

Appendix B

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.**

(a) Small scale development will take place within the defined settlement boundaries of villages defined on the Proposals Map, but will be limited in scale to no more than infilling within those villages with defined settlement boundaries washed over by the Green Belt. Small scale development within and well related to settlement boundaries may also come forward in accordance with criteria 7;

 - **Defined settlement boundaries will be maintained around rural settlements and reviewed in the Policies, Sites and**

Places DPD for the first 5 years from the submission (March 2011) of the Core Strategy. This will include a 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;

- Any changes to the rural housing distribution will be reflected in the Policies, Sites and Places DPD;

6. (b) In villages and other settlements without defined settlement boundaries 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; and

(c) in the open countryside, new development will be strictly limited.

7. Non strategic changes to Green Belt boundaries to facilitate development for housing and other land uses will be delivered through the vehicles of Policies, Sites and Places DPD and or Neighbourhood Plans subject to the following criteria being demonstrated:

(a) Housing provision set out in Policy CS15 is demonstrated as not capable of coming forward taking account of any available contingencies and bringing sites forward from latter phasing periods; and

(b) it can be demonstrated that the purpose of retaining land in the Green Belt ~~and the degree of significance attached to various parts of the Green Belt is outweighed by its release for housing, mixed use or employment development to support sustainable patterns of development~~ the need to release it for other land uses and that such releases are consistent with the principles of securing sustainable development; or

(c) Responds to the need to provide additional growth to meet any objectively assessed and evidence based need to address locally generated requirements identified by local communities through Neighbourhood Planning, parish plans / local housing needs surveys etc; or

(d) The need for minor adjustments to address anomalies e.g. where the current boundary does not follow readily recognisable boundaries using physical features in accordance with government policy;

And

(e) Any changes/proposals are commensurate with the locality in terms of its form, character and landscape and are cumulatively acceptable when considered with any other development (strategic and/or non strategic) identified in the Core Strategy, Policies Sites and Places DPD or Neighbourhood Plans.

Criteria (a) (b) (c) and (d) provide the exceptional circumstances

justifying non strategic amendments to the Green Belt.

In non Green Belt locations the justification for and appropriateness of the release of land for non strategic development for residential and other forms of land uses is based on criteria (a), (c) and (e) above with the addition of:

(f) In rural areas small scale development only (considered to be up to 30 dwellings).

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 in accordance with Government policy and therefore no change is required to Green Belt boundaries.

No change to Green Belt boundaries are required for the delivery of Rural Exception sites under Policy CS19 in accordance with government policy.

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.

~~Following the development of these new neighbourhoods, the Council will examine the scope to extend Green Belt designation to other areas to compensate for this loss of Green Belt through a subsequent review of the Core Strategy. Any development in the Green Belt will conform to national and LDF policies relating to the Green Belt.~~

Only non-strategic changes to Green Belt boundaries in accordance with other parts of this policy will be permitted. Strategic changes including any possible extensions of the Green Belt will only take place following a review of the Local Plan having particular regard to the requirements to establish long term boundaries capable of enduring beyond the plan period as identified in the NPPF.

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.

- 6.5 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 Proposals Map.

6.6 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. Any non strategic amendments to the Green Belt, where exceptional circumstances can be justified, will be addressed in the Policies, Sites and Places DPD and/or through Neighbourhood Plans. 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 by a refreshed SPD through the Local Development Scheme.

6.7 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.

6.8 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 modest in scale 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 remain unchanged for five years from the submission (March 2011) of the Core Strategy, and during this time the Council will engage with local communities over the future approach to settlement boundaries as part of preparing the Policies, Sites and Places DPD. Any proposed changes will be identified in the Policies, Sites and Places DPD.

6.8a For the purposes of the Core Strategy non strategic development is potentially sites up to 499 dwellings. However, in reality this is more likely to focus on schemes up to 120 dwellings adjoining urban areas and normally not exceeding 30 dwellings in rural areas. This is a general statement and as such it is important to recognise that the scale of non strategic development (whether for residential development or for other land uses) appropriate at different locations will vary both in urban and rural locations. It is not necessary for the Core Strategy to identify the locations/ sites where non strategic development could be provided. Instead this will be delivered through the vehicle of the Policies, Sites and Places DPD and or Neighbourhood Planning based on criteria 7 of Policy CS5. Based on the housing

provision set out in Policy CS15 there is no need to provide non-strategic sites. in the Green Belt will comprise schemes of no more than 30 dwellings or 1 hectare. Such schemes will be delivered through the Policies, Sites and Places DPD or through Neighbourhood Plans as set out in criterion 7 of Policy CS5.

- 6.9 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.
- 6.10 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.
- 6.10i 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.
- 6.10a 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**
- 6.11 The development will be delivered by the private sector through the LDF processes, development management process and by Neighbourhood Planning. More details on delivery are set out in the policies in Part 2 of the Core Strategy.