Sites of Nature Conservation Interest and Regionally Important Geological/Geomorphological Sites - Policy L8

#### Sites of Nature Conservation Interest

##### Scientific Site Characteristics

Naturalness	Areas of semi-natural habitat are often the most important for nature conservation because they support the highest number of native British species.
Size	Generally, larger sites are of greater nature conservation value.
Diversity	This refers to the range and diversity of wildlife species, habitat and/or geological features present on the site.
Rarity	This considers how common or uncommon the species, habitats or geological features present on the site.
Fragility	Some sites are more vulnerable to change and damage by external influences.
Recreatability/ Irreplaceability	Many areas of semi-natural sites once lost or damaged cannot be recreated elsewhere in hundreds of years.
Typicalness or Representativeness	It is desirable to safeguard a sequence and range of habitat types and geological features. Particularly good examples of “typical” or “representative” features should be conserved including those of a typically rural character, eg calcareous grassland and of a typically urban character, eg disused railway lines.
Geographical Position	The geographical position of a site may enhance its value, for example because of its position within a wildlife network.
Important Populations of Species	Some sites are important because they sustain a ‘significant’ population of a particular species.
Age/Continuity of Land Use	Some sites have valuable characteristics derived from their old age and/or long continuity of land use.



## Regionally Important Geological/ Geomorphological Sites

### A. Scientific Value

The site contains one or more of the following:

- rocks,
- rocks/deposits,
- quaternary deposits/features,
- sedimentary structures,
- fossils,
- tectonic structures,
- minerals,
- geomorphological features,
- modern sedimentary environment/processes.

Which are categorised as either:

- unique,
- unique/good examples in the former county of Avon,
- unique/good examples in the District.

### B Educational Value

#### B1. Teaching of Earth Science

The site is suitable for use:

- B1.1 at pre-National Curriculum level,
- B1.2 at National Curriculum level,
- B1.3 at Advanced level,
- B1.4 at Higher Education level (college/undergraduate level),
- B1.5 in continuing/adult education courses,
- B1.6 in research,
- B1.7 and is close to an educational establishment,
- B1.8 to promote public awareness.

#### B2. Access/Safety

B2.1 The site is safe for visiting

The site has:

- B2.2 public access,
- B2.3 limited access,
- B2.4 no access without permission,
- B2.5 disabled access,
- B2.6 car parking facilities,
- B2.7 facilities nearby (for example shops, pubs),
- B2.8 good visual access.





**C Historical/Cultural Value**

The site:

- C1. is significant for advances in earth science,
- C2. has connections with local geologists/geomorphologists,
- C3. has historical/industrial archaeological associations,
- C4. has ecological interest,
- C5. has recreational use,
- C6. has a long recorded history,
- C7. has interpretation resources/materials available for it.

**D Aesthetic Value**

D1. This site is of high aesthetic value.

**E Conservability**

E1. The site is durable and can be easily conserved.



## Appendix 6

### Criteria for the Designation of Community Nature Areas - Policy L8

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Community Nature Areas consist of areas of habitat that through deliberate management or benign neglect:

1. contain elements of significant wildlife;
2. are accessible to the public; and
3. are amenable to community involvement in their management.

They would tend to be small and close to residential areas. Such areas are of nature conservation importance in ways that mean that existing high wildlife value is not a necessary pre-requisite for selection.



## Appendix 7

### Historic Parks, Gardens and Battlefields in South Gloucestershire - Policy L10

\* English Heritage List of Registered Parks and Gardens

HER No.	Parish	Park/Garden	Grid Ref
4375	Almondsbury	Berwick Lodge	ST 562 807
2352	Almondsbury	Hollywood Tower	ST 575 814
3330	Almondsbury	Knole Park	ST 590 830
4222	Almondsbury	Oaklands	ST 603 837
11070	Almondsbury	Over Court	ST 587 823
11067	Alveston	Manor House, Gaunts Earthcott	ST 634 842
11066	Alveston	Old Church Farm	ST 632 866
11076	Alveston	Woodhouse	ST 614 853
2362	Badminton	Badminton*	ST 810 840
3974	Bitton	Bitton Old Vicarage	ST 682 694 C
10296	Bitton	The Lons	ST 676 702 C
4357	Bitton	Upton Cheyney Manor	ST 692 699
11064	Bitton	Westover House	ST 678 698
11080	Cold Ashton	Battlefields House	ST 724 704
4382	Cold Ashton	Hamswell House	ST 732 715
10077	Dodington	Dodington*	ST 755 797 C
2314	Dodington	Sands Court	ST 746 789
1614	Doynton	Doynton House	ST 718 737
4315	Doynton	Tracy Park	ST 713 718
3347	Dyrham and Hinton	Dyrham*	ST 743 757
1577	Falfield	Eastwood Park	ST 676 927
11079	Falfield	Heneage Court	ST 688 936
6411	Frampton Cotterell	Northwoods	St 639 825
1521	Hanham Abbots	Hanham Court	ST 649 704
1431	Hawkesbury	Old Vicarage	ST 767 869
4381	Hill	Hill Court	ST 643 954 C
4874	Horton	Horton Court	ST 766 850
3030	Iron Acton	Acton Court	ST 677 843



HER No.	Parish	Park/Garden	Grid Ref
4365	Iron Acton	Algars Manor	ST 678 831 C
11046	Little Sodbury	Little Sodbury Manor	ST 759 828 C
11059	Mangotsfield	Cleeve Hill	ST 645 775
11060	Mangotsfield	Cleevewood House, Downend	ST 645 775
4374	Mangotsfield	Page Park	ST 655 761 C
2053	Marshfield	Ashwicke Hall	ST 795 720 C
4254	Marshfield	The Rocks	St 791 705
4373	Oldbury on Severn	Kington House	ST 622 912
11062	Oldland	St Annes Vicarage	ST 668 712
3475	Olveston	Down House	ST 612 874
4366	Olveston	Tockington Manor	ST 612 866
4380	Olveston	Old Down House	ST 611 877
11069	Olveston	Olveston Court	ST 598 871
11058	Siston	Blue Lodge	ST 693 742
4215	Siston	Siston Court	ST 686 754
4252	Siston	Warmley House*	ST 669 729
11065	Sodbury	Lilliput Court	ST 725 817
2120	Sodbury	Lyegrove House	ST 780 819 C
4241	Stoke Gifford	Stoke Park*	ST 620 770 C
4379	Thornbury	Marlwood Grange	ST 632 889
11071	Thornbury	Park House	ST 637 901
11073	Thornbury	Severn View	ST 656 892
4214	Thornbury	Thornbury Castle*	ST 634 907
4374	Thornbury	Westwing School	ST 623 897
3580	Tormarton	Tormarton Court	ST 765 787
1581	Tortworth	Tortworth Park*	ST 695 924 C
11063	Wick and Abson	Manor House, Wick	ST 695 725
4385	Wick and Abson	Wick Court	ST 701 728
11057	Wickwar	Hill House	ST 722 886
11077	Winterbourne	Crest Hotel	ST 628 785
11078	Winterbourne	Frenchay Hospital	ST 638 777
3421	Winterbourne	Fromeshaw/Lake House	ST 642 779
11075	Winterbourne	Hambrook House	ST 640 783
3420	Winterbourne	Manor House, Frenchay	ST 641 782
11068	Winterbourne	Old House, Frenchay	ST 640 777



HER No.	Parish	Park/Garden	Grid Ref
11061	Winterbourne	The Mount	ST 654 805
3474	Winterbourne	Whiteshill House	ST 654 793
4371	Winterbourne	Winterbourne House	ST 651 813
4384	Yate	Hall End Farm	ST 713 872
9385	Yate	Rockwood	ST 722 840
11074	Yate	Stanshawes Court/Kingsgate Park	ST 715 818

C = Grid Ref to centrepoin of Historic Parks and Gardens

## Battlefields in South Gloucestershire - Policy L10

HER No.	Parish	Battlefields	Grid Ref
9647	Cold Ashton	Battle of Lansdown	ST 723 702 C

C = Grid Ref to centrepoin of Historic Parks and Gardens



## Appendix 8

### Scheduled Ancient Monuments in South Gloucestershire - Policy L1 1

HER No.	Parish	Monument No.	Title	Grid Ref
1463	Alveston	45	Barrow SW of Vattingstone Lane	ST 6260 8830
1477	Alveston	101	Ruin of St Helen's Church, Rudgeway	ST 6320 8650 C
1455	Aust	52	Elberton Camp	ST 6080 8840
1245	Bitton	86	Bitton Roman Camp	ST 6820 6980
1238	Bitton	165	Round Barrow on Barrow Hill	ST 6780 6940
2001	Cold Ashton, Doynton	65	Freezing Hill Earthwork	ST 7200 7140 – ST 7230 7110
1582	Cromhall	67	Bloody Acre Camp	ST 6895 9155
1505	Cromhall	178	Roman Villa at Cromhall NW of Tapwell Bridge	ST 6850 6970
1960	Dyrham & Hinton	68	Dyrham Camp	ST 7415 7672
2080	Hawkesbury	41	Starveall Round Barrow	ST 7963 8819
2081	Hawkesbury	42	Starveall Long Barrow	ST 7490 8790
2112	Horton	69	Horton Camp	ST 7640 8450
1497	Iron Acton	112	Churchyard Cross	ST 6770 8370
1539	Iron Acton	186	Acton Court	ST 6770 8420
2103	Little Sodbury	70	Sodbury Camp	ST 7600 8270
1568	Oldbury on Severn	12005	Oldbury Camp – an Iron Age fort at Oldbury on Severn	ST 6093 9272 ST 6120 9270 ST 6099 9282
1424	Oldland	166	Moated site at Barrs Court	ST 6590 7200
1469	Olveston	179	Oval Enclosure on Strode Common	ST 6240 8750 C
1081	Olveston	10505	Olveston Court Moat Complex and Earthworks	ST 5981 8709 ST 5991 8700
1356	Pucklechurch	6	Round Barrow on Shortwood Hill	ST 6841 7598
1950	Pucklechurch	153	King Edmund's Palace	ST 7020 7660
14031	Pucklechurch	28872	Brandy Bottom Colliery, part of Parkfield Colliery	ST 6819 7718
1576	Rockhampton	181	Hillfort on Camp Hill	ST 6580 9270
1433	Siston	28518	William Champion's Brassworks at Warmley	ST 6680 7280 C
1487	Thornbury	12007	Hillfort and associated Romano-British occupation at Little Abbey, Alveston	ST 6500 8870 ST 6492 8888
4451	Tormarton	4451	Round Barrow 1200yds (1100m) E of Lapdown Barn*	ST 7793 7814



HER No.	Parish	Monument No.	Title	Grid Ref
4451	Tormarton	1973	Round Barrow 1200yds (1100m) E of Lapdown Barn*	ST 7795 7817
1968	Tormarton	47	West Littleton Down Round Barrow	ST 7698 7697
13604	Tortworth	28831	Cross in St Leonard's Church, Tortworth	ST 7043 9335
1499	Tytherington	77	The Castle	ST 6640 8840 C
2065	Wickwar	164	Bridge (known as Horsebridge) 400yds (360m) NE of Wickwar	ST 7290 8880
17976	Wickwar	36042	Hall End Roman Town	ST 7054 8738
1347	Winterbourne	79	Bury Hill Camp, Moorend	ST 6520 7910

\* Lapdown Round Barrow occurs as two sites on the HER, but constitutes one SAM.

C = Grid Ref to centrepoint of SAM



## Appendix 9

### Conservation Areas within South Gloucestershire - Policy L12

Acton Turville	Lower Almondsbury
Beach	Marshfield
Bitton	Olveston
Chipping Sodbury	Pucklechurch
Church Lane, Winterbourne	Siston
Cold Ashton	Thornbury
Doynton	Tockington
Dyrham	Tormarton
Frenchay	Tytherington
Great Badminton	Upton Cheyney
Hambrook	West Littleton
Hanham Abbots	Warmley
Hawkesbury	West Littleton
Horton	Whitfield Tabernacle
Iron Acton	Wickwar
Little Badminton	





## Appendix 10

### **Criteria for Inclusion on the South Gloucestershire List of Buildings and Structures Which Make a Significant Contribution to the Character and Distinctiveness of the Locality - Policy L15**

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In assessing whether a building or structure merits inclusion on the list, the following questions will be asked:

- 1) Is the building or structure the work of a particular architect of regional or local note?
- 2) Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the area?
- 3) Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- 4) Does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- 5) Does it have a significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- 6) Does the building or structure have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of public spaces?
- 7) Does it reflect the traditional functional character of, or former uses within, the area?
- 8) Has it significant historic associations with local people or past events?
- 9) Does its use contribute to the character or appearance of a Conservation Area?
- 10) If a structure associated with a designed landscape such as walls, terracing, or minor garden buildings, is it of identifiable importance to the historic design?

These criteria are based on guidance in Conservation Area Practice (English Heritage 1995) but they will be applied throughout the District not just in Conservation Areas. It is the Council's view that any one of these characteristics could provide the basis for considering that a building is of special architectural or historic interest provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration.



# Appendix 1 1

## Employment Land Availability (April 2004) Policies E1 and E4

### Safeguarded Employment Areas (Policy E4):

	(ha)
1. Land comprising and adjoining the British Aerospace and Rolls Royce establishments to the west and east of the A38 at Filton	6.00
2. The Patchway Trading Estate	
3. Cribbs Causeway	5.42
4. Aztec West	5.25
5. Land at Woodlands Lane, Bradley Stoke	
6. Thornbury Industrial Estate	
7. Pucklechurch Trading Estate, Pucklechurch	
8. Arnolds Fields Trading Estate, Wickwar	0.50
9. Old Cider Mill, Wickwar	
10. Severnside, west of M49 Motorway	33.16
11. Emersons Green, Area B, Mangotsfield	8.49
12. Adjacent Abbey Wood Station, Filton	
13. Longwell Green	2.60
14. Bath Road, Bridgeyate	1.00
15. Stover Industrial Estate, Yate	
16. Beeches Industrial Estate, Yate	
17. Badminton Road Trading Estate, Yate	
18. Great Western Business Park, Yate	
19. Westerleigh Business Park, Yate	
20. Coopers, Westerleigh Road, Yate	
21. Bowling Hill, Chipping Sodbury	
22. Station Road, Yate	
23. Broad Lane, Yate	
24. Land at Coldharbour Lane	2.40
25. Parkway Business Park	1.31
26. Hewlett Packard	10.90
27. Ministry of Defence, Filton	
28. Midland Way, Thornbury	
29. Station Road, Charfield	
30. Hatters Lane, Chipping Sodbury	
31. The Ridge, Yate	
32. North of Douglas Road, Kingswood	
33. Ansteys Road, Hanham	



	<b>(ha)</b>
34. Station Road, Kingswood	
35. Tower Road, Warmley	
36. Old Gloucester Road, Hambrook	4.38
37. Parkway North	
38. Hanham Business Park	
39. McBraida, Bath Road, Bridgegate	

### Proposed Employment Sites (Policy E1):

	<b>(ha)</b>
Northfield Filton Aerodrome, Patchway	14.00
Stover Road, Yate	2.50
Emersons Green, land east of the A4174 Avon Ring Road	45.00

### Others:

	<b>(ha)</b>
Combination Ground, Gloucester Road, Filton	9.70

<b>TOTAL</b>	<b>152.61</b>
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## Appendix 12

### Joint Replacement Structure Plan 2002 Policy 14 - Avonmouth/Sevenside

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At Avonmouth/Sevenside, provision will be made for the expansion of a broad range of employment uses over a long-term period, on a scale appropriate to the capacity of the transport network and the environment.

The scale and nature of provision for such uses in the area will be identified and reviewed as development progresses, as part of an integrated, comprehensive approach to development, transport and the environment that reconciles:

1. the need to safeguard and enhance the natural environment and secure investment in new infrastructure at appropriate stages with the progress of development;
2. the need to realise the development potential of both the Bristol and South Gloucestershire parts of the whole area;
3. the need to enhance prospects for regeneration;
4. the need to safeguard and realise long-term economic development potential;
5. the need for extensive opportunities for the expansion of B2/B8 uses, in particular related to the use of the dock and rail facilities, and the need to maximise the use of rail through industrial location in accord with Policy 57;
6. the need to promote the re-use of redundant and derelict sites;
7. the role of Avonmouth/Sevenside as a major location for the processing and storage of hazardous materials and the associated health and safety implications for the location and type of new development;
8. the need to link development with improvements in the transport infrastructure to prevent congestion on the highway network and in particular to avoid the overloading of (i) the adjacent trunk road network, particularly M5 junctions 16-18, and (ii) local roads, in ways which would seriously threaten safety and the environment; and
9. the possible scope for residential and other uses in accord with the locational strategy and subject in particular to the implications for the capacity of the transport infrastructure serving the wider Avonmouth/Sevenside area and to the provision of comprehensive public transport services, and the need to resolve any danger posed by flooding.



Provision will therefore be made for:

- ❖ the construction of the M49 Intermediate Junction, a spine road linked to the M49 junction between Avonmouth and Severn Beach and forming a realigned A403, the Kingsweston Lane links and other necessary local improvements, through development funding;
- ❖ a co-ordinated package of public transport measures to include facilities for new bus services along the main routes from the Bristol urban area and North Fringe, the selective development of the existing heavy rail system, including consideration of the Hallen/Henbury/Filton line for passenger use, and the future consideration of an LRT extension; the package to be integrated with the agreed pattern of land uses in a manner which ensures that the rate and type of development supports the transport proposals, provides a practical and viable alternative to the car and avoids congestion and environmental damage;
- ❖ safe cycling and walking into and within the area;
- ❖ an intermodal national rail freight terminal at Merebank, further development of rail sidings into industrial sites, and the development of opportunities for port related freight to be transported by rail; and
- ❖ the continued development of port operations and associated activities at Avonmouth provided there are no unacceptable environmental impacts, with priority being given to intensifying the re-use of land already developed.



## Appendix 13

### Sites with Planning Permission for Residential Development (April 2004)

Ref	Location	No. of Dwellings Under Construction or Not Started
1112	Oaktree Avenue, Pucklechurch	24
1154	Bradley Stoke	240
1273	Land off Dragon Road, Winterbourne	1
1301	Stoke Park Hospital	64
1316	Filton College, Filton Avenue, Filton	70
1322	Land off Bradley Stoke Way, Bradley Stoke	87
1327	Land at Pretoria Road, Patchway	9
1328	162-164 Gloucester Road, Patchway	16
1329	Clarendon House and Frenchay Mews, Frenchay	8
1330	Kyneton House, Mumbleys Lane, Thornbury	15
1332	Catbrain Lane, Cribbs Causeway	60
3008d	Land adjacent 29 Cock Road, Woodstock	4
3120	Bridgegate Service Station and Land r/o London Road, Bridgegate	39
3135N	Area A North, Emersons Green	3
3149	Land at Willsbridge Lodge, Court Farm Road, Longwell Green	20
3154	Land at Siston Hill, Siston	250
3183	Former DRG Factory, Carsons Road, Shortwood	13
3211	Land off Southway Drive, Warmley	25
3213	296, 298, 300 Badminton Road, Downend	16
3215	Land r/o 256 New Cheltenham Road, Kingswood	15
3216	Land adjacent 5 Ducie Road, Staple Hill	12
3217	Land at 26 Orchard Road, Kingswood	15
3219	Land r/o 35-47 Cleeve Hill, Downend	16
3220	Builders Yard and Land off Syston Way/Wesley Hill, Kingswood	57
3221	302-306 Badminton Road, Downend	36
3224	22 Woodstock Road, Kingswood	13
3227	G S Garage Site, Tower Road South, Warmley	21
3228	Haulage Depot, 181 High Street, Hanham	10
3229	Land off Golden Valley Lane, Bitton	20
3230	Sunnymead, Torrance Close, Warmley	11
	<b>Total</b>	<b>1,190</b>



## Appendix 14

### Sites the Subject of a Council Resolution to Approve Residential Development (April 2004)

Ref	Location	No. of Dwellings
1/323	The Lime Works, Itchington Road, Tytherinton	18
3/187	Hanham Hall Hospital, Whittucks Road, Hanham	124
3/222	Mounthill Nursery, Court Road, Kingswood	15
3/223	Willsbridge House, Willsbridge Hill, Willsbridge	20
3/225	Summit Youth Centre, Orchard Road, Kingswood	33
3/226	DSO Depot, Hanham Road, Kingswood	20
3/231	Simplex Site, High Street, Oldland Common	24
3/232	65-69 High Street, Staple Hill	23
3/233	1-11 Fountain Square, Broad Street, Staple Hill	12
	<b>Total</b>	<b>289</b>



## Appendix 15

### Town/District Centres and Out of Centre Stores - A1 Retail floorspace - August 2001.

Location	A1 Floorspace			Convenience			Comparison			Service			Vacant			
	Total A1 Floorspace (m <sup>2</sup> )	No A1 Units	A1 Floor/m <sup>2</sup>	%	No Units	Floorspace (m <sup>2</sup> )	%	No Units	Floorspace (m <sup>2</sup> )	%	No Units	Floorspace (m <sup>2</sup> )	%	No Units	Floorspace (m <sup>2</sup> )	
<b>Town/District Centres</b>																
Chipping Sodbury	24330.0	58	388.4	15.9	11	190.8	1491.8	81.2	32	57.1	15.8	179.0	7.1	2	3.8	
Qommond	34387.0	30	1358.4	53.2	8	200.0	1254.8	38.0	13	43.3	3.1	335.2	2.7	2	8.7	
Strawson Green	9333.0	13	5253.0	53.2	2	15.4	4351.3	44.0	3	81.5	1.7	110.0	1.1	1	7.7	
Filton	28703.0	13	779.1	29.2	7	339.0	1417.5	53.1	4	22.2	15.4	82.7	2.3	1	5.8	
Hanham	27133.0	42	1492.2	42.3	3	19.0	319.2	30.2	20	47.8	22.4	138.2	5.1	2	4.3	
Wingwood	10401.3	33	3117.5	28.8	18	17.2	8434.2	59.5	49	52.7	3.4	384.4	3.5	10	10.3	
Staple Hill	85253.0	37	3025.8	47.4	24	27.8	2527.4	39.3	42	43.3	7.8	338.0	5.2	9	10.3	
Thornbury	7222.0	75	2398.4	30.2	11	14.7	4015.3	50.7	43	57.3	13.4	440.3	5.7	8	3.0	
Year	18190.8	38	4728.8	28.1	3	9.3	10712.4	88.2	82	72.1	198.0	7.4	14	18.3	2.3	
Totals	82782.7	500	22287.2	35.5	93	13.8	33144.0	52.3	273	54.8	5517.7	3.3	99	15.3	1203.3	7.0
<b>Edge of Centre Stores</b>																
Year Edge of Centre	7003.0	3	3943.0	56.3	2	88.7	3080.0	43.7	1	33.3	0.0	0.0	0.0	0	0.0	
Thornbury Edge of Centre	2100.0	1	2100.0	100.0	1	100.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	
Wingwood Edge of Centre	2500.0	2	2100.0	80.0	1	50.0	500.0	20.0	1	50.0	0.0	0.0	0.0	0	0.0	
Totals	11603.0	6	3043.0	63.3	4	88.7	3580.0	30.7	2	33.3	0.0	0.0	0.0	0	0.0	
<b>Emerging Town Centres</b>																
Staple Hill Town Centre	2228.0	1	2228.0	100.0	1	100.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	
Totals	2228.0	1	2228.0	100.0	1	100.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	





Location	A1 Floorspace			Convenience			Comparison			Service			Vacant		
	Total A1 Floorspace (sq. m)	No. A1 Units	A1 Floorspace per sq. m	%	No. Units	%	A1 Floorspace (sq. m)	%	No. Units	A1 Floorspace (sq. m)	%	No. Units	A1 Floorspace (sq. m)	%	No. Units
Cribbs Causeway Retail Park	58,277.0	28	11,744.0	20.2	2	7.7	48,539.0	79.8	24	92.3	0.0	0	0.0	0.0	0
Lanswell Green Retail Park	30,589.0	15	8,038.0	19.7	1	8.7	24,551.0	80.3	14	93.3	0.0	0	0.0	0.0	0
Abbey Retail Park	12,404.0	8	0.0	0.0	0	0.0	12,404.0	100.0	8	100.0	0.0	0	0.0	0.0	0
Retail Park Totals	101,270.0	47	17,782.0	17.8	3	8.4	83,488.0	82.4	44	92.8	0.0	0	0.0	0.0	0
Other Out of Centre Sites	15,519.0	3	5,389.0	34.8	2	88.7	10,130.0	65.4	1	33.3	0.0	0	0.0	0.0	0
The Mall, Cribbs Causeway	88,822.7	117	272.0	0.4	5	4.8	85,401.8	98.5	104	88.0	748.9	1.1	8.8	0.0	0
Totals	280,487.4	874	58,859.2	21.8	108	18.0	195,748.8	75.2	434	82.9	8,288.8	2.4	107	15.9	1,808.8

Notes:

\* Floorspace figures for The Mall relate to the gross internal area (GIA). This measurement of floorspace is comparable with net floorspace figures quoted for other centres. The Council makes every effort to ensure the accuracy of the floorspace data presented which is to the Council's best knowledge the most accurate and up to date figures available.

Source: Town Centres and Retailing in South Gloucestershire - South Gloucestershire Council - Strategy and Information Team - August 2004



## Appendix 16

### Town Centre Primary Shopping Frontages Policy RT9 - August 2004

Primary Frontage Areas SGLP, RT9	Total Frontage	Total A.1 Frontage	% A.1 Frontage	Frontage in Non A.1 Use	% Frontage in Non A.1 Use
<b>Chipping Sodbury Town Centre</b>					
High Street Odd No's 21-47 (north side)	129.8m	100.9m	77.7%	28.9m	22.3%
High Street Even No's 40-52 (south side)	52.7m	30.7m	58.3%	22.0m	41.7%
Broad Street Even No's 58-86 (south side)	118.7m	48.2m	40.6%	70.5m	59.4%
House St Odd No's 1-5 & 9 (inc. 1 & 2 Units)	30.0m	14.5m	48.3%	15.5m	51.7%
Primary frontage Chipping Sodbury	331.2m	194.2m	58.7%	136.9m	41.3%
<b>Downend Town Centre</b>					
1-33 Badminton Road (west side)	114.9m	61.6m	53.6%	53.2m	46.4%
2-6a Downend Road	34.7m	34.7m	100.0%	0.0m	0.0%
1-6 Willow Shopping Centre	49.6m	49.6m	100.0%	0.0m	0.0%
Primary frontage Downend	199.2m	135.8m	68.2%	63.4m	31.8%
<b>Emmersons Green Town Centre</b>					
Units 1 to 3	72.8m	72.8m	100.0%	0.0m	0.0%
Units 4 to 6	68.5m	68.5m	100.0%	0.0m	0.0%
Units 8 to 10 and Unit 7	104.2m	69.5m	66.6%	34.7m	33.4%
Sainsbury's	95.0m	95.0m	100.0%	0.0m	0.0%
Primary frontage Emmersons Green	340.5m	305.8m	89.8%	34.7m	10.2%
<b>Rifton Town Centre</b>					
Stifford Centre Units 1 to 3, 5, 6, 8, 9	81.7m	81.7m	100.0%	0.0m	0.0%
122 to 128 Gloucester Road	44.8m	27.8m	62.1%	17.0m	37.9%
1 to 8 Church View	59.2m	29.5m	49.8%	29.7m	50.2%
Primary frontage Rifton	185.7m	139.0m	74.8%	46.7m	25.2%



Primary Frontage Areas SGLP, RT9	Total Frontage	Total A.1 Frontage	% A.1 Frontage	Frontage in Non A.1 Use	% Frontage in Non A.1 Use
<b>Hartnam Town Centre</b>					
33-77 High Street (north side)	204.2m	129.2m	63.3%	74.5m	36.5%
45-85 High Street (south side)	132.1m	82.2m	62.3%	56.2m	42.3%
Pipratty frontage Hartnam	343.4m	212.5m	61.9%	130.2m	38.1%
<b>Kingswood Town Centre</b>					
Kingswood St., + 37 - 43 Regent Street	336.5m	316.0m	93.9%	20.5m	6.1%
1-33 Regent Street (north side)	98.5m	79.5m	80.7%	19.0m	19.3%
63-123 Regent Street (north side)	158.6m	95.2m	60.1%	63.4m	40.0%
3-74 Regent Street (south side)	135.7m	124.2m	91.3%	61.5m	45.3%
Pipratty frontage Kingswood	779.2m	614.2m	78.8%	164.4m	21.1%
<b>Staple Hill Town Centre</b>					
1-39 Broad Street (north side)	115.5m	84.0m	72.7%	31.5m	27.3%
1-11 The Square (Inclusive)	78.0m	61.5m	78.8%	16.5m	21.2%
2-60 Broad Street (south side)	131.0m	163.0m	90.1%	18.0m	9.9%
111-141 High Street (north side)	114.0m	47.0m	41.2%	67.0m	58.8%
58-130 High Street (south side)	246.5m	165.5m	67.1%	81.0m	32.9%
Pipratty frontage Staple Hill	735.0m	521.0m	70.9%	214.0m	29.1%
<b>Thornbury Town Centre</b>					
High Street Odd No's 1-93	191.5m	113.4m	59.2%	78.1m	40.8%
High Street Even No's 14-28	90.0m	66.0m	73.3%	24.0m	26.7%
St Mary Street Odd No's 2-25b	113.7m	89.7m	78.9%	24.0m	21.1%
St Mary Street Even No's 14-16	12.4m	12.4m	100.0%	0.0m	0.0%
St Mary's Way Odd No's 1-11	96.4m	90.9m	94.3%	5.5m	5.7%



Primary Frontage Areas SGLP, RT9	Total Frontage	Total A.1 Frontage	% A.1 Frontage	Frontage in Non A.1 Use	% Frontage in Non A.1 Use
St Mary's Way Even No's 2-16	85.2m	85.2m	100.0%	0.0m	0.0%
Horseshoe Lane Odd No's 1-7	44.8m	44.8m	100.0%	0.0m	0.0%
Horseshoe Lane Even No's 2-10	30.4m	24.2m	81.2%	5.5m	18.1%
The Plain No's 1-4 (including)	43.7m	36.2m	74.2%	12.5m	25.7%
Primary frontage Thornbury	713.2m	563.6m	79.0%	149.6m	21.0%
<b>Yate Town Centre</b>					
5 and 6 North Parade (inclusive)	29.5m	29.5m	100.0%	0.0m	0.0%
1-23, 2-18 North Walk	129.1m	103.1m	79.9%	26.0m	20.1%
17 and 21 South Parade	44.0m	44.0m	100.0%	0.0m	0.0%
1-33, 3-16 South Walk	146.5m	146.5m	100.0%	0.0m	0.0%
1-23, 4-12 East Walk	199.5m	189.0m	94.2%	11.5m	5.8%
1-19, 2-35 West Walk	208.1m	186.6m	89.7%	21.5m	10.2%
Primary Frontage Yate	756.7m	687.7m	92.2%	69.0m	7.8%
Total Length of Primary Frontage	4,264.3 m	3,993.7 m	77.6%	275.6m	22.4%

Source: Town Centres and Retailing in South Gloucestershire - South Gloucestershire Council - Strategy and Information Team - August 2004



## Appendix 17

### Safeguarding Mineral Resources and Non-Mineral Development

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#### South Gloucestershire Minerals & Waste Local Plan May 2002

##### POLICY 1

WITHIN THE MINERAL RESOURCE AREAS IDENTIFIED ON THE PROPOSALS MAP, NON-MINERAL DEVELOPMENT WHICH WOULD STERILISE OR UNDULY RESTRICT THE FUTURE EXTRACTION OF THOSE MINERAL DEPOSITS WHICH ARE, OR ARE LIKELY TO BECOME, OF ECONOMIC IMPORTANCE, WILL ONLY BE PERMITTED WHERE:

- A IT IS PRACTICABLE AND ENVIRONMENTALLY ACCEPTABLE TO EXTRACT THE MINERAL PRIOR TO, OR IN PHASE WITH, THE DEVELOPMENT; OR
- B FUTURE WORKING OF THE MINERAL WOULD NOT BE ENVIRONMENTALLY ACCEPTABLE; OR
- C THE LAND IS IDENTIFIED FOR NON-MINERAL DEVELOPMENT IN THE DEVELOPMENT PLAN; OR
- D THERE IS AN OVERRIDING NEED FOR THE DEVELOPMENT ON A SPECIFIC SITE WHICH OUTWEIGHS SAFEGUARDING, OR PRIOR EXTRACTION, OF THE MINERAL DEPOSIT.

##### POLICY 2

PROPOSALS FOR NON-MINERAL DEVELOPMENT WHICH WOULD BE UNACCEPTABLY AFFECTED BY EXISTING MINERAL WORKING, OR THE WORKING OF SITES PROPOSED IN THIS PLAN, WILL NOT BE PERMITTED.

- 4.5** As mineral resources are finite, it is important that potential resources of economic significance are not sterilised by non-mineral development and, also, that new sensitive non-mineral development, such as residential development, does not encroach on existing or potential mineral sites to the detriment of its own amenity. Mineral Resource Areas have, been identified on the Proposals Map to take account of the presence of existing mineral workings and areas which contain resources which could become of economic importance, although the safeguarding of these resources does not imply that planning permission for mineral working will necessarily be forthcoming. These Areas have been adopted from the Mineral Consultation Areas identified in the Mineral Working in Avon Local Plan.



- 4.6** Although non-mineral development proposals put forward within these Resource Areas will be subject to the policies of the South Gloucestershire Local Plan, they will be allowed to proceed. A cross-reference to the Resource Areas in the Minerals Local Plan will also be included in the South Gloucestershire Local Plan for information, so as to make non-mineral developers aware that within these areas mineral issues will be a material planning consideration in determining applications. Mineral sterilisation considerations will not apply, however, for non-mineral proposals which come forward on land allocated for development in the South Gloucestershire Local Plan (or its predecessors whilst they remain extant), as these will have already been taken into account in assessing the appropriateness of the land for development. Similarly, although Policy 1A will still be applicable, the principle of adverse impact between development on allocated land and existing/proposed mineral workings should not arise. However, and particularly where sensitive development is proposed, the details of each planning application will need to be assessed to ensure that any potential adverse impact can be avoided or mitigated.
- 4.7** As the mineral content of a Resource Area cannot be accurately assessed without a site investigation, applicants wishing to develop land for non-mineral purposes may be required to supply mineral related information to enable the Council to assess the nature and extent of the mineral deposit.
- 4.8** Where development which would sterilise a mineral resource is allowed to go ahead, prior extraction of the mineral may be desirable so as to prevent this sterilisation. However, prior extraction will only rarely be practicable in South Gloucestershire given the type of mineral resources within the area.



# Glossary of Terms

## A1/A2/A3 Uses

The terms are drawn from the Town and Country Planning Use Classes Order 1987. A1 refers to shops. A2 refers to financial and professional services such as bank and building societies. A3 refers to use for the sale of food and drink for consumption on the premises or hot food takeaways.

## Abstraction

Extraction of water from the ground.

## Affordable Housing

The terms “affordable housing” or “affordable homes” are used to encompass both low-cost market and subsidised housing (irrespective of tenure, ownership – whether exclusive or shared – or financial arrangements) that will be available to people who cannot afford to rent or buy houses generally available on the open market (Circular 6/1998 Planning and Affordable Housing).

## Aggregates

Sand, gravel, crushed rock and other bulk materials which are suitable for use in the construction industry as concrete, mortar, finishes or roadstone or for use as a constructional fill or railway ballast.

## ALC - Agricultural Land Classification

A classification used to rate the quality of land for agriculture. Grades 1, 2 and 3A are the best and most versatile.

## Aquifers

Water bearing rock and sub-soil

## Area of Outstanding Natural Beauty (AONB)

An area of particularly attractive landscape and unspoilt character which should be protected and enhanced as part of the national heritage. It is designated by the Countryside Commission under the National Parks and Access to the Countryside Act 1949.

## B1/B2/B8 Uses

These terms are drawn from the Town and Country Planning Use Classes Order 1987 which provides the framework for controlling changes of use. B1 refers to "Business" uses. These would include: offices, research and development and industrial uses which can be carried out in any residential area without detriment to amenity B2 refers to general industrial uses and B8 to storage and distribution uses including warehousing.

## Biodiversity

The range of plant and animal species present in an area. It can refer to global, regional or local systems.





## **Catchment Population**

Population that can be reached within the range of a service or location.

## **Census**

A national count of the population including information about people's age and sex, their homes and their jobs. It is carried out by the Office for National Statistics (previously the Office of Population Census and Surveys) under an Act of Parliament and there are strict guarantees about confidentiality. It usually takes place every ten years, the last was on 21 April 2001.

## **COMAH**

Control of Major-Accident Hazards.

## **Commitments**

Undeveloped sites with planning permission (or a resolution to grant planning permission subject to the completion of a legal agreement) or allocated for development in a statutory Local Plan.

## **Comparison Shopping**

Shopping for less frequently purchased items, usually involving comparisons between alternative choices. It includes shopping for clothes and footwear, do-it-yourself, household, electrical and recreational goods and jewellery.

## **Compensatory Benefits**

Benefits from a developer to the wider community, through funding or provision of infrastructure, land or services. This might be open space to replace an area lost through development, or transport infrastructure to compensate for the traffic problems and additional pollution resulting from the development.

## **Concept Statement**

Sets out the main quality objectives that should guide a development, the starting point for the design process. The concept statement is a concise, diagrammatic illustration of ideas with the potential to make the most of a site and might be followed by a more detailed development brief.

## **Conservation Areas**

Areas of special architectural or historic interest designated by local authorities under the Planning (Listed Building and Conservation Areas) Act 1990.

## **Convenience Shopping**

Shopping for food, alcoholic drink, tobacco, newspapers, magazines, matches, soap and other cleaning materials.

## **Demographic**

Relating to the population and its characteristics.

## **Department of the Environment (DoE)**

Former department of central government which until 1997 issued Planning Policy Guidance Notes (PPGs) and Circulars on planning matters and was responsible for administering the Development Planning System (see below).





### **Department of Environment, Transport and the Regions (DETR)**

Superseded the DoE in 1997 and subsequently replaced by the Department for Transport, Local Government and Regions (DTLR) and the Department for Environment, Food and Rural Affairs (DEFRA).

### **Department for Environment, Food and Rural Affairs (DEFRA)**

Central government department created in 2001 encompassing some former DETR functions and all former Ministry of Agriculture Fisheries and Food (MAFF) functions.

### **Department for Transport, Local Government and Regions (DTLR)**

Central government department created in 2001 which encompassed most of the former DETR functions. Subsequently replaced by the Office of the Deputy Prime Minister (ODPM) in May 2002.

### **Development**

“The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material changes in the use of any building or other land.” (Town & Country Planning Act (1990) Part III Section 55).

### **Development Brief**

A document produced to provide information about preferred option(s) for the development of a site. It can be produced by the Council, developer and/or a third party. Ideally it is agreed by all parties and adopted as Supplementary Planning Guidance (now Supplementary Planning Document).

### **Development Plan System**

The system of structure and local plans (including minerals and waste local plans) prepared by local authorities as a framework for development and land use decisions in their area. This system is now being phased out and replaced by Local Development Frameworks under the Planning and Compulsory Purchase Act 2004.

### **Distribution Park**

Developments comprising distribution depots and warehouses associated with the storage, transport and supply of goods (see B8 uses above).

### **District Centre**

Neighbourhood centre usually containing at least one food supermarket or superstore, and non-retail services such as banks, building societies and restaurants.

### **Edge-of-Centre-Location**

A location within easy walking distance (i.e. 200-300 metres) of the primary shopping area.

### **EMF**

Electromagnetic fields



## **Empty Homes Initiative**

Initiatives being developed by local authorities involving voluntary and private sectors to encourage owners to bring back into use residential properties that have been empty for a prolonged period.

## **Energy Efficient Modes of Transport**

Consumption of energy is measured in terms of megajoules primary energy consumed per passenger km. The following modes are among those more energy efficient than the car (1.5-3.0): cycling (0.6), walking (0.16), bus (0.5), rail (0.3-1.5).

## **Environment Agency**

Government agency responsible for environmental regulation. Its legal duty is to protect and improve the environment of England and Wales. Created in 1996.

## **EPA**

The Environmental Protection Act (1990).

## **Environmentally Sensitive Area (ESA)**

A designated area where the wildlife and landscape are of special importance and are particularly vulnerable to change arising from agricultural intensification. DEFRA offers incentives to farmers to maintain traditional practices.

## **Government Office for the South West (GOSW)**

The integrated Government Regional Office for the South West, based in Bristol and Plymouth, with the following Directorates: Education, Industry and Trade, Environment and Transport, and Strategy and Resources.

## **Green Belt**

A planning designation designed to prevent urban sprawl by protecting open land around or between urban areas (see para 4.2 for full definition).

## **Greenfield Site**

Land which has not been previously developed for urban development or other urban land uses, most often comprising land last used for agriculture and located outside existing built up areas of a settlement. (A full definition of “previously-developed” land is set out in PPG3 Annex C.)

## **Greenhouse Gases**

The major greenhouse gases are carbon dioxide, largely from the burning of fossil fuels (including petrol) with some contribution from methane, nitrous oxides and CFCs. Increasing levels of greenhouse gases from non-natural sources are being produced. The build up of these gases in the upper atmosphere increases the planet’s insulation and threatens to cause global warming. The Intergovernmental Panel on Climate Change (IPCC) estimates that if nothing is done to limit greenhouse gases, the global average temperature could increase by 0.2°C and 0.5°C each decade over the next 100 years.



### **Gross Floor Area**

The total floor area of a building.

### **Gross Retail Floorspace**

The total enclosed floor area of a store including space used for storage, handling goods, own production (e.g. bread baking, administration, staff rooms, lobbies, plant rooms, cloakrooms and amenity rooms).

### **Groundwater Protection Zones (GPZs)**

Maps of GPZs are produced by the Environment Agency to protect the quality and quantity of groundwater.

### **Gypsy**

A person with a nomadic lifestyle who travels for economic purposes (circular 1/94 Gypsies and Planning). See policy H12

### **Heavy Goods Vehicle (HGV).**

Goods vehicle weighing more than 7.5 tonnes.

### **Heavy and Special Industries**

Industries involving alkali processes, treatment of metals and minerals and processes involving materials, chemicals and other obnoxious substances. Included with Class B2 General Industrial Uses (Town and Country Planning Use Classes Order 1987).

### **High Occupancy Vehicle Lane (HOV lane)**

In South Gloucestershire the allocation of road space at peak time to vehicles carrying 2 or more passengers, to maximise “through put” of people rather than vehicles (HGVs with more than two passengers excluded). Use by motorcyclists and cyclists allowed.

### **Historic Environment Record (HER)**

Digest of known archaeological sites and structures within South Gloucestershire. Previously referred to as the Sites and Monuments Record (SMR).

### **Housing Need**

A level of socially desirable housing, the demand for which is not reflected in the open market, normally due to a lack of income in relation to prevailing house prices or rents. It can therefore only usually be met through an element of subsidy.

### **Housing Provision**

An assessment of the number of new dwellings that should be provided in an area.

### **HMOs**

Houses in Multiple Occupation

### **HSE**

Health and Safety Executive



## **Impaired Mobility**

Impaired mobility is experienced by people who have difficulty in travelling. This could apply to someone who has a disability or who is physically encumbered with for example, shopping, luggage, or a child and buggy.

## **Infilling Development**

Development that takes place between existing groups of buildings, normally within a built up area.

## **Infrastructure**

The utilities, transport and other communication facilities and community facilities required to support housing, industrial and commercial activity, schools, shopping centres and other community and public transport services.

## **Intertidal Zone**

The foreshore area of the shore which is covered by water between the low and high tide-mark.

## **Joint Strategic Planning and Transportation Unit (JSPTU)**

Until the Planning and Compulsory Purchase Act 2004 came into effect, the JSPTU was supported by the four Unitary Authorities of Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire and was responsible to a Joint Committee comprising Members from each of these authorities. The Unit prepared the Joint Replacement Structure Plan. As a result of the 2004 Act the JSPTU is currently undergoing transition and the former Joint Committee has been reconstituted as the Planning, Transport and Environment Group of the newly formed West of England Partnership.

## **Kiss and Ride**

Dedicated area of land, at a rapid transit station, a railway station or a transport interchange, which enables cars to stop conveniently and without detriment to road safety, in order that car passengers can alight and transfer to another mode of transport.

## **Land Take**

The land used or required for specific development.

## **LAQMAs**

Local Air Quality Management Areas.

## **Legibility**

The degree to which the area is readily navigated by visitors, influenced primarily by landmark buildings and other features, road layout and the positioning of buildings in relation to the street, which help people to identify where they are and how best to reach their destination.

## **LRT - Light Rapid Transport**

Fast modern tram system running on rails or concrete guideways.



### **Listed Buildings**

Buildings of special architectural or historic interest designated by the Department of Culture, Media and Sport under the Planning (Listed Building and Conservation Areas) Act 1990.

### **Local Agenda 21 Programmes**

A process involving the community in preparing action plans and schemes to promote sustainability as part of a local agenda for the 21st century, endorsed at the 1992 UN Conference on the Environment and Development, held in Rio de Janeiro (the Earth Summit).

### **Local Centre**

Small group of shops, usually including a newsagent, a general grocery store, a sub-post office and other small shops of a local nature.

### **Local Environment Agency Plans (LEAPS)**

The Environment Agency uses LEAPS to deliver environmental improvements at the local level. They are non-statutory action plans based on river catchments. They contribute to sustainable development through integrated environmental management and improvement; prioritizing the Agencies work in the area, promoting openness and accountability, developing closer links with the community, realizing the environmental potential of the area and forming joint action and partnerships for environmental improvement.

### **Locational Policy**

A statement indicating the approach to development and/or conservation issues in specified areas.

### **Mixed Use Development**

Developments that include a mixture of more than one of the following; housing, employment, leisure, shopping and community facilities.

### **National Nature Reserve (NNR)**

An area of high nature conservation value designated under the National Parks and Access to the Countryside Act 1949 or the Wildlife and Countryside Act 1981.

### **NRPB**

National Radiological Protection Board

### **Net Retail Floorspace**

Internal area used for selling and displaying goods and services. It includes floor area to which customers have access, counter space, checkout space, and window or other display space.

### **NLUD**

National Land Use Database



## **North Fringe of Bristol**

The area of land in South Gloucestershire adjoining the northern part of the boundary with Bristol City and contained within the M5, M4 and M32 motorways, including Filton, Patchway, Stoke Gifford and Bradley Stoke.

## **OPCS**

Office of Population Censuses and Surveys (from 1 April 1996 incorporated into the Office of National Statistics ONS).

## **Out-of-Centre-Location**

A location that is clearly separate from a town centre, but not necessarily outside the urban area.

## **Out-of-Town Location**

An out-of-centre development on a green-field site, or on land not clearly within the current urban boundary.

## **Park and Ride**

Dedicated car parking provision served by a bus, rapid transit and/or rail service usually to the centre of a large town or city.

## **Planning Guidance**

Non-statutory strategy and policy documents which inform or amplify policies in the South Gloucestershire Local Plan. These will include old style Supplementary Planning Guidance, Supplementary Planning Documents prepared under the new planning system and set out in the Council's Local Development Scheme, town centre strategies, parish plans, design guidance, concept statements, site development briefs and master plans. These will normally be prepared by the Council, or endorsed by it where they are prepared by third parties.

## **Planning Policy Guidance (PPG) / Planning Policy Statement (PPS)**

PPGs have been issued by the Office of the Deputy Prime Minister (and its predecessors) (in some cases jointly with other Government departments) and set out the national policy context for Structure and Local Plans. PPGs are gradually being replaced by Planning Policy Statements (PPS). Plans are expected to take PPG/PPSs into account. A full list of current PPG/PPSs appears at the end of this glossary.

## **Previously-Developed Land**

Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings, The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. For a more comprehensive definition see PPG3 "Housing" Annex C.





## **Primary Shopping Frontage**

Core area within town centre containing main shops.

## **Ramsar Site**

A wetland site of Special Scientific Interest which is designated by the Secretary of State for the Environment under the Ramsar Convention as being of international importance.

## **Rapid Transit**

Generic term for a modern fast moving publicly available high quality, reliable and efficient transport system utilising a dedicated path or having a high degree of priority over other forms of transport, encompassing for example light rapid transit, guided light transit or guided bus network/system.

## **Regeneration**

The process of putting new life back into often derelict older urban areas through environmental improvements, comprehensive development and transport proposals.

## **Regional Planning Guidance for the South West (RPG 10)**

RPG10 was published by the Government Office for the South West in Sept 2001. It provides the regional spatial framework within which local authority development plans and local transport plans in the South West should be prepared. As the result of the new Planning and Compensation Act, RPG10 now forms part of legal development plan and is known as the Regional Special Strategy for the South West (RRS10).

## **Retail Warehouse**

Large single level store specializing in the sale of household goods and bulky DIY items, catering mainly for car-borne customers.

## **Retail Warehouse Park**

A group of at least 3 retail warehouses.

## **Revised Deposit**

A second period of deposit (consultation) which allowed further opportunity to comment on changes made to the Plan after the first deposit and prior to the Public Local Inquiry.

## **Rhines**

Lowland drainage channels

## **R.U.P.P.s**

Roads Used as Public Paths

## **Rural "Exceptions" Scheme**

Schemes for affordable housing which are allowed in certain circumstances as an exception to some restrictive planning policies (see policy H9).



## **Scheduled Ancient Monument**

Site of national archaeological importance which appears on the Schedule of Ancient Monuments compiled by the Secretary of State for Culture, Media and Sport.

## **Science Park**

A low density, campus style employment centre for high-technology industries including an academic innovation centre and relevant ancillary facilities (see policy E1 for fuller description).

## **Secondary Shopping Frontage**

Supporting streets within a shopping centre occupied by smaller, often independent, traders, financial and professional services and/or food and drink uses.

## **Severn Levels**

Flat low lying areas of South Gloucestershire below the 10 metre contour, which consist of estuarine alluvial deposits on the coast, and moors and peat deposits inland.

## **Shoreline Management Plan (SMP)**

A sustainable strategy for coastal defences in the Severn Estuary which sets objectives for future management of the shoreline. It helps to inform the statutory planning process and the wider ranging coastal zone management process.

## **Sites of Special Scientific Interest (SSSI)**

A specifically defined area under section 28 of the Wildlife and Countryside Act 1981 designated by English Nature within which protection is afforded to ecological or geological features.

## **South West Regional Assembly (SWRA)**

The SWRA is, inter alia, the regional planning body for the South West and advises the Government Office of the South West on the content of regional planning guidance. The SWRA is currently developing a new Regional Spatial Strategy for 2006 - 2026 which will set a regional framework for development.

## **Special Area of Conservation (SAC)**

A site designated under the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora as of special importance.

## **Special Protection Area (SPA)**

A site designated under Article 4 of EC Directive 19/409 as being of particular importance for the conservation of rare and/or migratory wild birds. A site which is in the process of designation is known as a "potential" Special Protection Area (pSAC).

## **Strategic Highway Network**

Highway routes for long distance and medium distance traffic, including the trunk road system (which includes motorways), managed by the Highways Agency





## **Supermarkets**

Single level, self-service stores selling mainly food, with trading floor space of less than 2,500 square metres, often with car parking.

## **Superstores**

Single level stores selling mainly food, or food and non-food goods, usually with more than 2,500 square metres trading floorspace, with supporting car parking.

## **Sustainability**

The meanings and interpretation of this term are discussed at the beginning of Chapter Two of this Plan.

## **Sustainable Drainage Systems (SuDs)**

SuDs are physical structures designed to receive surface water runoff in order to reduce the negative impact of development on the water environment. They can usually be incorporated into the planted or paved area of the development.

## **South West Area Multi-Modal Study (SWARMS)**

Full title “The London to South West to South Wales Multi-Modal Study”. The Study is looking at existing and future problems of travel between London and Bristol, the Severn Estuary, Exeter and Penzance. It will recommend what can be done to address the problems found. The Study will cover the transport needs of both passengers and freight.

## **T&CPA**

The Town and Country Planning Act

## **Trans European Network (TENS)**

An integrated, multi-modal transport infrastructure network, provided for under Article 154-156 of the European Commission Treaty. The network aims to benefit the movement of passengers and goods across the European Union and to third countries.

## **Travel Plan**

A written document applying to an individual company, educational establishment or local authority, which sets targets for the reduction of car use by employees for journeys made to and from work and at work and sets out a range of measures to achieve these targets.

## **Tree Preservation Orders (TPOs)**

A TPO is an order made by the local planning authority in respect of a tree or woodland. The principal effect is to prohibit the cutting down, uprooting, topping, lopping, willful damage or willful destruction of the tree without the local planning authority’s consent.

## **Tidal Barrage**

An obstruction in a tidal stream, which is designed to control tidal flow in order to change the environment or harness the energy of the tide.



## **Town Centre**

Traditional centre which provides a broad range of facilities and services, and acts as a focus for the community and public transport.

## **Traffic Management**

Range of measures designed to reduce the undesirable effects of motor traffic on the environment in terms of air pollution, noise and vibration, improve safety and encourage walking, cycling and the use of public transport. Includes traffic signals, bus priorities, parking controls, traffic calming, zebra and pelican crossings, one way systems, road closures etc.

## **Transport Policies and Programmes (TPP)**

The submission for grant and spending approval made each July by Local Authorities to central Government for transport capital projects in the next financial year.

## **Travelling Showpeople**

People who are self-employed business people who travel the country holding fairs. Most are members of the Showman's Guild of Great Britain (see policy H12).

## **Urban Fringe**

The area of land immediately adjacent to the outer edge of large built up areas before the open countryside is reached.

## **Warehouse Club**

Out-of-Centre businesses specialising in bulk sales of reduced priced goods in unsophisticated buildings with large car parks. Access may be limited to business, organisations or classes of individuals.

## **Windfall Sites**

Sites which come forward on ad-hoc basis and are not identified either in local plans or through other formal planning policies, but which are nevertheless approved for development, sometimes following a planning appeal.



# Planning Policy Guidance Notes/ Planning Policy Statements

- PPS 1** Delivering Sustainable Development 2005
- PPG 2** Green Belts (revised) January 1995
- PPG 3** Housing (revised) March 2000
- PPG 4** Industrial and Commercial Development and Small Firms  
November 1992
- PPG 5** Simplified Planning Zones November 1992
- PPS 6** Planning for Town Centres 2005
- PPS 7** Sustainable Development in Rural Areas 2004
- PPG 8** Telecommunications (revised) December 1992
- PPG 9** Nature Conservation October 1994
- PPS 10** Planning for Sustainable Waste Management July 2005
- PPS 11** Regional Spatial Strategies 2004
- PPS 12** Local Development Frameworks 2004 \*
- PPG 12** Development Plans December 1999 \*
- PPG 13** Transport March 2001
- PPG 14** Development on Unstable Land April 1990
- PPG 14A** Annex 1: Landslides and Planning March 1996
- PPG 15** Planning and the Historic Environment September 1994
- PPG 16** Archaeology and Planning November 1990
- PPG 17** Sport and Recreation July 2002
- PPG 18** Enforcing Planning Control December 1991
- PPG 19** Outdoor Advertisement Control March 1992
- PPG 20** Coastal Planning September 1992
- PPG 21** Tourism November 1992
- PPS 22** Renewable Energy 2004
- PPG 22A** Annexes to PPG22 October 1994
- PPS 23** Planning and Pollution Control 2004
- PPG 24** Planning and Noise September 1994
- PPG 25** Development and Flood Risk July 2001

\* PPS12 replaces PPG12 except that PPG12 remains in operation for development plans prepared under the 1999 Development Plan Regulations. This includes the South Gloucestershire Local Plan.