

MAIN ISSUES, QUESTION 7 –

IS THERE APPROPRIATE POLICY COVERAGE TO PROTECT THE NATURAL AND BUILT ENVIRONMENT, RESPOND TO CLIMATE CHANGE AND PROMOTE SOURCES OF RENEWABLE ENERGY?

- 1.1 The answer to this question on behalf of Barratt Developments Ltd relates specifically to the Housing Opportunity Area at Thornbury (Park Farm). Responses to this question on behalf of Barratt Developments are also dealt with by others.
- 1.2 As will be dealt with by the evidence produced for Matter 27 (Thornbury), the wording of Policies CS32 and CS33 (Thornbury) is entirely sufficient in coverage to protect the natural and built environment of Thornbury. This is also demonstrated by evidence in the form of the planning application which is currently being determined by South Gloucestershire Council. Where policies CS32 and CS33 do not deal specifically with climate change and renewable energy, these issues are dealt with sufficiently by other policies within the CS.
- 1.3 The Core Strategy incorporates policies, including CS2, CS3, CS4, CS7 and CS9, which ensure that the natural and built environment will be protected. These are general policies which should be applied to all proposals for development across the District.
- 1.4 With regard to Thornbury, not only are the issues covered by the above mentioned general policies, they are also covered by Policies CS32 and CS33 in the following form:
 - **Policy CS2** – Green Infrastructure – This policy requires that existing and new Green Infrastructure is planned, delivered and managed as an integral part of creating sustainable communities and enhancing quality of life. For Thornbury, this is dealt with by Policy CS32, points 1, 2 and 3; and throughout the requirements of CS33 in relation to the historic environment, requirement of excellent urban design and appropriate landscape buffers;
 - **Policy CS3** – Renewable and Low Carbon Energy Generation – This is a general policy which supports proposals for the generation of energy from renewable or low carbon sources, subject to the impact on residential amenity. This policy provides detailed criteria as to how proposals will be assessed, and also links back to Policy CS1 with regard to the assessment of

such proposals in relation to design. Policy CS33 relating to the Park Farm Housing Opportunity Area specifically states that the development should “*meet other policies of the Local Development Framework*”, which includes other policies in the Core Strategy;

- **Policy CS4** – this relates specifically to the requirements of certain types and size of developments to provide renewable or low carbon district heat networks. It provides a detailed criteria of what developments are expected to achieve, and therefore provides detailed policy coverage. The appropriateness of the Policy coverage is discussed in the Statement prepared by Pegasus in relation to Matter 18;
- **Policy CS7** – Strategic Transport Infrastructure – This policy gives priority to the implementation of strategic infrastructure proposals that reduce congestion to help meet environmental sustainability objectives. Whilst Thornbury is dealt with under the ‘Rural Package’ contained within Policy CS7, this element is further dealt with under Policy CS32 (point 9) and Policy CS33 (bullet point 4);
- **Policy CS9** – Managing the Environment and Heritage – This policy seeks to protect and manage South Gloucestershire’s environment in a sustainable way, and sets down a list of what developments will be expected to do/achieve in relation to the natural and historical environments. This is dealt with in detail by Policy CS32 (bullet points 2, 5, 7, 9 and 10), as well as throughout Policy CS33 in the form of bullet point 1 and 2, paragraph 3, 4, and 6.

1.5 It is therefore considered that there is sufficient policy coverage to deal with the natural and built environment, including renewable energy/climate change throughout the Core Strategy, and that these policy principles are embedded in the specific policies relating to Thornbury, and it’s Housing Opportunity Area (Park Farm).

1.6 Further evidence on how the development of the Housing Opportunity Area at Park Farm meets the Core Strategy policies dealing with the natural and built environment is included in the response to Matter 27.

- 1.7 More detailed policy requirements are also set down in the form of policies CS32 and CS33 to ensure that the natural and built environment is protected. These policies specifically relate to Thornbury and the Housing Opportunity Area.